

SECTION 8

LOCAL COMMITMENT

8.1 OBTAINING LOCAL COMMITMENT

Mindful of the need to build public consensus around its Waterfront Revitalization Program, the Town of Newfane has maintained an open dialogue on all aspects of the program and taken every opportunity to routinely inform the public about its deliberations as well as solicit the public's input and comment. There has also been detailed, continuous and extensive media coverage. Public meetings pertaining to the WRA are announced in advance and open to the public. Presentations to various interested local civic and community groups have been made on a regular basis since the inception of formal project planning. In short, the effort to obtain and sustain local commitment to the concept of Waterfront Revitalization is well established and should be maintained throughout the planning process.

Since initiation of the LWRP, additional activities have been undertaken and more are planned for the future. Following is a brief description and, where appropriate, a rationale/explanation for major efforts at building a public consensus for the program.

8.2 THE NEWFANE WATERFRONT ADVISORY COMMITTEE

Created in 1983, the Newfane Waterfront Advisory Committee was formed in response to the development of the Newfane LWRP. It has met regularly every month since its inception. Its three primary responsibilities have been to develop policy recommendations regarding future waterfront development for consideration by local, town, state and federal officials; coordinate development of waterfront plans for the Town's LWRP and its harborfront area; and the drafting of the nine tasks necessary for State LWRP acceptance. Their major role remains one of educating/informing elected officials and the general public on an ongoing basis. The members of the committee are a mixture of private citizens, elected officials, business owners and coastal/marine interests. It thus has enjoyed widespread community confidence and is committed to publicizing ideas considered worthwhile. The members are as follows:

Newfane Waterfront Advisory Committee:

Donna Miller, 3049 Brown Road, Newfane, NY 14108 – Interested citizen

James Johnson, Rounds Road, Newfane, NY 14108 – Owner of Harbor Inn Rest.

Cleveland Mott, 5783 Beach Street, Olcott, NY 14126 – Former Marina manager, member of Olcott Syndicate and Olcott Yacht Club

Josephine Beilein, 5448 West Lake Road, Burt, NY 14028 – interested citizen

Herb Confer, 1578 Water Street, Olcott, NY 14126 – Resident of Olcott, fireman

Philip Gow, 5806 W. Main Street, Olcott, NY 14126 – Member of Marina committee

Philip Banks, 2459 McClew Road, Burt, NY 14028 – Chairman; interested resident

(employed by Houdaille Industries in Planning & Marketing)

Walter Hartman, 5625 West Bluff, Olcott, NY 14126 – Chairman Niagara Co. Fisheries Advisory Board

Ed Muck, 6192 Keller Avenue, Newfane, NY 14108 – Chairman, Planning Board

Philip Baehr, 7080 Lake Road, Appleton, NY 14008 – Zoning Board

Patricia Thursam, P.O. Box 467, Olcott, NY 14126 – Interested citizen

David Luksch, 3994 Coomer Road, Newfane, NY 14108 – Town Marina committee

Joan Zunner, 2630 Hess Road, Appleton, NY 14008 – Town Council member

John Hall, 1750 Phillips Road, Appleton, NY 14008 – Farmer; interested citizen

Christopher Mothersead, Stieglitz Stieglitz Tries, p.c. Architects/ Planners, 45 Allen Street, Buffalo, NY 14202

Timothy Horanburg, 2896 Transit Road, Newfane, NY 14108 – Supervisor, Newfane

Anthony McKenna, Wendel Engineers, 7405 Canal Road, Lockport, NY 14094

The committee duties and actions have been varied. Public meetings are held to keep the general public and media abreast of LWRP activities. Various county, state and federal agencies are invited to send representatives to committee meetings to share viewpoints and give advice on subsequent actions, and to organize actions to be taken to initiate and follow-up on project development.

Subcommittees were also established based upon individual committee members interest and/or expertise. Three functional subcommittees (Recreation/ Tourism, Industrial/Commercial and Agricultural Uses) were formed as was a fourth ad hoc committee to discuss housing, wetlands and environmental subjects. The purpose of these subcommittees was to formulate goals and present proposals and assessments to the Waterfront Advisory Committee as a whole. The actions and recommendations of each subcommittee are as follows:

1. Recreation and Tourism Subcommittee Findings/Recommendations.
 - A. The establishment of public access to Hopkins and Keg Creek developments as well as Lakefront development.
 - B. Support of Outer Harbor Development based upon the Army Corps of Engineers Plan 10 for breakwater construction.
 - C. The development of Krull Park based upon the upgrading of all sports

activity such as the baseball diamonds (lighting, seating), golf course, ice skating, cross-country skiing and bicycling. Bandstand improvement should also be a top priority.

- D. Upgrading the railroad trestle at Burt Dam to serve as a tourism and observation point. A walkway would be established along the creek with public safety and recreation in mind.
- E. Lighting, runway, radio and radar improvement at Palmer Airport.
- F. The encouragement and promotion of all fishing tournaments to be held at Newfane as an intricate part of economic development.
- G. The upgrading of all facilities at the Boating/Recreation Marina. These improvements would consist of the upgrading of the public lavatory/shower facilities and parking. Additional temporary docks are also needed.
- H. Repairing of the Hotel Pier and the upgrading of the swimming area with public safety in mind.
- I. The installation of a radio direction finder at the marina and a fog horn and intense lighting on the harbor piers with Coast Guard approval.
- J. Exploring the possibility of obtaining grants to prevent erosion in the lakefront and west side beach areas.
- K. The establishment of a local Chamber of Commerce or citizens action committee to promote all County activities in the area. Maps outlining areas where parking, boating, camping and shopping/business districts are located should also be provided.

2. Industrial/Commercial Subcommittee Findings/Recommendations.

- A. The formulation and implementation of the Burt Dam Linear Park Project from Ide Road to Fisherman's Park. The project is to encompass a generating plant with power generated to be bought back by utilities. The area around the plant would be landscaped and bike trails, hiking trails, picnic areas and parking facilities made available to the public.
- B. Ontario Street renovation for complementary retail services (demolition of deteriorated structures; construction of new motel/restaurant and 10,000 sq. ft. of retail space).
- C. Main Street development with HUD UDAG grants.
- D. The possibility of amusements.

E. The establishment of a Lakeport at a proposed location east of Eighteen Mile Creek. Finger docks would be constructed out of the east side of the present pier. (This idea was deemed incompatible with other proposed commercial/recreation uses but was considered nonetheless.)

F. The extension of Transit Road on the east side of Krull Park to the lake. This extension would go over Transit Road incorporating the Industrial Park.

3. **Agricultural Subcommittee Findings/Recommendations.**

A. 700 acres of prime farm land is presently owned by 12 farmers who did not want to be restricted in their decision of how to use their land.

B. To protect prime farmland under policy #26 several suggestions were made:

- (1) Make rural areas less attractive to development.
- (2) Limitation of public expenditure in rural areas.
- (3) The enactments of zoning controls to limit expansion.
- (4) Government acquisition of the land.
- (5) Specific development controls.
- (6) The use of transfer-of-development rights.
- (7) Secondary and/or supplementary means for agricultural preservation would include the following:
 - (a) Agencies to aid and promote agriculture.
 - (b) Farm capital investment incentives.
 - (c) Assist in the consolidation of split farmlands (uniform assessment of parcels of differing values to encourage retention of agricultural uses).
 - (d) Longer farm leases for productive use of agricultural land.
 - (e) State property liability laws.

C. **Access for fishing and other water-related activities in relation to preservation of agriculture.**

- (1) Encouraging and facilitating access to relieve pressure on private land owners.
- (2) Increase public lands by means of Section 247 of the New York General Municipal Law concerning open space provisions.

- (3) Oppose any attempt to establish a high bank boat launch.
- (4) Securing access to the lake shore, east of the creek and within the hamlet of Olcott.
- (5) Access to Hopkins Creek should be made available.
- (6) Access to Keg Creek.
 - (a) Private retention of creek access.
 - (b) BLIND GRADE warning signs on both sides of creek and NO PARKING signs on the north side of Rt. 18 should be set up.
 - (c) Limitation of any further fishing on the crowded shoreline.
- D. Marketing of fresh fruits and vegetables should be done by individual farmers on their farms and at their own expense instead of the establishment of any public farm market in Newfane.
- E. The erection of signs to direct traffic to farm markets and U Pick operations.
- F. The integration of fresh produce promotion with fishing derbies and other events.

The advisory committee and its subcommittee structure has been a primary force in development support for the WRP not only through its official/ published proceedings, but also through the informal communication net work of its members. Each subcommittee met with individuals and agencies that possessed interest or responsibilities in each functional area. Their recommendations reflected extensive public consideration and innovation.

8.3 OTHER LOCAL ACTIVITIES

- 1. Media coverage of entire WRP program: This includes development of routing and special event coverage on local media outlets. Articles dealing with various aspects of the WRP have appeared in the Buffalo News, the Niagara Gazette and the Lockport Union Sun and Journal.
- 2. Ongoing Public Hearing Scheduling and Organizing: The WRP process has been conceived to maximize public input at all levels to insure local commitment to the program. The formal hearings constitute only one form of public involvement in this process, abet very important. To date there has been one major public hearing concerning proposed developments in the Newfane LWRP. Presentations were given and comments solicited.
- 3. Special Coordination/Meetings/Concerned Parties: There are several groups whose ongoing support, commitment and involvement have been instrumental in the implementation of the LWRP. Representatives of concerned groups/citizens are either members of the Citizens Advisory Committee or are in constant contact with

the Committee. The Commercial Merchants Association, the harbormaster, the Yacht Club, various potential developers, the Chairmen of the Niagara County Fisheries Board, farmers, and town board and council members are examples of some of the individuals who make up the board.