

Section I. Waterfront Revitalization Area Boundary

The Waterfront Revitalization Area (WRA) is defined as the area that would be directly impacted by and that directly impacts initiatives set forth in the Local Waterfront Revitalization Program (LWRP). The Town of Wilmington has a significant number of water resources that benefit the community in various ways (see [Map 2](#)). Lake Everest is located in the middle of the hamlet's center and is the largest impoundment of the West Branch of the Ausable River, which flows through the Town from southwest to northeast. Additional water resources in the community include Beaver Brook, Stephenson Brook, White Brook, Red Brook, and other tributaries, Lewis Brook, Winch Pond, Marsh Pond, Lake Stephens, and Cooper Kiln Pond.

All of the water resources listed above hold an important place in the quality of life of Wilmington residents. Therefore the focus of this program is West Branch of the Ausable River and its tributaries, and Lake Everest.

Formal and informal trail systems and public access sites link various waterfront uses. These amenities provide both passive and active recreational opportunities for residents and visitors alike, and contribute to the appeal of Wilmington as a community. Certain areas are hard to access, while others will require better protection. The downtown business district is directly linked to the waterfront in that it gives residents and visitors a spectacular scenic view from the bridge on Rte. 86, as well as providing services to water-related tourists and the community in general. Central places in which to gather are the small parks near the dam and at the public beach both of which provide access to lodging and select cultural activities. Other access points in the Town of Wilmington include road pull-offs managed by the State as far upstream as the Wilmington Notch and downstream as far as Black Brook, High Falls Gorge, the Wilmington Wild Forest Flume trail, a State-owned easement on a fishing trail off Springfield Road, and on Town property downstream from the dam. The residential waterfront property surrounding the Lake, and lining the River up and downstream from the Lake, also provides access to private landowners and commercial / hospitality venues.

The cold water trout fishery is economically important to the Town, so protection and stewardship of the existing watershed of both the Ausable and its prime tributaries is of great concern. Other recreational uses of the Ausable and its tributaries such as public swimming at the Town Beach and watercraft uses throughout the Town rely on steady flows and clean waters in the watershed. It is also recognized that problems such as high coliform levels, invasive species and sedimentation at the Lake Everest Dam are complex whole-system issues that need to be addressed at many levels, both at the sources and at symptomatic points, in order to provide economical and long-term resolutions.

The Town's municipal water supply is located in an aquifer near White Brook and Red Brook. Both the quality and quantity of water available in this aquifer is of critical interest to the Town.

For these reasons, the Waterfront Revitalization Area Boundary, depicted on the [Map 1](#), is defined by the citizen committee in consultation with the LWRP team and New York State Department of State as the following: The West Branch of the Ausable River watershed between the Town boundaries, and following the natural watershed line east and west due to the area's slope, erodibility, and potential for contributing silt and other types of pollution to the river

A Vision for Wilmington's Future

Wilmington is a community with abundant and pristine natural resources, a vibrant community life, and a host of recreational possibilities that thrill residents and visitors year-round. The Ausable River is a focal point of the region, providing clean water, bountiful fishing, active and passive recreational opportunities, habitat for local wildlife and beautiful scenic vistas. The Town of Wilmington acknowledges the importance of preserving a high quality of life for the residents, as well as protecting and nurturing the crucial ecological resources located within its boundaries. The combination of Whiteface Mountain, the Ausable River, and the State Forest Preserve put Wilmington in a unique position to become an all-season outdoor recreation center. The policies and projects recommended by this LWRP will assist the Town with protecting its valuable resources and realizing its potential as a regional recreation area.

Wilmington seeks to guide future development on and adjacent to the waterfront in a way that preserves the natural environment and encourages the best use of the waterfront location. Waterfront lands should be devoted to uses that are water-dependent and or water-enhanced whenever possible. The waterfront should be accessible to all people via a number of different modes of transportation and at varied locations. Protection of the water supply, water quality, wildlife habitats, and ecological resources is of paramount importance to the long-term health and viability of the community. This LWRP attempts to address a wide variety of the resources within the waterfront area and actively promotes preservation of historic, archaeological and cultural resources that have a waterfront location.

Creating a more attractive and functional hamlet will make the community more enjoyable for everyone who lives, works, and plays there. The Town seeks to find creative ways to attract more residents and visitors to the downtown and offer a more relevant mix of wares and services. Wilmington hopes to have future development in the hamlet area occur as infill development, thereby creating a more vibrant downtown and preserving open lands in the outer areas. The long-standing goals for the Town and the waterfront have been reclamation and rehabilitation of the waterfront area, revitalization of the hamlet center through economic redevelopment and infrastructure improvements, increased recreational opportunities and establishment of community-oriented social activities and the facilities to accommodate them. This LWRP is intended to outline the policies and projects that will help the Town achieve these goals.