



# Project Profiles for Jefferson & St. Lawrence Region

**Other Planning Committee Projects – Private**



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# ICONS/ACRONYMS FOR JEFFERSON & ST. LAWRENCE REGION

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 Project location

 Project owner

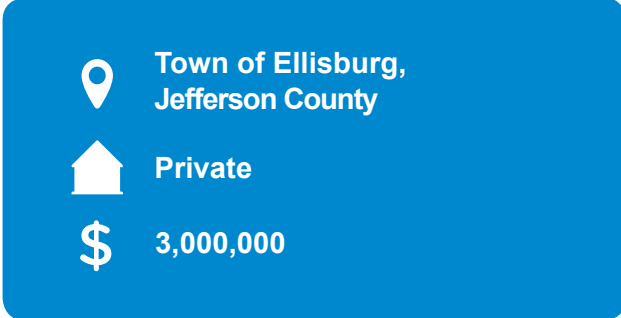
 Approximate cost

Acronym	
EPF	Environmental Protection Fund
ft	Feet
NEC	National Electric Code
NTS	Not to Scale
NYS	New York State
WMA	Wildlife Management Area



# ELLISBURG RESIDENCES, LAKEVIEW POND/ MANAGEMENT AREA, SOUTHWICK BEACH

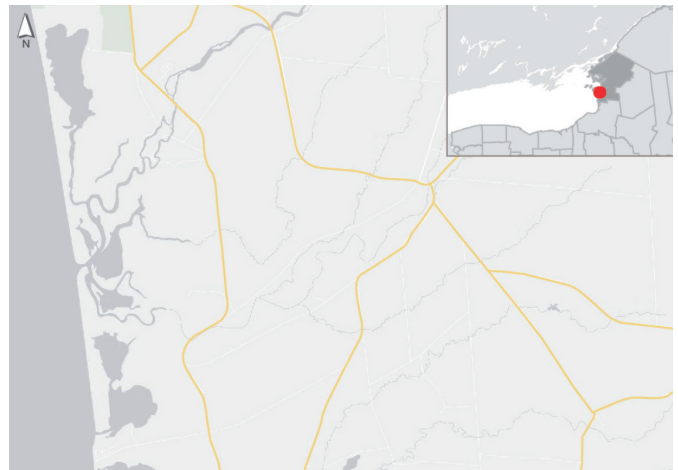
The Town of Ellisburg has approximately 10.25 miles of shoreline, including sand/sand dunes and sensitive ecological areas. There are 16,802 ft of waterfront and 208 parcels associated with this proposed project area that includes the 3,461-acre Lakeview Wildlife Management Area (WMA). Beaches are underwater during high water levels and most dunes have been impaired or destroyed. Private property has been damaged and infrastructure compromised. The estimated cost of \$3 million involves remediation and installation of barriers to improve dune and shoreline resiliency, while allowing them to establish and repair critical infrastructure. These estimates are based on examples of repairs that occurred after 2017, and were somewhat effective in minimizing damage since that time.



Town of Ellisburg,  
Jefferson County

Private

\$ 3,000,000



## Mitigation Measures

The proposed mitigation measures include:

- Installing a breakwater and natural or nature-based shoreline stabilization measures along a portion of the shoreline to protect the shoreline and adjacent natural resources
- Dredging, dune nourishment, and planting are being implemented currently though funding provided by the Environmental Protection Fund (EPF) nature-based shoreline grant

## Public Support and Asset Owner

Public support is moderate. Private landowners support the project with the objective of protecting their property and its value. The area is also considered an important regional natural resource and has been designated as a national natural landmark, natural heritage area, a significant coastal fish and wildlife habitat, and a bird conservation area. The asset owners are public and private.

## Permitting and Feasibility

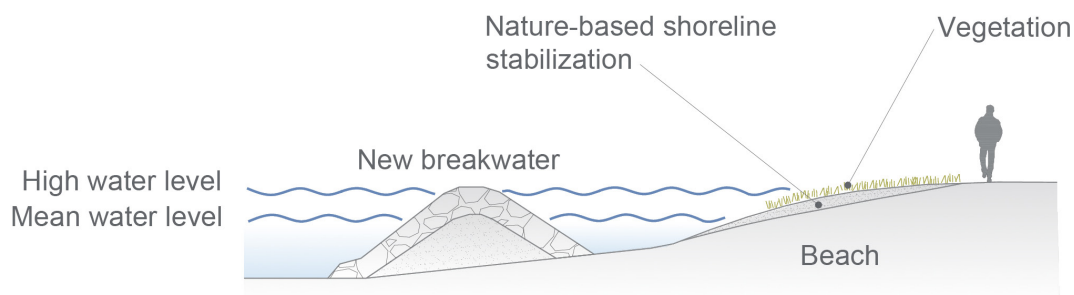
The project is moderately feasible. It would involve multiple parcel owners that would need to agree to project implementation. The sensitivity of the natural resources also would require significant preliminary investigation of sensitive resources. Multi-jurisdictional permit review is needed.

## Benefits

The proposed project would help protect a unique natural resource that provides habitat to a variety of wildlife species, as well as existing private residential assets.

## Flexibility

The number of improvements that can be undertaken will depend on the funding and scheduling of the project. The length of the breakwater and shoreline stabilization that are implemented can be adjusted based on the agreements/easements obtained, though such modification could impact the effectiveness of the solution.



Shoreline stabilization (Principle sketch, NTS)

### Durability

The project will increase the resiliency of the regional feature and associated natural resources.

### Economic Development Potential

The proposed project would protect the existing private property assets (see following list) and their assessed value and also protect natural resources in the area. This would maintain, if not improve, the attraction of the WMA and associated resources to tourists.

### Environmental Considerations

In addition to the assets listed, this WMA is part of the largest natural freshwater barrier beach system in New York State (NYS). This 3,461-acre WMA is located on State Route 3, 20 miles southwest of Watertown, or 15 miles northwest of Pulaski. This area's diverse habitat includes open fields, shrub lands, woodlands, wetlands, and a natural barrier beach. Lakeview WMA is open to the public year-round, but public use restrictions apply

to the sensitive barrier beach system. It is also a popular ice fishing spot, primarily for panfish, and provides good early spring fishing for black crappie. Largemouth bass provide summer action. Lake-run trout and salmon may be present temporarily in fall and early spring.

### Alternatives Considered

Alternatives considered include no action; use of hard armoring versus nature-based features; and the length/extent of the proposed project limits. Alternative natural and nature-based solutions were identified and are under consideration.

# PRIVATELY OWNED BUSINESSES, REGIONAL DOCKS, AND BOAT LAUNCHES

Towns of Alexandria, Brownville, Cape Vincent, Chaumont, Clayton, Ellisburg, Hammond, Henderson, Lisbon, Lyme, Morristown, and Oswegatchie; villages of Alexandria Bay, Cape Vincent, Chaumont, Clayton, Dexter, and Sackets Harbor; hamlets of Fisher's Island and Three Mile Bay; Wellesley Island; City of Ogdensburg

Jefferson and St. Lawrence Counties  
Private  
\$ 61,837,642

## Mitigation Measures

Proposed mitigation measures for these projects will require some or all of the following improvements:

- Replacing elevation docks with floating docks and slips, inclusive of anchorage and posts to restrict dock movement vertically
- Relocating fuel pumps and fuel tanks to a higher elevation to protect against rising lake levels
- Modifying of dock electrical services in tandem with floating docks and/or relocating facility infrastructure affected by rising water levels
- Raising elevation of permanent structures located close to water's edge and at elevations below anticipated high water levels
- Installing stabilization measures at water's edge; in some cases, extending height of existing infrastructure to higher elevation

The attached table summarizes projects located within the Jefferson and St. Lawrence regions.

## Public Support and Asset Owner

Public support is high. The facilities provide substantial economic impact to the area in the form of jobs, tax revenue, recreation, and tourism. In many communities, these assets are at the core of community identity. The asset owners are public.

## Permitting and Feasibility

These projects are considered moderately to highly feasible due to the type of improvements, and work will only be conducted on assets that have existing facilities that have been impacted. Multi-jurisdictional permit review is needed.

## Benefits

Proposed shoreline stabilization will protect local infrastructure from flooding and damage due to debris, ice, and waves experienced under current conditions. Relocating marine fueling facilities and electric and sanitary sewer facilities to a higher elevation will improve safety and reduce negative impacts to adjacent aquatic resources.

## Flexibility

The final project components will be determined during design and tailored for each facility. All electrical work will be completed in accordance with National Electric Code (NEC), building modifications in accordance with local building codes, and shoreline stabilization measures constructed of materials locally available and in alignment with the project funding.

## Durability

Infrastructure improvements will be in accordance with national and local codes and generally will have a 20-year design life. Shoreline stabilization will be based on the selected site-specific design guidance and will typically last 30 to 40 years and be low maintenance.

## Economic Development Potential

Recreational boating is of high value to this region and, per 2014 data, results in an approximate annual direct spending of \$18 million for slip rental, launch lanes, and charter boats. Translated into 2019 dollars, this value likely exceeds \$22 million when inflation, fuel sales, boat repairs, and restaurants are included.

## Environmental Considerations

Projects will avoid causing harm to adjacent properties through careful design of proposed improvements. Construction will follow appropriate standards and permit requirements. Impacts to aquatic and wetland resources and associated protected species will be minimized to the extent practicable.

Jefferson and St. Lawrence Counties Mitigating Projects – Privately Owned Businesses, Regional Docks, and Boat Launches				
County	Municipality	Asset	Quantity of Slips	Total Project Cost
Jefferson	Town of Henderson	Henchen Marina	10	\$608,000
Jefferson	Village of Cape Vincent	Anchor Marina	80	\$320,000
Jefferson	Town of Clayton	RJ Marine	20	\$775,000
Jefferson	Town of Cape Vincent	Higgins Point Trailer Park	NA	\$25,750
Jefferson	Town of Cape Vincent	Willow Shores Trailer Park and Marina	80	\$273,600
Jefferson	Town of Cape Vincent	Angel Rock Cottages, Inc.	NA	\$142,000
Jefferson	Town of Cape Vincent	Thousand Islands Marina	100	\$370,000
Jefferson	Town of Cape Vincent	Martin's Marina	100	\$475,000
Jefferson	Town of Cape Vincent	Sunny Bank Mobile Home Park	20	\$285,000
Jefferson	Town of Cape Vincent	Pond's Marina	40	\$191,000
Jefferson	Town of Cape Vincent	Docteur's Seasonal Park and Cottages	NA	\$871,000
Jefferson	Town of Cape Vincent	Vincent's Landing, Sunset Shores, River Wind Manufactured Housing Communities	NA	\$452,505
Jefferson	Town of Cape Vincent	Ontario Shores and Marina	40	\$90,000
Jefferson	Town of Cape Vincent	Lazy Acres Park	NA	\$130,000
Jefferson	Town of Clayton	Boathouse Marine	40	\$1,520,000
Jefferson	Village of Clayton	French Bay Marina	80	\$3,900,000
Jefferson	Village of Clayton	French Creek Marina	200	\$6,005,000
Jefferson	Town of Clayton	Northern Marine, Inc.	60	\$1,300,000
Jefferson	Village of Clayton	Clayton Marina	150	\$400,950
Jefferson	Village of Clayton	Clayton Yacht Club	10	\$731,000
Jefferson	Village of Clayton	Antique Boat Museum	50	\$478,515
Jefferson	Town of Clayton	West Winds Motel and Cottages	NA	\$70,000
Jefferson	Town of Henderson	Westview Marina, Henderson Harbor Marina, Harbor's End, Cornell's Marina	80	\$1,853,000

**Jefferson and St. Lawrence Counties  
Mitigating Projects – Privately Owned Businesses, Regional Docks, and Boat Launches**

County	Municipality	Asset	Quantity of Slips	Total Project Cost
Jefferson	Town of Lyme	Crescent Yacht Club	20	\$477,000
Jefferson	Village of Alexandria Bay	Horizon and Rogers Marinas	50	\$586,000
Jefferson	Village of Alexandria Bay	JP's Marine Ship Store	NA	\$100,000
Jefferson	Village of Alexandria Bay	Fitchville Dockage	NA	\$312,000
Jefferson	Village of Alexandria Bay	Coleman's Dock of The Bay, LLC	NA	\$83,000
Jefferson	Village of Cape Vincent	Cape Vincent Marina	80	\$165,000
Jefferson	Village of Cape Vincent	Village Shipyards	NA	\$30,000
Jefferson	Village of Cape Vincent	Horne's Ferry	NA	\$182,000
Jefferson	Village of Chaumont	Sawmill Bay	NA	\$2,666,666
Jefferson	Town of Brownville	Kitto's Marina	20	\$641,000
Jefferson	Village of Sackets Harbor	Sackets Harbor Brewing Company	NA	\$275,000
Jefferson	Village of Sackets Harbor	The Sackets Boathouse	NA	\$135,000
Jefferson	Village of Sackets Harbor	Navy Point Marine, Navy Point Yacht Sales	20	\$750,000
Jefferson	Village of Alexandria Bay	Otter Creek Inn	NA	\$167,500
Jefferson	Village of Chaumont	Marina along Chaumont River	30	\$1,026,000
Jefferson	Town of Clayton	Seaway Slips Waterfront Cottages	NA	\$620,000
Jefferson	Town of Cape Vincent	Clark's Cove, LLC	NA	\$210,000
Jefferson	Village of Alexandria Bay	Hutchinson's Boat Works, Inc.	NA	\$100,000
Jefferson	Town of Alexandria	Swan Bay Estates and Marina	360	\$2,707,000
Jefferson	Town of Alexandria	The Ledges Resort and Marina	50	\$961,000
Jefferson	Town of Alexandria	Wagoner Sales and Services	130	\$2,970,000
Jefferson	Town of Alexandria	Aqua-Mania	20	\$261,000
Jefferson	Town of Chaumont	Bearup Marine	80	\$793,000
Jefferson	Town of Clayton	Islander Marina and Lodge	100	\$790,000
Jefferson	Town of Clayton	Spicer Marine Basin	120	\$2,609,000
Jefferson	Town of Henderson	Lake Ontario Mariners	30	\$2,318,000
Jefferson	Village of Sackets Harbor	Bedford Creek Marina and Campground	NA	\$347,000
Jefferson	Town of Three Mile Bay	Hidden Harbor Campground and Marina	NA	\$2,529,000
Jefferson	Village of Cape Vincent	Tibbetts Point Association	10	\$273,490
Jefferson	Village of Cape Vincent	Precision Marine at Peos Bay	60	\$1,999,000
Jefferson	Town of Hammond	Stony Point Marina	30	\$1,276,000



**Jefferson and St. Lawrence Counties  
Mitigating Projects – Privately Owned Businesses, Regional Docks, and Boat Launches**

<b>County</b>	<b>Municipality</b>	<b>Asset</b>	<b>Quantity of Slips</b>	<b>Total Project Cost</b>
Jefferson	Town of Alexandria	St. Lawrence Docks Systems	20	\$167,000
Jefferson	Town of Clayton	Bayside Marina	200	\$120,000
Jefferson	Town of Fisher's Landing	Bill & Jack's Marina	20	\$360,000
Jefferson	Town of Fisher's Landing	Chalk's Marina	130	\$1,478,000
Jefferson	Village of Alexandria Bay	Uncle Sam Boat Tours, Riley's by the River, Captain Thomson's Resort, and Capt's Inn and Suites	NA	\$1,500,000
Jefferson	Wellesley Island	Thousand Islands Country Club	NA	\$733,000
Jefferson	Town of Ellisburg	Brennans Bay RV Resort Park and Marina	NA	\$523,600
Jefferson	Town of Alexandria	St. Lawrence Grande, Inc.	NA	\$200,000
St. Lawrence	Town of Morristown	Wright's Marina	20	\$679,000
St. Lawrence	Town of Hammond	Schermerhorn Landing Marina	80	\$542,000
St. Lawrence	Town of Hammond	Chippewa Bay Yacht Club	NA	\$930,000
St. Lawrence	City of Ogdensburg	Hosmer's Marina	40	\$75,000
St. Lawrence	City of Ogdensburg	Duffy's	40	\$328,000
St. Lawrence	Village of Dexter	The Inn at Gran View	NA	\$168,000
St. Lawrence	Village of Dexter	Windjammer Lodge	NA	\$156,000
St. Lawrence	Town of Hammond	Blind Bay Marina	40	\$75,000
St. Lawrence	Town of Hammond	Duck Cove (Campground and Private Properties)	NA	\$489,000
St. Lawrence	Town of Lisbon	Red Mills - Moumiel's Campground	NA	\$160,000
St. Lawrence	Town of Oswegatchie	Stonefence Resort and Motel, Gran-View Choice Inn and Motel	NA	\$1,619,000
St. Lawrence	Town of Oswegatchie	North American Forest Group, Inc.	NA	\$201,066
St. Lawrence	Town of Hammond	Aiken Marine	NA	\$112,000
St. Lawrence	Town of Hammond	Dale Industries	NA	\$117,000
St. Lawrence	Town of Morristown	River Watch Marina	NA	\$437,000
St. Lawrence	Town of Morristown	Bayside Marina	NA	\$1,041,000
				<b>\$61,837,642</b>

