

Town of Wolcott

Vision Plan for Waterfront Revitalization

JANUARY 2010



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with funds provided under Title 11 of the Environmental Protection Fund Act**

**LWRP-LOCI GRANT
TOWN OF WOLCOTT**

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Introduction

The Town of Wolcott *Vision Plan for Waterfront Revitalization* was prepared using funding from an Environmental Protection Fund grant provided by the New York State Department of State, Division of Coastal Resources through the Local Waterfront Revitalization Program (LWRP). The Town of Wolcott retained Stuart I. Brown Associates, Inc. to assist with the preparation of the *Vision Plan*. Brown Associate subcontracted with Larsen Engineers to assist with the preparation of maps and other materials.

The *Vision Plan for Waterfront Revitalization* includes an inventory of existing conditions, an analysis of issues and opportunities, and a set of recommendations. The recommendations are intended to enhance waterfront access, stimulate economic development and redevelopment while improving, preserving and protecting the Town's water resources and rural, small town character.

Vision Plan Context

Several existing plans that have been adopted which directly or indirectly address issues and concerns that are germane to the development of this LWRP Vision Plan provide the foundation and background context for the preparation of this LWRP Vision Plan. These plans are listed below and the contents of each most relevant to the preparation of this LWRP Vision Plan have been identified.

25 Year Plan for the Great Lakes (1991)

This plan with a comprehensive State perspective, although nearly 20 years old, , contains goals and recommendations that were still relevant to preparation of the Town of Wolcott's LWRP Vision Plan. The goals and recommendations in the 25 Year Plan include the following:

- A. Restore the integrity of the waters of the Great Lakes Basin
 - Maintain steady, irreversible progress towards stemming the discharge of toxic substances to the waters of the Great Lakes Basin
 - Continue the progress made to date in reducing excessive inputs of traditional nutrients into the Great Lakes Basin
 - Restore the Great Lakes sediments and their affected waters to a condition where the beneficial uses by humans and the health and propagation of other species are not impaired by human activities.
- B. Preserve and improve natural resources
 - Establish and maintain self-sustaining fish and wildlife communities at optimum quality and quantity
 - Assure the safe utilization of natural resources
 - Maintain biological diversity within the ecological capabilities of the system
 - Protect, restore or enhance natural and man-made resources the contribute to the visual quality of the region

- Improve public access to the Great Lakes coastal areas and to its natural resources
 - Create an appropriate blend of best shoreline uses that are dependent on the characteristics of the Great Lakes system.
 - Preserve and maintain the cultural integrity of the Great Lakes system in harmony with the needs of society
- C. Foster sustainable economic development
- Ensure that the economic development decisions within the Great Lakes coastal area incorporate the principle of natural resource carrying capacity.
 - Guide development to appropriate sites when existing infrastructure is underused or where new infrastructure can be provided without unduly stressing natural and man-made resources.
 - Encourage State and local government to guide development and expand their capabilities through environmental management and land use planning which incorporate new concepts of carrying capacity, sustainability, risk minimization and considered on economic and social equality.
 - Limit displacement of shore- and harbor-dependent uses and other water-dependent uses which support economic activity.
 - Utilize Local Waterfront Revitalization Plans to identify and preserve areas for water-dependent uses.
 - Encourage the locations of development in areas where public services and facilities essential to such development are adequate, except when such development had special functional requirements or other characteristics which necessitate its location in other coastal areas.
- D. Educate the public and private decision makers and the general public on the values and importance of the Great Lakes resources and ecosystems and the

New York Sea Grant Strategic Plan (2006-2010)

This plan, although more scientifically and academically oriented, contains several recommended actions that are relevant to the Wolcott LWRP Vision Plan. These include the following.

- A. Evaluate approaches to increase public access and to enhance tourism and eco-tourism opportunities intended to develop and/or promote environmentally sustainable, economically stable tourism markets.
- B. Assist water-dependent businesses in all areas of management and operations, so they can be more competitive in the state's changing coastal economy
- C. Develop or evaluate strategies to reduce the need for dredging or innovative techniques to reuse, recycle and /or dispose of dredged materials associated with boating facilities.
- D. Develop, evaluate and extend effective technologies to minimize the environmental impact of marina operations, boating and other coastal-dependent businesses.

- E. Develop and/or evaluate new approaches for mitigating coastal erosion hazards that incorporate structural and non-structural control measures to minimize environmental impacts while enhancing habitats and allowing for public access.
- F. Assist marine and Great Lakes coastal landowners, public decision-makers, and contractors to deal with high or low water, flooding and/or erosion events.
- G. Develop and/or evaluate the feasibility and efficacy of techniques for the identification, maintenance, restoration and enhancement of critical habitat for important aquatic species.
- H. Educate the general public and stakeholders about the prediction, prevention, introduction and distribution vectors, management, control impact and mitigation of aquatic invasive species and aquatic nuisance species.

Regional Dredging Management Plan (January 2003)

The preparation of this plan was a collaborative effort involving the Towns of Greece, Town of Sand Creek, Village of Sodus Point, City of Oswego, and Monroe, Oswego and Wayne Counties. The planning effort was undertaken to address problems with shoaling and sedimentation that occurs in the embayments along Lake Ontario located within each municipality. The plan describes each embayment, boater improvements within in each and details as well as the dredging requirements for each. The plan contains the following recommendations to address the ongoing need for dredging:

- A. Participating municipalities should encourage the NYS Legislature to created a new State authority charged with the responsibility for the implementation and operation of the Regional Dredging Management Plan including obtaining the necessary permits, scheduling the work and either performing the dredging itself or contracting the work to a private dredging contractor.
- B. A mix of funding to pay for the cost of dredging should be pursued including county, State and Federal funding along with boater user fees.
- C. The necessary dredging equipment should be purchased by the State authority or alternatively a long-term contract should be offered to a private contractor to perform the dredging.
- D. The plan recommends that the dredging spoils be beneficially used for beach nourishment and erosion protections at nearby shoreline sites.

Wayne County 2000 Tourism Master Plan

This plan was developed by the Wayne County Office of Tourism to provide strategies for encouraging greater levels of tourism in Wayne County. The goals promulgated in the plan relevant to the LWRP Vision Plan include the following:

- A. Create new recreational opportunities in Wayne County while maintaining the county's quality of life, natural resources and aesthetic values.
- B. Achieve a balance between the recreational and facility needs of visitors and the needs of residents through careful tourism planning.

- C. Expand tourism opportunities in Wayne County using existing resources, i.e., Seaway Trail, Erie Canal, Lake Ontario, Montezuma Wetland Complex, heritage and historic resources, ecotourism and agritourism attractions and parks.
- D. Expand tourism and recreation opportunities in Wayne County throughout all seasons of the year.
- E. Encourage unity and pride in Wayne County tourism through county-wide educational efforts.

Wayne and Cayuga Counties Tourism Development Action Plan (1996)

Relevant recommendations contained in this report include the following:

- A. Preserve and enhance scenic quality
- B. Enhance and expand waterfront attractions
- C. Enhance and expand ecotourism
- D. Create and strengthen linkages with adjoining communities
- E. Expand community festivals
- F. Enhance lodging opportunities

Wayne County Economic Development Strategic Plan (2006)

The plan was prepared for the purpose of developing, promoting and advancing economic growth, wellbeing and sustainable communities in Wayne County. Relevant goals and recommended actions include the following:

- A. Promote existing assets, including Sodus Bay / Lake Ontario Erie Canal Montezuma Wildlife Refuge, Audubon Nature Center, farm-related businesses, historic sites and cultural resources.
- B. Develop new special events and attractions that bring large numbers of people into Wayne County
- C. Improve coordination among existing tourism-related businesses
- D. Encourage the establishment of additional lodging facilities
- E. Improve signage to direct visitors to Wayne County attractions.
- F. The plan makes the following specific recommendations:
 - a. Construct additional docking and transient boating facilities along Lake Ontario and its bays.
 - b. Encourage municipalities to install floating docks for launching human-powered watercraft along the Erie Canal and creeks.
 - c. Encourage individual municipalities and private property owners to list historic sites and buildings on the State and National Register of Historic Places.

Wayne County Recreationways Master Plan (2001)

This plan was prepared to set forth strategies for improving recreational opportunities within the communities within Wayne County. Sections of the plan relevant to this LWRP Vision Plan include the following:

- A. Coordinate, develop and maintain high-quality, year-round, multi-use trails
- B. Link proposed recreationway corridors to significant tourist, cultural, recreational and commercial destinations
- C. Link proposed trails to Statewide and regional trails
- D. Develop a trail within the Town of Wolcott along the RG&E right of way (former railroad bed) to link the Villages of Wolcott and Red Creek
- E. Develop a comprehensive study of the County's waterways, including existing uses, potential for development and required facility improvements.

As previously stated, the foregoing plans provided the background and foundation for the preparation of the Town of Wolcott's LWRP Vision Plan. In fact, many of the recommendations contained in the earlier plans provided the underpinning for the recommendations formulated in this LWRP Vision Plan. A comparison of the recommendations contained in the LWRP Vision Plan with the foregoing plans will reveal that the LWRP Vision Plan is consistent and in accord with the above plans.

Project Goals

The *Vision Plan for Waterfront Revitalization* includes strategic recommendations to:

- Revitalize the lakeshore waterfront especially along the shoreline of the embayments
- Enhance economic development opportunities within the Target Area of the type and scale that are in keeping with the rural, natural character of the area, e.g., marinas and boater service businesses, water-based recreational and tourism businesses, restaurants, and convenience stores, fishing and hunting supply businesses, and ecotourism businesses.
- Enhance public access, both physical and visual access, to the lakeshore, embayments, wetlands and creeks and streams within the target area.
- Protect, improve and preserve the quality of surface water including the waters of Lake Ontario, Port and Blind Sodus Bays and the waterways that flow into the embayments and Lake.

Target Area

The Target Area of this *Vision Plan* includes the entire Town of Wolcott which encompasses the Village of Red Creek and most of the Village of Wolcott. The Village of Wolcott is located in the southwestern corner of the Town of Wolcott which abuts the Town of Huron. The Village of

Wolcott extends to the south a short distance into the Town of Butler. The Village of Red Creek is located in the southeastern quadrant of the Town adjoining Cayuga County.

The decision to include the entire Town within the Target Area was made due to (1) the long distance Port Bay extends from Lake Ontario south into the Town, (2) the presence of large amounts of wetlands that extend south into the Town from the lakeshore and (3) the presence of several creeks that traverse the Town of Wolcott and which flow northerly from the southern portions of the Town either directly into the lakeshore embayments or into the wetlands adjoining the lakeshore. The quality of the water in these creeks directly impacts the quality of water in the embayments and along the coast of Lake Ontario.

Map 1 depicts the boundaries of the Target Area.

Waterfront Advisory Committee

The preparation of this Vision Plan was overseen by a Waterfront Advisory Committee appointed by the Town of Wolcott. The Waterfront Advisory Committee provided input into the planning process, reviewed and commented on drafts of the Vision Plan and associated materials and assisted in organizing several public participatory meetings designed to garner public input. The following members of the community served on the Waterfront Advisory Committee.

<u>Name</u>	<u>Affiliation</u>
Anthony Agnello	Resident and Blind Sodus Bay Improvement Association member
Ken Burgess	Wolcott Town Code Enforcement Officer
Alexa Castle	Businesswoman and Town resident
Daniel Drechsler	Town resident & member of Port Bay Improvement Association
Henry Felker	Town resident
Joseph Gallo	Wolcott Town Planning Board member & Port Bay Improvement Association member
Chris Loveless	Businessman and Town resident
Kim Park	Wolcott Town Supervisor
Amber Roberts	Town Assessor, business owner and Town resident
Dallas Youngman	Wolcott Town Councilman

Public Involvement and Participation

The planning process involved extensive public outreach and participation which included the following:

- **Four public focus group / roundtable discussion meetings on the following topics and dates:**

- Comprehensive planning and sustainable development (July 24, 2007)
- Economic development and tourism (July 31, 2007)
- Coastal issues including soil erosion, fisheries, water quality and waterfront development (August 7, 2007)
- Upland development and watershed issues, including wildlife habitat that impact on the waterfront, lakeshore, embayments, and wetlands. (August 13, 2007)

All of the focus group meetings were held at Pier One Marina & Restaurant, 8110 West Port Bay Road, Wolcott, NY.

Persons with particular knowledge and expertise on each of the topics were recruited to serve as panelists for the focus group meetings. A list of the panelists and the areas of knowledge and expertise are identified in the meeting minutes which are appended to this report. The following format was utilized for each focus group meeting: (1) the Town Supervisor opened the meeting, greeted attendees and explained purpose of the project; (2) panelists made their presentations; (3) following the presentations the Advisory Committee members and other attendees were afforded an opportunity to ask the panelist questions which was followed by (4) a facilitated roundtable discussion on the meeting topic(s).

The Town's planning consultants facilitated the meetings. The panelists' presentations were designed to inform and educate attendees. Informational packets containing educational materials on the focus group topics were prepared and distributed to the members of the advisory group and the public who attended the meetings. Survey questionnaires designed to stimulate the thinking of focus group participants and to provide participants with another means of providing more detailed input were also distributed at the focus group meetings. During the roundtable discussions, lists of issues, concerns and suggestions were developed.

The local newspapers were utilized to publicize the project and to encourage public participation. The Town Supervisor wrote about the project in her weekly newspaper column. She explained the purpose of the project, invited the public to participate and provided the dates of the upcoming public forum meetings and visioning workshops. The Town Supervisor also published a display advertisement in the newspaper informing residents of the dates of the public meetings and to invite the public to attend and participate. Handbills announcing the focus group meetings were posted by the Waterfront Advisory Committee members around town in conspicuous and high-traffic locations such as coffee shops, banks, grocery stores, etc. Advisory Committee members also personally invited neighbors, friends and relatives to the public meetings.

- **A Web-based resident survey**

The Waterfront Advisory Committee developed a web-based questionnaire that was linked to the Town of Wolcott's webpage. Residents were encouraged to participate in the survey by completing the questionnaire on line. The survey was launched on October 1, 2008.

Persons without Internet access were encouraged to utilize the personal computers (PC) at the Wolcott Civic Free Library. Hardcopy survey questionnaires were also made available at the Town Hall for persons not familiar with the use of PCs or without Internet access. Residents who completed the hardcopy surveys were instructed to submit their completed surveys using drop-off boxes that were provided. Drop-off boxes were placed in the Town Clerk's Office, the Wolcott Civic Free Library and Bob's Big-M supermarket, all conveniently located in the Village of Wolcott. The extended evening and weekend hours of the Library and supermarket enhanced the convenience for persons completing hardcopies of the survey. Answers provided on the hardcopy surveys were keyed into the Internet survey response database by the consultant.

The methods used to notify and encouraging public participation in the visioning sessions were the same methods employed for the workshops and roundtable discussion meetings previously described.

A total of 125 survey responses were received. The results of the survey and a summary report are contained in Appendix A of this report.

Public Visioning Sessions

Public visioning sessions were conducted on the following dates:

- August 21, 2007
- August 25, 2007
- November 12, 2008
- December 4, 2008

The first two sessions were held at Pier One Marina & Restaurant, 8110 West Port Bay Road, Wolcott, NY. The third and fourth sessions were held in the cafeteria of Leavenworth Middle School (North Rose-Wolcott Central School District), 5957 New Hartford Street, Wolcott, NY.

Vision of Wolcott

At the initial set of vision sessions held in August 2007, participants identified their preferred future for Wolcott and the Wolcott waterfront. The future of the community, as envisioned by participants, would exhibit the following characteristics and attributes:

- A very attractive community that is experiencing economic growth and prosperity while maintaining its rural, small town, friendly character and its farmlands and open/green spaces.
- A vibrant, thriving, and prosperous local economy including more small and large businesses established and operated on sustainable-growth principles and which provide abundant good-paying employment opportunities to meet the employment needs of local residents of all ages and abilities.

- Clean water in the creeks, bays, wetland and Lake Ontario shoreline
- Public access to the waterfront including waterfront public parks
- Greenways connecting the Villages with the waterfront
- Very good infrastructure to serve residents and businesses including public sanitary sewers and water system providing services throughout the Town
- Well maintained roadways.
- Open, responsive, and communicative local governments that work together cooperatively and share resources to achieve more while lowering taxes to more affordable levels.
- Lower energy costs resulting from the exploration and use of sustainable and green energy technologies.
- A healthy agricultural economy including organic farming
- A community in which all residents are actively engaged and participate in betterment activities to improve the community.
- An open communication system through which community leaders keep residents informed and through which residents may share their ideas and suggestions with community leaders.
- A healthy tourism industry established on the water and ecological resources found in the Town.

The remainder of this *Vision Plan* is organized following the sequence of the New York Coastal Management Program’s statewide policies. Under each of the 13 statewide policies, existing local conditions are described, issues and opportunities are identified, and local recommendations are provided that correspond to and are in accord with the corresponding NYS Coastal Management Program state-wide policy.

Developed Waterfront Policies

Policy 1 Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location and minimizes adverse effects of development.

Existing Land Uses

Map 2 depicts the various land uses in the Town of Wolcott. Table 1 contains real property assessment data which documents the amount of land area within each land-use category and the assessed value of land within each land-use category. Figures 1 and 2, depicted as pie charts, present in a graphical format the information found in Table 1.

**Table 1
Land Use in Town of Wolcott**

Property Classification Number	Assessor's Property Classification	# Parcels	Approximate Total Area (Areas)	% Total Land Area (Acres)	Total Assessed Value
105	Vacant, Productive Agricultural, Land	44	1975.72	9.05%	\$1,706,000.00
111	Poultry and Poultry Products	5	362.05	1.66%	\$8,861,800.00
112	Dairy Products	3	450.96	2.07%	\$617,900.00
113	Cattle, Calve, Hogs	1	111	0.51%	\$127,800.00
120	Field Crops	25	2369.01	10.85%	\$2,745,700.00
151	Apples, Pears, Peaches, Cherries, etc.	10	725.72	3.32%	\$1,059,500.00
170	Nursery and Greenhouse	1	14.9	0.07%	\$60,000.00
TOTAL AGRICULTURE		89	6009.36	27.53%	\$15,178,700.00
210	Single Family Residence	607	2080.84	9.53%	\$48,196,400.00
220	Two Family Residence	3	8.48	.04%	\$143,200.00
230	Three Family Residence	1	1.07	.00%	\$96,200.00
240	Rural Residence (>10 acres)	123	4595.15	21.5%	\$11,224,200.00
260	Seasonal Residences	246	372.49	1.71%	\$23,333,400.00
270	manufactured Home	180	1219.68	5.59%	\$6,960,867.00
271	Multiple Manufactured Homes	14	84.76	.39%	\$809,484.00
280	Residential - Multi-Purpose/Multi-Structure	21	308.21	1.41%	\$2,785,200.00
283	Residence with incidental Commercial Use	2	15	.07%	\$316,200.00
411	Apartments	1	3.22	.01%	\$639,400.00
416	Mobile Home Parks (trailer parks, trailer courts)	3	81.65	.37%	\$1,398,200.00
TOTAL RESIDENTIAL		1201	8770.55	40.18%	\$95,902,751.00
310	Residential	1	1.13	.01%	\$13,200.00
311	Residential Vacant Land	58	411.46	1.88%	\$788,800.00
312	Residential Land Including a Small Improvement (not used for living accommodations)	44	470.58	2.16%	\$1,315,700.00
314	Rural Vacant Lots of 10 Acres or Less	150	415.73	1.90%	\$1,158,800.00
316	Waterfront Vacant Land including a Small Improvement (not used for living accommodations)	2	0.41	.00%	\$39,600.00
320	Rural	1	31.7	.15%	\$23,400.00
321	Abandoned Agricultural Land	32	866.11	3.97%	\$654,900.00
323	Other Rural Vacant Lands	62	1942.82	8.90%	\$1,134,100.00
330	Vacant Land Located in Commercial Areas	6	15.02	.07%	\$59,100.00
380	Public Utility Vacant Land	3	49.67	.23%	\$86,900.00
TOTAL VACANT LAND		359	4204.63	19.26%	\$5,274,500.00
421	Resaurants	2	3.72	.02%	\$218,800.00
425	Bar	1	0.5	.00%	\$33,800.00
431	Auto Dealers - Sals and Service	1	1.38	.01%	\$45,000.00
433	Auto Body, Tire Shops, Other Related Auto Sales	1	0.54	.00%	\$50,200.00
436	Self-Service Car Wash	1	2	.01%	\$57,200.00
439	Small Parking Garage	1	1.4	.01%	\$37,200.00
450	Retail Services	1	7.79	.04%	\$175,000.00
480	Multiple Use or Multipurpose	2	38	.17%	\$312,800.00
483	Converted Residence	2	4.87	.02%	\$76,900.00
484	One Story Small Structure	1	7	.03%	\$159,500.00
486	Minimart	2	3.27	.01%	\$168,400.00
570	Marinas	1	3.8	.02%	\$205,400.00

**Table 1
Land Use in Town of Wolcott**

TOTAL COMMERCIAL		16	74.27	.34%	\$1,540,200.00
552	Public Golf courses	1	111.32	.51%	\$470,000.00
557	Other Outdoor Sports	3	67.8	.31%	\$228,100.00
582	Camps, Camping Facilities and Resorts	1	55.44	.25%	\$281,600.00
600	Community Services	1	199.18	.91%	\$800,000.00
612	Schools	1	46.58	.21%	\$11,083,300.00
620	Religious	2	2.57	.01%	\$258,500.00
642	All Other Health Facilities	1	6.89	.03%	\$548,600.00
651	Highway Garage	1	8.76	.04%	\$231,500.00
682	Recreational Facilities	1	21.34	.10%	\$47,300.00
690	Miscellaneous	4	29.96	.14%	\$66,400.00
695	Cemeteries	9	24.4	.11%	\$100,400.00
TOTAL PUBLIC & COMMUNITY SERVICE		25	574.24	2.63%	\$14,115,700.00
441	Gasoline, Fuel, Oil, Liquid petroleum Storage	1	7.18	.03%	\$95,400.00
446	Cold Storage Facilities	1	3.65	.02%	\$163,400.00
710	Manufactureing and Processing	2	28.96	.13%	\$662,500.00
720	Mining and Quarrying	2	54.8	.25%	\$85,200.00
TOTAL INDUSTRIAL AND STORAGE		6	94.59	.43%	\$1,006,500.00
822	Water Supply	2	1.73	.01%	\$537,600.00
837	Telephone	1	1	.00%	\$265,800.00
852	Landfills and Dumps	1	104.95	.48%	\$36,800.00
TOTAL UTILITIES & TRANSPORTATION		4	107.68	.49%	\$840,200.00
932	State Owned Land Other Than Forest Preserve Covered Under Section 532-b, c, d, e, f, or g of the Real Property Tax Law	2	57.83	.26%	\$87,400.00
961	State Owned Public Parks, Recreation Areas, and Other Multiple Uses	1	21.89	.10%	\$87,300.00
971	Wetlands, Either Privately or Governmentally Owned, Subject to Specific Restrictions as to Use	11	1914	8.77%	\$1,277,900.00
972	Land Under Water, Either Privately or Governmentally Owned	1	1.66	.01%	\$600.00
TOTAL WILD, FORESTED, CONSERVATION LANDS		15	1995.38	9.14%	\$1,453,200.00
TOTAL		1715	21830.7	100%	\$ 135,311,751.00

Figure 1
Land Uses Based on Land Area

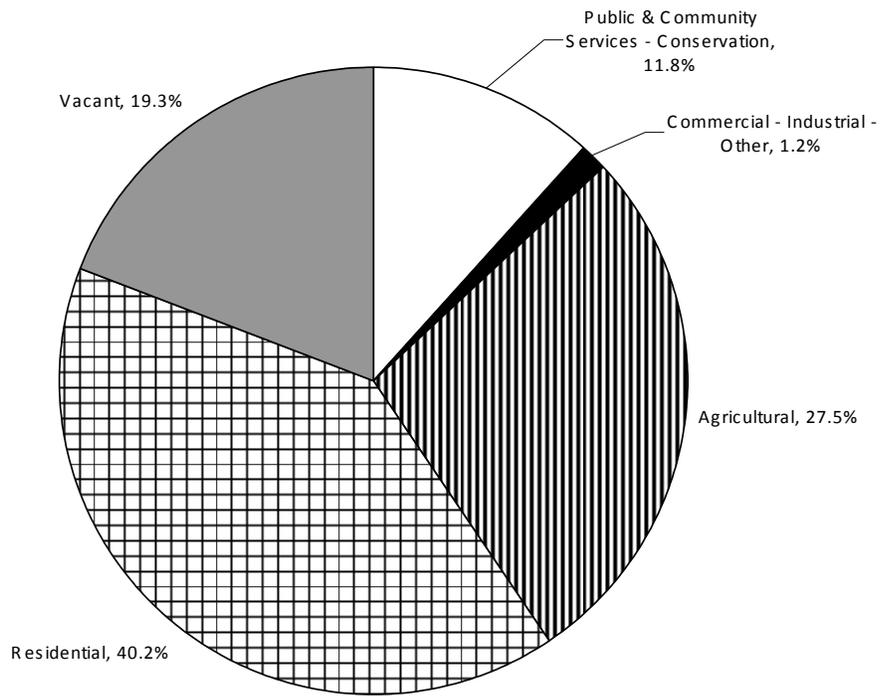


Figure 2
Land Use Based on Assessed Value

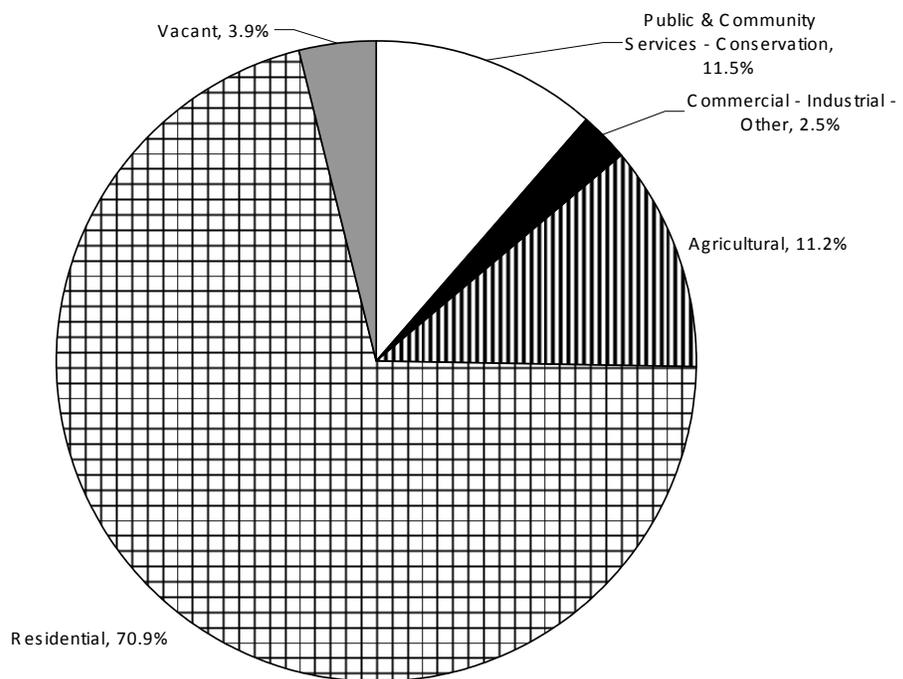


Table 1 and Figure 1 reveal that more than one quarter (27.53%) or 6,009.36 acres of the land area in the Town is currently being used for agriculture purposes. This figure includes vacant productive agricultural land. The largest agricultural uses are field crops (2,369.01 acres) and vacant productive agricultural land (1,975.72 acres).

The amount of land used for residential purposes totals 8,770.55 or (40.18%) of the land area of the Town. Rural residential, i.e. residences on lots greater than 10 acres in size, accounts for 4,595.15 acres; residential uses on lots less than 10 acres in size occupy 2,080.84 acres of land, while manufactured homes account for 5.59% of the land area or 1,219.68 acres. Although the Town contains a large number of seasonal residences, 345 in number, the lots on which they are located account for only 1.71% of the land area, revealing that the seasonal residences are predominantly on small lots.

A total of 4,204.63 acres of land is vacant. This accounts for 19.26% of the land area in the Town. Virtually none of the land along the shorelines of embayments is vacant. The very few vacant parcels that do exist have physical characteristics which render them undevelopable.

Very little land in the Town is used for commercial purposes: only 74.27 acres or 0.34%. Only four (4) parcels contain water-based or water-related businesses which include two (2) marinas, a campground, and a combination marina/campground.

Public and community services occupy 2.63% of the land area or 574.2 acres of which, 199.18 acres are used for governmental purposes and 111.32 acres for a golf course.

Industrial and storage land uses occupy 0.49% of the total land area or 107.68 acres.

State-owned lands total 79.78 acres and account for 0.36% of the total land area. Wetlands, private and government owned, account for 8.77% of the total land area or 1,194 acres.

Agricultural uses, vacant non-productive land and residential uses are dispersed throughout the Town. The developable areas adjoining the embayments have been developed almost exclusively for residential use and these residences are situated on small lots. Most of the remainder of residential uses elsewhere in the Town are on large or moderately large lots. Land being conserved is located primarily in the northern part of the

Town and is within one of the NYS Wildlife Management Areas. Maps 3 and 4 depict the occupancy of parcels adjoining and surrounding Port Bay and Blind Sodus Bay. These maps reveal that virtually all of the property adjoining the embayments has been developed and nearly all of the land is used for residential purposes.

Although residential land use accounts for 40.2 percent of the *land area* within the Town, Table 1 and Figure 2 reveal that residential land use accounts for 70.9 percent of the *assessed value* of real property. Land in agriculture use accounts for 27.6 percent of the land area yet represents only 11.2 percent of the assessed value of land in the Town. Vacant land accounts for 19.3 percent of the land area, but represents only 3.9 percent of the assessed value of land within the Town. Commercial and industrial property, although occupying 1.3 percent of the land area represents 2.5 percent of the total assessed value. Public and community services land accounts for 11.8 percent of the land area and 11.5 percent of the assessed value of real property in the Town.

The forgoing analysis reveals that residential real property accounts for the largest proportion of the total assessed value of real property in the Town and correspondingly is the greatest source of real property tax revenue for the Town of Wolcott. Map 5 displays the assessed valuation of parcels (ranges of values) and reveals that nearly all are very small; waterfront residential parcels have assessed values in the \$100,000 to \$470,000 range. Although numerous residential parcels located inland in the Town are much larger, many of the inland properties have assessed valuations of less than \$100,000 and a significant number of these residential parcels have values less than \$50,000. This illustrates that small waterfront residential parcels have a disproportionately high market value. The owners of small, residential waterfront properties also contribute a disproportionately large share of the real property tax revenue compared to larger residential properties located elsewhere in the Town. It is also worth noting that although the commercial and industrial properties are important in terms of the employment they provide, they do not contribute significantly to real property tax revenues. Most of the local property tax burden is borne by residential property owners.

Land Use Development Patterns

The Town of Wolcott contains two small villages: the Village of Wolcott, located in the southwestern corner of the Town and the Village of Red Creek, located in the southeastern corner of the Town. The 2000 Census reported a population of 1,712 for the Village of Wolcott and 521 for the Village of Red Creek. Development patterns within the villages are typical of small, western New York villages. Both contain small, densely developed central business districts with small storefronts abutting each other and the sidewalks which line the streets. The central business districts are surrounded by established, densely developed residential neighborhoods comprised primarily of pre-World War II dwellings. The Village of Wolcott also boasts a small, light-industrial area on the west side of the Village. For a village comprised of fewer than 2,000 residents, the Village of Wolcott's downtown business district is surprisingly active and vibrant. The smaller business district in Red Creek, however, has fallen on very difficult economic times with most of the storefronts currently vacant.

Development patterns in the Town outside the Villages differ depending on location. Virtually all of the land suitable for development along the shores of Port Bay and Blind Sodus Bay has been densely developed overwhelmingly for residential use. What little undeveloped land abutting the bays that remains is not suitable for development due to the presence of wetlands. Most of the dwellings constructed around both bays were originally constructed as seasonal cottages. These served as summer homes and weekend getaways for the owners. In more recent years a significant number of the cottages have been converted to year round residences, which now account for approximately 50 percent of the residential properties that abut the bays. In many cases, the conversion of seasonal cottages to year-round use has involved the construction of additions to enlarge the structures.

Only three small scale commercial businesses operate in the Town of Wolcott along the Port Bay shoreline. All three appear to be marginal operations. One commercial operation abuts Blind Sodus Bay: a recreational campground which occupies a very large lot. This campground and the three businesses along Port Bay are seasonal operations.

Very little development has occurred along the shore of Ontario Lake. This is primarily due to three factors. One, two large NYS Wildlife Management Areas abut Lake Ontario, occupying approximately 2.5 miles of shoreline. Two, much of the land along the shoreline is comprised of wetlands and not suitable for development. Three, most of the shoreline that is not within the Wildlife Management Area or that does not contain wetlands contains tall bluffs which prevent or impede access to Lake Ontario.

Development in most of the remainder of the Town of Wolcott is comprised of a mix of low-density residential development on large or very large lots, farms and undeveloped wooded or meadow lots interspersed throughout the Town. Only a few commercial properties can be found in the Town of Wolcott outside the two villages; all are small-scale operations.

The Hamlet of Wolcott, the only hamlet, is located in the north central part of the Town. The development in the hamlet displays similar characteristics to residential neighborhoods in the two villages with relatively high-density residential development. The Hamlet of Wolcott, however, differs from the Villages in that it contains no commercial or industrial business district.

Existing Land Use and Development Controls

All of the development that occurred prior to 2000 was unregulated by the Town of Wolcott. The Town adopted a land use code (zoning regulations) in 2000 and subdivision regulations in 2005. The Town’s land use regulations established three districts. These are the (1) Agricultural District, (2) the Waterfront District, and (3) the Conservation District. Map 6 depicts the boundaries of the three zoning districts. The permitted uses and minimum lot sizes for each district are presented in Table 2 which follows.

**Table 2
Land Use Districts and Permitted Land Uses**

District	Permitted Uses	Requires Special Use Permit	Minimum Lot Size
Agricultural	<ul style="list-style-type: none"> • Agriculture • Agriculture-related businesses • Single-family dwellings • Manufactured homes 	<ul style="list-style-type: none"> • Commercial • Recreational • Non-agricultural industrial • Cellular communications • Single-family dwellings & manufactured homes on less than 1-acre lots • Clustered residential 	1 acre
Waterfront	<ul style="list-style-type: none"> • Agriculture • Single-family dwellings 	<ul style="list-style-type: none"> • Manufactured homes • Commercial • Recreational • Single-family dwellings & manufactured homes on less than 1-acre lots 	1 acre
Conservation	<ul style="list-style-type: none"> • Wildlife preserves • Land conservation 	<ul style="list-style-type: none"> • Observation areas • Picnic areas • Roadside pull-offs • Nature trails • Low-impact recreational uses 	None

The Town's subdivision regulations define subdivision as; *the division of any lot, parcel or tract of land recorded in the office of the county clerk on the effective date of this law into four or more lots, with or without roads, and /or including the reallotment or resubdivision of any plat which has been previously approved by the Planning Board pursuant to this law.*

The Town's subdivision regulations require each lot formed to:

- have a buildable area free from development restrictions such as wetlands, floodplains, excessive rock outcroppings and unsuitable soil;
- be capable of accommodating an on-site sewage disposal system allowing for a 50 percent expansion of the leach field;
- have an approved potable water supply in accordance with the State Sanitary Code (10NYCRR Appendix 75-A);
- have a minimum 100 feet of road frontage; and
- be laid out in such manner to avoid foreseeable difficulties attributable to the topography or other natural conditions.

The Town's subdivision regulations further require:

- top soil moved during the course of construction to be placed so it covers all areas of the subdivision and to be stabilized by seeding or plantings;
- existing vegetation to be conserved where possible and damage to existing trees and shrubs to be avoided;
- streams, lakes and wetlands to remain unaltered;
- stormwater not to be discharged onto neighboring properties or public roads;
- surface water drainage systems to be designed to handle at a minimum, a ten-year storm event; and to comply with NYS Department of Environmental Conservation Phase II Storm Water and Erosion and Sediment Control regulations if the development is one (1) or more acres in size.

The Town's land use regulations contain no bulk or height restrictions even in areas that abut the embayments or lakeshore.

Highways and Roadway Network

The Town of Wolcott is served by a network of highways and byways comprised of two State highways and several County and local roadways.

State Highways - Two NYS highways pass through the Town of Wolcott, Route 104 and 104A. Route 104 runs in an east-west direction and is located near the Town of Wolcott's southern boundary. Route 104A runs in a north-south direction is located near the Town's eastern boundary and runs through the Village of Red Creek. Routes 104 and 104A intersect in the southeastern

corner of the Town of Wolcott. The State Department of Transportation is responsible for maintaining these highways and roadside drainage ditches and for the removal of snow and ice from the surface of the highways during the winter.

Wayne County Roadways – Wayne County roads within the Town of Wolcott include East and West Port Bay Roads, Furnace Road, Red Creek Road, Chapman Corners Road, Hapeman Road, Broadway Road, Hawley Road and Ridge Road. The County Highway Department has responsibility for maintaining these roadways and roadside drainage ditches and for clearing snow and ice from the roadways.

Town Roads – Roadways in the Town that are not State routes or County roadways are owned and maintained by the Town of Wolcott. The Town Highway Department has responsibility for maintaining Town roads including snow and ice removal.

Motor vehicle circulation within the Town of Wolcott is limited due to geographical features and land use patterns. No east-west roadways run from one side of the town to the other. Port Bay and the wetlands south of the Bay extend from Lake Ontario nearly to the Village of Wolcott and present a significant travel barrier. The NYS Wildlife Management Areas and the wetlands they encompass also extend a significant distance from Lake Ontario south into the Town. The roadway network in the Town is configured in such a way that there is no visual access to Lake Ontario from the major roadways. Motorists traveling along NYS Routes 104 and 104A can pass through the Town of Wolcott without ever becoming aware that the Town abuts Lake Ontario and contains two bays.

The lake is visible at the northern termini of only a few local north-south roadways that dead end at Lake Ontario. None of the roadways that provide access to Port Bay, Blind Sodus Bay or Lake Ontario are through roads nor are they designed to carry significant volumes of traffic. All of these roadways are narrow two-lane byways.

Public Water Systems

The availability of water service in the Town outside the Village is very limited. Map 7 depicts the areas where public water service is currently provided. Most residences and businesses in the Town outside the Villages rely on private sources of water supplied either by the embayments or on-site wells. Properties along East Port Bay Road, Ridge Road (a/k/a County Road 16) and short sections of Route 370 and Wadsworth Road have public water available to them. The properties along East Port Bay Road are supplied by the Village of Wolcott's water transmission main which runs along the roadway right-of-way from the Village's water filtration plant near Lake Ontario south to the Village. A Wayne County Water and Sewer Authority (WCWSA) water transmission main that runs along County Road 163 (Ridge Road) between the Villages of Wolcott and Red Creek provides properties along Ridge Road with access to public water service. Public water service is available throughout both of the villages.

The Town of Wolcott was awarded a Small Cities grant in 2007 for the construction of 1,800 l.f. of public water main along the southern portion of West Port Bay Road and the segment of Furnace Road between West Port Bay Road and Wadsworth Road. Construction is nearing completion. These water mains will be supplied with water by the Wayne County Water and Sewer Authority.

A small area along Ingersoll Drive on the southeastern shore of Blind Sodus Bay is also served with public water. The source of the water is the Village of Fairhaven located in neighboring Cayuga County (Town of Sterling), which owns and operates a water filtration plant and public water system.

Sanitary Sewer Systems

Sanitary sewer service is available throughout the Village of Wolcott. The Village of Wolcott's wastewater treatment plant is located on the northern side of the Village. The effluent from the Village's WWTP is discharged into Wolcott Creek upstream of Port Bay.

Sanitary sewer service in the Town outside the Village of Wolcott is very limited. Recently, the Wayne County Water and Sewer Authority (WCWSA), working collaboratively with the NYS Division of Corrections and local municipalities, constructed a regional WWTP which is located in the Town of Wolcott northwest of the Village of Red Creek. The regional wastewater treatment plant currently serves the Butler Correctional Facility located south of Red Creek in the adjoining Town of Butler. A portion of the sewer main which connects the correctional facility with the WWTP runs through the Village of Red Creek. The regional WWTP discharges its effluent into Red Creek. Map 8 depicts the location of the regional WWTP and the location of the sanitary sewers that convey wastewater to the WWTP.

Issues and Opportunities

1. **Lack of Available Undeveloped Waterfront Property for Commercial Use.** -Virtually all of the lots abutting the bays have been developed. The lots are small and the density is high. These lots contain either seasonal or year-round residences. Only three lots on Port Bay and one lot on Blind Sodus Bay contain businesses. All are small tourist or water-related seasonal businesses which appear to be marginal operations. The few undeveloped lots are vacant due to topographical and physical features that prevent them from being developed. The lack of undeveloped waterfront property impedes commercial development and redevelopment around the bays.

The high market value of property adjoining the bays further impedes waterfront redevelopment. An entrepreneur interested in developing a water-based or water-related business adjoining the bay would have to purchase multiple developed residential properties in order to have sufficient land to provide parking space, to install a septic system of sufficient size to handle the waste created by the business, and to provide buffer space and screening from adjoining residential properties. As previously discussed, the developed properties along the bays have high market values. Therefore it could easily be cost prohibitive for an entrepreneur to purchase multiple properties, demolish the existing dwellings, remove the existing septic systems, install a new septic system and construct a commercial structure.

The lack of undeveloped land of suitable size and location for water-based or water-related tourist businesses severely limits the potential for increasing the number of tourist related businesses.

2. **Lack of Water and Sanitary Sewer Infrastructure** - Although public water service is available along the eastern shore of Port Bay, it is not available on the west side of the bay. The Towns of Wolcott and Huron are currently collaborating to obtain Rural Development funding to extend public water along the west side of Port Bay. Sanitary sewer service is not available anywhere along Port Bay nor is there sanitary sewer infrastructure anywhere near Port Bay. The potential for extending sanitary sewer service is described and discussed later in this *Vision Plan* under Policy 5

Water service is available along only the southwestern shore of Blind Sodus Bay and sanitary sewer service is not available anywhere around the perimeter of the embayment. The limited public water service and complete lack of sanitary sewer service limits the potential for water-dependent or water-related commercial development or redevelopment around the bays.

3. **Potential Loss of Open Space and Wildlife Habitat** - Although there is a need to extend water and sanitary sewer services to the properties around the embayments and areas of the Town where concentrations of dwellings exist, there is concern that extending this infrastructure will spur residential development throughout the Town. If extensive residential development were to occur, it would result in the loss of open space, farmland and wildlife habitat and would destroy the rural, agricultural character of the community.
4. **Limited Roadway Access to the Lakeshore and Bays** - Access to the lakeshore and the bays is provided primarily by narrow roadways, most of which dead end at or near Lake Ontario. These roadways are not suitable for the higher volume of traffic that would be associated with increased levels of tourism. Furthermore, these roads do not carry the high volume of through traffic which is often the life blood of many tourist-related businesses. The embayments are also not quickly or easily accessed from NYS Routes 104 and 104A, the only State highways that pass through the Town.
5. **Public Opposition to Waterfront Tourism and Commercial Development** - Some of the residential property owners around the embayments oppose any type of commercial development around the bays. This opposition was voiced during the visioning sessions. The neighborhoods around the bays are almost exclusively residential and the roadways carry nominal amounts of local traffic, mostly local residents traveling to and from their residences. Even small amounts of commercial development around the embayments could disrupt the quietude and tranquility of the neighborhood which many of the property owners greatly value.

Recommendations

1. Retain the cluster development provisions of the Town's land use regulations and encourage developers to preserve open/green space by clustering new development.
2. Consider the advisability of preparing an open space protection plan for the community.
3. Utilize the Town's land use regulations to encourage development to occur in the areas near existing water and sewer infrastructure or in areas where extending water and sewer infrastructure is most cost-effective.

Policy 2 Preserve historic resources of the waterfront area.

Historic Resources

Cobblestone structures, especially residences, are the most significant historic resource in Wayne County. There are only about 800 cobblestone structures in the United States and 80 percent of the structures are within a 70 mile radius of Wayne County. Wayne County has the greatest number of cobblestone structures of all the counties with such structures. No inventories have yet been undertaken in the Town of Wolcott to identify historic structures or potentially historically significant structures.

Numerous historically-significant structures found in the Village of Wolcott have been identified. The Village of Wolcott contains 28 historically significant structures that were inventoried in 1974 and most, if not all, the information necessary for listing the structures on the State and National Register of Historic Places was compiled at that time. The information is in the custody of the Wayne County Historian. Despite the abundance of historically significant places and the supporting documentation, only the Wolcott Square Historic District (#00001692), which encompasses the Village Park and the adjoining First Presbyterian and Baptist Churches, has been listed. This site was listed in 2001.

Issues and Opportunities

1. **Historic Structures as Tourist Attractions** - The historic appearance and character of Wolcott is an asset that can attract tourists to the community. The Village of Wolcott has numerous historically significant buildings that have been identified, inventoried and on which information regarding their historical significance has been compiled. Presumably, the Town of Wolcott also contains a significant number of historically significant structures. Historically significant structures in the Town, once identified and inventoried, coupled with the numerous historic structures in the Village of Wolcott, could provide the basis for the development of self-guided historic tours. Listing the structures in the State and Federal Registers of Historic Places would increase the attraction for tourists.
2. **Potential Loss of Historic Structures** - Not all owners of historic structures fully understand or appreciate the value and significance of such structures. The owners of such structures may make building alterations that impair or destroy the historical appearance and significance of the structure.

Recommendations

1. Inventory and document the historically significant buildings in the Town of Wolcott.
2. Encourage the owners of historically significant buildings to have their buildings listed on the State and National Register of Historic Places.
3. Provide the owners of historically significant buildings with information about the availability of grant funds to preserve the historical character of their structures.

Policy 3 Enhance visual quality and protect scenic resources in the waterfront area.

Scenic Resources and Vistas

Several scenic resources and vistas are found in the Town of Wolcott. The scenic resources include Lake Ontario, Port Bay and Blind Sodus Bay, expansive wetlands and marshes, creeks and streams, large agricultural fields, and open meadows and forested land. Upland scenic resources and vistas are most accessible than waterfront vistas.

Issues and Opportunities

1. **Limited Visual Access to Waterfront Resources and Vistas** - Visual access to Lake Ontario is very limited in the Town of Wolcott. There are no roadways that run close to and parallel to the shoreline of the Lake Ontario or either bay to provide visual access to these bodies of water. Only four local roads that run in a north-south direction and which terminate at Lake Ontario provide the public with any visual access to the Lake. Furthermore, there are no public parks in the Town of Wolcott along the lakeshore to provide the public with visual access to the Lake.

Tourist amenities such as parking areas, vehicle turnarounds and benches could be constructed and installed at the northern termini of the local roads that dead end at the lake. Although such amenities may serve to attract some tourists into the Town, the roadways would be capable of handling only low volumes of traffic. Furthermore, some residents whose dwellings are located along these roadways expressed opposition to the installation of tourist amenities due to the concern that increased motor vehicle traffic would disrupt the quietude of the surrounding neighborhoods.

2. **Screening of Scenic Resources and Vistas** - The residents whose dwellings abut or are near the embayments have the greatest visual access to the bays and Lake Ontario. More and more seasonal dwellings on waterfront lots, especially those that ring the bays, are being enlarged. In many cases the construction is associated with the conversion of seasonal dwellings for year-round use. In some instances the building additions have screened scenic views and vistas from adjoining or nearby properties that prior to the construction of the building additions, had enjoyed scenic views. The loss of scenic views continues to be a threat as the Town's land use regulations contain no bulk and height restrictions to limit the size and height of building additions or new buildings that are constructed.

Recommendations

1. Consider incorporating bulk and height restrictions in the Town's land use regulations to limit the height and size of building additions and new construction in waterfront areas to protect and preserve the existing views of the Bays and the Lake enjoyed by neighboring property owners.

Natural Waterfront Policies

Policy 4 Minimize loss of life, structures, and natural resources from flooding and erosion.

Flooding and Erosion / Navigation and Dredging Issues

Maps 9 and 10 depict the 100-year floodplain and steep slopes within the Town. Only very small areas of the Town are subject to flooding. Most such areas are adjacent to or near the embayments and wetlands and along the Wolcott Creek and Red Creek waterways.

Issues and Opportunities

1. **Sedimentation, Lack of Permanent Outlets, and Flooding** Shoaling occurs in the bays and outlets which are caused by soil erosion and wave action. Soil and sediment are deposited in the outlets connecting the bays to Lake Ontario. Routine dredging is required to keep the outlets open and the channels navigable. Although both bays are adversely affected, Blind Sodus Bay is the most severely affected due to its shallow depth.

Blind Sodus Bay is connected to Lake Ontario by a very shallow and very narrow outlet that penetrates the barrier separating the bay from the lake. The shoaling caused by the action of the waves in the lake periodically fills and at times fully blocks the outlet. At such times, the water from Blind Sodus Creek which empties into Blind Sodus Bay becomes impounded, resulting in the flooding of properties abutting the bay. As virtually all of the adjoining properties contain residential dwellings and private, on-site waste disposal systems, the flood waters engulf the leach beds, saturate the soil, and prevent the septic systems from functioning properly. During flood conditions, raw sewage leaches into the flood water and degrades the quality of water in Blind Sodus Bay. The blocked outlet also prevents boaters from entering or leaving the bay. To prevent flooding, the shallow and narrow Blind Sodus Bay outlet must be dredged frequently.

The shoaling and sedimentation that occurs in Port Bay is similar, but not as severe. Port Bay is also connected to Lake Ontario by a relatively narrow outlet. The outlet, however, is wider and deeper than the Blind Sodus Bay outlet. Although the Port Bay outlet is subject to shoaling, the outlet does not completely fill, so flooding from impounded creek water does not occur. The shoaling and sedimentation does adversely affect navigation, as reefs or sandbars are formed and the outlet and channel must routinely be dredged to ensure that it remains navigable, especially for keel boats.

2. **Stream Erosion** - The removal of vegetation from land adjoining creeks and streams can contribute to soil erosion. Vegetation along creek beds is sometimes removed when property is developed or in conjunction with agricultural activities. The lack of vegetative buffers separating creek beds from development or farm fields can contribute to soil erosion and the eroded soil is eventually carried to the bays, contributing to the sedimentation problem.
3. **Shoreline Erosion** - The shoreline along Lake Ontario is subject to erosion from wave action and storm water runoff. There is no erosion control infrastructure to prevent or curtail the

erosion, which places lakefront properties in peril, especially shoreline that is comprised of bluffs. The storm water and wave action combine to undermine the face of the bluffs, causing large sections to eventually collapse into Lake Ontario. Structures constructed near the tops of the bluffs close to the shoreline may eventually be undermined and destroyed as a result of the erosion.

Recommendations

1. **Model Stormwater Erosion and Sediment Control Ordinance** - The Wayne County Water and Soil Conservation District (WCWSCD) has developed a model ordinance that municipalities may adopt to reduce soil erosion caused by stormwater and soil sedimentation on receiving waterways and bodies of water such as the water in the embayments. The model ordinance should be adopted to reduce soil erosion along the creeks and streams that flow through the Town of Wolcott.
2. **Adequate Setback for Structures** - Ensure that structures constructed along the lakeshore have appropriate setbacks from the lakes and bluffs to eliminate the potential for the structures to be damaged or destroyed as a result of the natural soil erosion that occurs along the bluffs.

Policy 5 Protect and improve water quality and supply in the waterfront area.

Several creeks and streams traverse the Town of Wolcott, all of which flow south to north towards Lake Ontario. The most significant of these are Wolcott Creek, Red Creek, Little Creek, Black Creek and Blind Sodus Creek. The headwaters of Wolcott Creek and Blind Sodus Creek lies south of the Town of Wolcott in the adjoining Town of Butler. The headwaters of Blind Sodus Creek lies in the adjoining Town of Sterling in Cayuga County. The remainder of the streams originate within the Town of Wolcott itself. Wolcott Creek flows directly into Port Bay and Blind Sodus Creek flows directly into Blind Sodus Bay. The remainder of the creeks flow into wetlands located in the northern portion of the Town before the water eventually works its way into Lake Ontario.

Wolcott Creek, located on the west side of the Town, flows through the Village of Wolcott where it forms a pond cascading over Wolcott Creek falls into the creek gorge along its journey to Port Bay. Wolcott Creek serves to carry storm water from the Village of Wolcott as the Village's storm sewers drain into Wolcott Creek. The Village's wastewater treatment plant (WWTP) is also discharges effluent into Wolcott Creek at the southern side of the Village a short distance from the southern tip of Port Bay. As the entire Village of Wolcott is served with sanitary sewer service, water pollution attributable to failing septic systems is not a concern.

Red Creek flows through the Village of Red Creek and forms a pond in the center of the Village similar to the Wolcott Creek Pond in the Village of Wolcott. Red Creek serves to convey stormwater from the Village of Red Creek. Unlike, the Village of Wolcott, however, as much of the Village of Red Creek is not served by sanitary sewers, failing septic systems from adjoining residential and commercial properties represent a threat to water quality.

Little Creek and Black Creek both originate within the Town of Wolcott and both flow through the countryside before flowing into the NYS Wildlife Management Areas in the northern part of the

Town. Black Creek is almost exclusively located within one of the NYS Wildlife Management Areas, so there is very little threat to the water quality of this creek. Although Little Creek flows through the countryside, it does pass near the Hamlet of Wolcott. As the Hamlet lacks sanitary sewer service, the potential for failing septic systems poses a threat to the quality of water flowing in Little Creek.

All of the aforementioned creeks provide a conduit for conveying upstream pollutants to the embayments and lakeshore. Direct and indirect discharges of pollutants and/or soil erosion that may occur anywhere upstream along or near these waterways has the potential to contribute to the impairment of water in the bays and along the lakeshore.

Another threat to water quality is the high density residential development abutting and surrounding the bays. Most of this residential development occurred on very small lots. None of this area is served by public sanitary sewers. All properties must rely on private, on-site septic systems for the disposal of human waste. Many, if not, most of the septic systems were installed decades before New York State began to regulate septic systems and established septic system design standards. In addition, many of the septic systems were constructed to serve seasonal dwellings used on weekends or for only a few months each year.

More and more of what were originally seasonal residences have been converted to year-round residences. The conversions have increased the loading on antiquated and inadequate septic systems. This has contributed to increasing numbers of failing septic systems that discharge untreated sewage into the bays, contributing to the degradation of groundwater and the surface water. The fact that nearly all of the residences on properties abutting the bays rely on on-site private wells or bay water as the source of their drinking water presents a concern from a public health viewpoint as well.

Public Sanitary Sewer Service

Map 8 depicts the areas in the Town of Wolcott served by public sanitary sewers. Nearly all residences and businesses in the Town outside the Village of Wolcott rely on private, on-site septic systems for the disposal of human waste. The area in Town of Wolcott served by public sanitary sewers is confined to the southeastern corner of the Town. The wastewater collected in this area is conveyed via a combination of gravity sewers and force mains to a newly constructed Wayne County Water and Sewer Authority (WCWSA) wastewater treatment plant (WWTP) located north-northwest of the Village of Red Creek. The effluent from the WWTP is discharged into Red Creek before flowing into a large wetland that comprises much of the NYS Wildlife Management Area.

Issues and Opportunities

Water Quality Impairment from point and non-point sources

1. **Impaired Surface Water** - Impairment of the surface water (creeks, streams, wetlands, embayments and Lake Ontario) from upland soil erosion and contaminants and nutrients from point and non-point sources is an issue. Water quality impairment may be attributable to the inappropriate use of household and agricultural herbicides, pesticides, and other chemicals; the inappropriate management of animal waste on livestock farms, and failing septic systems.

2. The Village of Wolcott's wastewater treatment plant is another cause of water degradation. Effluent from the Village's WWTP is discharged into Wolcott Creek, which flows into Port Bay. Although the WWTP is operated so that the effluent does not exceed the SPDES permit limits established by the NYS Department of Conservation, the WWTP is nonetheless contributing higher levels of nutrients to Wolcott Creek and to Port Bay than would otherwise be permitted. This is due to the fact that the WWTP, constructed in 1972, is not capable of attaining the discharge standards DEC requires for newer WWTPs.
3. **Failing Septic Systems** - Outdated, undersized and/or failing septic systems that discharge raw sewage on the surface of the lots have been identified as an issue. Failing septic systems are especially problematic on properties along the waterfronts where the lots are small and the density of development is high, as many of these lots do not have sufficient space to allow for an expansion of the septic leach fields.

Three publications document impaired water quality in the embayments and along the lakeshore. These publications include: *Wayne County Embayments Resource Preservation and Watershed Enhancement Plan* (2008), *Developing a Cooperative Monitoring Strategy for Lake Ontario* (2007), and *New York's North Coast a Troubled Coastline* (2000). The first of the foregoing publications was prepared under the auspices of the Wayne County Soil and Water Conservation District. The last publication was prepared by Joseph C. Makarewicz, Ph.D. a professor at the SUNY Brockport Center for Applied Aquatic Sciences and Aquaculture. The second publication, a whitepaper, contains a section entitled *The Lake Ontario Coastal Zone: Status and Assessment* written by Dr. Makarewicz and Todd Howell, Ontario Ministry of Environment and Energy.

The aforementioned reports document the following sources of pollutants adversely affecting the water in the bays and along the lakeshore:

Point Sources of Pollutants

- Failing septic systems on properties adjoining the bay
- Effluent discharged from the Village of Wolcott's wastewater treatment plant. Although the effluent meets the Village's SPDES permit limits, the limits are high by current standards and contribute to water impairment.

Non-Point Sources of Pollutants

- Domestic (farm) animal waste and fertilizers
- Domestic herbicides and pesticides
- Soil erosion caused by stormwater runoff

High levels of total suspended solids (TSS) and total phosphorus (TP) are found in Port Bay and Blind Sodus Bay. These nutrients create a nutrient rich environment (eutrophication) which contribute to and exacerbate the growth of algae and aquatic weeds in the embayments. The algae

blooms and aquatic weed beds become so thick that they increase the turbidity of the water in addition to adversely affect swimming, fishing and boating in the bays. In the deeper Port Bay benthic anoxia also occurs which prevents cold water fisheries from becoming established in the embayed waters.

4. **Potential for Expanding Sanitary Sewer Service** - The extension of sanitary sewers to serve properties adjoining and near the bays would do much to improve water quality. Sanitary sewer service would enable boater pump-out facilities to be installed and would increase the potential for existing marinas to develop into full-service marinas to attract and better serve boaters. The Red Creek Area Regional wastewater treatment plant (WWTP) provides the opportunity to extend sanitary sewers to serve waterfront properties.

Although the Red Creek Area WWTP was constructed primarily to serve the Butler NYS Correctional Facility and the Village of Red Creek, it was designed to be capable of eventually serving a much larger area. This was done in anticipation that the Village of Wolcott would eventually tie into the WWTP and that sanitary sewers would eventually be extended into the Town of Wolcott and Huron to serve, among other areas, the properties abutting Port Bay, Sodus Bay and Blind Sodus Bay.

In 2006, the Wayne County Water and Sewer Authority (WCWSA) obtained a Lake Ontario Initiative (LOCI) grant. WCWSA used it to engage a civil engineering firm to study the feasibility of extending sanitary sewers to serve Sodus Bay, East Bay, Port Bay and Blind Sodus Bay. The study determined that it would be feasible to extend sanitary sewer service to Port Bay and Blind Sodus Bay, although it would be too costly without Federal and/or State financial assistance. Efforts to persuade the Village of Wolcott to connect to the Red Creek Area WWTP and abandon the Village's WWTP proved unsuccessful. Nevertheless, the opportunity for such action in the future remains feasible.

Although the installation of sanitary sewers around the embayments would improve and protect the quality of water in the embayments, the construction of sanitary sewers could have a negative financial impact on the owners of bay-front properties. The installation of public water and sanitary sewer services typically increase the market value of property. Property assessments rise in response to rising market values which in turn affect the amount of property taxes the owners must pay. Owners of bay front properties who have modest incomes may have difficulty paying higher tax bills along with sewer benefit fees (debt service) and sewer usage fees. Conceivably, moderate income property owners could find themselves in a position of being forced to sell their properties as they might not be able to afford the additional expenses.

According to 2000 Census figures, approximately 25 percent of the residences in the Town of Wolcott are seasonal dwellings. It is safe to assume that most of these seasonal dwellings are on waterfront properties surrounding the bays. Some, if not many, seasonal residents would also object to having to pay higher taxes resulting from the higher assessments as well as paying for debt service on sanitary sewers that they would use for only a portion of the year. Both of the foregoing issues were raised during the public vision sessions by seasonal residents.

5. **Model Septic System Ordinance** - The Wayne County Water Quality Coordinating Committee has developed a model septic system ordinance for municipalities in Wayne County. Although

sanitary sewers may be eventually extended to serve waterfront properties, during the interim such an ordinance could enable the Town to work toward improving the quality of water in the embayments. Public sentiment may support the adoption of a sanitary septic system ordinance that would call for mandatory dye testing of septic systems on waterfront properties while encouraging voluntary dye testing of septic systems elsewhere in the Town. The model septic system ordinance could be modified for the Town of Wolcott's particular need and adopted quickly and easily by the Town Board.

Recommendations

1. Consider adopting the Wayne County Soil and Water Conservation District model septic system inspection ordinance in the short term to improve the water quality in the bays and along the lakeshore.
2. Consider adopting the Wayne County Soil and Water Conservation District model storm water erosion and management control ordinance.
3. Seek grant funding for the construction of sanitary sewers to serve the properties encircling the embayments and other areas of the Town with sufficient density of development.
4. Evaluate the advisability of incorporating environmental protection overlay district (EPOD) regulations into the Town's land use regulations.
5. Assist the Wayne County Water Quality Coordinating Committee to education the public about the adverse affects that the misuse of herbicides and pesticides have on water quality.

Policy 6 Protect and restore the quality and function of the waterfront area ecosystem.

Natural Resources (wetlands, steep slopes, minerals, etc.)

The Town of Wolcott contains large Federal and State regulated wetlands and State-owned Wildlife Management Areas that are in a natural, wild state. The locations of the wetlands and Wildlife Management Areas are identified on Maps 10 and 11. Creeks and streams that run through the Town are also identified on Map 11 as are the locations of steep slopes.

Significant Fish and Wildlife Habitats

Large portions of the Town of Wolcott serve as fish and wildlife habitat. These areas include Port Bay, Blind Sodus Bay and the NYS Wildlife Management Areas. Privately owned woodlands, meadows and farmland also serve as wildlife habitat.

The New York's North Coast a Troubled Coastline report states,

Wayne County's shoreline embayments are of ecological importance containing over 6,807 acres of protected wetlands and host to over 36 species of aquatic plants including three species of protected aquatic plans (e.g., American Lotus)

and the protected soft-shell turtle. All bays are the primary spawning sites of forage fish supporting the food base of the Lake Ontario sport fishery for salmon and trout.

As previously mentioned, these large areas within the Town of Wolcott are part of the NYSDEC Lake Shore Marshes Wildlife Management Area which serves as wildlife habitat. Most of the land within the Wildlife Management Areas is comprised of marsh and wetlands. The Wildlife Management Areas are open to public use, but contain few amenities. Hunting, fishing, trapping, hiking, cross-country skiing and snowshoeing are permitted in the Wildlife Management Areas. Camping is prohibited however. The main purpose of the Wildlife Management Area is to provide a natural habitat for wildlife.

As the Town of Wolcott is sparsely populated and rural, much open space land in the Town outside the Wildlife Management Areas also serves as wildlife habitat. Wooded lands and land containing transitional vegetation are of particular importance. These areas are shown on Map 12 which identifies the type and location of the various land covers found within the Town.

Issues and Opportunities

1. **Invasive Flora and Fauna** - Invasive fauna and flora pose a threat to the fisheries and water quality. The following invasive species have been identified as cause for concern by the New York Sea Grant due to their presence in Lake Ontario.

Aquatic Flora

- Water chestnut
- Purple loosestrife
- Eurasian Watermilfoil

Aquatic Fauna

- Round Gobies
- Zebra & Quagga Mussels
- Spiny & Fishhook Waterfleas
- Sea Lamprey
- Alewife
- Common carp
- Blueback herring
- New Zealand mud snail

In addition to the aquatic fauna, Mute Swans, a terrestrial form of invasive fauna, have also been identified as a nuisance in Wolcott.

2. **Aquatic Weeds in the Embayments** - Aquatic weeds found in the bays are a nuisance to boaters and swimmers. Historically, the Wayne County Soil and Water Conservation District (WCSWCD) assumed responsibility for harvesting the aquatic weeds in the bays. In 2007, the WCSWCD announced that that beginning in 2008, the agency would no longer harvest the weeds. The WCSWCD encouraged the various bay improvement associations to form a not-for-profit cooperative to take over responsibility for harvesting aquatic weeds. WCSWCD's proposal met with opposition by members of the bay improvement associations and efforts to form an Inter-municipal collaboration also proved unsuccessful.

3. **Preservation and Enhancement of Wildlife Habitat** - State and Federal programs that make funding available to private property owners and others to preserve and enhance wildlife habitat exist. Among these are the Habitat/Access Grant, a NYS program, and the Wetland Reserve Program (WRP) and Wildlife Habitat Incentive Program (WHIP), both Federal Programs. Not all landowners whose land serves as wildlife habitat may be aware of these funding programs.

Recommendations

1. Encourage the owners of large tracts of land to place a voluntary conservation easement on portions of their properties.
2. Encourage rural property owners to participate in the Habitat/Access Grant program, the Wetland Reserve Program (WRP) and Wildlife Habitat Incentive Program (WHIP) to enhance wildlife habitat.
3. Retain the cluster development provisions of the Town's land use regulations and encourage developers to preserve open/green space by clustering new development.
4. Encourage waterfront property owners to work with NYSDEC to assist the agency to eliminate invasive species of flora and fauna.
5. Assist NYSDEC to control and eradicate nuisance species of aquatic flora and fauna by reporting sighting to the NYSDEC.
6. Continue to explore collaborative and intermunicipal solutions for harvesting nuisance aquatic weeds in the bays.

Policy 7 Protect and improve air quality in the waterfront area.

The quality of air in the Wolcott waterfront area is very good. As Wolcott is a rural, sparsely populated community with nearly no industrial businesses, industrial air pollution is virtually nonexistent. Nor is air pollution from motor vehicle exhaust problematic. Due to the Town's very rural nature and low-population density, motor vehicle traffic is very low. Although Routes 104 and 104A carry significant volumes of motor vehicle traffic through the Town of Wolcott, the absolute number of vehicle is relatively low. Moreover, NYS Routes 104 and 104A pass through the Wolcott near the southern and eastern borders of the Town so the prevailing westerly winds carry motor vehicle exhaust fumes away from the Town of Wolcott.

Issues and Opportunities

Farms can and do contribute odors which some residents find offensive. Agricultural land comprises more than 25 per cent of the land area within the Town of Wolcott. The production and use of animal manure for soil enhancement can and does result in odors at certain times of the year. Farmland used for dairy, meat and egg production accounts for approximately only 15 percent of all of the farmland in the Town and farm odor issues tend to be more localized and affect limited numbers of residents. A large egg farm centrally located owned and operated by Wegman's Supermarket, is the most significant source of disagreeable odors.

Despite the presence of agricultural odors that some residents find disagreeable, the Town of Wolcott has no legal authority to impose regulations on farmers to reduce the odors as long as the farms are located within a Wayne County Agricultural District. Article 25-AA of the NYS Agricultural and Markets Law was adopted by NYS to provide protection to farmers so that they could practice their farming free from nuisance complaints and legal action initiated by residents who find certain traditional farming practices offensive. Farmers whose lands are located within an Article 25-AA Agricultural District have a legal right to farm their land using traditional farming practices even though the odors that are produced may be offensive to some residents.

Farmers, however, are often unresponsive to the effect agricultural odors have on neighboring residents. Many farmers seek better ways to manage their animal waste in order to reduce odors and potential water pollution. Agencies such as the Wayne County Soil and Water Conservation District, the National Resource Conservation Service, and the Cornell Cooperative Extension Service have programs to assist farmers to better manage animal waste in ways that help to reduce odors.

Recommendations

Encourage farmers to seek assistance from and follow the guidelines of the Wayne County Soil and Water Conservation District, the Natural Resource Conservation Service and the Cornell Cooperative Extension Service to better manage animal waste in order to minimize odors.

Policy 8 Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and wastes.

Environmental degradation related to failing on-site private septic systems and the lack of public sanitary sewer service was previously described and discussed under Policy 5 above.

Environmental Issues Hazardous Waste Sites, Solid Waste, etc.

The only solid waste landfill within the Town of Wolcott is the former Town of Wolcott landfill located on the East Side of Lawville Road immediately north of the RG&E right-of-way (former the Penn Central Railroad right-of-way). The landfill was closed several years ago in accord with a New York State Department of Environmental Conservation closure plan. Monitoring wells were installed at the time of closure and groundwater is routinely tested to ensure contaminants do not migrate from the site. Solid waste in the Town is collected by private refuse collection companies. Individual property owners contract with the refuse collection and disposal companies to receive refuse service. Disposal occurs at NYSDEC-licensed solid waste landfills outside the Town.

Issues and Opportunities

The potential for household and agricultural pesticides and herbicides contributing to environmental degradation is a concern. There is also concern about manure from farm animals degrading water quality. The Wayne County Water Quality Coordinating Committee works in conjunction with the Wayne County Soil and Water Conservation District to educate farmers and homeowners about the proper use of herbicides and pesticides and the potential harm that may result to water resources if used inappropriately. The agencies also assist farmers to develop soil nutrient and animal waste

management plans and to design animal waste management facilities. The agencies also educate farmers on best practices for managing animal waste to prevent water degradation.

Recommendations

1. Assist the Wayne County Water Quality Coordinating Committee to educate the public about the proper use of herbicides and pesticides and the harm such substances can have on the quality of water if overused or abused.
2. Encourage farmers to seek assistance from and follow the guidelines of the Wayne County Soil and Water Conservation District, the Natural Resource Conservation Service and the Cornell Cooperative Extension Service to follow best practices for the application of manure to enrich soil while preventing water pollution.

Policy 9 Provide for public access to and recreational use of waterfront waters, public lands, and public resources of the waterfront area.

Existing Water Uses

The following water uses and water-related uses currently occur in the Town of Wolcott:

- Beachcombing
- Swimming
- Camping
- Charter fishing
- Recreational & ice fishing
- Hunting and trapping
- Snowmobiling
- Recreational Boating (sailboats, motorboats, canoes / kayaks)

Public Access and Recreational Resources

Public access to Lake Ontario and the embayments in the Town of Wolcott is extremely limited. Virtually all of the developable land adjoining the embayments has been developed for residential purposes.

Access for boaters who tow their boats on trailers is provided at three locations within the Town of Wolcott. Two locations are on the east side of the Bay and one on the west side. McCoy Port Bay Marina, a commercial marina, is located along the east side of Port Bay at 8031 East Port Bay Road. McCoy Port Bay Marina has a boat ramp the public may use for a fee to launch their boats, and four boat slips for transient boaters. Port Bay Marina also sells boat fuel. The owner also operates a sports fishing charter service. The Anchorage Marina is located at 7911 East Port Bay Road. The facility has a boat ramp available for public use for a fee and docks with three (3) transient boat slips.

A NYS Department of Environmental Conservation boat launch is located on the west side of Port Bay accessible from West Port Bay Road. The facility contains a parking lot, boat ramp and two

docks each with a boat slip. Use of the NYSDEC boat launch is free to the public. The parcel also provides public access to Port Bay for fishing.

Two additional boater access points exist on the west side of Port Bay a short distance outside of the Town of Wolcott in the adjoining Town of Huron. One is a commercial marina (Pier One Marina and Restaurant), the other is another NYSDEC boat launch. Pier One Marina and Restaurant, at 8109 West Port Bay Road, has a boat ramp that the public may use for a fee and four visitor boat slips. Pier One also offers sewage pump out services. The marina also contains a restaurant that is open to the public. A fishing charter service also operates from the site. The other NYSDEC boat launch is located at the very northern end of West Port Bay Road on the barrier separating Port Bay from Lake Ontario. The facility contains a parking lot, a boat ramp, and a dock with two boat slips. The State-owned parcel has a significant amount of shoreline which provides access to Port Bay and Lake Ontario for fishing purposes.

Holiday Harbor at 9415 Blind Sodus Bay Road is a combination commercial marina and campground operating on Blind Sodus Bay. The marina has a boat launch and dockage with 50 slips for visitor boats. Holiday Harbor also offers boat rentals. There are no publicly-owned boat ramps on Blind Sodus Bay.

Boater access to and from Lake Ontario from each of the bays is provided by narrow outlets that cut through the barriers separating the embayments from Lake Ontario.

A few of the Town's roads, which terminate at Lake Ontario at their northern end, provide limited public access to Lake Ontario. These include Brown, Larkin and Howland Roads and Broadway. No improvements such as parking lots, turnarounds or cul-de-sacs, or observation areas have been made at the termini of these roads to enhance physical and visual accessibility to the Lake. There are also no public swimming beaches in the Town of Wolcott.

The Town of Wolcott has no recreational parks of its own nor are there any County recreational parks within the Town. The only public parks in the Town are owned and maintained by the Village of Wolcott. Wolcott Falls Park, a small park approximately 0.75 acres in size, adjoins Wolcott Creek and the creek gorge. The park contains a picnic pavilion and picnic tables, barbecue grills, restrooms, playground and observation deck. The Wolcott Village Park, approximately one acre in size, is located in the center of the Village, contains a bandstand pavilion and functions as the Village green.

The Town also contains one privately-owned, public golf course, Port Bay Golf Course. This 18-hole course located at 7430 East Port Bay Road. The golf course abuts the wetlands at the southern end of Port Bay near where Wolcott Creek feeds into the Bay, but the land has no frontage on the bay or creek.

Three large tracts of land owned by NYS Department of Conservation and serving as wildlife management areas are located in the northern part of the Town of Wolcott. These tracts of land are part of the Lakeshore Marshes Wildlife Management Area which include large tracts of land in the neighboring Town of Huron to the West. Two of the tracts in the Town of Wolcott abut Lake Ontario and extend southward well into the Town. The third tract is located at the southern end of Port Bay. The wildlife management areas are open year round for public use, but during hunting

season use is predominated by hunters. The tracts of land contain virtually no improvement apart from the public boat launch in the tract at the southern end of Port Bay previously described.

Issues and Opportunities

1. **Lack of Permanent Outlets/Channels** - Blind Sodus Bay is connected to Lake Ontario by a very shallow and very narrow outlet which penetrates the barrier separating the bay from Lake Ontario. Lake Ontario currents and wave action cause shoaling in the outlet, which at times becomes completely blocked causing flooding of abutting properties as previously described under Policy 4.

Dredging in Blind Sodus Bay several times each year is required to address the shoaling and to keep the outlet open for boater access. In addition, eroded soil deposited by Blind Sodus Creel necessitates dredging within the bay to keep the channel navigable. The Regional Dredging Management Plan (Revised 2003 and currently being revised again) states that dredging of the outlet and channel typically is carried out three times per year: during the last week of May, immediately prior to Independence Day (July 4th) and immediately prior to Labor Day. Approximately 225 cu. yds. must be dredged annually from Blind Sodus Bay. The spoils from the dredging are stockpiled adjacent to and east of the outlet. Without the frequent dredging there would be no boater access to and from Lake Ontario.

Port Bay, like Blind Sodus Bay, is connected by a relatively narrow outlet that cuts through the barrier separating Port Bay from Lake Ontario. Although the Port Bay outlet is somewhat wider and deeper than the Blind Sodus Bay outlet, shoaling is also problematic at Port Bay. Annual dredging with a drag line on a crane is necessary to keep the outlet and channel sufficiently deep to allow boat access to and from Lake Ontario. Spoils from the dredging are also stored on site, being stockpiled on the west side of the outlet. Approximately 1,000 cu. yds. must be dredged from Port Bay.

The cost for dredging of Port Bay is paid by the Port Bay Improvement Association. Similarly, the Blind Sodus Bay Improvement Association pays to have Blind Sodus Bay dredged.

2. **Limited Public Access to the Waterfront** - Public access to the waterfront in the Town is limited. The Town has no public beaches or waterfront parks. Virtually all waterfront properties along the shoreline of the bays are privately owned and are developed for residential use. The NYS Wildlife Management Areas, large tracts of land that abut Lake Ontario and occupy long sections of the lakeshore, are comprised largely of wetlands in a natural, wild state. These large wetlands impede public access to the lakeshore despite the fact that the Wildlife Management Areas are public lands. Only a couple of roadways run through the Wildlife Management Areas to Lake Ontario. There are no public trails along the lakeshore or around the embayments. Although Lake Ontario and the embayments have tourist appeal, the very limited pedestrian and motor vehicle access diminishes the tourist appeal.

Boater access for persons who trailer their boats is much better than pedestrian and motor vehicle access. Two public boat launches are available on Port Bay. Two private boat launches on Port Bay and one on Blind Sodus Bay are available for public use for a fee.

3. **Potential to Eliminate or Reduce Need for Dredging Outlets/Channels** - The construction of breakwaters into Lake Ontario at Port Bay and Blind Sodus Bay would protect the outlets and channels from the shoaling that is caused to wave action and currents and would result in a permanent outlet and channel. The US Army Corps of Engineers, which undertook some very preliminary analysis of the Port Bay outlet and channel in the late 1970's, continued to express interest in the project through the late 1990's. The Corps of Engineers even developed a concept design for breakwaters, but the lack of the required local funding match needed for a full-fledged preliminary engineering analysis kept the feasibility study from being carried out. As a result, the project has remained in abeyance since that time.

An engineer who owns property adjoining Blind Sodus Bay has also developed a concept design for breakwaters to protect the Blind Sodus Bay outlet and channel from shoaling caused by wave action and lake currents. Similar to the situation with Blind Sodus Bay, a preliminary engineering study to document the feasibility of the project has, however, not been undertaken.

Preliminary engineering studies need to be completed to document the feasibility of the breakwater projects for both bays. As the existing funding programs require local matching funds, efforts need to be made to come up with the necessary local match or to find another funding source that could be used for the local match before pursuing the grant funding for the feasibility study.

4. **Potential for Port Bay to Become a Safe-Haven Harbor** - Port Bay has the potential to be designated as a *Safe-Haven Harbor*. In order to qualify, Port Bay must have a suitable outlet and channel and must have facilities and services for transient boaters. The owner of Port Bay Marina has expressed an interest and desire to construct and install improvements at his marina for transient boaters. If breakwaters can be constructed to maintain a permanent outlet and channel, the owner of Port Bay Marina would be able to undertake the improvements necessary to accommodate transient boaters. This would then enable Port Bay to be designated as a *Safe Haven Harbor*.
5. **Ecotourism Potential** - Ecotourism has become a burgeoning sector of the tourism industry and Wolcott is resource rich with ecological assets. The large tracts of land in the Lake Shore Marshes Wildlife Management Area, nearly 2,000 acres, represent a very large natural habitat for flora and fauna and a potential ecotourist destination. Although most of the land is in a natural, wild state and not readily accessible to the general public, the NYS Department of Environmental Conservation (NYSDEC) has in other wildlife management areas in the State constructed parking lots, walking trails, and wildlife observation decks and boardwalks in response to municipal requests for such amenities. Such improvements in the Wildlife Management Areas in Wolcott would likely attract more ecotourists into the Town.

The newly constructed Montezuma Audubon Center in the nearby Town of Savannah opened for operation in 2007. The State-owned facility is operated by the Audubon Society and contains a bird education center with various sorts of programming, walking trails, bird observation decks, and boat launches for water-based birding. Ecotourism efforts in Wolcott could be linked to the Montezuma Audubon Center in order to attract more tourists into Wolcott.

Recommendations

- 1.a. Undertake preliminary engineering studies to demonstrate the feasibility of constructing breakwaters to protect the Port Bay and Blind Sodus Bay from shoaling so that permanent outlets and channels can be established. Pursue grant funding to assist in defraying the local cost of the preliminary engineering and feasibility studies.
- 1.b. Establish permanent outlets and channels for Port Bay and Blind Sodus Bay following the completion of the preliminary engineering and feasibility studies by constructing breakwaters and other calls for improvements. Pursue grant funding to assist in defraying the local cost of constructing the breakwaters and other improvements.
- 1.c. Encourage and work with the owners of local marinas to install and construct improvements in Port Bay to accommodate transient boaters and seek Safe-Haven Harbor Status for Port Bay. Seek grant funding to help defray the local cost of the transient boater improvements.
2. Encourage the owners of waterfront property to bequeath their land to the Town or to donate their land to the Town while retaining life use with the long-term goal of turning the parcels into public parks or accessways to the water.
3. Encourage the owners of properties that abut creeks and streams to provide NYSDEC with Permanent Fishing Rights (PDR) easements for use by anglers where such lots are sufficiently large and the access is remotely located from residential dwellings on adjoining properties.
4. Consider establishing a Reserve Fund to accumulate funds to purchase some waterfront property when such property becomes available.
5. Consider pursuing grants through the Environmental Protection Fund (EPF) and Land and Water Conservation Fund (LSCF) programs to use for the purchase of waterfront property for public recreational use.
6. Construct parking facilities, turnarounds and install benches at the northern end of Town roads that terminate at Lake Ontario.
7. Work with NYSDEC to install canoe and kayak launching docks and parking facilities on State-owned Wildlife Management Area land at key locations such as where Larkin Road and Broadway cross Red Creek.

Working Waterfront Policies

Policy 10 Protect water-dependent uses and promote siting of new water-dependent uses in suitable locations.

Water-dependent commercial uses including commercial recreational uses are extremely limited in the Target Area. Potential for expanding water-based or water-related commercial development is very limited due to the type and amount of development that has occurred in the past. Virtually all of the developable land abutting the waterfront surrounding the bays contains residential dwellings. Much of the residential development occurred decades ago in the form of seasonal cottages and

summer homes. More recently, some of the seasonal cottages have been expanded in size and winterized for year-round use.

Nearly all of land adjoining Lake Ontario that could be developed does not provide physical access to the lake, as the land is situated atop of high and steep bluffs. Undeveloped land situated at lower elevations along Lake Ontario is comprised of Federal and State regulated wetlands or is within the NYS Wildlife Management Area, rendering the land as either not suitable or unavailable for water-dependent commercial uses.

Only three existing commercial businesses are located along the eastern shore of Port Bay and one along the western shore of Blind Sodus Bay. The three businesses adjoining Port Bay include two small, private marinas and a small restaurant. The business adjoining Blind Sodus Bay is a combination private campground and marina. All of the businesses operate only seasonally, generally from early May to the end of September. The only other business near the waterfront is a private golf course open to the public. The golf course is not water dependent. In fact, a large wetland separates the golf course from Port Bay and Wolcott Creek, screening views of Port Bay and Wolcott Creek from the golf course.

Issues and Opportunities

1. **Lack of Suitable, Undeveloped Land for Commercial Development** - No large or relatively large undeveloped parcels of land in locations that would provide water-front access exist for water-dependent or water-related commercial development. Although some undeveloped land adjoins Lake Ontario, the lake is not accessible from the land due to topographical features. These features include high, steep bluffs in some areas and Federal and State regulated wetlands in other area along much of the remaining shoreline. Much of the land along Lake Ontario is within a NYS Wildlife Management Area as well.

Nearly all of the waterfront lots, especially those that adjoin the embayments are very small. In order for commercial development to occur, it would be necessary for a developer to purchase several lots in order to assemble the amount of land needed to accommodate not only a commercial building, but also parking lot and a septic system suitable in size for the type of business. Space for screening and buffering the business from adjoining residential properties would necessitate the acquisition additional land as well.

Virtually all of the lots adjoining the bays contain residential structures. Therefore, acquisition costs would be very high, especially if several lots needed to be purchased. There would be demolition costs and the cost to remove and dispose of the existing septic systems and to install a new septic system. Even if sanitary sewer service were available, such an undertaking would be very expensive.

2. **Poor Access and Lack of Visibility to Motorists** - The existing water-dependent businesses in the Town of Wolcott are all remotely located on narrow, local, dead-end roads that carry low volumes of predominantly local traffic during the summer months and little traffic during the remainder of the year. The existing water-dependent businesses are not visible or easily or quickly accessible from NYS Route 104/104A. The main motor vehicle corridor through the northern part of Wayne County, NYS Routes 104 and 104A pass through the southern and

eastern portions of the Town of Wolcott some distance from the embayments. Opportunities for these businesses to capitalize on the high volumes of traffic that travels along the Route 104 and 104A corridors are nearly nonexistent. Moreover, with the exception of the campground/marina on Blind Sodus Bay, the existing businesses are so small in size that they are not capable of attracting many, if any, tourists from outside the area. These small, existing water-dependent businesses cater almost exclusively to local and seasonal residents. See next issue entitled *Lack of Critical Mass*.

3. **Lack of Critical Mass of Tourism / Tourism Related Businesses** - The Town of Wolcott has just a very few existing businesses outside of the Villages of Wolcott and Red Creek. Only five businesses in the Town of Wolcott would be considered tourist-type businesses. These include the very small, water-dependent businesses previously identified and the golf course. Wolcott lacks tourist and/or tourist-related businesses in sufficient number and in sufficient concentrations to attract tourists into the community.

Communities that have concentrations of retail businesses, whether the businesses are tourist-related businesses or not, are much more viable than communities that contain just a few retail businesses, especially if the businesses are small and geographically dispersed. A concentration of businesses typically attracts many more customers than a few geographically dispersed and isolated businesses. A concentration of businesses offering a fairly wide range of products and services, whether for local residents or tourist, is necessary for the community to become a shopping or tourist destination. Without a critical mass, it is difficult for small conventional retail businesses to attract enough local shoppers to be profitable and extraordinarily difficult for small tourist businesses to attract sufficient numbers of tourists. Customers are drawn much more to areas with concentrations of businesses, which the Town of Wolcott currently lacks. In view of the lack of available waterfront land for water-dependent or water-related business development, it is unlikely that a critical mass of such development can be established.

4. **Lack of Lodging** - Wolcott has extremely limited lodging facilities. Most overnight visitors to the area are forced to find lodging in other communities, unless they are campers and wish to camp at the family campgrounds on Blind Sodus Bay. Moreover, most of the lodging facilities are a significant distance from Wolcott, which siphons tourism revenue away from the Town. A local developer has been working for a few years to obtain the financing needed to construct a motor lodge along Route 104 immediately south of the Town of Wolcott. If lodging facilities were to be constructed at this location, lodgers and tourists staying at the facility would likely spend more of their money in Wolcott than in adjoining communities.
5. **Lack of Commercial Tax Base** - The Town's commercial and industrial tax base is small. The Town's tax base contains only a few commercial properties that provide small amounts of property tax revenue. Consequently, most of the property tax revenue is paid by residential property owners and the owners of farms and agricultural land. Without a commercial tax base, it is difficult for the Town Board to keep property taxes affordable, yet raise adequate revenue to fund basic Town services.
6. **Lack of Infrastructure to Support Economic Development and the Potential to Extend Public Water Service** - Limited public water and sanitary sewer infrastructure constrains the development of commercial, tourism and tourism-related businesses in the Town. As

previously described, very few properties in the Town have public water and sanitary sewer service available. Sanitary sewer service is neither available to properties abutting the embayments, nor to most of the Town, for that matter. Public water service, although available in a larger area, still is not widely available.

Private wells that provide insufficient quantities of water and/or poor quality water are common in many parts of the Town. Such wells do not offer a suitable alternative to public water service, especially for tourist and tourist-related businesses. Septic systems also are usually not a suitable option to public sewer service for businesses development.

Municipal water service is available to properties along East Port Bay and to a small segment on the southeast coast of Blind Sodus Bay. The Town of Wolcott was awarded a Small Cities grant in 2007 to pay for the extension of a water main along the southern segment of West Port Bay Road and Furnace Road between West and East Port Bay Roads. This project was recently completed. The presence of existing public water infrastructure near or along portions of the bays provides the potential for extending the water mains to serve even more waterfront properties. The Town is currently working with the neighboring Town of Huron to obtain Federal funding to extend public water service along the entire west side of Port Bay which will result in public water service being available to all or nearly all properties around Port Bay.

7. **Lack of Boater Services** - Neither Port Bay nor Blind Sodus Bay have full-service marinas. Although the marinas in both bays offer sewerage pump-out services and sell fuel, boating supplies and equipment, food provisions and repair services are not available. Transient boaters traveling along Lake Ontario are more inclined to pass Port Bay and Blind Sodus Bay in favor of stopping in harbors that provide a wider range of services such as marinas in nearby Sodus Bay or the marinas in Pultneyville and Fair Haven.
8. **Low Profile of Tourism and Recreational Assets** - Port Bay, the private and public boat launches and marinas, the campgrounds and the large tracts of publicly accessible wildlife management areas are “well-kept secrets.” Many if not most travelers and tourists traveling through the community along Route 104, 104A or the Seaway Trail are often unaware of the presence of these natural and recreational water-based community assets. They are not visible from the major highways and byways. Furthermore, directional and promotional signage is lacking. These circumstances prevent travelers from learning about the community’s natural and recreational assets.
9. **Limited Market for Tourism and Tourism-Related Businesses** - Tourism and tourism-related businesses in New York State in general are often not financially viable due to the relatively short tourist season. Although the Wildlife Management attract some hunters in the fall and Lake Ontario and the embayments attract some ice fishing enthusiasts and snowmobilers during the winter months overall, fewer people from outside the community travel to or through Wolcott from late fall to the late spring. Boating, swimming, charter fishing, beach combing, bicycling and nature observing all tend to be “fair weather” activities. In addition, many of the people who reside in the waterfront residences are seasonal residents only. Of the 1,377 dwelling units in the Town, 345 or 25.1 percent are seasonal or occasional-use dwellings, according to U.S. Census data. When seasonal residents depart for the fall and winter, the local market for supporting local business diminishes in size. This is the reason that the existing small tourist businesses in Wolcott close for the winter.

Tourism and tourism-related businesses that must operate during a short season often cannot generate sufficient revenue to remain viable. This is especially true if development costs are high as they would be in Wolcott, as previously discussed. Tourism and tourism-related businesses often must rely on the patronage of local residents during the off-tourist season to survive. This is best achieved by providing goods and services that local residents need year round in addition to the goods and/or services provided for tourists.

10. **Public Opposition to Water-Dependent Commercial Development** - Despite public desire for economic development and improved employment opportunities in Wolcott, opposition to commercial development in areas adjoining the embayments has been expressed by residents residing in these neighborhoods. The areas adjoining the bays are quiet residential neighborhoods. The few existing businesses are small and cater mostly to local residents rather than to tourists from outside the area. Most of the traffic along the roadways leading to the embayments is dead-end roads which carry low volumes of predominantly local traffic.

During the preparation of this Vision Plan, waterfront residents voiced strong opposition to proposed recommendations formulated to attract more transient boaters or tourists to the bays or to the shoreline. Waterfront residents attending the visioning sessions stated that they preferred to preserve the tranquility of the bays and the peaceful residential neighborhoods surrounding the bays. They viewed increased tourist traffic and increased boater traffic and congestion as a threat to the tranquility and quietude they now enjoy.

11. **Lack of Permanent Channels** - The lack of permanent outlets or channels connecting the bays to Lake Ontario is an issue for existing and potential water-dependent business development, especially for the marinas that could attract transient boaters. The marina owners are not likely to make a significant financial investment to expand or improve their marinas and services if they cannot be assured that boaters will have access from Lake Ontario. The construction of protective breakwaters and permanent outlets and channels would eliminate this impediment to business development and would provide an inducement for the marina owners to invest in their businesses.
12. **Seaway Trail** - The Seaway Trail, a scenic NYS byway along the shores of the St. Lawrence Seaway, Lake Ontario, the Niagara River and the eastern portion of Lake Erie passes through the Town of Wolcott. The “trail” follows along Route 104A from the Cayuga County line to Route 370 then along Route 370 to Ridge Road. The Seaway Trail passes through the Village of Wolcott along Oswego and Main Streets before it continues out of the Village and Town westward again along Ridge Road. The Seaway Trail brings transient tourists in automobiles and bicycles through the Town of Wolcott each year. These transient tourists represent a portion of the available tourist market.
13. **Fishing Tournaments** - Annual fishing tournaments are held each year along the shore of Lake Ontario throughout Wayne County. These tournaments attract hundreds of tourists to the area for brief periods of time, which provides an appreciable infusion of revenue into Wayne County. Wolcott benefits from the expenditure of tourist dollars on fuel, food, supplies and charter boat rentals.
14. **Human-Powered Boating Tourism Potential** - Human-powered boating represents a growing segment of the boating industry. More and more people are canoeing and kayaking for

recreation and leisure than ever before. Human-powered boats are ideally suited for shallow waters such as in creeks and marsh areas such as those found at the southern end of Port Bay. Boaters can quietly approach and observe wildlife in human-powered boats. Human-powered boating and ecotourism represent a natural marriage. Although the marsh areas at the southern portion Port Bay provides an ideal situation for boat-related ecotourism, the NYSDEC boat launch is tucked away at the end of a lengthy access road away from the view of motorists traveling along West Port Bay Road. People can easily drive past the access road without discovering the boat launch.

Red Creek also winds its way through one of the wildlife management tracts and provides a tremendous opportunity for boat-based ecotourism. Improved boater access to Red Creek at strategic points such as near locations where the creek crosses beneath roadway, e.g., along Broadway and Younglove Road, would encourage greater amounts of boat-based ecotourism.

Recommendations

1. Take the steps necessary to construct permanent channels between Lake Ontario and Port Bay and between Lake Ontario and Blind Sodus Bay to ensure boater ingress and egress from Lake Ontario and the Bays. This recommendation includes the following steps:
 - a. Seek grant funding to undertake engineering studies to determine the feasibility of establishing permanent channels through the construction of jetties or other structures that would eliminate the sedimentation currently occurring within the channels.
 - b. Prepare engineering studies to evaluate the feasibility of establishing the permanent channels, identify alternative solutions, develop cost estimates for each alternative and evaluate the cost effectiveness of each alternative.
 - c. Work with the U.S. Army Corps of Engineers, NYS Department of State and the NYS Department of Environmental Conservation to obtain the approvals and support of these agencies for the recommended solutions.
 - d. Seek grant funding and construct the permanent channels when grant funding for the projects has been obtained.
2. Work with NYSDEC to install canoe/kayak launching docks and parking facilities on State-owned land at locations where Larkin Road and Broadway cross the Red Creek and at other key locations where public access is feasible. (Also listed under *Preserve and Improve Public Access to the Bays and Lake Ontario*)
3. Establish a *Blueway* trail or trails (boating trails) in the Town of Wolcott for use by ecotourists and human-powered boat enthusiasts. EPF grant funds are available for this activity.
4. Work with NYSDEC and NYSDOH to install and improve signage along Route 104 and 104A to inform the public and transient motorists of the presence of water-based and ecotourism-based recreational opportunities available in Wolcott.
5. Work with Wayne County and the Villages of Wolcott and Red Creek to improve directional signage along Ridge Road and within the Village to enable tourists and other visitors to easily

find their way to Port Bay, Blind Sodus Bay and the NYSDEC boat launch(es) and wildlife management areas.

6. Work with NYSDEC to incorporate plans into the Wildlife Management Area Master Plan for the development of nature trails, observation decks, parking lots and other amenities for encouraging ecotourism.
7. Establish linkages with the Montezuma Audubon Center in Savannah to promote birding and other ecotourism opportunities in NYS Wildlife Management Areas in Wolcott.
8. Work with the Wayne County Office of Tourism to develop materials to promote the ecotourism opportunities and *Blueway* trails in Wolcott.
9. Work with the Villages of Wolcott and Red Creek to develop a self-guided tour of historic buildings complete with tour map and brochure.
10. Utilize geocaching opportunities to establish caches in the Town of Wolcott and the Villages of Wolcott and Red Creek to bring visitors into the community.

Geocaching is a rapidly growing leisure activity, a high-tech form of treasure hunting. Prizes are hidden (cached) and the geographical coordinates of the caches are made available on websites. The treasure hunters use geographical positioning system (GPS) devices to locate the hidden treasures (caches).

11. Encourage local retail businesses to cooperatively erect and maintain inviting signage and with attractive landscaping and/or flower beds at the gateways leading into the community.
12. Continue to sponsor an annual community festival to draw visitors into the community, e.g., the Strawberry Festival, the Apple Harvest Festival and the car show. Explore the potential to host an annual windsurfing regatta in Port Bay or Blind Sodus Bay and a cook-off festival.
13. Encourage the establishment of a full-service marina on Port Bay.
14. Establish bicycle tour routes with linkages to the Seaway Trail and the Route 104 Corridor Trail. [The section of the Route 104 Corridor Trail through Wolcott will be constructed along the RG&E easement (former Penn-Central Railroad right-of-way) between the Villages of Wolcott and Red Creek.]
15. Encourage the Chamber of Commerce to facilitate cooperative advertising and promotional activities among local merchants designed to draw visitors into the community and to maximize the cost-effectiveness of such endeavors.
16. Designate an area or areas within the Town for commercial development that are suitably located for such use due to visibility, accessibility and availability of public water and sanitary sewers.
17. Encourage the Village of Wolcott and downtown property owners to seek a NY Main Street grant to make interior and exterior building improvements to increase the eye appeal of the downtown to tourists and motorists passing through.

Policy 11 Promote sustainable use of living marine resources in the waterfront area.

Although commercial fishing does not occur in the Wolcott areas, sports fishing is a very important area attraction and contributes to the local economy. Fishing tournaments attract anglers from all over the northeast into and through Wolcott to Lake Ontario to fish for salmon and other sports fish. Charter fishing boat service also attracts anglers to the community. The owners of the marinas on Port Bay currently provide charter fishing services which is an important and vital adjunct to the other services the marinas provide. The influx of anglers contributes significantly to the local economy. Anglers purchase fuel for their boats, food and provisions, fishing tackle and more, providing an annual infusion of cash from outside the area that reverberates through the local economy. The sports fishing attraction depends on healthy fisheries and ample sports fish. Anglers will not travel to the area if the fisheries are lacking.

Issues and Opportunities

The two most significant threats to fisheries and living marine resources are water pollution and invasive species. The presence and causes of water pollution and the degradation of water quality were previously identified and expounded upon under Policy 5. The presence and threat of invasive aquatic fauna species was previously identified and discussed under Policy 6.

Recommendations

The recommendations set forth under Policies 5 and 6 represent the most effective measures for improving the water quality, controlling invasive fauna and protecting the vital fisheries in Lake Ontario and the embayments.

Policy 12 Protect agricultural lands in the waterfront area.

Important Agricultural Lands

Most of the agricultural land within the Town consists of fairly large tracts as Map 13 reveals. Large tracts of good quality agricultural land, especially when in close proximity to each other, increases the value of the land for agricultural purposes. Farmers can more efficiently operate equipment on large tracts and tracts that are close together reducing fuel consumption as well as the amount of time needed to till, cultivate or harvest crops. Preserving large tracts of land is important to preserving and strengthening agriculture in a community.

A comparison of Map 2 (Current Land Uses) with Map 13 reveals that much, but not all of the land used for agricultural purposes is within Wayne County Agricultural Districts. Farms located within Agricultural Districts benefit from the protections afforded under Article 25-AA of the New York Agricultural and Markets Law. These protections include among other things, exemption for most local land use regulations and protection from nuisance suits from neighbors who may object to the noise, odors and dust inherent in farming.

Farm properties within Agricultural Districts also enjoy the benefits associated with lower property assessments. Agricultural land used for farming is assessed based on the value of the land for agricultural purposes, not on the market value of the land for development purposes. Development pressures often cause the market value of land to rise rapidly, reflecting increasing demand for vacant land for development purposes. As Wolcott has not been and is not currently under development pressure, the financial benefit associated with the lower assessments for farmland is relatively modest at the current time. As public water and sanitary sewer infrastructure is constructed to serve larger areas of the Town, development pressure could increase and the financial benefit to farmers having their land within an Agricultural District would increase as well.

Issues and Opportunities

Farming is a difficult and risky business. Poor weather conditions can often destroy crops or greatly reduce crop yields resulting in low profits or losses. Often a farmer's major source of farm income is dependent on a single crop or single harvest each year. If the crop is destroyed or low yields occur, farmers have few, if any, opportunities to recoup those losses until the following year when new crops are planted and harvested. In today's agricultural economy, farmers must often supplement their farming income by working non-agricultural jobs off the farm or by operating supplemental home-based businesses. This nonagricultural income is very important for preserving farming. Some, if not many farmers would not be able to continue to actively farm their land if it were not for the supplemental income they earn or make from nonagricultural pursuits.

Recommendations

1. **Adopt a local Right-to-Farm Law** - Although a Right-to-Farm Law bestows no “rights” to farmers, the adoption of such a law conveys a message to the public and to farmers that agriculture is an important component of the local economy and is supported by the local community.
2. **Farmland Protection Plan** - Consider the advisability of developing a farmland protection plan. Farmland Protection Plans are plans that contain specific recommendations and actions designed to protect agriculture and preserve agricultural land.
3. **Wayne County Agricultural Districts** - Encourage farmers whose farmland is within the Wayne County Agricultural District to continue to keep their farmland within the Agricultural District. Encourage farmers whose farmland is not within the Wayne County Agricultural District to petition the County Board of Supervisors to have their farmland incorporated into a Wayne County Agricultural District.
4. **Permit the Establishment and Operation of Home-Based Businesses** - Consider amending the Town's land use regulations to permit the establishment and operation of home-based businesses on farms. Home-based businesses often are important sources of supplementary income for farmers that enable the farmers to continue farming when farm revenue is not sufficient to enable a farmer to earn a living solely from agriculture activities.

Policy 13 Promote appropriate use and development of energy and mineral resources.

Existing Energy Sources

Currently, virtually all of the residents and businesses in the Town of Wolcott must rely on electricity produced by conventional means, i.e., coal or nuclear powered electric generating plants. Rochester Gas and Electric (RG&E) Company is the purveyor of electricity and natural gas (where available) in the Town of Wolcott. The entire Town of Wolcott is served with electricity.

Natural gas is not widely available in the Town of Wolcott outside the Villages of Wolcott and Red Creek due to the sparse population and the long distances between households. Constructing gas mains in such areas is not cost-effective. Therefore, most of the households and the few businesses in the Town of Wolcott must rely on fuel oil, propane and/or wood for their heating needs.

Existing Public Transportation

Public transit provides an alternative means of conveyance that can be used instead of private automobiles and other motor vehicles to reduce the reliance on and consumption of petroleum. Public transportation is provided in Wayne County by the Wayne Area Transportation Service (WATS), a subsidiary of the Rochester Genesee Regional Transportation Authority. WATS provides fixed-route service as well as demand responsive (dial-a-ride) service within Wayne County. WATS also provides commuter express service to Monroe County with connections to the Rochester Transportation Service (RTS) which operates the public transit service within Monroe County.

Existing Pedestrian and Bicycle Trails

Walking and bicycling as a means of travel provides a way to reduce the consumption of nonrenewable energy sources. Currently there are no pedestrian and bicycle trails in the Town of Wolcott. Wayne County has been and continues to work on developing a pedestrian and bicycle trail to connect the Villages of Wolcott and Red Creek. The trail will be located on the former Penn-Central Railroad rail bed. Wayne County has applied for grants to fund the construction of the trail, but to date has not been successful in obtaining grant funds..

Existing Gravel Mining

No commercial gravel mines are in operation in the Town of Wolcott. As with all other types of businesses, a special use permit issued by the Town Planning Board would be necessary in order for a commercial gravel mining operation to be established in the Town of Wolcott. The Town of Wolcott owns and operates a gravel pit for Town use.

Farmers may operate gravel pits for farm use without a special use permit issued by the Town Planning Board, provided the land on which the gravel pit is located is within one of Wayne County's Agricultural Districts. Mining gravel for use on one's own farm is considered to be a protected practice under the NYS Agriculture and Markets Law.

Issues and Opportunities

As the cost of producing energy through conventional resources increases and as the resources utilized to produce the energy dwindle, the need to find more sustainable means of producing energy increase in importance.

1. **Potential Alternative Energy Sources** - Currently, private companies are constructing or have constructed large-scale wind farms to produce electricity on a commercial basis. These large-scale wind farms typically are comprised of numerous large, tall wind turbines disbursed within relatively small geographical areas. Most often the turbines are located on or near the tops of hills and are visible for many miles. Although some New York residents support the development of large-scale wind farms, many residents of rural areas oppose them as they view wind farms as having a visual blighting affect on the landscape and viewshed due the height of commercial wind towers. Others often oppose commercial wind farms for fear that they will harm the environment.

Under current NYS law, commercial wind generating farms are required to sell the electricity they produce to the public utility companies that own the electricity distribution grid. Electricity may not be sold directly to customers. As a result, if a commercial company were to construct a wind farm in Wolcott, the local community would not benefit financially from a local source of less expensive energy. Property owners on whose property wind towers are erected, however, invariably realize a financial benefit in the form of rent they receive for hosting a wind tower on their property. Further investigation and evaluation is necessary to determine whether the wind in Wolcott is of sufficient strength and duration to make the conversion of wind energy to electricity on a commercial basis feasible.

The potential for small-scale production of electricity for domestic consumption by private property owners exists. Small-scale wind turbines are springing up around New York State for domestic production. In fact, the erection of small-scale wind turbines on farms for domestic production of electricity is protected under Article 25-AA of the Agriculture and Markets Law if the farm is located within a County Agricultural District. The Town's current land use regulations are silent with respect to the erection of wind turbines on private nonagricultural property for the generation of electricity for domestic use. This situation affords virtually all property owners in the Town of Wolcott outside the two Villages with the opportunity to utilize wind power.

Solar energy offers another alternative form of sustainable energy. Solar energy can be use to produce both electricity and heat. The feasibility of using solar energy to produce electricity commercially or domestically is very limited to due the limitations and high cost of the current photovoltaic technology. Furthermore, local atmospheric conditions that result overcast skies for much of the year in upstate New York further reduces the potential for using photovoltaic technology in this part of the country. Should photovoltaic technology be substantially improved and the cost substantially reduced in the future, it may become a feasible means for property owners to produce electricity for domestic consumption.

The use of solar energy for the domestic production of heat has more potential in western New York despite the preponderance of overcast conditions much of the year. This is due in part to

the much lower cost of solar collectors. Although solar collectors in western and central New York typically cannot serve as the sole means of heat, they can supplement the heat produced by nonrenewable sources of energy, thereby reducing the consumption of the nonrenewable resources. Solar collectors can be retrofitted into many existing buildings as well as incorporated into the design of new buildings. The potential for using solar collectors is very much dependent on the location and orientation of buildings. Buildings must be located where they receive adequate amounts of direct sunshine and have suitable southerly orientations for the use of solar collectors to be viable. Many existing buildings are not well located and/or not oriented appropriately to take advantage of solar energy.

Geothermal energy offers another source of renewable energy that can be used for domestic heating and cooling. Retrofitting existing buildings for taking advantage of geothermal energy is much more difficult than is designing new structures with geothermal features incorporated in the design. Higher upfront capital costs can deter the use of geothermal heating and cooling, although the payback in energy savings (if sufficiently short) can provide an inducement for the use of geothermal energy.

In addition to increasing the reliance on the utilization of renewable sources of energy, energy conservation of non-renewable sources of energy can be pursued. The installation of greater amounts of building insulation and energy efficient windows and doors, as well as the replacement of older furnaces and appliances with new, more energy efficient furnaces and appliances can do much to conserve and reduce the consumption of non-renewable sources of energy.

2. **Limitations of Public Transit** - Although the increased use of public transit can reduce the consumption of nonrenewable energy resources, the existing WATS bus routes and level of service prevents many residents from using public transit as an alternative to using their own automobile. Currently, the fixed-route buses travel along a looped route that is circular in nature which allows for travel between many of the Villages in Wayne County. Buses travel in both a clockwise and counterclockwise direction along the loop. The portion of the looped route that runs through the Town of Wolcott passes through only the Village of Wolcott.

The looped route is long and circuitous and the amount of time it takes to travel from one Village to another can be significantly long unless the communities are located near each other. The limited number of buses often necessitates that bus passengers wait significant amounts of time between buses to obtain rides. The fixed route bus service cannot be used to travel within the Town of Wolcott. Travel is limited to the communities along the fixed route.

The demand responsive bus service provides greater flexibility in terms of the location of destinations. The demand responsive buses do not follow specific routes. Bus patrons must call and reserve a ride ahead of time, generally no later than the day prior. With demand responsive service, the buses pick passengers up at curbside at their homes or other locations and discharge them at curbside at their destination. Due to the unique travel patterns of passengers who use demand responsive service, generally only one person can be transported at a time unless passengers reside near each other and travel to the same destination at the same time.

3. **Limitations on Pedestrian and Bicycle Travel** - The lack of pedestrian trails in the Town of Wolcott forces residents who wish to travel by foot to walk on the shoulders of roadways. This

practice is dangerous in many areas of the Town due to narrow shoulders and limited sight distances and is not practical during much of the winter due to windrows of snow deposited on roadway shoulders. Existing conditions deter travel by foot.

Bicyclists must either travel in the driving lanes of roadways or along the shoulders. Narrow roadways, narrow roadway shoulders and very limited sight distances in many areas due to topographical features can make biking a dangerous means of conveyance within the Town of Wolcott.

Recommendations

1. Encourage local farmers and rural residential property owners to install small-scale wind generators on their properties for the production of electricity for domestic use.
2. Enact land use regulations and/or site review regulations to govern the use of wind turbines on private, non-agricultural property to ensure that private, small-scale wind turbines are sited and located on properties without adversely impacting the adjoining properties or creating a hazard.
3. Support the efforts of Wayne County to develop a pedestrian and bicycling trail along the former Penn-Central Railroad rail bed to provide a safe means for pedestrians and bikers to travel between the Villages of Wolcott and Red Creek.
4. Encourage persons building new homes in the Town to site and orient their houses to be able to take advantage of solar energy for heating and encourage persons who own existing houses suitably sited and oriented to utilize solar collectors for heating by distributing information explaining and promoting solar heating.
5. Encourage the installation and use of geothermal heating and cooling by distributing information explaining and promoting geothermal heating and cooling.
6. Encourage WATS to explore additional public transit routes and services that would enable larger numbers of Wolcott residents to utilize public transit in place of using their personal automobiles.

Implementation Strategy and Public Involvement

The Town of Wolcott has a very small staff and very limited financial resources. The workload of the existing staff is such that staff members cannot assume any additional work tasks. Yet, the fiscal constraints of the Town prevent the Town Board from hiring additional staff for the purpose of implementing this Vision Plan. This was a topic that the Waterfront Advisor Committee discussed at some length in order to come up with an implementation strategy. After discussing the matter, the Waterfront Advisory Committee suggested that the Town Board appoint a committee and charge it with the responsibility of assisting the Town Board to implement the recommendations in the LWRP Vision Plan.

A Vision Plan Implementation Committee would be able to carry out many tasks and activities needed to implement neither the Vision Plan that Town staff nor the Town Board have the time to

do. One the areas where the Implementation Committee could have a profound effect and could greatly assist the Town Board is by carrying out a public awareness and education program to make the public aware of the importance of improving water quality and preserving and protecting waterfront. Public support is essential to the implementation of the Vision Plan. Despite great effort by Town officials and the Waterfront Advisory Committee to engage the public in the planning process through the use of focus group meetings, public presentations, surveying, use of the Town's website to convey information to residents about the waterfront planning process, many residents did not participate. Therefore, the Town will need to continue its outreach efforts not only to educate the public about the importance of protecting and preserving the waterfront, but also to enlist their support for and participation in the implementation of the recommendations contained in the Vision Plan.

The Implementation Committee can assist the Town Board to organize and carryout an ongoing public awareness and educational program. This would likely involve developing and distributing print materials to residents of the Town, staffing a Vision Plan booth a festivals held within the community, writing articles for publication in the local newspaper and assisting with developing materials on the Town's website. It may be possible for the Implementation Committee to work with school officials to promote water quality and preservation activities in the schools. For example, to engage elementary school children, the Implementation Committee would sponsor a poster contest with prizes for the best posters that convey the importance of protecting the waterfront. Implementation Committee members could also make presentations at area service clubs, the senior citizens and church groups about the Vision Plan. These activities could focus on educating the public about what measures they can take to help preserve and protect the waterfront.

The Implementation Committee could even be assigned responsibility to organize and execute a sailboarding regatta or a waterfront cook off (contest) that are recommended in the Vision Plan to draw more tourists to the waterfront. Members of the public could be enlisted to help with planning and conducting the regatta or cook off as a way to further engage the public. The Implementation Committee could develop the map and information needed for a self-directed historic tour which is recommended in the Vision Plan.

In addition, the Implementation Committee could conduct an annual State of the Wolcott Waterfront meeting and invite the public to attend. Each year the Implementation Committee could make the public aware of the past year's achievements as well as identify the goals for the upcoming year. Members of the public including members of the Port Bay and Blind Sodus Bay Improvement Associations would be invited to attend and participate.

Another role the Implementation Committee could have would be working with the local business community to dress up and beautify the gateways into the community. This would increase the profile of Wolcott to motorists traveling along NYS Route 104. While working on the gateways, the Implementation Committee could also work with the County Highway Department and the NYS Department of Transportation to improve the directional signage to make it easier for persons not familiar with the area to find their way to Port Bay and Blind Sodus Bay.

Gaining the support of elected State and Federal officials will be essential. The Implementation Committee could sponsor a letter writing campaign and enlist the participation of local residents to request their support and State and Federal financial assistance for the recommendations in the Plan

that are not affordable to the Town of Wolcott. Such an undertaking would engage the public and could have a profound affect on garnering the support of State and Federal officials.

The Implementation Committee could assist the Town Board and the Bay Improvement Associations to devise a means for harvesting the aquatic vegetation in the embayments. A suitable means has not yet been devised to take over this responsibility from the Wayne County Soil and Water Conservation District. The Implementation Committee could survey other waterfront communities along Lake Ontario and even along the shores of the other Great Lakes for other ideas not yet thought of that may work in Wolcott.

The Implementation Committee could also work with the NYS Office of Parks, Recreation and Historic Preservation to implement the recommendations for incorporating ecotourism improvements in the NYS Wildlife Management Areas. The Implementation Committee could suggest the locations of specific improvements like observation decks, nature trails, interpretive signs, and canoe/kayak launches and work with the NYSOPRHP to ensure that these improvements are incorporated into the agency's Master Plan for the Wildlife Management Areas locate in Wolcott. Again, the Implementation Committee could enlist the support of the public to undertake a letter-writing campaign to NYSOPRHP officials to demonstrate strong public support for the proposed amenities.

As outside sources of financial support will be needed to implement some of the recommendations such as the one that calls for extending public sewers to serve properties surrounding the embayments or another that calls for constructing permanent outlets and channels to allow access from Lake Ontario to the embayments, the Town Board will need to continue its efforts to secure State and Federal funding assistance. This will necessitate that the Town Board appropriate and earmark some funds each year for making application to various source of State and Federal financial assistance. It will be important for the Wolcott Town Board to partner with the Town of Huron and the Bay Improvement Associations to secure funding. Improvements that can be made to Port Bay will benefit the Town of Wolcott and the Town of Huron as well as the marinas located in each Town. The Towns, the Bay Improvement Associations and the marina owners have a common interest in seeing improvements made to Port Bay. Collaboration will be essential and the Wolcott Town Board can serve to bring all parties to the table for discussions and to map out collaborative strategies. The Implementation Committee can assist by sponsoring a letter writing campaign to encourage local residents to write letters of support for funding applications the Town pursue. Such campaigns not only engage the public, but convey the importance of the funding to elected and appointed State and Federal officials and can demonstrate strong public support.

Vision Plan Priorities

Highest Priorities

The three highest priorities of this Vision Plan are (1) improving the quality of the water in the embayments and along the Lake Ontario coastline and (2) establishing permanent channels and outlets in Port Bay and Blind Sodus Bay, and finding a long-term solution for the harvesting of seaweed in the embayments. These goals underlie many if not most of the recommendations proffered in this LWRP Vision Plan and provide the underpinning for revitalizing the Wolcott waterfront.

1. **Improving Water Quality** - Improving the water quality involves recommendations that require both short-term and long-term action. One of the most significant and far reaching recommendations calls for the extension of public sanitary sewers to serve the developed properties around and abutting the embayments. The installation of sanitary sewers will have the greatest and most profound positive effect on improving water quality of all of the recommendations formulated for improving the quality of water. The construction of sanitary sewer extensions to serve the properties around the embayments will have to occur in several stages primarily due the high construction costs of sanitary sewers. The Town will need financial assistance in order to be able to achieve this goal. Accordingly, the Town will need to pursue various sources of State and Federal financial assistance on an ongoing basis beginning in the short-term and continuing and extending into the long-term. This activity will involve applying for State and Federal Grant financial assistance on a recurring basis.

During the short-term, the Town can pursue important, but less effective activities for improving the quality of water in the embayments. These activities include adopting a septic system inspection program to mandate septic system inspections on properties that abut the embayments or watercourses that flow into the embayments. Based on the experience of the neighboring Town of Huron it would be anticipated that that there will be significant public opposition to such measure. Therefore, the implementation of mandatory septic system inspections may have to be phased in over time perhaps involving a few years with the initial step involving the requirement that septic systems must be tested and brought into compliance with the sanitary code at the time any property changes ownership. Later perhaps voluntary testing can be offered on a wide-scale basis eventually followed by mandatory septic system testing on a periodic basis.

Meanwhile, during the short-term, the Town can undertake the other recommendations formulated to improve water quality. These measures include assisting the Wayne County Water Quality Coordinating Committee to educate the public about the adverse affects of failing septic systems as well as the adverse affects of the misuse of herbicides and pesticides. Also during the short-term, the Town Board can consider and evaluate the possibility of incorporating environmental protection overlay district regulations as part of the Town's land use regulations applicable to properties abutting streams, creeks, bays and wetlands.

2. **Establishing Permanent Outlets and Channels** – Shoaling and sedimentation will continue to be a major impediment to the revitalization of the Wolcott embayments. Until a permanent solution can be implemented which will involve the construction of seawalls or jetties to protect the outlets, the problem will continue to hamper the revitalization of the Town's waterfront. Port Bay is a large bay that has the potential to serve as a safe haven harbor and as a full-service port for transient boaters. Two existing private marinas, one in the Town of Wolcott along the eastern shore of Port Bay and the other in the Town of Huron along the western shore are both hampered by the lack of a permanent outlet which prevents the owners of both marinas from expanding their facilities and services to offer a full-range of boater services. The narrow and shallow outlet which impedes boater access greatly limits the boater market for both marinas. In order for the two marinas to be able to offer a full-range of boater services, boater access to the bay must be guaranteed with permanent outlets. In fact, property owners around Port Bay who own smaller boats that can squeeze through the narrow and shallow outlet routinely travel

to marinas on Sodus Bay or Little Sodus Bay located on either side of Wolcott to use the sewage pump-out stations and for other services that the marinas on Port Bay cannot currently provide

The biggest problem with the lack of a permanent channel in Blind Sodus Bay is the flooding that occurs when shoaling completely blocks the embayment from Lake Ontario. The water from Blind Sodus Creek which empties into the bay backs up causing flooding and property damage. The only permanent solution to overcome this problem calls for the construction of a seawall or jetty.

In the case of both embayments, the construction of seawalls or jetties to create permanent outlets and channels are costly undertakings with involve both short-term efforts as well as long-term efforts to secure the necessary financial assistance. In order to obtain State or Federal financial assistance, in the short-term the Town or sponsoring agency must carryout a feasibility study to determine the engineering feasibility for the project and to establish concept designs and cost estimates. The next step involves applying for and securing State and/or Federal funding to assist with the construction costs. As all of the existing funding sources require local cash matches, the Town of Wolcott would need to develop a strategy for providing the local cash match. This strategy will likely involve partnering with the Town of Huron, the Port Bay Improvement Association, the Blind Sodus Bay Association, the marina owners and possibly Wayne County. During the short-term the Town needs to begin working on developing the partnerships, determining the role of each participant and determining the amount of cash, if any, each is willing to contribute to the cost of the feasibility studies. Once the feasibility studies have been completed, the Town of Wolcott will need to follow a similar process for funding the design and construction of the projects. Due to the scale and cost of both projects, it would be anticipated that it may take several years from beginning the effort until both projects are constructed. Therefore, this effort will involve an ongoing effort both over the short-term and the long-term.

During the short-term, the Town of Wolcott can enact the Wayne County Soil and Water Conservation District model stormwater erosion and management control ordinance to reduce the amount of eroded soil that is deposited into both bays. The Town of Wolcott can also consider incorporating environmental protection overlay district regulations into the Town's land use regulations to limit construction and activities along creek banks the embayment shoreline that contribute to soil erosion.

3. **Harvesting Aquatic Vegetation** – In past years, the Wayne County Soil and Water Conservation District with financial support from Wayne County has assumed the responsibility for harvesting aquatic vegetation from Port Bay and Blind Sodus Bay. The Wayne County Soil and Water Conservation District is no longer willing to assume this responsibility. During the short-term, the Town of Wolcott can work together with the Town of Huron, the Port Bay Improvement Association, the Blind Sodus Bay Improvement Association and possibly with the Towns of Sodus and the Town of Sterling in neighboring Cayuga County to develop a strategy for the continuation of the harvesting of aquatic vegetation. Each agency or organization may have a role in the harvesting program and the roles and responsibilities of each needs to be worked and defined.

Next Highest Priorities

The next highest priorities include preserving and protecting agriculture and farmland and economic revitalization.

1. **Preserving and Protecting Farmland** - To protect agriculture and farmland, during the short-term, the Town can enact a Right-To-Farm Law and encourage farmers to continue to keep their farmland in the Wayne County Agricultural District. The Town Board can also revise its land use regulations during the short-term to permit the establishment and operation of home-based businesses on farms. These measures can easily and quickly be carried out during the short-term. During the longer term, the Town can prepare and adopt a farmland protection plan. The preparation of such a plan is much more labor intensive and will likely require financial assistance to undertake and assistance with the planning process itself.
2. **Economic Revitalization** – During the short-term, the Town can undertake several of the recommended measures to attract more tourists thereby fostering economic revitalization. These include establishing *Blueway* trails for human-powered boaters, a self-guided tour of historic building with map and brochure, and establish a festival at Port Bay and/or Blind Sodus Bay that includes a windsurfing regatta and/or a cook off contest, and working with the Wayne County Tourism Office to develop materials to promote these attractions. The Town can also work with the Chamber of Commerce to establish geocaches at strategic locations in the Town to draw in more visitors.

During the intermediate-term, the Town can work with NYS Department of Environmental Conservation to request that the agency incorporate in its Wildlife Management Area Master Plan measures calling for improvements to be made in the Wildlife Management Areas located in Wolcott that would encourage and facilitate eco-tourism. These improvements may include the construction of nature trails, observation decks, parking lots, the installation of canoe/kayak floating docks, interpretive signs and other amenities that would attract eco-tourists. During the intermediate-term, the Town can also work with the NYS Department of Transportation, Wayne County and the local business community to install better signage to make motorists aware of the Wolcott waterfront, the public boat launches, floating canoe/kayak decks, and marinas and to direct visitors to these attractions.

The Town can work with Wayne County during the long-term to establish linkages between the segment of the Route 104 Corridor Trail that will run between the Villages of Wolcott and Red Creek when constructed, and the Seaway Trail which runs through the Town and Village of Wolcott as well as establish bicycle linkages between the Seaway Trail and the embayments. Also, during the long-term when the permanent outlets and channels have been established at Port Bay, the Town can encourage the marina owners to expand the services they provide to boaters, to increase their transient boater facilities and to seek Safe Haven Harbor designation from the US Army Corps of Engineers.

Market Analysis

Market Population

The market for the waterfront development envisioned in this vision plan is comprised of local residents, seasonal residents and tourists.

Local residents include the residents of the Town of Wolcott including persons residing in the Villages of Wolcott and Red Creek, both located in the Town of Wolcott. Based on the 2000 Census enumeration, the Town of Wolcott has population of 2,768, the Village of Wolcott has a population of 1,712 and the Village of Red Creek has a population of 521 for a combined population of 5,001. The Genesee Finger Lakes Regional Planning Councils projects the combined population to increase very modestly to 5,187 by 2020. Accordingly, large amounts of development are not anticipated in the Town of Wolcott during the next decade. The median household income for the Town of Wolcott including the Villages of Wolcott and Red Creek is \$33,516.

Three-hundred thirty-three (333) of the housing units in Wolcott are comprised of seasonal dwellings used for recreational purposes. Virtually all of the seasonal residences are found along the shores of Port Bay and Blind Sodus Bay which indicates that there is a significant influx of seasonal residents who reside either on weekends or throughout the week in these seasonal residences during the warmer months to be able to take advantage of the water-based recreational and leisure activities. It would be reasonable to assume that friends and relatives of seasonal residents visit on a regular basis as guests and for cookouts and parties further increasing the market population.

Although the exact number of tourists who travel to Wolcott is not unknown, the tourists come to Wolcott for various reasons. Some are boaters who trailer their boats rather than docking or mooring their boats in either of the bays. These boaters utilize the two publicly-owned or two privately owned boat launches on Port Bay or the privately-owned boat launch on Blind Sodus Bay to launch their boats. Sport fishing is another of the tourist attractions that bring tourists to and through Wolcott. The owners of the two private marinas located on Port Bay, one on the Town of Wolcott site and the other on the Town of Huron side, both operate sport fishing charter services which attract many tourists who enjoy angling. Many anglers who have their own boats also come to Port Bay to use the several boat launches. Although ice fishing is not nearly as popular, Lake Ontario serves to attract anglers to the area during the winter months.

The very large NYS Wild Life Management Areas situated in Wolcott also serves to attract many hunters to the area during the fall and early winter months to hunt migratory fowl, small game and deer. The Wild Life Management Areas are the largest in the region.

Two recreational vehicle campgrounds, one located on Port Bay and other on Blind Sodus Bay attracts campers during from late spring through the early autumn months. Anglers who come to Wolcott for the sports fishing often utilize the campgrounds as well due to the lack of lodging in Wolcott.

The year round population of slightly more than 5,000 residents, augmented with the seasonal residents who occupy the 333 waterfront homes during the warmer months along with the influx of

tourist who currently travel to Wolcott for recreational boating, sport fishing, camping and hunting suggests that there is sufficient population to support the modest amount of developed envisioned in this vision plan. Furthermore, NYS Route 104 which passes through the Town of Wolcott and skirts the Village of Wolcott carries on average 4,173 vehicles daily through the Town of Wolcott. These motorists represent a potential, but as yet untapped, supplemental market to the existing market population.

Existing Attractions

The existing water-base, water-related and tourist attractions were identified in the preceding section. As discussed, Wolcott contains several attractions that currently draw visitors into or through the community.

Although the Town of Wolcott is rural, the Village of Wolcott serves as a sub-regional commercial hub in western Wayne County and northern Cayuga County. The Village boasts a supermarket, two pharmacies, two bank branch offices, two small nationally-owned discount retail stores, an operating motion picture theater, and an assortment of small, privately-owned retail and service businesses coupled conveniently located parking lots with abundant parking spaces. As a consequence, many residents from adjoining Towns are drawn into Wolcott on a regular basis to shop for staples and other goods and services or to do their banking. The large amount of vehicular and pedestrian traffic and commercial activity in the Village of Wolcott belies its small size and rural location. This represents a real advantage to the Town of Wolcott as boaters may be more inclined to launch their boats in Wolcott as they know they can conveniently purchase provisions in the Village of Wolcott on their way to the boat launch.

Existing Competition

Two waterfront communities, one on either side of Wolcott represent significant competition for Wolcott. One of the communities is the Village of Sodus Point which is located approximately 13 miles to the west of the Town and Village of Wolcott. The other is the Village of Fair Haven which is located approximately 14 miles northeast of the Village of Wolcott, but is less than two miles from the eastern boundary of the Town of Wolcott.

The Village of Sodus Point is located on Lake Ontario at the northern end of Sodus Bay. Although the Village has a year-round population of only 1,160, Sodus Point functions somewhat as a summer resort. The community contains a public swimming beach with lifeguards on duty during the summer, a public boat launch and several private boat launches, a small collection of seasonal restaurants and taverns as well as rental cottages. Sodus Bay, a much larger bay than Port Bay or Blind Sodus Bay, is a full-service harbor that provides boaters with fuel, sewage pump out facilities, boater storage, and numerous dock and mooring slips and more. Sodus Bay is also designated as a safe haven harbor. NYS has acquired a land abutting Lake Ontario in the Village which formerly served as a Girl Scout summer camp, but has not yet developed the land for public use, in large part due to the State's fiscal constraints.

The Village of Fair Haven, with a population of only 884, is located at the northern end of Cayuga County and abuts Little Sodus Bay and Lake Ontario. The presence of Fair Haven Beach State Park, a large recreational facility, which adjoins the Village, attracts many visitors to and through

the Village from late spring through the early autumn months. In addition to having a 1,500 foot long beach and a 600 foot long guarded swimming beach, the State Park has 32 cabins and 183 camp sites for rent, boat rentals for use on a large inland pond, playgrounds and basketball and volleyball courts, picnic shelters and tables, walking trails, comfort stations and hot showers, first aid station, concession stand and boat launch. The Village of Fair Haven also provides a public boat launch and picnic pavilions. Little Sodus Bay is also a full service bay for boaters, providing fuel, sewage pump out facilities, supplies, winter storage and dock and mooring slips.

Despite the nearby competition, the existing marinas on Port Bay are well positioned. If they can be encouraged and assisted to expand the services that offer at their respective facilities they can service boaters who own property around Port Bay or who launch their boats in Port Bay who must now travel to Sodus Bay or Little Sodus Bay due to the lack of services in Port Bay. They would have an advantage to service boaters who use Port Bay as boaters would find it much more convenient to avail themselves of the service offered at one of the marinas in Port Bay versus having to travel to Sodus Bay or Little Sodus Bay.

APPENDIX

Summary of Suggestions/Ideas Provided at the Visioning Sessions

and a

Summary of the *Zoomerang* Web-Based Survey Results

Summary of Suggestions and Ideas Provided During the Visioning Sessions

This summary has been prepared to organize and distill the suggestions offered by those who participated in the visioning sessions. During the visioning sessions and the focus group meetings leading up to the visioning sessions, participants were provided with questionnaires to complete and turn in. Participants were requested to provide suggestions for improving the waterfront and target area. Participants were also encouraged to articulate their suggestions vocally during the discussion. The following provides some insight in identifying the important waterfront issues among visioning and focus group participants.

1. Extend public sanitary sewers

The suggestion was offered by 28 participants. The comments supporting this suggestion revealed that those who offered this suggestion were of the opinion that sanitary sewers provided the most effective widespread way to improve and protect the quality of water in the bays. Twelve (12) participants expressed opposition to extending sanitary sewers to serve properties adjoining the bays. This opposition was due to the financial impact extending sewers would have on waterfront property owners. One impact would be higher property taxes due to higher assessments as property served by sewers has a high market value than property not served by sewers all other factors being equal. In addition, many of the waterfront property owners are seasonal residents who do not want to pay debt service for infrastructure that they would use only a portion of the year.

2. Extend public water service

This suggestion was the second most frequent suggestion made by 23 participants. No opposition to this recommendation was expressed.

3. Undertake economic development activities to attract/encourage businesses with good paying jobs

A total of 18 participants offered economic development as a suggestion with the emphasis on small businesses, light industrial businesses and digital and new technology businesses that would enable the community to maintain its rural character.

4. Construct/establish permanent outlets in the bays

The suggestion was offered by 17 participants. It appeared that most or nearly all who made this suggestion were waterfront property owners.

5. Undertake economic development activities that attract/encourage recreation- and water-based types of businesses (fishing, boating, scuba diving, boating and small tourism businesses, marinas, waterfront restaurants, and unique, small retail shops.

Eleven (11) participants offered suggestions of this type. However, approximately 12 waterfront residents who attended the second and third visioning session opposed waterfront business development around the bays. Opponents expressed an interest in maintain the quiet, residential atmosphere of the neighborhoods devoid of traffic congestion associated with business development.

6. Implement a septic system inspection program

Nine (9) participants made this suggestion. This suggestion was offered by waterfront property owners as an alternative to extending costly sanitary sewers to serve the properties around the bays.

7. Develop parks, trails, passive recreation and natural resources recreation to bring tourists into the community

Eight (8) of the visioning session participants expressed this suggestion as a way of encouraging tourism in the community while maintaining the rural character of the community and quiet peaceful neighborhoods. No opposition was expressed to these suggestions.

8. Construct permanent outlets between the bays and Lake Ontario

This suggestion was made by five (5) participants.

9. Undertake open space planning and conservation efforts

A total for four (4) participants offered this suggestion.

10. Utilize existing vacant buildings for sustainable businesses like bio-fuel production / Grow crops on local farmland for bio-fuel production, build wind turbines to generate electricity/ Produce green energy locally.

Three (3) vision session participants made suggestions regarding producing green or sustainable energy locally.

11. Encourage organic farming / sustainable crops/ local food production / Shift from commodity-based agriculture to product-based agriculture.

Three (3) participants made suggestions along these lines.

12. Provide more and better quality lodging

This suggestion was offered by three (3) participants.

13. Improve infrastructure and infrastructure planning and implementation

This suggestion was offered by three (3) participants

14. Provide an additional grocery store

This suggestions was offered by three (3) participants

The following were suggestions provided by one (1) or two (2) participants:

- Designate commercial areas for development
- Improve communications between local governments and residents
- Upgrade the public transit system to encourage use of WATS buses
- Acquire waterfront property for conservation
- Limit and control growth in the community
- Improve fire protection
- Improve motor vehicle speed control
- Improve subdivision regulations.
- Improve local services.
- Improve aquatic weed harvesting
- Provide less expensive electricity
- Police and enforce speed limits in the bays
- Provide more medical facilities
- Improve the quality of roadways
- Lower taxes.
- Revitalization of Mill Pond in the Village of Wolcott

Town of Wolcott

Results Overview



Date: 1/14/2010 6:05 AM PST
 Responses: Completes
 Filter: No filter applied

1. How concerned are you about the quality of groundwater in the Town of Wolcott?

Actions | ▼

Very concerned		39	30%
Moderately concerned		63	49%
Not concerned		18	14%
No opinion / Neutral		9	7%
Total		129	100%

2. How concerned are you about the quality of creek, embayment and lake waters?

Actions | ▼

Very concerned		65	51%
Moderately concerned		46	36%
Not concerned		12	9%
No opinion / Neutral		4	3%
Total		127	100%

3. Please indicate your opinion of the adequacy of each of the following types of public access to Lake Ontario:

Actions | ▼

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Much more access is needed	Some additional access is needed	No additional access is needed	Don't know / no opinion
Boating access / boat launches:	10 8%	42 32%	72 55%	6 5%
Shoreline fishing access:	15 12%	36 28%	65 51%	11 9%
Beaches & swimming access:	30 23%	42 33%	49 38%	7 5%
Visual access:	17 13%	34 27%	63 50%	12 10%

4. How would you characterize the Town's current enforcement efforts to eliminate failing septic systems?

Actions | ▼

Too stringent		2	2%
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Just right		40	31%
Not stringent enough		42	32%
Don't know / No opinion		46	35%
Total		130	100%

5. Would you support the mandatory dye testing of septic systems on properties abutting the waterfront?

Actions

Support		84	66%
Oppose		28	22%
Don't know / No opinion		15	12%
Total		127	100%

6. Please identify how much of a concern or problem the following water quality issues are to you:

Actions

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Major concern / problem	Moderate concern / problem	Not a concern / problem	Don't know / no opinion
	Aquatic weeds in the bays:	73 56%	37 28%	16 12%
Sedimentation in the channels:	53 41%	45 35%	25 19%	6 5%
Odor of the water in late summer:	47 38%	40 32%	35 28%	3 2%
Pollutants:	73 57%	42 33%	8 6%	6 5%
Invasive plant and animal species:	72 56%	47 36%	6 5%	4 3%
Soil erosion:	39 31%	58 46%	24 19%	6 5%

7. Do you agree that the Town should develop and adopt watershed regulations to protect creeks, wetlands, lake and embayment waters from contamination and sedimentation?

Actions

Strongly agree		64	50%
Somewhat agree		39	30%
Somewhat disagree		8	6%
Strongly disagree		7	5%
No opinion / Neutral		10	8%
Total		128	100%

8. Do you agree that development should be encouraged in areas of the Town where sanitary sewer service is available and/or can be feasibly provided?

Actions | ▼

Strongly agree		44	35%
Somewhat agree		45	36%
Somewhat disagree		8	6%
Strongly disagree		19	15%
No opinion / Neutral		10	8%
Total		126	100%

9. If you rely on a private well for your supply of water, which of the following BEST describes the adequacy of your well?

Actions | ▼

My well produces adequate amounts of good quality water		32	27%
My well produces inadequate amounts of good quality water		6	5%
My well produces adequate amounts of water, but the quality is poor		8	7%
My well produces inadequate amounts of water and the quality is poor		5	4%
Not applicable - I have municipal water service or I draw my water from a bay or lake		69	58%
Total		120	100%

10. Do you support the use of conservation easements in the Town of Wolcott to preserve land from future development? (Conservation easements are voluntary restrictions that property owners agree to place on the land which prohibits the land from being developed in the future.)

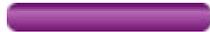
Actions | ▼

Strongly support		41	33%
Somewhat support		51	41%
Somewhat oppose		10	8%
Strongly oppose		14	11%
No opinion / Neutral		9	7%

Total	125	100%
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11. Do you agree that the Town should limit the type and density of development that is permitted along the lakeshore?

Actions | ▼

Strongly agree		61	48%
Somewhat agree		37	29%
Somewhat disagree		11	9%
Strongly disagree		9	7%
No opinion / Neutral		9	7%
Total		127	100%

12. Do you agree that the Town of Wolcott should protect scenic views and natural areas along the waterfront?

Actions | ▼

Strongly agree		66	53%
Somewhat agree		43	34%
Somewhat disagree		5	4%
Strongly disagree		6	5%
No opinion / Neutral		5	4%
Total		125	100%

13. Should the Town encourage small-scale commercial development along the waterfront, (e.g., a small grocery, marinas, restaurants, recreational businesses)?

Actions | ▼

Strongly agree		36	29%
Somewhat agree		46	37%
Somewhat disagree		21	17%
Strongly disagree		20	16%
No opinion / Neutral		3	2%
Total		126	100%

14. How often do you or a member of your household use the NYS DEC wildlife management lands (e.g., Larkins and Scotts Bluff areas) that are within the Town of Wolcott?

Actions | ▼

Several times per month		9	7%
A few times per month		6	5%
Several times per year		17	13%

A few times per year		27	21%
Seldom or never		67	53%
Total		126	100%

15. How concerned are you about threats to wildlife habitat and endangered animal and plant species found in Wolcott?

[Actions](#) ▼

Very concerned		31	24%
Moderately concerned		62	48%
Not concerned		34	26%
No opinion / Neutral		3	2%
Total		130	100%

16. Please identify/rate how serious the following problems and issues are in Wolcott:

[Actions](#) ▼

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very serious	Moderately serious	Not serious	No opinion
Limited employment opportunities:	64 52%	39 31%	8 6%	13 10%
Cost of living:	44 35%	42 33%	33 26%	7 6%
Limited access to healthcare services:	49 39%	44 35%	20 16%	12 10%
Limited retail shopping opportunities:	35 28%	45 36%	41 33%	4 3%
Limited recreational opportunities:	19 15%	47 37%	56 44%	4 3%
Poor housing conditions:	29 23%	44 35%	33 26%	19 15%
Unkept yards and properties:	49 39%	41 32%	24 19%	13 10%
Lack of public water service:	27 21%	44 34%	39 30%	18 14%
Failing septic systems / Lack of public sanitary sewer service:	52 41%	38 30%	25 20%	11 9%
Limited tax base:	46 38%	42 34%	25 20%	9 7%
Limited police protection:	15 12%	38 31%	62 50%	8 7%
Lack of available volunteers during weekdays to	26	65	16	18

adequately man fire trucks and/or ambulances:	21%	52%	13%	14%
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17. How satisfied are you living in the Town of Wolcott?

Actions | ▼

Very satisfied		31	25%
Moderately satisfied		50	41%
Moderately dissatisfied		8	7%
Very dissatisfied		4	3%
I do not reside in the Town of Wolcott		30	24%
Total		123	100%

DEMOGRAPHIC QUESTIONS...

18. What is your age and gender?

Actions | ▼

Male under 18		0	0%
Male 19-30		2	2%
Male 31-44		6	5%
Male 45-61		31	25%
Male 62 or older		33	27%
Female under 18		0	0%
Female 19-30		1	1%
Female 31-44		7	6%
Female 45-61		26	21%
Female 62 or older		17	14%
Total		123	100%

19. If you reside in the Town of Wolcott, do you own or rent your residence?

Actions | ▼

Own		87	69%
Rent		2	2%
I do not reside in the Town of Wolcott		37	29%
Total		126	100%

20. If you reside in the Town of Wolcott, which one of the following BEST describes the housing unit in which you reside?

Actions | ▼

Single-family residence		55	45%
Two-family residence		2	2%
Multiple-family residence or apartment building (3 or more dwelling units)		1	1%
Manufactured (mobile) home		0	0%
Seasonal residence		37	30%
I do not reside in the Town of Wolcott		27	22%
Total		122	100%

21. If you reside in the Town of Wolcott, where do you reside?

Actions ▼

Along the Lakeshore or along the shore of one of the bays		67	55%
In the Village of Wolcott		5	4%
In the Village of Red Creek		4	3%
Elsewhere in the Town in a neighborhood with few houses and large open spaces between houses		18	15%
Elsewhere in the Town in a neighborhood where houses are clustered and there is little open space between houses		1	1%
I do not reside in the Town of Wolcott		27	22%
Total		122	100%

22. If you reside in the Town of Wolcott, how long have you been a Town resident?

Actions ▼

Less than 2 years		9	7%
3-5 years		15	12%
6-10 years		18	14%
11-20 years		20	16%
		11	9%

21-30 years			
More than 30 years		20	16%
I do not reside in the Town of Wolcott		33	26%
Total		126	100%

23. Which one of the following BEST describes your household?

Actions 

Single or widowed person living alone		12	10%
Single or widowed person with a child or children under age 18 living at home		2	2%
Couple without children under age 18 living at home		76	62%
Couple with children under age 18 living at home		21	17%
Other family arrangement		10	8%
Unrelated persons living together		1	1%
Total		122	100%

You are invited to attend and participate in two "public visioning workshops" scheduled later this fall. We will discuss the survey results and will work together to create a vision for our community and a strategy for achieving it at the workshops. The workshop are scheduled as follows: Wolcott Waterfront Public Visioning Workshops:
 Dates: November 12th and December 4th, 2008 Time: 7:00 p.m. Location: Leavenworth Middle School cafeteria (5957 New Hartford Street in the Village of Wolcott)

Thank you for your time and interest!!

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Maps

<u>Map No.</u>	<u>Title</u>
1	LWRP Target Area
2	Existing Land Use
3	Parcel Occupancy Base Map
4	Parcel Occupancy - Insert
5	Assessed Valuation
6	Land Use Districts
7	Public Water Infrastructure
8	Sanitary Sewer Infrastructure
9	Environmental Limitations – Federal
10	Environmental Limitations
11	Public Land Ownership
12	Land Cover Data – USGS
13	NYS Agricultural Districts



Map 1 - LWRP Target Area

Legend

-  LWRP and Town Boundary
-  NYS Coastal Area Boundary
-  Watershed

Lake Ontario

Blind Sodus Bay

Village of Fairhaven

Sterling (Cayuga County)

Port Bay

East Port Bay

Brown Road

Kakat Road

Younglove Road

Murray Road

Black Creek

Little Creek

Red Creek

Church Street

Caywood Road

104A

Chapman Corners Road

Red Creek Road

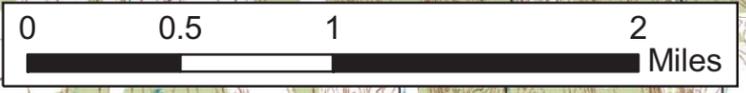
Furnace Road

Village of Red Creek

Penn-Central Railroad

104

Village of Wolcott



New York State Department of State Coastal Area Boundary: This coverage was developed to administer the states Coastal Management Program.

Location: State of New York, County of Wayne, Town of Wolcott



Drafted By: R. Beutner, JRL

Project Name: Town of Wolcott LWRP

Scale: 1:38,000

Date: Rev. 12/03/2008

Lat Long Coordinates
Longitude: 77°43' Latitude: 43°20'

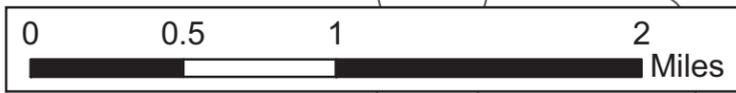
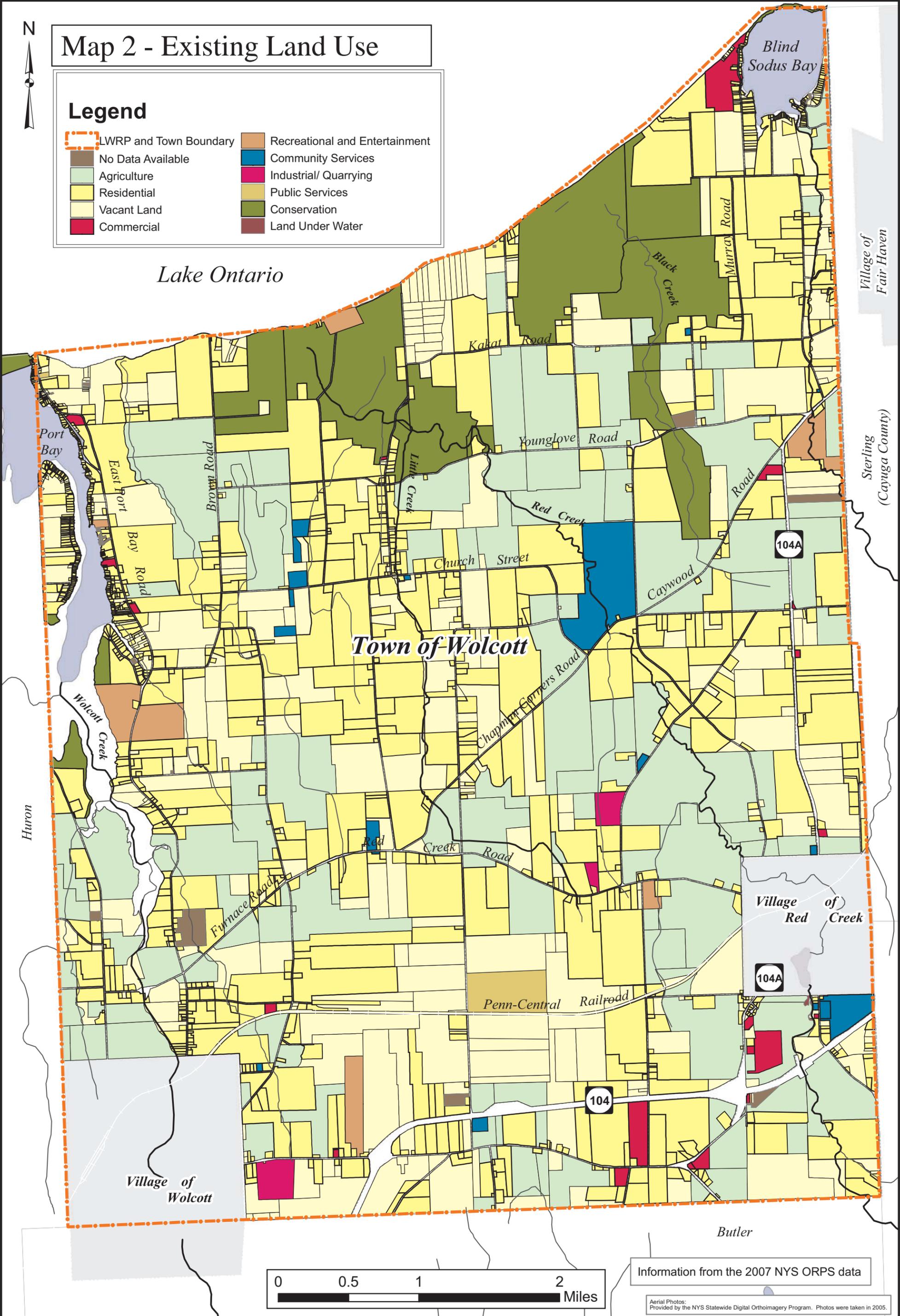
Title: LWRP Project Study Area



Map 2 - Existing Land Use

Legend

- LWRP and Town Boundary
- No Data Available
- Agriculture
- Residential
- Vacant Land
- Commercial
- Recreational and Entertainment
- Community Services
- Industrial/ Quarrying
- Public Services
- Conservation
- Land Under Water



Information from the 2007 NYS ORPS data

Aerial Photos: Provided by the NYS Statewide Digital Orthoimagery Program. Photos were taken in 2005.

Location: State of New York, County of Wayne, Town of Wolcott

Title: Existing Land Use



Drafted By: Rob Beutner

Scale: 1:38,000

Date: 12/03/2008

Project Name: Town of Wolcott LWRP

Lat Long Coordinates
Longitude: 77°00' Latitude: 43°20'

Map 3 - Parcel Occupancy Base Map



Legend

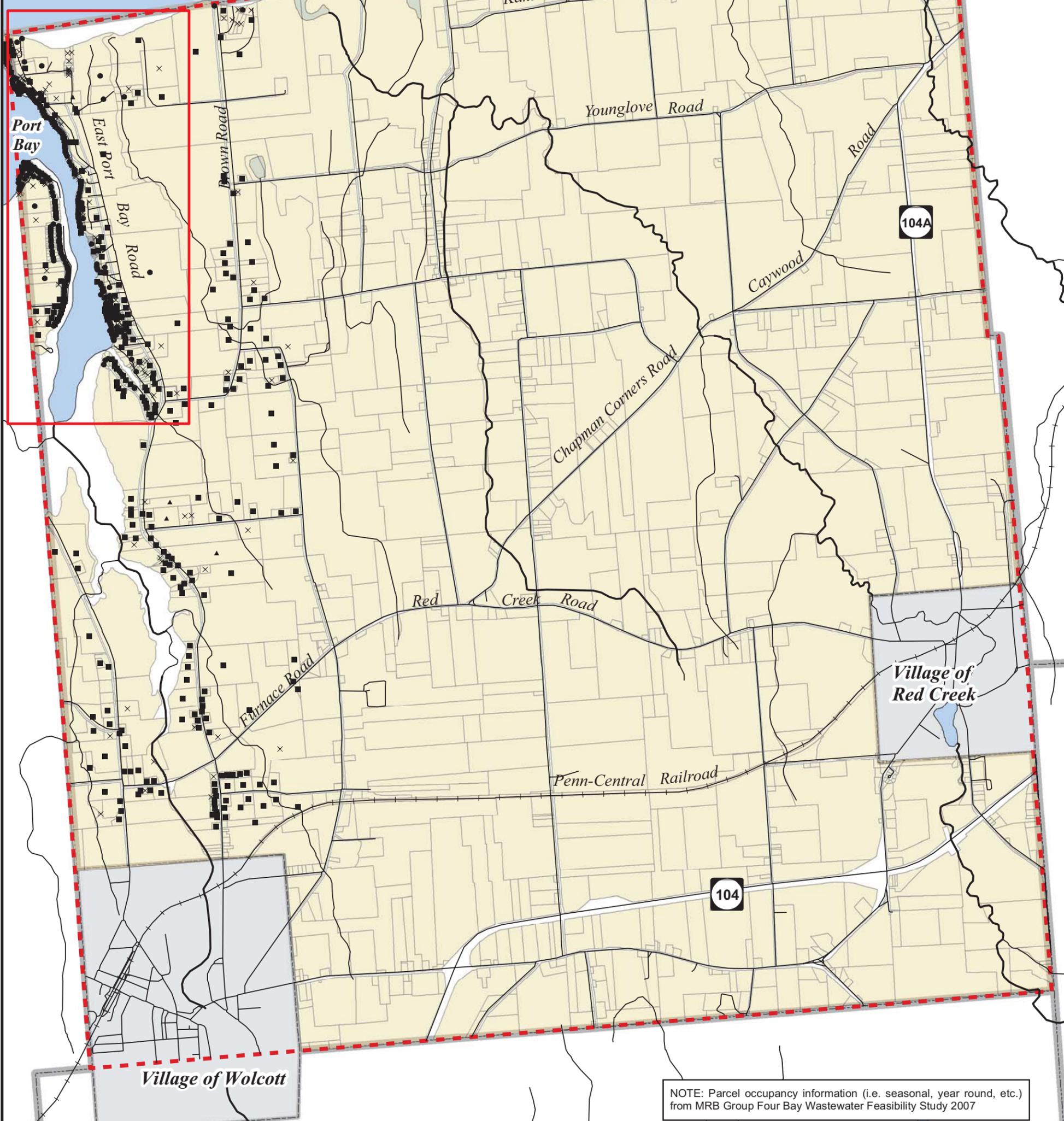
- LWRP and Town Boundary
- OCCUPIED RESIDENTIAL SEASONAL PROPERTY
- OCCUPIED RESIDENTIAL YEAR ROUND PROPERTY
- × VACANT PROPERTY
- ⊗ COMMERCIAL PROPERTY
- ▲ MULTIPLE RESIDENCE PROPERTY

*Inset Area
See Map 5*

*Blind
Sodus Bay*

Lake Ontario

Inset Area See Map 5



104A

104

NOTE: Parcel occupancy information (i.e. seasonal, year round, etc.) from MRB Group Four Bay Wastewater Feasibility Study 2007

Location: State of New York, County of Wayne, Town of Wolcott

Title: Parcel Occupancy East and West



Drafted By: Rob Beutner

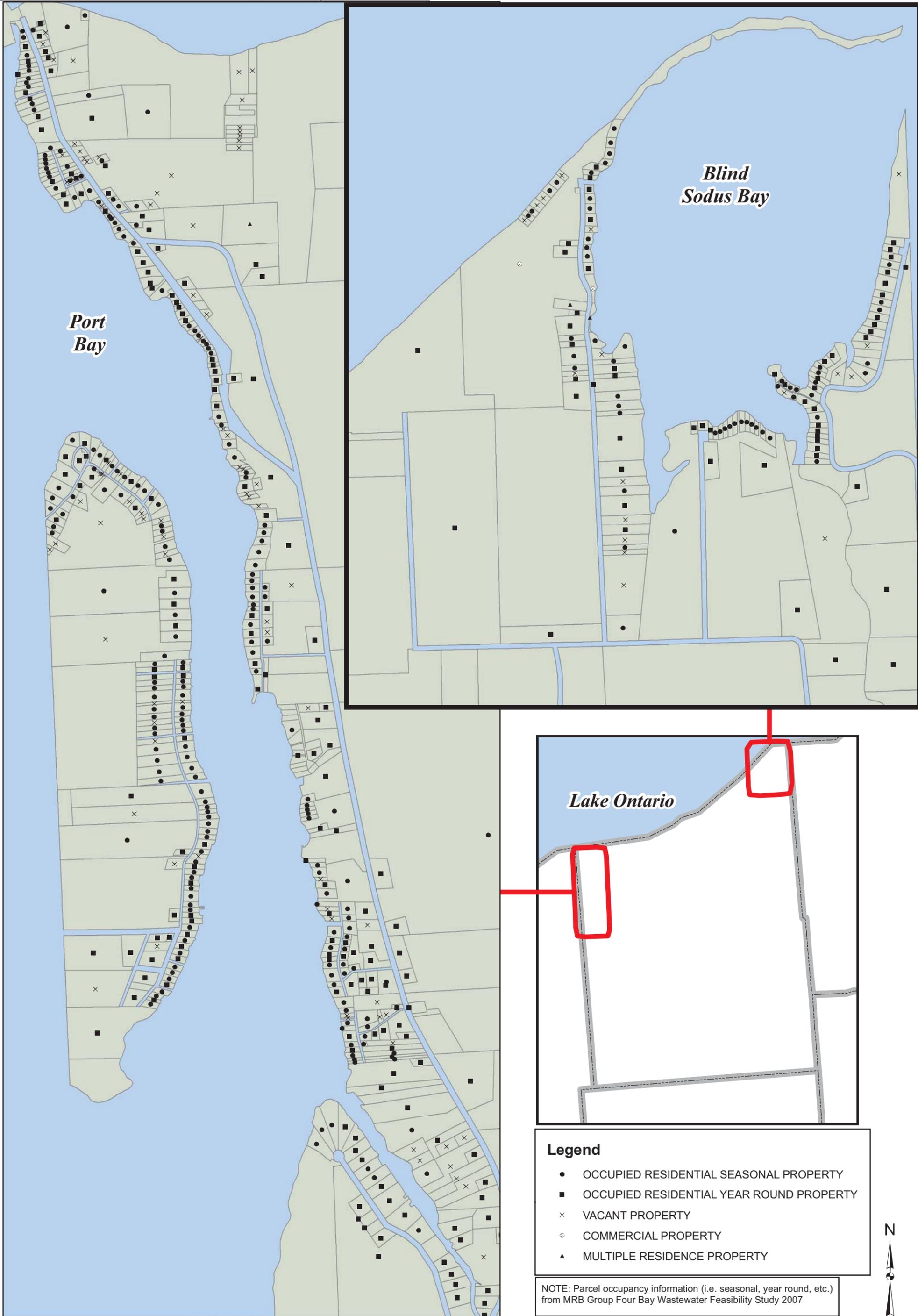
Scale: Not to scale

Date: Rev. 12/11/2008

Project Name: Town of Wolcott - LWRP

Lat Long Coordinates
Longitude: 77°43' Latitude: 43°20'

Map 4 - Parcel Occupancy-Insert



Location: State of New York, County of Wayne, Town of Wolcott
 Title: Parcel Occupancy Inset



Drafted By: Rob Beutner
 Scale: Not to scale
 Date: Rev. 12/11/2008

Project Name: Town of Wolcott - LWRP
 Lat Long Coordinates
 Longitude: 77°43' Latitude: 43°20'

Map 5 - Assessed Valuation



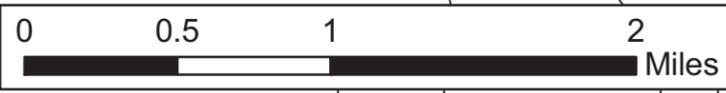
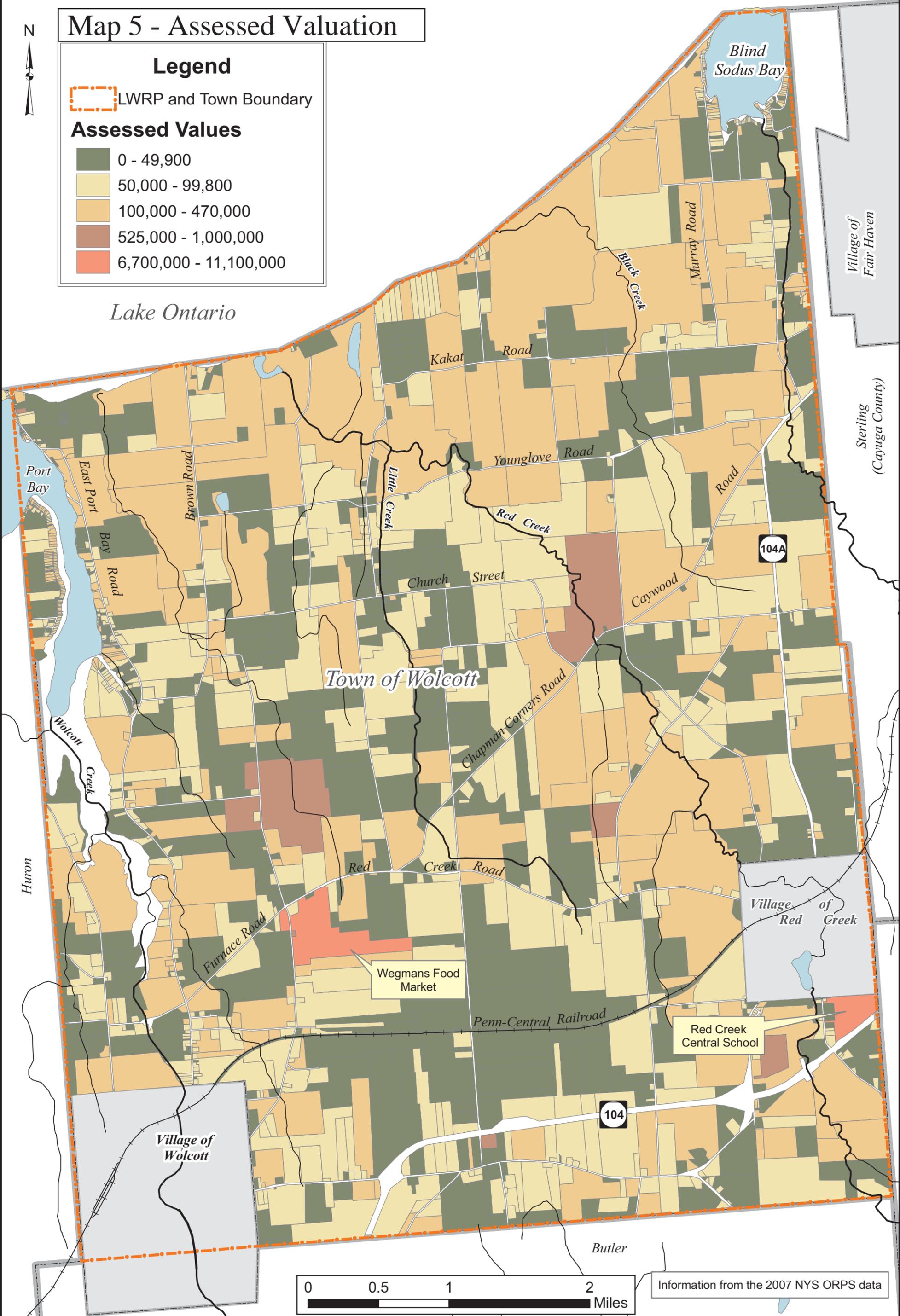
Legend

 LWRP and Town Boundary

Assessed Values

-  0 - 49,900
-  50,000 - 99,800
-  100,000 - 470,000
-  525,000 - 1,000,000
-  6,700,000 - 11,100,000

Lake Ontario



Information from the 2007 NYS ORPS data

Location: State of New York, County of Wayne, Town of Wolcott



Drafted By: Rob Beutner

Project Name: Town of Wolcott LWRP

Title: Assessed Valuation

Scale: 1:38,000

Date: 12/03/2008

Lat Long Coordinates
Longitude: 77°43' Latitude: 43°20'

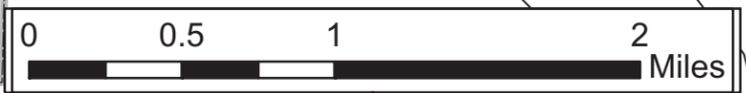
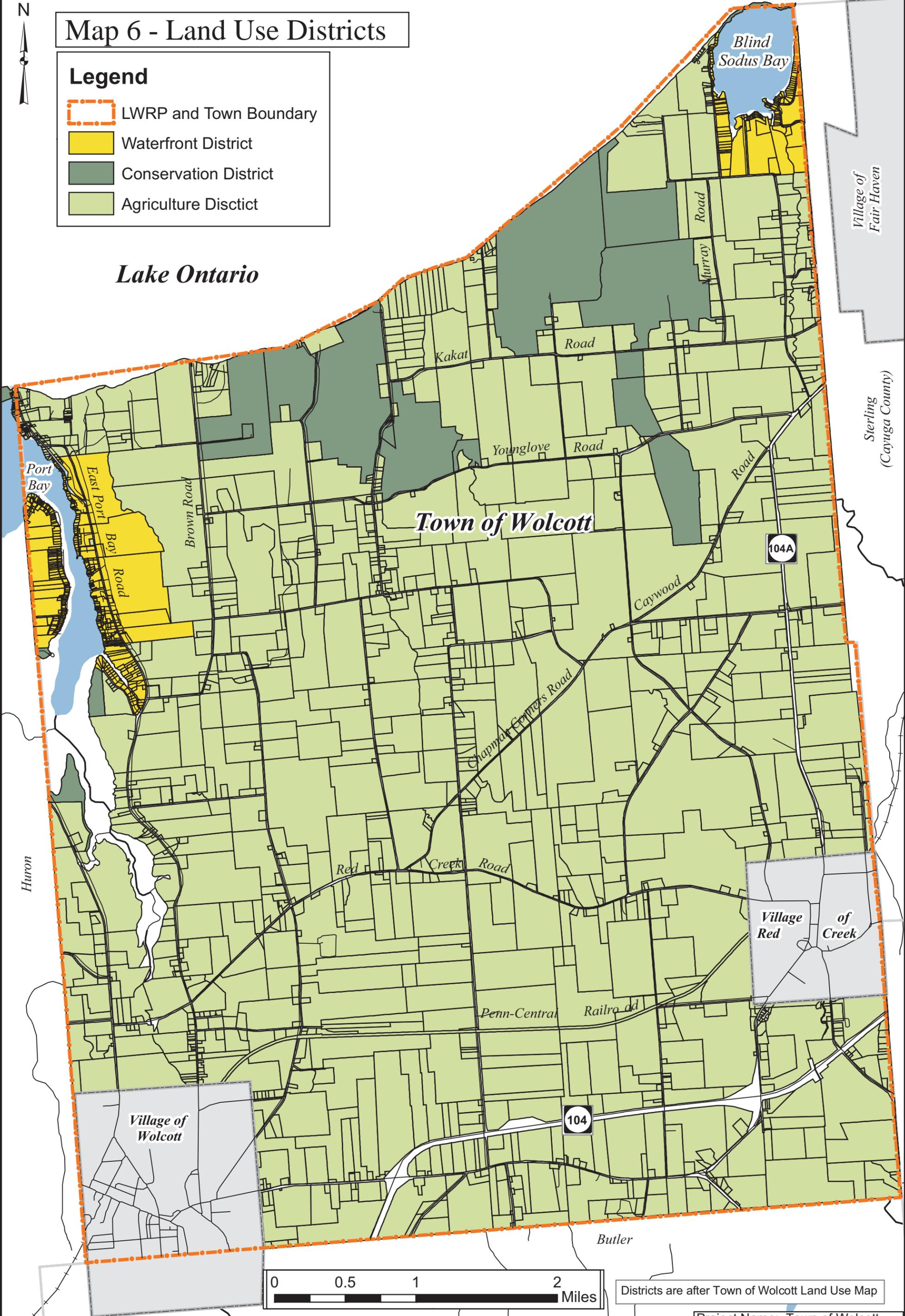


Map 6 - Land Use Districts

Legend

-  LWRP and Town Boundary
-  Waterfront District
-  Conservation District
-  Agriculture District

Lake Ontario



Districts are after Town of Wolcott Land Use Map

Location: State of New York, County of Wayne, Town of Wolcott



Drafted By: Rob Beutner

Scale: 1:38,000

Date: Rev. 12/03/2008

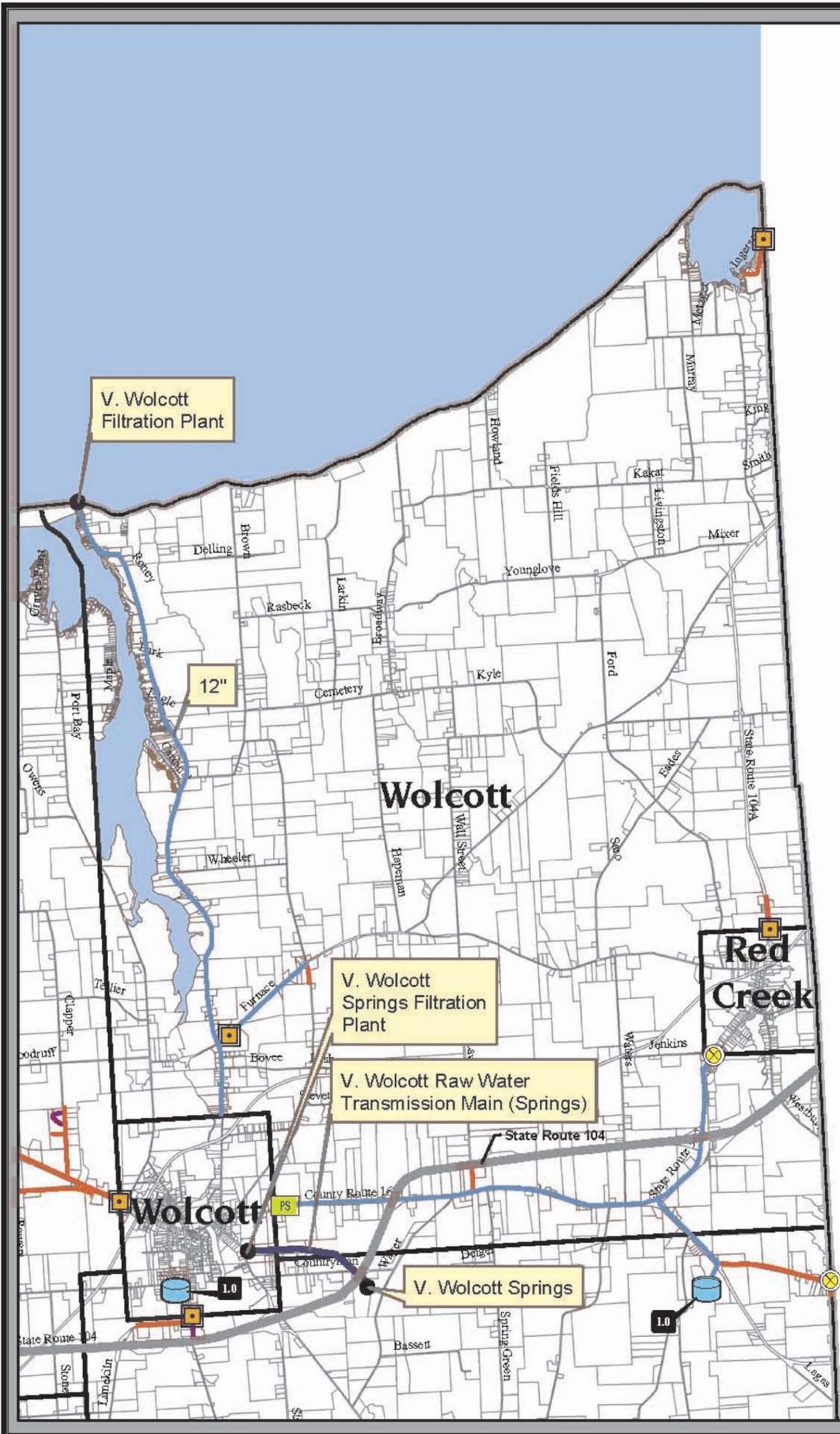
Project Name: Town of Wolcott LWRP

Project Number: 42-3-5966

Lat Long Coordinates
Longitude: 77°43' Latitude: 43°20'

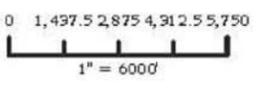
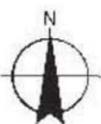
Title: Land Use Districts

Map 7 - Public Water Infrastructure



Town of Wolcott Public Water Infrastructure

- SERVICE INTERCONNECTION
- STORAGE TANK
- CHLORINATION STATION
- PS PUMP STATION
- METER
- 16 INCH WATERMAIN
- 12 INCH WATERMAIN
- 10 INCH WATERMAIN
- 8 INCH WATERMAIN
- 6 INCH WATERMAIN
- 4 INCH WATERMAIN
- 3 INCH WATERMAIN
- COUNTY
- TOWN/VILLAGE BOUNDARY



August 2007



MRB|group
 Engineering, Architecture, Surveying P.C.
 2420 Brumart Blvd.
 Rochester, NY 14625
 (585) 921-9250

NOTE: Map produced by MRB Group for: Four Bay Wastewater Feasibility Study 2007.

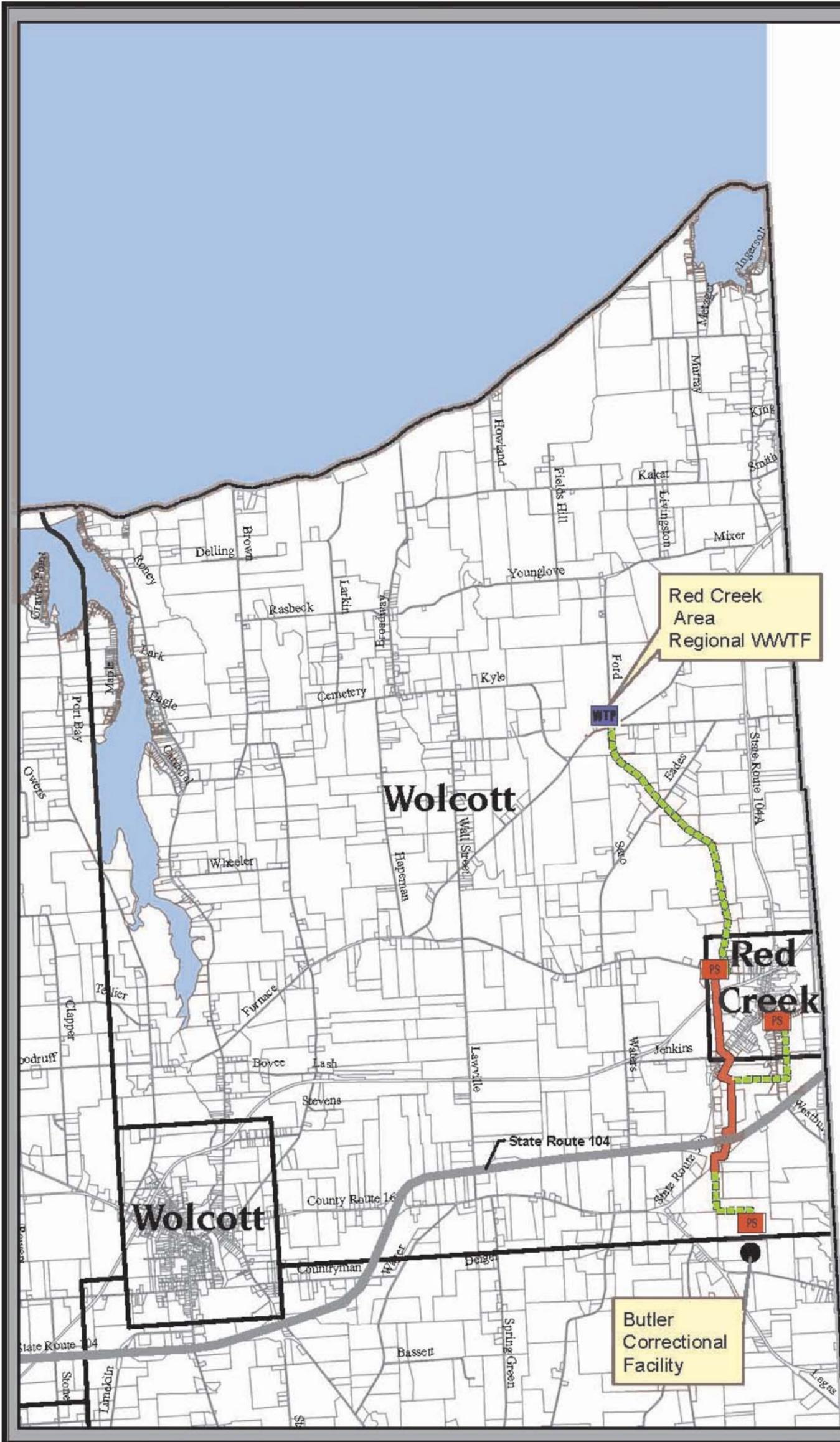
Location: State of New York, County of Wayne, Town of Wolcott

Project Name: Town of Wolcott LWRP

Title: LWRP Public Water Infrastructure

Lat Long Coordinates: Longitude: 77°43' Latitude: 43°20'

Map 8 - Sanitary Sewer Infrastructure



Town of Wolcott
Existing Sanitary Sewer
Infrastructure

- SANITARY_METER
- SANITARY_PS
- SANITARY_WTP
- SANITARY_SEWER_8
- SANITARY_FM_6
- SANITARY_FM_4
- TOWN/VILLAGE BOUNDARY
- PARCELS



0 1,437.5 2,875 4,312.5 5,750
1" = 6000'

August 2007



MRB|group
Engineering, Architecture, Surveying P.C.
2420 Browncroft Blvd.
Rochester, NY 14625
(585) 921-9250

NOTE: Map produced by MRB Group for: Four Bay Wastewater Feasibility Study 2007.

Location: State of New York, County of Wayne, Town of Wolcott

Project Name: Town of Wolcott LWRP

Title: LWRP Sanitary Sewer Infrastructure

Lat Long Coordinates: Longitude: 77°43' Latitude: 43°20'

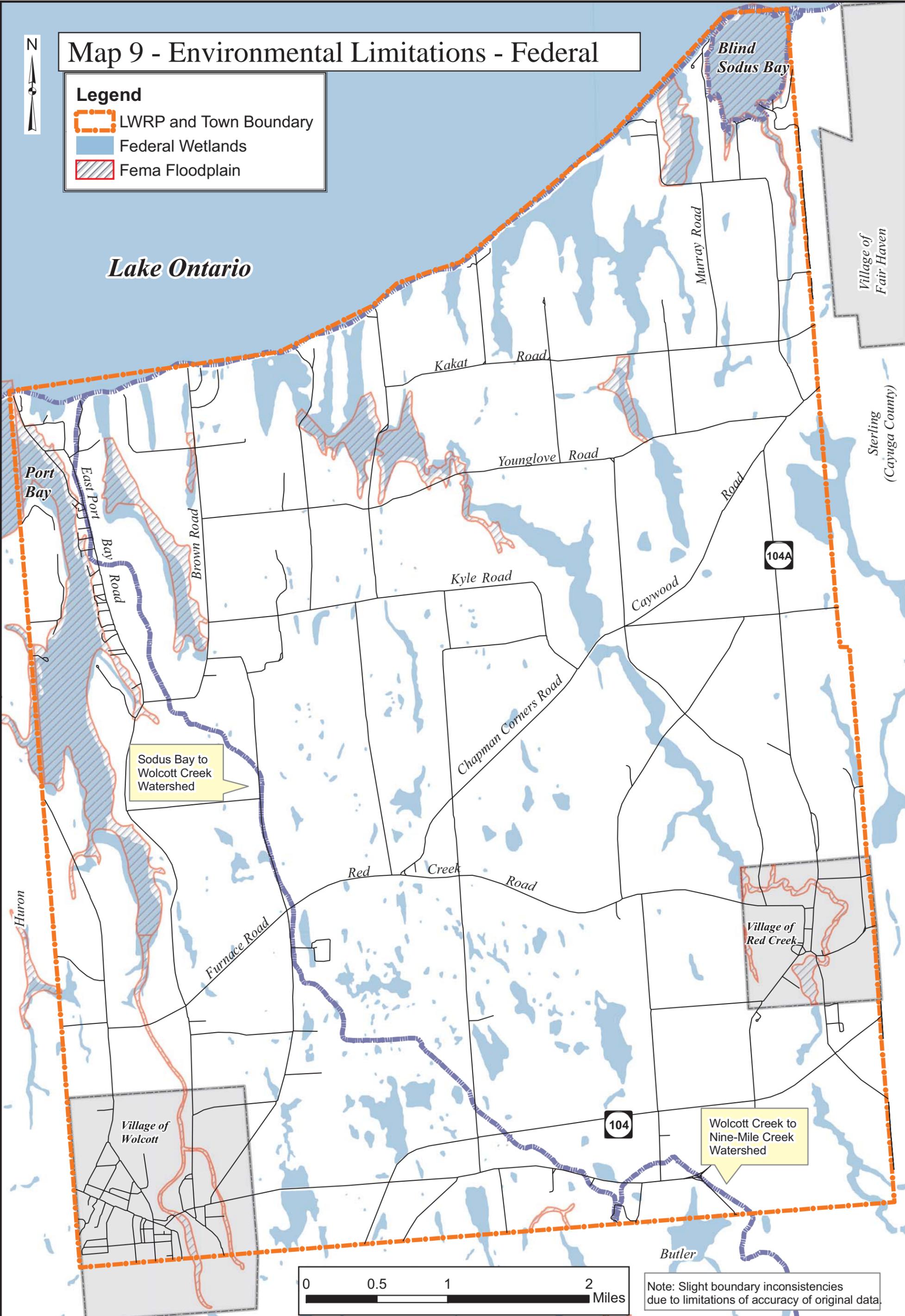
Map 9 - Environmental Limitations - Federal



Legend

-  LWRP and Town Boundary
-  Federal Wetlands
-  Fema Floodplain

Lake Ontario



Note: Slight boundary inconsistencies due to limitations of accuracy of original data.

Location: State of New York, County of Wayne, Town of Wolcott



Drafted By: Rob Beutner

Town of Wolcott LWRP

Scale: 1:38,000

Date: Rev. 12/03/2008

Lat Long Coordinates
Longitude: 77°00 Latitude: 43°20'

Title: Environmental Limitations- Federal

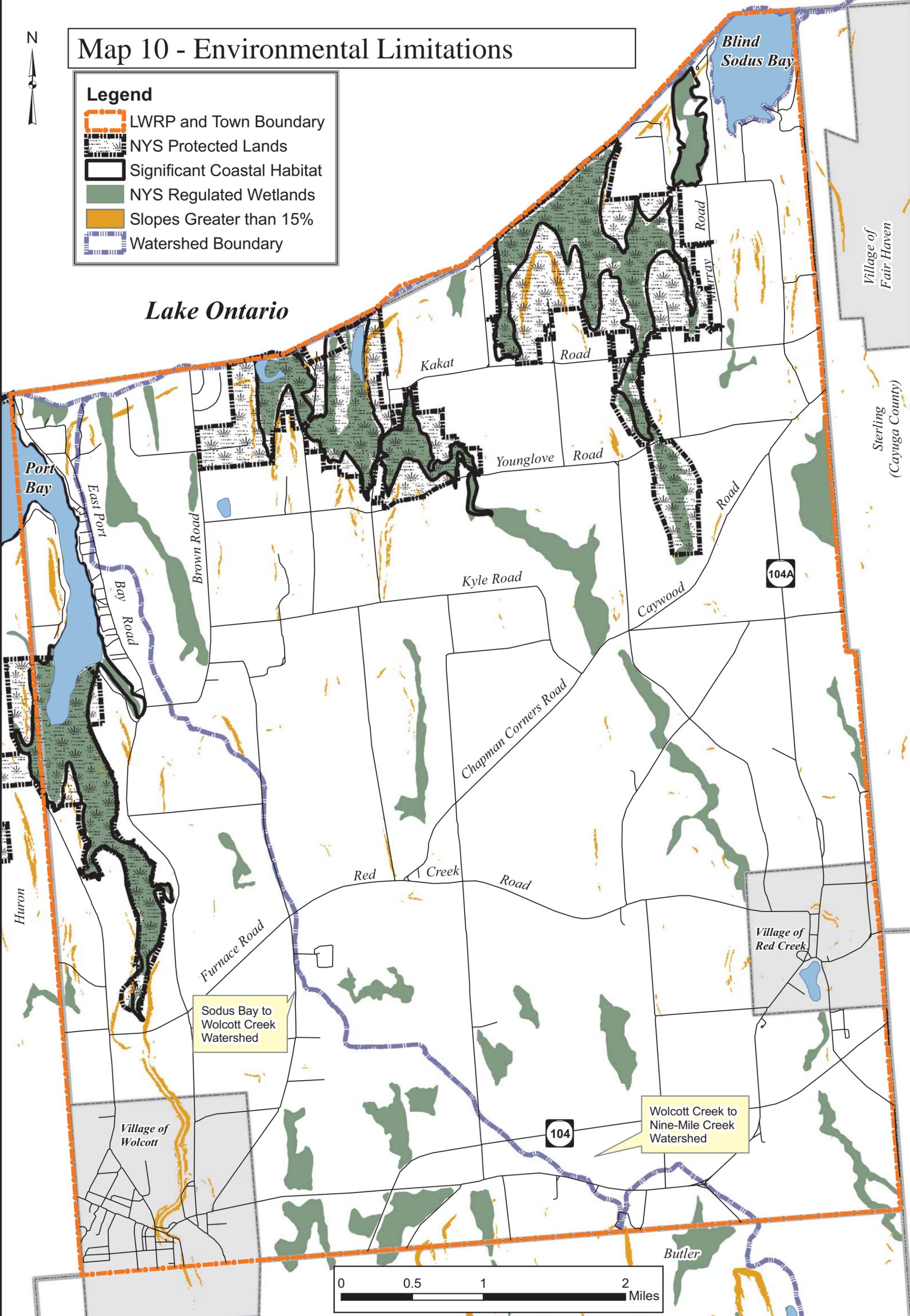


Map 10 - Environmental Limitations

Legend

-  LWRP and Town Boundary
-  NYS Protected Lands
-  Significant Coastal Habitat
-  NYS Regulated Wetlands
-  Slopes Greater than 15%
-  Watershed Boundary

Lake Ontario



Sodus Bay to Wolcott Creek Watershed

Wolcott Creek to Nine-Mile Creek Watershed



Location: State of New York, County of Wayne, Town of Wolcott

Title: Environmental Limitations- Other



Drafted By: Rob Beutner

Scale: 1:38,000

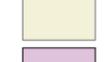
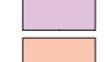
Date: Rev. 12/03/2008

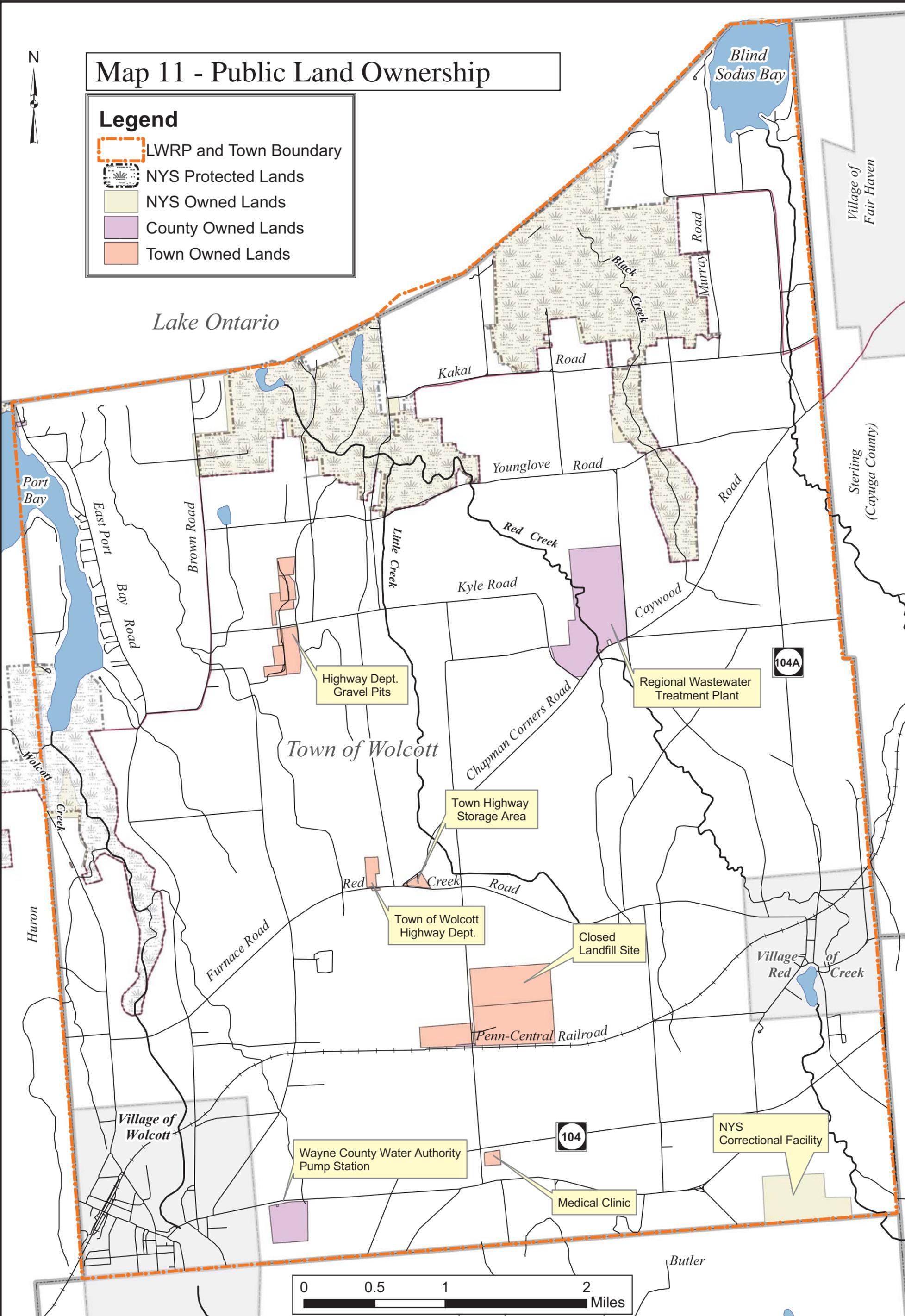
Town of Wolcott LWRP

Lat Long Coordinates
 Longitude: 77°00 Latitude: 43°20'

Map 11 - Public Land Ownership

Legend

-  LWRP and Town Boundary
-  NYS Protected Lands
-  NYS Owned Lands
-  County Owned Lands
-  Town Owned Lands



Location: State of New York, County of Wayne, Town of Wolcott

Title: Public Land Ownership



Drafted By: Rob Beutner

Scale: 1:38,000

Date: Rev. 12/03/2008

Project Name: Town of Wolcott LWRP

Lat Long Coordinates
Longitude: 77°00' Latitude: 43°20'

Map 12 - Land Cover Data - USGS



LEGEND

- LWRP and Town Boundary
- Open Water
- Residential
- Commercial/Industrial/Transportation
- Exposed Rock and Soil
- Transitional Vegetation
- Forest
- Agriculture
- Wetlands

Lake Ontario

Blind Sodus Bay

Village of Fair Haven

Sterling (Cayuga County)

Huron

Town of Wolcott

Village of Red Creek

Village of Wolcott

Butler



U.S. Geological Survey EROS Data Center
 NLCD Regional Land Cover Classification System
 Compiled from Landsat satellite TM imagery (circa 1992) with a spatial resolution of 30 meters

Location: State of New York, County of Wayne, Town of Wolcott



Drafted By: R. Beutner

Project Name: Town of Wolcott LWRP

Scale: 1:38,000

Date: Rev. 12/03/2008

Lat Long Coordinates
 Longitude: 77°43' Latitude: 43°20'

Title: Land Cover

700 WEST METRO PARK
 ROCHESTER, NEW YORK 14617-2634
 TEL 585-272-7310 FAX 585-272-0159

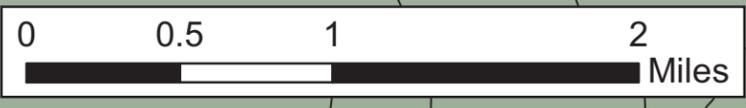
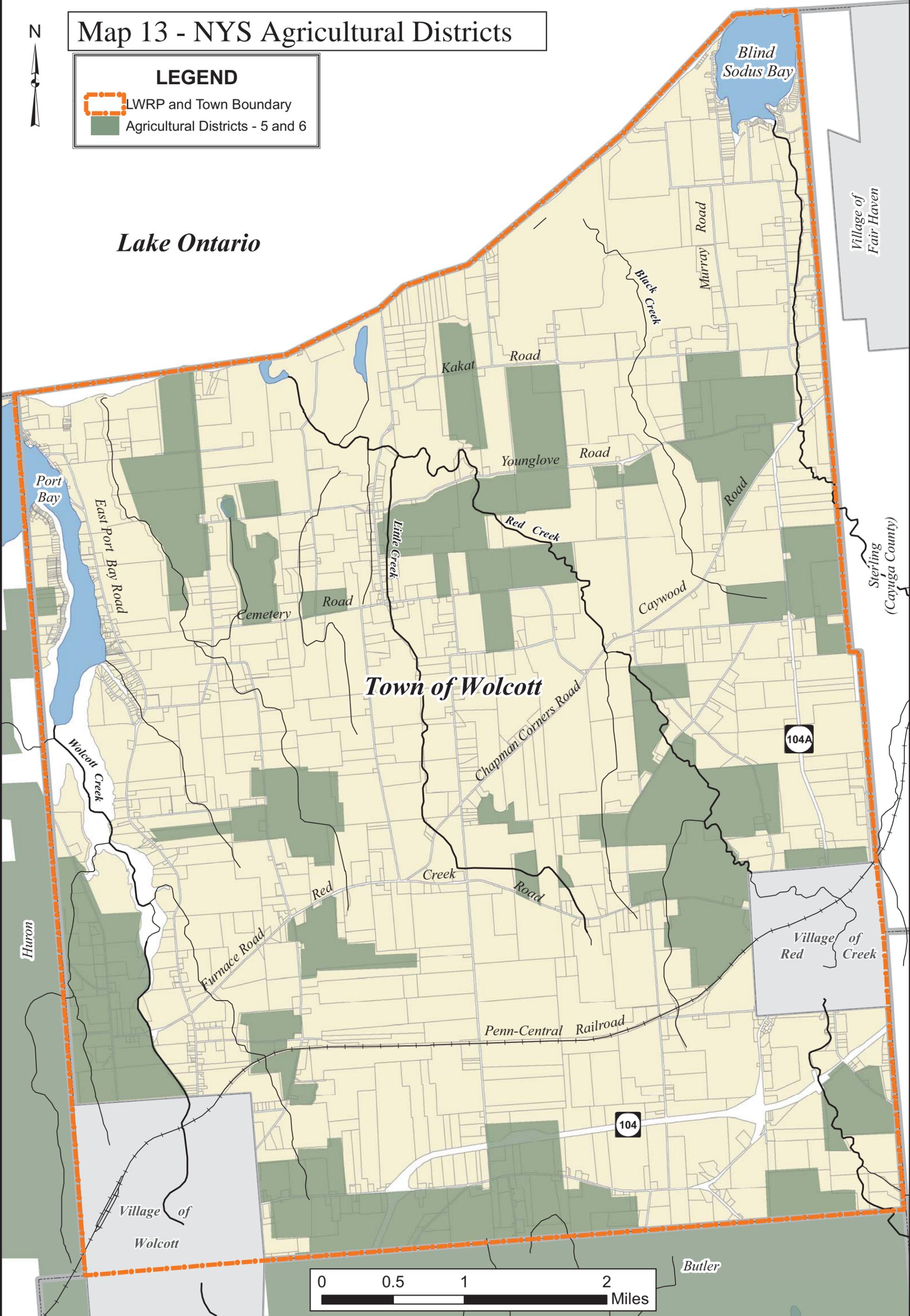


Map 13 - NYS Agricultural Districts

LEGEND

-  LWRP and Town Boundary
-  Agricultural Districts - 5 and 6

Lake Ontario



Location: State of New York, County of Wayne, Town of Wolcott

Title: NYS Agricultural Districts



Drafted By: Rob Beutner

Scale: 1:38,000

Date: Rev. 12/03/2008

Project Name: Town of Wolcott LWRP

Lat Long Coordinates
 Longitude: 77°43' Latitude: 43°20'