

SECTION I Local Waterfront Revitalization Area Boundary

The Town of Wheatfield Local Waterfront Revitalization Area (LWRA) boundary expands the State's original coastal area boundary established in accordance with the requirements of the Coastal Zone Management Act of 1972, as amended, to include waterfront lands along the Tonawanda Creek/Erie Canal. The Town of Wheatfield LWRA boundary encompasses all of the land area and water area shown on [Map 1A](#) and [Map 1B](#) and described below.

1.1 Upland Boundary of the LWRA

The upland boundary of the Wheatfield LWRA incorporates two distinct sub-areas described as follows:

Sub-Area 1 – Niagara River (Map 1A)

Beginning at the mean low water line of the Niagara River and proceeding in a northerly direction along the municipal boundary between the City of Niagara Falls and the Town of Wheatfield to the northerly right-of-way boundary at the terminus of LaSalle Expressway.; thence proceeding in a southeasterly direction along the northern right-of-way line of LaSalle Expressway to the intersection with the easterly right-of-way boundary of Williams Road. The boundary then proceeds south along the eastern right-of-way line of Williams Road to a point situated 100 feet north of the abandoned corridor for the CSX Railroad; the boundary then continues to the southeast at a measured distance of 100 feet north of the abandoned rail corridor to intersect with the western right-of-way boundary line of Liberty Drive. The boundary thence follows the westerly right-of-way boundary in a northeasterly direction for approximately 1,500 feet, where it turns directly east, to intersect with the northerly boundary of a narrow Town-owned parcel. From this point, the boundary line follows the north side of this Town-owned property, in an easterly then southeasterly direction, to a point where it intersects the municipal boundary for the City of North Tonawanda; thence proceeding directly south, along the municipal boundary, to the mean low water line of the Niagara River.

Sub-Area 2: Tonawanda Creek (Map 1B)

Beginning at the mean low water line of the shoreline of Tonawanda Creek and proceeding in a northerly direction along the boundary between the City of North

Tonawanda and the Town of Wheatfield (along the centerline of Bull Creek – also known as Sawyer Creek) to Lockport Avenue; thence, extending generally east from the center line of Bull Creek, following the rear property lines of all of the parcels that have frontage along the northern (upland) side of Lockport Avenue, to the intersection with centerline of Niagara Falls Blvd. Then, proceeding north along the eastern right-of-way line of Niagara Falls Blvd. to the intersection with Connecting Blvd.; thence heading east along the northern right-of-way boundary of Connecting Blvd. to the northerly property line of Baisch Park. Then following the property boundary of Baisch Park in a northeasterly and then southerly direction to the southeastern corner of the property. At this point, the boundary extends directly east for approximately 400 feet, along the rear of the parcels that have frontage along the north (upland) side of Lockport Road, to intersect with the centerline of Townline Road (which is the municipal boundary between the Town of Wheatfield and the Town of Pendleton). The boundary then proceeds to the south, following the municipal boundary to the mean low water line at the shoreline of Tonawanda Creek.

1.2 Waterside Boundary of the LWRA

The waterside boundary for the Sub-Area 1 portion of the Wheatfield LWRA begins at the intersection of the municipal boundary between the City of Niagara Falls and the Town of Wheatfield and the mean low water line of Niagara River, the LWRA waterside boundary then proceeds to the south along the municipal boundary of the Town of Wheatfield, over the surface waters of Niagara River, to the intersection with the boundary between Erie and Niagara Counties, which is generally located at the center of the River. The boundary then turns sharply to the southeast, following the County boundary line to a point where it intersects with the municipal boundary between the Town of Wheatfield and the City of North Tonawanda; then proceeding in a northerly direction to the mean low water line of Niagara River. This waterside boundary is consistent with the State Coastal Area boundary.

The waterside boundary for the Tonawanda Creek (Sub-Area 2) portion of the waterfront extends south from a point along the centerline of Bull Creek, which represents the boundary between the Town of Wheatfield and the City of North Tonawanda, where it coincides with the mean low water line at the shoreline of Tonawanda Creek. From this point, the boundary proceeds in a southerly direction to the center line of Tonawanda Creek, which is generally located at the center of the Creek; thence, proceeding in an easterly direction along the centerline of Tonawanda Creek to the intersection with the municipal boundary between the Town of Wheatfield and the Town of Pendleton. At this point the waterside boundary turns to the north and continues along the municipal boundary to the mean low water at the shoreline of Tonawanda Creek.