

SECTION I Local Waterfront Revitalization Area Boundary

1.1 Existing Coastal Management Program Area Boundary

The Town of Porter Waterfront Revitalization Area (LWRA), as established under the New York State Coastal Management Program (CMP), includes lands and water located along the Niagara River and Lake Ontario shorelines within the Town. This boundary includes lands situated along the Niagara River, south of the Village of Youngstown, and lands located north of the Village and along the shoreline of Lake Ontario. The New York State CMP boundary is delineated as follows:

1.1.1. Upland Boundary of the CMP

Beginning at the shoreline of the Niagara River and proceeding in a easterly direction along the municipal boundary between the Town of Lewiston and the Town of Porter, to a point located approximately 750 feet inland; then proceeding due north to the southern boundary of the Village of Youngstown.

The CMP boundary in the Town of Porter resumes at the shoreline of the Niagara River, thence proceeding in an easterly direction along the northern boundary of the Village of Youngstown to the intersection with the western right-of-way of Lake Road (State Route 18). Thence proceeding to the north and then generally to the east, following Lake Road to the intersection with Creek Road, where Lake Road continues due east. The boundary continues in a northeasterly direction along the northern right-of-way of Lake Road (SR 18) to the municipal boundary with the Town of Wilson; then proceeding north along the boundary between the Town of Porter and the Town of Wilson to the shoreline of Lake Ontario.

1.1.2 Waterside Boundary of the CMP

The waterside boundary for the New York State CMP begins at the intersection of the municipal boundary between the Town of Lewiston and the Town of Porter and the mean low water line of Niagara River. The waterside boundary then proceeds to the west along the municipal boundary of the Town of Porter, and over the surface waters of the Niagara River, to the intersection with the international boundary between the United States and Canada, which is generally located at the center of the River. The boundary then turns to the north, following the international boundary line to a point where it intersects with the southern municipal boundary between the Town of Porter and the Village of Youngstown; then proceeding to the east along this municipal boundary line to the mean low waterline of the Niagara River.

The waterside boundary resumes at the mean low water line of the Niagara River, proceeding west along the northern municipal boundary between the Town of Porter and the Village of Youngstown, and over the surface waters of the Niagara River, to a point where it intersects with

the international boundary between the United States and Canada. The waterside boundary then turns northwest, following the international boundary through the center of the Niagara River, extending into the waters of Lake Ontario. At this point, the boundary extends in a northwesterly direction over the surface waters to a point in the center of the Lake where it turns in an east northeasterly direction and continues to a point where it intersects with the municipal boundary between the Town of Porter and the Town of Wilson; then proceeding due south along the municipal boundary to the mean low waterline of Lake Ontario.

1.2 Proposed Town of Porter Local Waterfront Revitalization Area (LWRA) Boundary

The boundary for the Town of Porter Local Waterfront Revitalization Area (LWRA) shall encompass all of the land area and water area lying within the following boundary, as described below.

1.2.1 Upland Boundary of the LWRA

As with the existing CMP boundary, the upland boundary for the Town of Porter LWRA is split into two distinct sub-areas and includes all the lands located within these two separate waterfront areas. These sub-areas are 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 westerly direction along the municipal boundary between the Town of Lewiston and the Town of Porter to the center line of the Robert Moses Parkway; thence proceeding in a northerly direction along the Robert Moses Parkway to the intersection with the southern boundary for the Village of Youngstown. The LWRA boundary then proceeds in a westerly and southerly direction, following the southern boundary of the Village of Youngstown boundary to the mean low water line of the Niagara River.

- **Sub-Area 2: Lake Ontario (Map 1B)**

Beginning at the mean low water line of the shoreline of the Niagara River and proceeding in an easterly direction along the boundary between the Village of Youngstown and the Town of Porter to the western right-of-way line of the Robert Moses Parkway. Thence, proceeding in northeasterly direction along the right-of-way line of the Robert Moses Parkway to northern terminus of North Creek Road, where the boundary heads south, following North Creek Road to the intersection with Creek Road; thence continuing in a southerly direction to the intersection of Creek Road and Youngstown-Lockport Road (SR 93). At this point, the LWRA boundary turns east, following Youngstown-Lockport Road to the intersection with Meadow Drive; thence turning north, following Meadow Drive to the north and then east, where it intersects with Youngstown-Wilson Road. The boundary then follows Youngstown-Wilson Road in a northeasterly direction to the intersection with Cothran Road; thence following Cothran Road in a northerly direction to the intersection with Lake Road (SR 18).

The LWRA boundary then follows the northern right-of-way of Lake Road in a northeasterly direction to the intersection with the western boundary of the property located at 1762 Lake Road (SBL 33.0-1-10); thence following this property line due south, for a distance of approximately 4,000 feet, to the point of intersection with Youngstown-Wilson Road. The boundary then turns in a northeasterly direction, following Youngstown-Wilson Road to the intersection with Porter Corners Road, where the boundary heads north to intersection with Lake Road (SR 18). The LWRA boundary then proceeds in a northeasterly direction along the northern right-of-way of Lake Road (SR 18) to the municipal boundary with the Town of Wilson; then proceeding north along the boundary between the Town of Porter and the Town of Wilson to the shoreline of Lake Ontario.

1.2.2 Waterside Boundary of the LWRA

The waterside boundary for the New York State CMP begins at the intersection of the municipal boundary between the Town of Lewiston and the Town of Porter and the mean low water line of Niagara River. The waterside boundary then proceeds to the west along the municipal boundary of the Town of Porter, and over the surface waters of the Niagara River, to the intersection with the international boundary between the United States and Canada, which is generally located at the center of the River. The boundary then turns to the north, following the international boundary line to a point where it intersects with the southern municipal boundary between the Town of Porter and the Village of Youngstown; then proceeding to the east along this municipal boundary line to the mean low waterline of the Niagara River.

The waterside boundary resumes at the mean low water line of the Niagara River, proceeding west along the northern municipal boundary between the Town of Porter and the Village of Youngstown, and over the surface waters of the Niagara River, to a point where it intersects with the international boundary between the United States and Canada. The waterside boundary then turns northwest, following the international boundary through the center of the Niagara River, extending into the waters of Lake Ontario. At this point, the boundary extends in a northwesterly direction over the surface waters to a point in the center of the Lake where it turns in an east northeasterly direction and continues to a point where it intersects with the municipal boundary between the Town of Porter and the Town of Wilson; then proceeding due south along the municipal boundary to the mean low waterline of Lake Ontario. This waterside boundary is consistent with the State CMP waterside boundary.

1.3 Description and Rationale for Modifications to the LWRA

The Local Waterfront Revitalization Area boundary has been revised to more effectively plan for, manage and protect cultural and environmental resources along the waterfront.

1.3.1 Modifications to the Upland Boundary of the LWRA

- **Sub-Area1 - Niagara River**

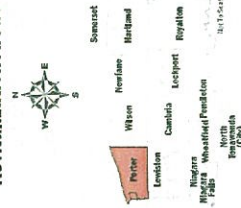
The existing LWRA boundary in Sub-Area 1 has been modified to extend inland to western right-of-way of the Robert Moses Parkway. This would allow for the inclusion of lands within this subarea that have potential for future development, as well as lands that encompass significant areas of State and Federal wetlands. Additionally, the Town is supportive of the development of a multi-use trail that could extend along the western side of the Robert Moses Parkway. At present there is a multi-use trail that extends along the parkway, terminating at Pletcher Road in the Town of Lewiston, which provides a direct connection with Joseph Davis Park (which is immediately south of the Town of Porter). The extension of this multi-use trail further to the north could provide for the additional connection with Fort Niagara State Park, as well as Four Mile Creek State Park and Porter on the Lake Town Park. It would provide greater opportunity to connect the Town of Lewiston and the adjoining City of Niagara Falls, and become a more visible part of the Niagara River Greenway. It would also open up the future opportunity to extend a trail (whether on-road or off-road) along Lake Road (SR 18), which is located just south of Lake Ontario and is part of the Great Lakes Seaway Trail.

- **Sub-Area 2 – Lake Ontario**

The boundary of the State CMP is recommended for amendment in Sub-Area 2 in Porter to include additional land area. Sub-Area 2 would be expanded further inland to include the State-owned lands that extend out to the Robert Moses Parkway, the Niagara Frontier Country Club, and a greater extent of the lands that surround the Six-Mile Creek corridor. The inclusion of these lands within the LWRA boundary would enable the Town to ensure that future, long-term development of these areas is consistent with the policies and vision for the waterfront, potentially enable additional public recreation opportunities, and to better protect natural resources that exist within and around the Niagara Frontier Country Club and the Six-Mile Creek corridor.



Town of Porter Local Waterfront Revitalization Program Map 1 - Existing & Proposed Local Waterfront Revitalization Areas



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Map Created: March, 2017
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