

**TOWN OF WILMINGTON, NEW YORK
LOCAL WATERFRONT REVITALIZATION PROGRAM**

SHORT REPORT:

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AUGUST 2007

Overview of the Process

The Town of Wilmington comprises 42,086 rural acres in the northern half of the six million acre Adirondack Park. See Map 1 (all maps are located in Appendix 1). Its history, economic and cultural character, and quality of life are strongly centered on its access to the West Branch of the Ausable River, which is part of an extensive watershed in this mountainous region. The Town embarked upon the process of a Local Waterfront Revitalization Program (LWRP; see www.nyswaterfronts.gov) in late 2005, hiring a local non-profit, Adirondack Sustainable Communities (see www.adksc.org), to facilitate the process.

Community members from residents to business owners to planning board members attended monthly committee meetings, hosted multiple public discussions, conducted surveys, supported an informational web site and outreach days, invited relevant State and local agencies to meetings, and contributed hundreds of volunteer hours. [See Appendix 2 and the Project [web site](#) for more about Community Input.]

The time frame to date has followed these steps:

- November – December 2005: Form a Waterfront Advisory Committee – representing various interests, goals and sources of support. The Committee established a public participation plan and has been the primary source of community input to the process all along the way. Establish the Waterfront Revitalization Area Boundary, Inventory and Analyze Resources and Conditions. The consultant collected information on and mapped current land and water use patterns, public access, infrastructure, historical resources, recreational use, dredging and other issues.
- January – April 2006: Consult with the Community – in-depth meetings and interviews to obtain ideas and priorities of local residents and keep the community updated and involved. Submit request for dredging feasibility study funds.
- May – August 2006: Draft the Town policies and priorities for local waterfront revitalization – goals and plans for short and long-term projects that reflect community concerns and options.
- September – December 2006: Write full draft of LWRP; Community meeting to verify priority projects. Grant for feasibility study awarded.
- January – March 2007: With policy/project subcommittee, verify policy and project sections in detail.
- April 2007: Send full committee-approved draft DOS for comments.
- July 2007: Comments received from DOS; next steps proposed.

The current draft document focuses closely upon the needs and wishes of the resident community of Wilmington; part-time residents, visitors, and neighbors are considered as well but are not the primary focus.

Because the program was a conducted under a limited grant, and the requirements of the LWRP program are very strict, and the extensive process of community consultation and document review has taken longer than anticipated, the DOS proposes that the Town close the current grant contract with the draft as it now exists, and complete it with support from another grant program about to be implemented called the High Peaks Intermunicipal Waterfront Revitalization Strategy.

When complete, the LWRP will serve as a long term management program for the town's waterfront resources. These include the 10 mile stretch of the West Branch of the Ausable River within the Town's boundaries and the 200-acre Lake Everest, which is heavily sediment-laden. The plan will help the Town to guide resource protection, enhanced recreational opportunities and public access, tourism-based economic development, growth management, reduction of nonpoint source pollution, hamlet revitalization, and protection of community character, for the short and long term. It will give the Town stronger local control over county, state and other interests; access to additional sources of funds for projects to improve the community's quality of life; and good information and lots of community input for decision-making in the short and long-term.

Summary of the April 2007 Draft

This summary provides an overview of each main section of the LWRP draft, plus an in-depth look at the projects section, for local review. It is strongly recommended that readers also refer to the full document for details of each section of interest to them, and make their opinions known to the citizens committee, Town leaders, or consultants.

Section I. Waterfront Revitalization Area Boundary

The Waterfront Revitalization Area (WRA) is defined as the area that would be directly impacted by and that directly impacts initiatives set forth in the Local Waterfront Revitalization Program (LWRP). This includes tributaries to the West Branch of the Ausable River and Lake Everest and focuses especially areas of public access, the municipal water supply, located in an aquifer near White Brook and Red Brook, cold water trout fishery zones, and recreational areas. It is also recognized that problems such as high coliform levels, invasive species and sedimentation at the Lake Everest Dam are complex whole system issues which need to be addressed at many levels, at the sources and at symptomatic points, in order to provide economical and long-term resolutions. For these reasons, the Waterfront Revitalization Area Boundary is defined by the citizen's committee in consultation with the LWRP team and NYSDOS as the following: The West Branch of the Ausable River watershed between the Town boundaries, and following the natural watershed line on east and west due to the area's slope, erodibility, and potential for contributing silt and other types of pollution to the river.

Section II. Inventory and Analysis

The Inventory and Analysis provides an overview of the natural, historical, and cultural resources of the Town. It includes a general description of Wilmington and its waterfront, giving special attention to the impoundment area, now called Lake Everest, which has existed since 1812. As industries declined in the Adirondacks through the 20th century, and Wilmington and other destinations shifted to a tourism-based economy, the lake became more important in the lives of local people and visitors alike as a recreation venue and scenic vista. In the last 30 – 70 years, the lake has accumulated sediment in quantities that are negatively affecting its health as a trout-friendly ecosystem and as a recreation objective for paddlers and others. Many residents can recall a time when waterskiing was possible on the lake; today, many cite its shallowness as a restraint to a variety of recreational activities. The options facing the residents of Wilmington on this issue are as follows: to dredge the sediment within the next few years and probably on a periodic basis into the future, to slow or prevent further sedimentation from occurring, to relinquish the lake to the process of sedimentation, and/or to (at some point in the distant future) remove the impoundment and return to a free-flowing riverine system.

The inventory and analysis reviews existing land use and zoning, noting that these processes in Town are guided by the Town Land Use Code of 1988, in accordance with the Wilmington Comprehensive Plan of 1975, both of which the Town would like to update. It highlights special shoreline regulations, some differences between Town and APA zoning, and describes other local development plans and guidance, including the following: Comprehensive Plan for the Town of Wilmington (1975), the Town of Wilmington Subdivision Regulation (revised 2004), the Hamlet of Wilmington: Strategies for Development (1983), the Town of Wilmington Community Revitalization Plan (2001), the Olympic Scenic Byway Corridor Management Plan (2004), the Wilmington Wild Forest Unit Management Plan (2005), the Whiteface UMP Amendment /EIS (2006 Amendment to 2004 UMP), the Wild, Scenic and Recreational Rivers System Act, the Adirondack Park State Land Master Plan (2001), and the NYSERDA Energy Smart Community resolution (2003).

The document describes existing water use, public access, and recreational resources along the Ausable River, West Branch Tributaries, and Lake Everest. It reviews existing data on the following: land ownership patterns, topography and geology, natural resources, water quality, and flooding and erosion, finding that while sedimentation is a natural outcome in any riverine system, the Ausable River watershed includes extremes of slope, soil erodibility, and active levels of construction, making it vulnerable to erosion and flooding. It notes that

sediment loss from construction sites is “typically 10-20 times greater than from agricultural lands, and 1000-2000 times greater than from forestlands.” The inventory notes that problem areas for significant runoff within the town boundaries include: Quaker Mountain Road, Whiteface access roads and parking lots, Fox Farm Road, Route 86 near the Historic Bridge, White Brook Road, Reservoir Road, and others.

The inventory also reviews waterfront management and dredging issues, significant fish and wildlife habitat, infrastructure, environmental issues, historic resources, and scenic resources.

Section III. Waterfront Revitalization Policies

The Policy Section outlines the Town and community goals in drafting an LWRP. It includes 13 “policies” for guiding activity within the waterfront boundary and these lead to projects aimed at putting the goals into action. The policies include the following:

1. Foster a pattern of development in the waterfront area that enhances the community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.
2. Preserve historic resources of the waterfront area
3. Enhance visual quality and protect scenic resources throughout the waterfront area
4. Minimize loss of life, structure, and natural resources from flooding and erosion.
5. Protect and improve water quality and supply
6. Identify, protect and restore the quality and function of the ecosystem
7. Protect and improve air quality in the waterfront area
8. Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and waste
9. Provide for public access to, and recreational use of, waterfront waters, public lands, and public resource of the waterfront area
10. Protect water-dependent uses in suitable locations
11. Promote sustainable use of fish and wildlife resources
12. Protect agricultural lands
13. Promote appropriate use and development of energy and mineral resources

Section IV. Proposed Projects

The Wilmington Local Waterfront Revitalization Program (LWRP) Citizens’ Committee has prioritized the following projects to implement the community’s goals as laid out in Section III above, derived from the process of completing a Waterfront Inventory and Analysis and Policy Development, drawing on existing plans, and most importantly reflecting the stated interests and input of the local community, gathered through public meetings, workshops, letters, and surveys. The list is far-reaching and the scope covers a long time-frame. Costs associated with these projects are very preliminary estimates; in every possible instance, grant monies will be sought to complete these projects. No Wilmington Town funds have been used for the LWRP.

The categories of projects fall into three main groups identified early on through public comments: Lake Restoration, Public Access to Waterfront Resources, and Hamlet / Town Revitalization. Each of these sections is presented as one overarching project, with related sub-projects included. A combination of the following criteria

was used to identify these ideas: Highest Importance: Local Perception of Need; Next: Cost and Potential Source of Funding; Next: Complexity (how difficult/how simple).

A. Lake Everest Restoration Project

A. 1. Watershed Management Program

Lake Everest is and long has been the heart of the community. Today, its shallow nature makes activities of primary importance to residents, such as swimming and boating, increasingly difficult. The first project aims to create an improved watershed and lake management program for the Town and agencies operating within Town boundaries. In the short term, this program will address immediate needs. Longer term, the program will help to protect the lake and maintain it as a stable recreational and ecological resource for the community. Outcomes will include a system of stormwater control that will minimize sedimentation and improve water quality, and a dredging program that will return the lake to an earlier depth. Components of the Program include the following:

- 1) Prepare a Watershed Management Plan for the West Branch of the Ausable River in conjunction with neighboring communities – proposal submitted in coordination with Ausable River Association to NYS DOS LWRP program year 2005-2006 and granted \$20,000 for work throughout the watershed in Essex and Clinton Counties on 9/6/06. *In process.*
- 2) Restore Lake Everest in select areas and in environmentally sensitive manner to extent possible – seek funds from outside sources where possible. Estimated cost: According to the Lake Algonquin feasibility study and to Dave Wick of CWICNY, the cost of sediment removal is highly variable depending on the site, depth, equipment, labor, and other factors. The range of options available to Wilmington will be determined during the feasibility study process.
 - a) Dredging feasibility study – proposal submitted to NYS DOS LWRP program 5/30/06 and granted \$42,500 (to include beach planning effort) on 10/30/06. *In process.*
- 3) Intermunicipal sediment control, coordinating with Town/County/State highway depts., Lake Placid and North Elba, Whiteface Mountain and ORDA, on achieving zero additional sedimentation into Lake Everest. Projects include:
 - a) Create Town sediment control campaign: Update and establish Town documents to ensure that all regulations aim to prevent further erosion from forestry, development and construction of all kinds, especially to prevention of problems from hillside development. Support the above program through document update/creation including:
 - i) Comprehensive Plan (of 1975) Estimated cost: \$25,000
 - ii) Land Use Codes / Zoning (of 1988) Estimated cost: \$65,000 (for b, c, and d).
 - iii) Amendment to subdivision regulations with affordable housing criteria and green community design guidance
 - iv) Site Plan Review (new)
 - v) (New) design guidelines for development on hillsides to ensure development does not detract from the natural setting of the hillsides and to expand enforcement capacity for sediment control. Estimated cost: \$15,000
 - b) Provide planning / zoning board training as needed to raise awareness of sediment problems and solutions. Estimated cost: \$500-\$1,500 workshop attendance.
 - c) Sedimentation study / stream channel stability analysis to identify event-based and chronic sources of sedimentation and options for controlling sediment loading into Lake Everest over long-term. Include highway depts. (Town, County and State) in study process to look at solutions including regularly scheduled catchment basin cleaning, increased number of basins and traps, increased sizing as appropriate, minimal ditching and other vegetation removal, improved mulching / gravel cover on shoulders of sloping roads, etc. Estimated cost: \$25,000 study
 - d) Hydroseeder purchase with Essex County, to move from manual reseeded (after ditching and other disturbance activities) to mechanized seeding. Estimated cost: \$20,000 *Done.*

- e) Vortex system installation at corners of bridge to Whiteface Mountain, to control runoff from parking areas into Ausable River. Estimated cost: \$25,000 for four.
- f) Additional catchment basins and basin cleaning in and around Wilmington. Estimated cost: \$10,000 and use of existing Highway Dept. labor for cleaning.
- 4) Repair dam, gates and racks to empower town to effectively control water level in river. Estimated cost: Highly variable depending on the condition of the dam.
- 5) General water quality – work with North Elba and Lake Placid and other nearby municipalities to improve water quality through a memorandum of understanding and/or specific projects. Proposal submitted for High Peaks Intermunicipal program 10/30/06 to NYS DOS LWRP program and granted \$250,000 (to also include other efforts and other municipalities’ priorities) on 1/30/07.
- 6) Identify potentially problematic septic systems and test rigorously, raise funds to upgrade/move them as needed. Establish a volunteer septic system replacement program where the Town gets a grant to provide 50% of the replacement costs. Consider model used in Catskill Park. Estimated cost: \$2,500/\$3,000 per system.
- 7) Continue search for improved, affordable road protection technologies to displace damaging sand and salt use. Request DOT support for this. Estimated cost: Action by Town leaders.
- 8) Raise awareness of water quality issues: Estimated cost: \$1,000 per year
 - a) Regularly publish water quality statistics and results of testing at the beach and in Town Hall
 - b) Awareness of drainage project “what you dump here goes in our lake/river” signs and stickers. (ASRA)
 - c) Improve nonpoint and point source pollution controls from roadways, businesses, private lawns, etc. through education, incentives such as a green citizen program, public campaigns, and fines.

A. 2. Beach / Park Improvements

The Town Beach is a center of activity from “ice-out” to the first snowfall in Wilmington. Residents monitor wildlife activities, including beaver and snapping turtle, fish from the “point,¹” swim, boat, picnic, and walk in and around the property. Improvements here focus on maintenance, safety, usability, and beach-area activities. Linkages between the beach area and other waterfront access areas are covered in a separate section. Components of the Program include the following:

- 1) Pavilion Improvements
 - a) Beach master plan and pavilion revitalization - proposal submitted to do master plan 5/30/06 and granted 10/30/06. Estimated cost: \$10,850 master plan, \$50,000 pavilion construction.
 - i) Identify potential uses of Town land adjoining the beach; e.g. construct interpretive trails, gardens, etc. Among other options, consider establishment of a tennis court and tether ball area at beach, and landscaping for the picnic area. Estimated cost: included in the master planning effort.
 - ii) Convert restrooms to vandal proof, water efficient models (see Long Lake model). Estimated cost: \$75,000
 - iii) Expand playground options to provide access for children under age 4, including slides and swings. Estimated cost: \$25,000 *In process.*
 - b) Improve Town maintenance and safety upkeep at Beach:
 - i) Ensure that safe parking and clean hygiene facilities are maintained and accessible, and that trash removal on waterfront properties is enforced. Control vandalism, late-night activities, and noise in public areas. Install pay phones at beach, bridge park, and Flume (for safety and convenience). Police patrol, noise ordinance (political initiative), phone company support. *In process.*
 - ii) Continue water quality monitoring, especially of *e.coli* bacterium. Estimated cost: \$1,000 per year. *In process.*

¹ The “point” is not part of the Town property.

- iii) Improve litter control and maintenance on the beach itself and in other town park areas (e.g. tilling beach to prevent grass). Estimated cost: 40 hours per week- 12 weeks @ \$15.00 per hour per year. *In process.*

B. Project to Improve Public Access to the Waterfront

Although public use areas near the lake are significant, they are not interconnected. This discontinuity is a considerable disadvantage since picnics, walking, boating, biking, fishing and swimming are an integral part of the recreational and cultural life of the community and its visitors. Recreational improvements are listed below in four thematic sections.

B. 1. General Recreational Improvements:

- 1) Bicycle and Pedestrian Access:
 - a) Improve and extend sidewalk system in town center. Priority: from Bonnie view Terrace to corner of 86; also Springfield to Fox Farm, Haselton to end of houses. Crosswalks being established (2006) by DOT project. Establish network of safe bike paths and/or extensions of paved road shoulders around Town. Estimated cost: \$135,000 and up for construction, design, and contingency. (Apply to DOH for Healthy Communities support.)
 - b) Amend Town policies to request public, pedestrian, and bicycle access, paved shoulders, and / or pathways in all new developments and upgrades of existing developments. Create opportunities to upgrade existing roadways to include such access. Estimated cost: Action by Town Leaders.
 - c) Create a waterfront brochure / trail map to describe the planning process, projects, trails, opportunities to volunteer / contribute. Estimated cost: \$8,500 (inc. printing).
- 2) Establish unified, unique decorative signage on all roads entering Wilmington; other Town-related signage as appropriate. Estimated cost: \$25,000/\$30,000. *In Process.* Add traffic speed monitor signs at same points (3). Estimated cost: \$15,000.
- 3) Community center / interpretive center: *In Process.*
 - a) Build historical/natural interpretive center (and/or series of kiosks connected by trails) by Town Beach (and around town). This would help orient new residents and visitors to local natural resources, house maps of historical sites, bike trails, nature trails, cross-country skiing, canoeing and kayak area, etc. Connect this to historic bridge area and other areas in town center to encourage pedestrian activity. Town to do in cooperation with WHS and other organizations such as ASRA. Include information on bird life in Wilmington. Estimated cost: \$275,000 and up.
 - b) Explore options for improving "community space," e.g. seek community center space to include mini-museum of natural heritage and historical information, community involvement programs. See note above.
- 4) Seek Town, County or State protection and assistance to acquire additional open space areas, easements for public access, and donations of private land or easements, especially in waterfront area, and where landowners are supportive. Estimated cost: Tax relief, money for actual land purchase, partner with Adirondack Land Trust.
- 5) Establish community volunteer programs in water quality and wildlife monitoring and other activities. Estimated cost: \$2,000 / year.
- 6) Expand economic and educational opportunities of recreation including bird watching, wildlife tours, etc. Identify and study species habitats with assistance from outside agencies if needed and raise awareness of the unique resources within the boundary. Map biodiversity habitats for inventory purposes, for example in cooperation with an organization such as Hudsonia. Estimated cost: \$1,000-\$10,000.
- 7) Continue fish stocking, while studying ways to avoid impacts on native trout. Estimated cost: \$1,000, donations, agreements with associations, DEC covers costs of stocking; Town requests DEC and ASRA/TU assistance to conduct studies.

B. 2. Beach Area Recreational Improvements:

- 1) Widen small boat launch (slightly) at the beach to improve access for all, especially fire dept. water pumping vehicles. Estimated cost: \$15,000.
- 2) Establish canoe / kayak launch on Town property at the beach and a second launch by bridge – consider easement at private property occupying the southeast corner of the bridge (now AS Sport Shop). Estimated cost: \$1,000.
- 3) Provide bike parking at beach and library. Estimated cost: \$1,000.
- 4) Establish Turtle (and other wildlife) monitoring project(s) (with DEC and/or ASRA). Estimated cost: volunteers, \$1,000.

B. 3. Flume Area / Bridge – Wilmington Wild Forest Trail (i.e. both sides of Rte 86) Improvements:

- 1) Request DEC / DOT support and regular schedules for clean up at Flume (*Done by volunteer*) and on Lenny Preston road and other sites as necessary. Estimated cost: Action by Town Leaders.
- 2) Advertise Town littering fine of \$1000 with prominent signs, conduct public education campaign of “Pack in – Pack out” requirement, combined with enforcement crackdown, to raise awareness. Estimated cost: Action by Town Leaders, \$1,000.
- 3) Promote “adopt a resource” program for Flume and other public areas. Estimated cost: Action by Town Leaders.
- 4) Improve parking area by Flume bridge and put in protected walkway along bridge for viewing of the Flume. Estimated cost: \$135,000 (inc. design, contingency).
- 5) Improve nature walkways on both sides of Flume. Estimated cost: \$75,000 (inc. design, contingency).

B. 4. Fishing Access Recreational Improvements:

- 1) Request DEC review of all public fishing access sites in Wilmington, with the goal of improving access, signage, trail maintenance, and easement agreements in collaboration with landowners. The sites should eventually be mapped and available in a directory for local and visitor use. Estimated cost: DEC enforcement and action by Town Leaders.
- 2) Request DEC assistance for Town to clean up and enforce trash dump on Lenny Preston road, which detracts from fishing and other water-dependent uses. Estimated cost: Private property / DEC enforcement.
- 3) Make fishing access on Springfield Road a wildlife observation point / bird preserve, with board walk, in cooperation with land owners. Use this area to train youth and visitors in fishing, birding, and other outdoor recreation sports (apply for Reiss Family Grant). Estimated cost: \$25,000 - \$50,000.

C. Project to Revitalize the Hamlet / Town

Wilmington seeks opportunities to collaborate with neighboring communities on economic and quality of life planning and projects, such as regional tourism plans, workforce housing schemes, and riverine protection activities. Project thematic areas are listed below:

C. 1. Historic Bridge / Hamlet Center

- 1) Improve park area by dam bridge. Estimated cost: \$15,000 - \$30,000.
- 2) Repair retaining wall near library. Estimated cost: \$85,000 - \$15,000.
- 3) Gravel parking lot by Heritage Park, put in signage to identify scenic view of river and mountains. Estimated cost: \$1,000 - \$5,000.
- 4) Put in scenic pull-over area by Paleface that allows view of valley and mountains. Estimated cost: \$40,000.
- 5) Request DOT assistance to repair bridge stonework. Estimated cost: Included in DOT Work plan.
- 6) Ensure that hamlet zoning allows for mixed commercial and residential use, encourages community center and pedestrian/bike use, encourages infill instead of sprawl, and highlights the relationship of new development or revitalized areas to the waterfront. See Section IV.A.1. Watershed Management Program above.

- 7) Plant trees along Route 86 through town center. Estimated cost: \$20,000.
- 8) Bury power lines that run through the center of town. Estimated cost: request as DOT project.
- 9) Apply for Main Street grants for roads, sidewalks, bikes, and clean up. Seek assistance also for addressing abandoned and decrepit buildings that detract from the landscape. Estimated cost: \$1,000.

C. 2. Economic Benefits

- 1) Businesses in Wilmington:
 - a) Seek support from IDA and other economic development resources to encourage new and growing business interests. Strongly encourage local purchase of materials and services where appropriate. Estimated cost: Action by Town Leaders / Community.
 - b) Work with Visitor's Bureaus, Chambers of Commerce, and other agencies to plan and implement business development in Wilmington's center. For example, LP/Essex Cty Visitor's Bureau plans to help Wilmington with its Quality Destination Program in 2007, to review local assets and improve them, and do marketing plan. Do this plan using grass roots input, see example of La Ruta de Sonora (ASCI has illustrative materials and/or see <http://www.laruta.org/>). Estimated cost: \$10,000.
 - c) Encourage establishment of recreational and other businesses (boat rentals, bike rentals) including shopping for local residents, especially within Empire Zone area. Estimated cost: Action by Town / IDA leaders.
 - d) Seek opportunities to "extend the season" for businesses and focus away from tourism to more long-term dependable high paying jobs. Estimated cost: Action by Town Leaders.
 - e) Encourage establishment of community fitness center / indoor pool / space for classes. See Section IV.B.1.
- 2) Energy and Pollution:
 - a) Encourage all small businesses, churches, etc. to apply for an energy audit through NYSEERDA. Estimated cost: Action by Town / Community leaders.
 - b) Conduct a municipal energy audit and implement changes as appropriate. Estimated cost: \$5,000/\$20,000.
 - c) To reduce pollution of air and by road runoff, explore improvements in vehicle efficiency and fuel use in official vehicle and among private citizens through energy efficiency incentives, group purchases with neighboring communities, etc. Do the same for official and private buildings and residences. Implement recommendations of the Energy Smart Community initiative. Estimated cost: \$10,000-\$50,000.
 - d) Explore reduction of solid waste production by requesting recycling contractors to expand plastics recycling. Estimated cost: Action by Town leaders.
 - e) Request State increase in bottle bill fee and coverage, and support for local businesses that accept bottle returns. Estimated cost: Action by Town leaders.
 - f) Establish, in cooperation with neighboring communities, a composting and materials recycling center for house construction and other items. Estimated cost: \$30,000.
 - g) Explore possibility of hydro power options. Estimated cost: Action by Town leaders.
 - h) Control or abate existing and prevent new air pollution through public education, outside support to find alternatives. Request DEC and other agency support to improve emission standards for outdoor wood-burning stoves. Estimated cost: Action by Town leaders.
- 3) Housing:
 - a) Seek housing rehabilitation funds, opportunities to expand affordable workforce housing options, and tax reform scaled to support the needs of lower income residents. Estimated cost: \$1,000.
 - b) Work with managers of Bonnieview Terrace apartments to convert units to more affordable and sustainable fuel type. Estimated cost: Action by Town leaders.
- 4) Town Management:

- c) Make LWRP project fundraising outside of tax base a priority. Estimated cost: volunteer organizing.
- d) Establish enforcement mechanisms and provide training as needed for Planning and Zoning Boards. See Section IV.A.1.
- e) Explore establishment of a community waterfront fund, perhaps through the Adirondack Community Trust, to support ongoing waterfront improvements planned through this LWRP. Estimated cost: free.
- f) Seek funding to hire a grant writer and administrator – perhaps in coordination with neighboring communities which also need this service – to continue finding funds to support LWRP and other projects. Estimated cost: \$15,000-\$25,000
- g) In coordination with Wilmington Historical Society, review existing 1982 historic district inventory, update and expand list to include all of Town, and map the sites. Explore option of resubmitting amended proposal; explore/adapt goals of that proposal. Estimated cost: Action by Town / Community leaders.

Section V. Local Implementation Techniques

The Waterfront Revitalization and Coastal Resources Act places great emphasis on the implementation provisions of the LWRP. This section accomplishes two objectives. It is meant to provide sufficient information for DOS to determine whether Wilmington has met the state's requirements and, to provide the Town with a clear and complete description of the strategy the Town will follow to implement those elements of the LWRP for which the Town is responsible, that is, the laws the Town will pass to implement its policies.

The appendices include model language for a local stormwater management law and site plan review law, which are estimated to be particularly important for Wilmington, given its vulnerability to erosion and sedimentation.

Section VI. State and Federal Actions and Programs Likely to Affect Implementation

State actions will affect and be affected by implementation of the LWRP. Under State law and the U.S. Coastal Zone Management Act, certain State actions within or affecting the local waterfront area must be "consistent" or "consistent to the maximum extent practicable" with the enforceable policies and purposes of the LWRP. At the same time, the active participation of State agencies is also likely to be necessary to implement specific provisions of the LWRP.

Section VII. Consultation with Other Agencies

Several government agencies and local organizations have been consulted during the preparation of this waterfront program. Consultation during the preparation of the draft LWRP involved correspondence, telephone contacts and/or meetings with representatives of those agencies and organizations most likely to affect or be affected by the local program. The agencies and groups listed below provided essential background information, advice, and details about potential funding sources, programs, or regulations that they administer.

To ensure that the needs and desires of the community were reflected in this Local Waterfront Revitalization Program, the Wilmington Town Supervisor established an LWRP Advisory Committee consisting of a wide representation of the residential and business community. Additional designees included representatives from

APA, DEC, DOT, ORDA, Whiteface Mountain; the Wilmington Town / Planning / and Zoning Boards, the Essex County Planning Department, Ausable River Association, Wilmington Historical Society, Whiteface Area Visitor's Bureau, and Wilmington Fish, Game, and Sport Club. The LWRP was prepared over the period of one and one-half years. During the course of the Program's development the Committee held fifteen committee meetings which were open to the public. Well-publicized and well-attended public outreach meetings were held to solicit ideas for the process and for projects in January 2006, April 2006, and October 2006. Extensive information was made available on an LWRP website and Town Office booklet, through e-mails, posters, survey solicitations, and town newsletter and press articles.

Outcomes to Date

Community input and outreach through: citizens' committee work meeting every month since December 2005 and April 2007, often conducting subcommittee work in between meetings; three community meetings; three surveys; press and town newsletter articles; 3 posters (in Post Office entry way), several flyers; postcard to all residences; visits to groups (seniors, artists, historical society, youth center, and fish/game club); cooperation with local organizations including Ausable River Association, Wilmington Historical Society.

Interviews with Town fire dept., highway, code enforcement, supervisor and relevant Agencies: DEC, APA, DOT, DOS, and County IDA

Discussion and decisions on key waterfront issues: public access, hamlet revitalization, and lake / beach restoration

Drafts of 13 policies/approaches for Wilmington to control future of waterfront

Drafts of project ideas for implementing results of discussions and community ideas

Finally, drafting and submission of a 120 page report representing the best knowledge about Wilmington's watershed all in one place, and highlighting the wishes of the community; the process involved hundreds of community volunteer hours, volumes of public comment, and extensive outreach.

General increase in knowledge about the riverine ecosystem, its vulnerability to erosion, and the need to protect it for use, recreation, and environmental reasons.

Learning from specialists at the NY Department of Health and DEC about the water quality of the river (it's generally good), and another on dredging (technology, environmental impacts, and costs). Additional presentations from Whiteface/ORDA, APA, and DEC.

Website and Town Book established to share information about waterfront issues.

Winning a grant to support a dredging feasibility project, which will be underway soon.

First Wilmington "Waterfront Day" held, including a 50/50 raffle, kids' fishing derby (by the Wilmington Fish, Game and Sports Club), nature scavenger hunt (by the Ausable River Association), climate/weather displays (the SUNY-Albany Atmospheric Sciences Research Center on Whiteface Mountain), historical displays (the Wilmington Historical Society) and bake sale (by town ladies).

Whiteface Shuttle stops extended to Wilmington.

Nature trail established at Springfield Road Fishing Access.

Private conservation easement proposed by local landowner, hoping to establish natural area for public use.

Spinning off a new group to begin development of a community center and historical/natural museum for Wilmington; this is a key need identified in the LWRP.

Improvements in beach playground equipment per issues highlighted in the LWRP; especially additions for smaller children.

Talked to Judy Enck Environmental Consultant to Governor Spitzer, Stu Buchanan past Director of DEC Region 5 and with Betsy Lowe, newly appointed Director DEC Region 5 about the trash issue at the Flume. The swimming area at the Flume has been cleaned by a volunteer. We will continue to monitor.

Talked to DEC about the need for the vortex storm water control system for the run-off from the parking lots and the access road to Whiteface. The new system would be cheaper to put in if we were able install it with the new water mains. Tom Martin, DEC, is seeking funds from Environmental Protection Fund for the vortex units.

The new vortex system that was installed on the west side on the stone bridge during the drainage system replacement last summer was inspected. It has about 12” of sand in the bottom. We estimate that it will not have to be pumped out until next summer.

The catchment basin on the library side of the bridge has quite a lot of sand in it. It appears that it will have to be cleaned. The town will coordinate with NYSDOT to remove the sediment.

We have received the construction documents for phase one of the water main replacement. The engineers did not allow for any storm water catchment or control on Quaker Mountain Rd. We pointed out that omission. Marcel will work with the engineer to make sure there will be adequate storm water control when the water main replacement is finished.

Next Steps

Committee to review projects list and re-prioritize. Update to community. Close of existing contract.

Start of High Peaks/Intermunicipal LWRP contract. Consultants to finalize document for 60 day review and present to community. Zoning update.

After comments from 60 day review included, present again to community for final approval, then send to State for sign off.

Funding for the development of a Storm Water Plan, Site Plan Review, and Local Land Use Code update will be part of the Intermunicipal LWRP grant. The process will be in three phases with a committee of 5-8 representatives from various local interest groups with a professional planner.

Phase one: Review existing land use code. Outline changes to be made.

Phase Two: Draft and edit new sections, ask for public input, edit based on public review. Send to concerned agencies for their review.

Phase Three: Formal adaptation

When dredging feasibility study is completed, if the Board approves the dredging proposal, the Town will pursue funding and identify contractors.

Town and community pursue funding for other projects listed in document.