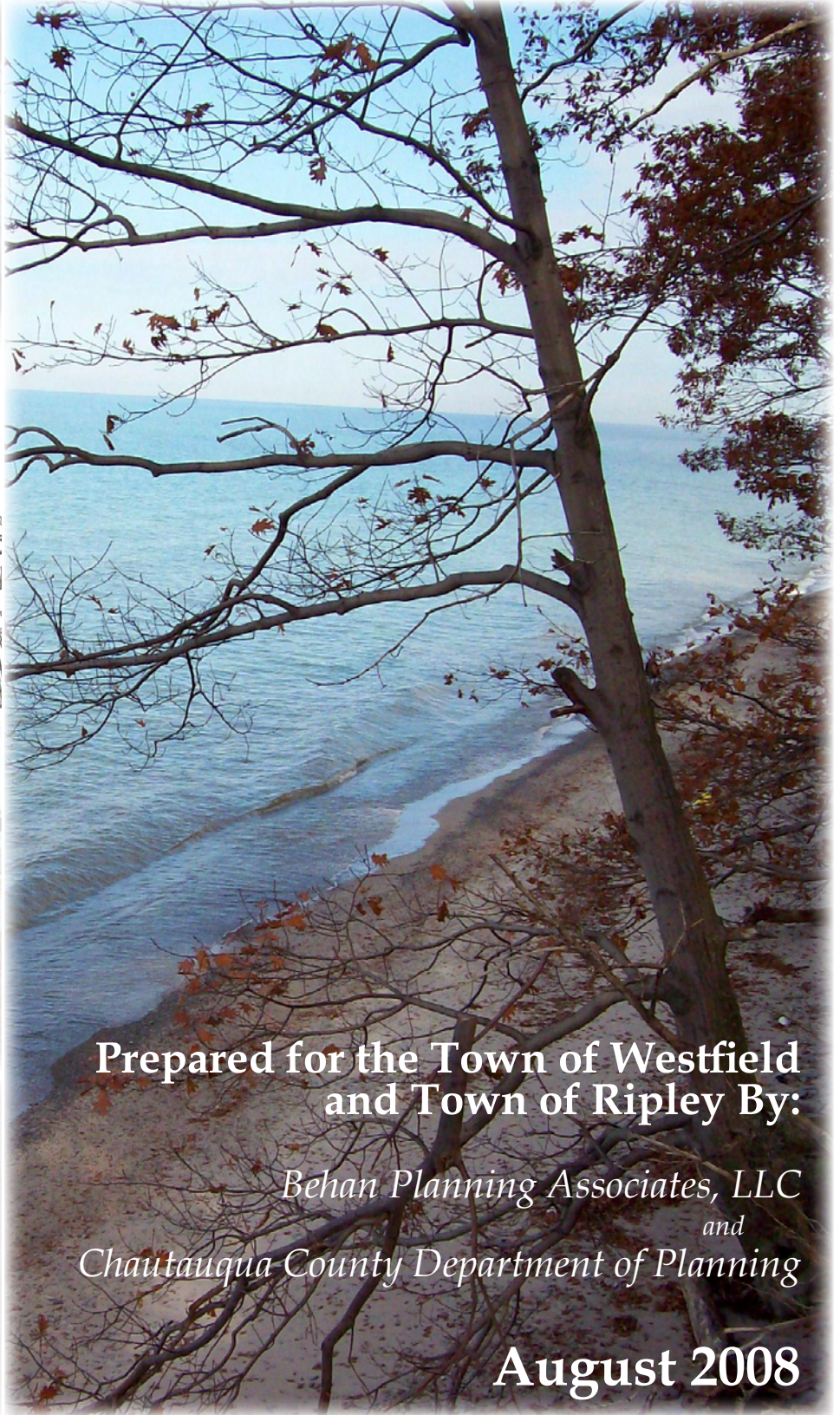


TOWN OF WESTFIELD AND TOWN OF RIPLEY WATERFRONT OPPORTUNITY PLAN



Prepared for the Town of Westfield
and Town of Ripley By:

*Behan Planning Associates, LLC
and
Chautauqua County Department of Planning*

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Town of Westfield and Town of Ripley Waterfront Opportunity Plan

ACKNOWLEDGMENTS

THE TOWN OF RIPLEY

Pete Ryan, Supervisor
Douglas A. Bowen, Councilperson
Kirk Carris, Councilperson
James H. Garfield, Councilperson
Deborah Hunt, Councilperson

THE TOWN OF WESTFIELD

Martha R. Bills, Supervisor
Raymond Schuster, Deputy Supervisor
Dr. David S. Brown, Councilperson
Donald Nash, Councilperson
Carl Vilaro, Jr., Councilperson

WATERFRONT OPPORTUNITY PLAN COMMITTEE MEMBERS

Lew Barnes
Martha Bills
Doug Bowen
Vi Irwin
Joe Orton
John Rawlinson
Abram Rowe
Mike Rowe
Pete Ryan
Richard Sauer

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CHAPTER ONE

INTRODUCTION & VISION STATEMENT

Tucked away from the hustle and bustle of city life, the adjoining Towns of Westfield and Ripley are situated in a uniquely beautiful region where vineyards roll down to a shoreline punctuated by steep cliffs, sandy beaches and a harbor; where farm fresh produce can be purchased at roadside markets; where historic villages and hamlets offer unique shopping and cultural experiences; and where lush gorges offer world-class fishing and dramatic landscapes. While many communities would be content enough to possess but one of the above attributes, in Westfield and Ripley they are all present and contribute to the high quality of life enjoyed by residents of the towns. Indeed, it is hard to imagine life in Westfield and Ripley without them.



Barcelona Lighthouse -- a defining local icon

At the same time, and as repeatedly voiced by community members during the planning process that led up to the creation of this plan, there is room for improvement. For example, public access to the waterfront is limited. Barcelona Harbor needs to be dredged to function properly and the area immediately surrounding the harbor neither takes full advantage of its waterfront location nor provides the critical mass of activity that could make it a more inviting and fun place to experience. Dramatic natural features and environments, such as 20-Mile

and Chautauqua Creeks, are unknown to many, yet offer interesting and unique recreational possibilities. Lastly, the towns' diverse array of waterfront resources and attractions could be better linked together.



Residents working together to identify opportunities

The Waterfront Opportunity Plan seeks to preserve and enhance the positive and in many cases irreplaceable attributes of Westfield and Ripley's waterfront, while at the same time identifying the ways in which these resources can

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be improved upon and leveraged to better the quality of life for residents. A common concern voiced by residents of both towns during the course of this project was the lack of local economic opportunities, particularly for the communities' young adults, many of whom must move away to find jobs. While the out-migration of jobs and young people is the result of a complex set of factors, many of which originate from outside the immediate boundaries of the towns, this plan looks at ways that the towns can sensitively and sensibly leverage their waterfront resources to foster economic well-being and keep more dollars and jobs in the local economy.



The cliffs of Ripley Beach

Ultimately, the plan is a community document that reflects the values, goals and objectives of both towns with respect to their waterfront resources. By working together, the Town of Westfield and Town of Ripley can take a more comprehensive approach to these shared resources, while acknowledging and planning for the unique opportunities and resources within each.

PURPOSE OF THE PLAN

The Waterfront Opportunity Plan functions at many levels. At its broadest level, it sets forth a shared community vision for the community's waterfront resources – defining the aspects of the waterfront that are most important to the community and the overall approach to using and enjoying these resources moving into the future. The primary purpose of this plan is to establish broad community consensus that will serve to guide future decision making.

In addition, the plan provides an implementation guide for government, civic groups, businesses, and resident stakeholders related to the waterfront. As part of this planning project, the community identified a number of "Opportunity Areas," which are areas of the waterfront, or specific waterfront resources, that merit a more detailed level of attention. For these areas, working within the framework of the overall vision for the waterfront, the plan sets forth goals, strategies and guiding principals, as well as conceptual plans and projects that serve to illustrate them. The strength of the plan concepts lies in the fact that

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they are detailed enough to guide future decision making, while flexible enough to adapt to on-the-ground opportunities and new and creative ideas as they may arise in the process of turning concepts into reality.

The plan recognizes the importance of both public and private investment. Private entrepreneurs and property owners already make significant contributions to the quality of life in the waterfront areas of Westfield and Ripley. Identifying ways to support entrepreneurs and positive “action takers”, whether they are running a harborside restaurant, an organic farm along Route 5, or are simply a homeowner making a positive contribution to the character of the neighborhood, is a central theme of this plan. A good plan has its ear to the ground and listens closely to the pulse of the community, understanding that long-term, meaningful improvement is not a “top-down” endeavor. Rather, it is the roots of the community, the people, on which the community’s health ultimately depends. Large, ambitious projects certainly have their place, but only insofar as they build on the aspirations of the individuals who make up the community, whose day-to-day actions, both great and small, are the community’s biggest asset.

In the end, the plan’s success will be reflected in tangible outcomes that Westfield and Ripley residents can see and experience. By establishing a clear vision with this plan, the Towns of Westfield and Ripley are prepared to meet change and proactively shape the future of their waterfront resources.

WHAT CONSTITUTES “THE WATERFRONT”?

Certainly none could dispute that the Lake Erie shore is a defining characteristic of the Towns of Westfield and Ripley. However, early on in the project the importance of Chautauqua Creek and 20-Mile Creek became apparent. Thus, the plan’s study area -- the “Waterfront Opportunity Area” (WOA) -- consists of both the lakeshore and the gorges. It should be noted that the WOA is strictly conceptual in nature; it simply identifies an area, roughly corresponding to the lakeshore and the gorges, that constitutes “the waterfront” of Westfield and Ripley. The WOA is not parcel specific and there is no consequence of a parcel being located on one side or the other of the boundary.

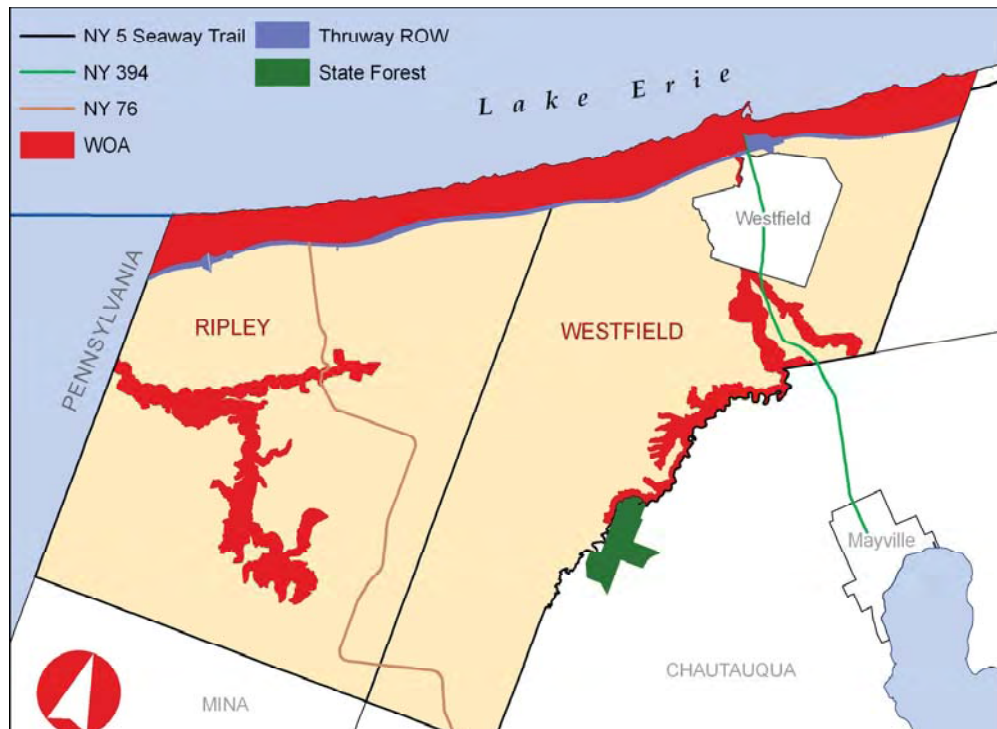
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The Lakeshore

The lakeshore roughly corresponds to land between the southern shore of Lake Erie, south to the northern boundary of the New York State Thruway (I-90) right of way. Interstate 90 was chosen as an approximate boundary for the lakeshore area because it acts as both a physical and psychological boundary between the lakeshore and inland areas. Running through the heart of the lakeshore area is NY Route 5, an important corridor which is part of the Seaway Trail and which establishes the character of the lakefront. Many of the land parcels fronting the south side of Route 5 extend to the Thruway with no access other than Route 5.

The Gorges

Two major streams that discharge into Lake Erie, Chautauqua Creek in Westfield and 20-Mile Creek in Ripley, have been included in the WOA. Both streams offer unique geological features characterized by deep gorges, large areas of forested land, and dramatic views. Chautauqua Creek is utilized as a public source of drinking water and is a designated New York State Significant Coastal Fish and Wildlife Habitat. Local residents frequent the gorges to take advantage of recreational opportunities, such as hiking and fishing. Both streams offer world-class fishing opportunities that draw recreational fishermen from far and wide. Large areas of publicly owned land surrounding the creeks suggest opportunities for additional uses, improvements and conservation.



The Waterfront Opportunity Area (WOA) boundary

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The boundary area surrounding the creeks is set 100 feet back from the top of the gorge slopes. The boundary for Chautauqua Creek extends south to property owned by New York State that is abutted by the Chautauqua Gorge State Forest in the Town of Chautauqua and Chautauqua County's "Westside Overland Trail." The boundary for the 20-Mile Creek gorge area in the Town of Ripley consists of two branches: the north branch and the south branch. The north branch is comprised of Belson Creek and Gage Gulf, the east end of which ends at the Ripley Town Water District parcels. The south branch is comprised of the main branch of 20-Mile Creek, of which the gorge walls are more than 200 feet high in many places.

THE PEOPLE WHO LIVE HERE

Ripley and Westfield's waterfront, however, consists of more than geographic features. The waterfront is deeply interwoven into the fabric of the area's history, economy, pride of place and quality of life. Most of all, the waterfront is about the people who live here.



Town of Westfield and Town of Ripley

PLANNING PROCESS

The Waterfront Opportunity Plan is a collaborative effort of local residents and property owners, local and county government officials and staff, community



Rhonda Thompson's Government Class from Ripley contributed enthusiasm and a wealth of great ideas at the April 2007 workshop.

business people, and civic groups and organizations. A plan committee consisting of residents from both Westfield and Ripley and representing an array of perspectives and expertise was established to guide the consultant during development of the plan and to ensure that the project responded to the diverse needs of the community. The consultant held numerous meetings with the plan committee during the course of the project to refine ideas and consider recommendations and strategies. Plan

committee members also helped facilitate workshops and focus sessions and assisted with communication and outreach to the public.

The centerpiece of the public outreach effort consisted of three workshops, each of which included a brief consultant presentation, interactive activities, short break-out discussions by topic area, and a final summary and presentation by participants. A variety of methods were used to advertise the meetings and encourage public involvement, including posters, mailings, radio spots, press releases and word of mouth. A project website linked to through the municipal websites of Ripley and Westfield was maintained throughout the course of the project to keep the public informed on progress. A series of stakeholder

Top Waterfront "Threats & Weaknesses" Identified at Public Workshops

- * Lack of Boater Amenities and Navigable Harbor
- * Limited Public Access to Waterfront
- * Lack of Tourist Attractions and Amenities, Including Lodging
- * Lack of Jobs and Opportunities, High Taxes
- * Lack of "Critical Mass," especially at Barcelona Harbor
- * Lack of Public Water and Sewer in Key Areas

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interviews was also conducted with everyone from business and property owners, to tourist bureau officials to officials at State agencies, to gather information and better understand the perspectives and needs within the WOA and ensure that other efforts, such as those being undertaken by the Seaway Trail and Concord Grape Heritage Area organizations, could be coordinated with this plan.

VISION STATEMENT

A vision statement is a consensus-building tool used to represent a community's desired future. The statement can also be used to guide the development of specific planning strategies and recommendations as well as to measure implementation and overall program effectiveness. The vision statement below was derived from public input and is a fitting departure point for the concepts discussed in this plan.

Top Waterfront "Strengths & Opportunities" Identified at Public Workshops

- * Lake and Barcelona Harbor
- * Agricultural, Open Space Character of Route 5 Corridor
- * Scenic Beauty, Gorges
- * Wineries, Fruit Farms and Agri-Tourism
- * Proximity to Thruway
- * Recreation: Fishing, Boating, Cycling, Gorges, Trails, Swimming
- * Overall "High Quality of Life"

WESTFIELD-RIPLEY WATERFRONT VISION

Westfield and Ripley, New York are proud of our combined waterfront assets and the rural character that make our towns a beautiful place to call home and to visit.

Expansive vineyards, sandy beaches, dramatic landscapes, a beautiful harborfront, roadside markets with homegrown produce, and a historic village and hamlet, all contribute to a high quality of life.

Our vision is to sensitively and sensibly leverage our waterfront assets to increase our community's quality of life and economic well-being, while protecting, respecting and managing these very same assets so that they continue to define the character and way of life in Westfield and Ripley for generations to come.

CHAPTER TWO

The Vision Map & Opportunity Areas

The Westfield-Ripley Waterfront Vision Map (opposite) visually represents the important and valued qualities of the waterfront as identified by the public and through the inventory and analysis. The Vision Map illustrates not only concepts and ideas, but land use and geographic patterns, such as the concentration of agricultural uses, vineyards in particular, along the Route 5 Corridor. Representing the vision geographically helps to illustrate the ways in which the various resources within the waterfront relate to one another and to areas outside the immediate waterfront, such as the Village of Westfield and Hamlet of Ripley.

In the course of the project, a number of “Opportunity Areas” emerged during the planning process -- areas or aspects of the Westfield-Ripley waterfront around which a particular set of concerns, issues or values coalesced. Each of these Opportunity Areas, discussed below, represent a particular aspect of the waterfront, raise unique issues, and offer distinct opportunities. In considering them separately, strategies, approaches and conceptual projects can be developed at a level of detail that would not be possible in considering the waterfront as a whole.

Vision Map “Opportunity Areas”

- * Route 5 Corridor –
The Lakeshore’s “Main Street”
- * Barcelona Harbor
- * Beaches – Ripley Beach and
Ottaway Park
- * The Gorges – 20-Mile Creek and
Chautauqua Creek
- * Marketing and Tourism

The Vision Map is essentially a condensed version of the plan that illustrates its concepts in a visual format. Because it is limited to one page, the Vision Map can be reproduced and circulated in quantities that would not be feasible with respect to the entire plan document. Anyone looking at a copy of the Vision Map should be able to quickly understand the community’s overall vision for the waterfront, as well as the kinds of projects and actions that would faithfully implement it.

Westfield-Ripley Waterfront Opportunity Plan

VISION MAP

Westfield and Ripley, New York are proud of our combined waterfront assets and the rural character that make our towns a beautiful place to call home and to visit.

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- Beaches (Ripley Beach, Ottaway Park)**
- Preserve Natural Beauty
 - Promote Dramatic Cliffside Views
 - Increase Public Access to Beaches
 - Provide Visitor Amenities, such as bathhouses & lifeguards
 - Trails and Nature Center (Ripley Beach)



Route 5 Corridor

- Protect and Maintain Open Space/Agricultural Character
- Support and Promote Agriculturally Related Businesses
- Provide Unified and Consistent Signage
- Slow Automobile Traffic and Make Pedestrian and Bicycle Friendly
- Clearly and Attractively Indicate Points of Interest

- Barcelona Harbor**
- Dredge and Maintain the Harbor as a Boater Friendly Haven
 - Provide Boater Amenities such as Fuel Pumps, Overnight Docking and Supplies
 - Make the Harbor a Destination for Activity and Entertainment and Provide the Public Infrastructure to Support It

- Increase Public Access to the Waterfront and Beaches
- Strengthen the Relationship Between Waterfront Businesses and the Water
- Provide Tourists Amenities, such as Information Kiosks, Overnight Lodging Options, and Wayfinding Signage

Gorges (Chautauqua Creek and 20-Mile Creek)

- Promote and Preserve Dramatic Scenery and Recreational Opportunities
- Make Connections Between Gorges and Lakeshore
- Investigate Opportunities Presented by Publicly Owned Lands Abutting the Gorges
- Provide Amenities to Recreational Fishermen, Including Improved Parking
- Create an Environmental Center in the Highlands



Boardwalk concept for Barcelona Harbor

Marketing and Tourism

- Provide Tourists Amenities
- Market Well Defined, Uniquely Westfield and Ripley "Environments and Experiences"
- Coordinate with Other Marketing and Tourism Efforts
- Promote the Village of Westfield and the Hamlet of Ripley

- Legend**
- Thruway Right of Way
 - Vineyards
 - Other Active Agricultural
 - Forest Cover

For Conceptual Planning Purposes Only
Data Sources: Chautauqua County Planning Department, NYSGIS Clearinghouse, CUGIR

Map Prepared by:
Behan Planning Associates, LLC
Planning Community Futures

This map was prepared for the New York Department of State with funds provided under Title 11 of the Environmental Protection Fund

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ROUTE 5 -- THE LAKEFRONT'S "MAIN STREET"

Untold numbers of vehicles may zoom through Westfield and Ripley on the Thruway every year, but it is Route 5 which truly serves as the "Main Street" for the lakefront area of the towns, where both first and lasting impressions of the Westfield-Ripley lakefront are made. Today, the predominate character is rural and agricultural. Vineyards and orchards rolling down to the shore, organic farms, roadside markets and woodlands flank the road from Ripley to Westfield. Other notable uses along the corridor include Ottaway Park and tourist-recreation related uses, such as campgrounds; Barcelona Harbor; and numerous cottage communities. In the public workshops leading up to this plan, this rural character of the Route 5 corridor was cited again and again as a valued community resource, a defining characteristic of both towns that contributes significantly to the area's quality of life. In fact, very few waterfront areas in the region possess such a concentration of agricultural uses and "undeveloped land" in close proximity to the water.

At the same time, Route 5 and the uses along it are more than just a "pretty picture". The Route 5 corridor is a setting for economic activity, a place where people earn livelihoods. Farms, campground facilities and Barcelona Harbor restaurants, to name a few Route 5 uses, all call Route 5 home. Finding a way to support these varied forms of economic activity without bringing them into conflict and maintaining the beauty of the landscape, is key. The vast majority of workshop participants stated that there was room along Route 5 for both agricultural uses and focused areas of activity in appropriate locations, such as Barcelona Harbor. There was virtually universal agreement that uniform, traditional strip and sprawl development would damage the character and value of the Route 5 corridor, ultimately destroying the very qualities that draw people to it in the first place.



The "Sugar Shack" -- A local institution featuring delicious value added products.

ROUTE 5 STRATEGIES

Major strategies and policies emerged for the Route 5 corridor in the course of the community conversation during the planning process. Each of these strategies or policies, discussed in more detail on the following pages, implements the vision for Route 5.

Route 5 Vision Statement

The Route 5 Corridor is the “Main Street” of the Westfield and Ripley lakeshore. The corridor’s rural beauty and lakeshore ambiance are its defining characteristics and should be preserved and sensitively managed. Appropriate economic activity and recreational opportunities that benefit from and enhance these characteristics should be encouraged.

- 1. Protect and Maintain the Agricultural and Open Space Character***
- 2. Support and Promote Agricultural Businesses***

As noted above, the rural character of the lakefront was repeatedly singled out as a valued community resource. “This is why I choose to live here” was a frequently heard statement at public meetings. Many residents also pointed out that the scenic qualities of Route 5 were important to the local economy, attracting residents, tourists and economic activity. Moreover, agriculturally related businesses that feature value-added products, such as wine, fruit syrups, maple products and more, depend on an agricultural setting to thrive. A concentration of such businesses turns Route 5 into a destination, bringing in tourists and injecting outside dollars into the local economy.

Route 5 farms, and the value-added businesses that they spawn, are more than just a “pretty picture”; they are business operations. The rural character of the corridor owes itself the hard work and dedication of those who work the land -- the farmers. As development pressures increase in this pristine lakefront area, the rural character that many residents take for granted today may disappear tomorrow. Plans for extending water lines along portions of Route 5 will likely further increase development pressure. As stewards of Route 5’s rural landscape, the agricultural community is a critical partner in the efforts to conserve open space resources. The most significant way to support farming is to keep large,

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contiguous areas of agricultural lands open and available for current and future farmers and to support farm uses. In turn, supporting farming will help the community preserve rural character by keeping farming economically viable and in operation.

Approaches for supporting and preserving agriculture include the following:

** Review and Revise the Existing Land Use Laws to make sure that they are farmer friendly and allow for supplemental businesses such as inns or gift shops, that can supplement farm income.*

** Meet with Route 5 farmers to understand their needs and concerns.*

** Consider farmland and open space preservation activities -- such as a Purchase of Development rights program, which preserves farmland while allowing the landowner to get equity out of the land. Such programs are often preceded by a town-wide open space plan.*

** Ensure that water quality, erosion, and other environmental issues are addressed as part of any development in the lakeshore area.*

The shape that development takes also plays a critical role in maintaining the rural character of the Route 5 corridor. A well designed subdivision may have more and smaller house lots than a conventional larger lot subdivision, but may also have less of an impact on the visual quality of the community. Providing for flexibility in the subdivision process and designing around valued community features, such as woods, fields and other components of the rural landscape can help to protect the qualities and attributes that attract development in the first place. Both residential and non-residential development should take advantage of, respond to, and respect the lakefront location in which it occurs.

Route 5 Strategies

- 1. Protect and Maintain the Agricultural and Open Space Character**
- 2. Support and Promote Agricultural Businesses**
- 3. Provide Unified and Consistent Signage**
- 4. Clearly and Attractively Indicate Points of Interest**
- 5. Slow Traffic and Make Pedestrian and Bicycle Friendly**

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Lastly, preserving the environmental quality of the lakeshore is critical. The quality of the water and the land are the foundation of the lakeshore's success as both a place to live and visit. Any development within the lakeshore area should ensure that the environment is protected, as well as property and improvements. Providing adequate shoreline setbacks helps to not only protect the integrity of the shoreline cliffs, but protects homes from inevitable shoreline erosion. Protecting water quality ensures that the waters of Lake Erie can be enjoyed for boating, swimming, fishing and any other activities that depend on the quality of the water.

3. Provide Unified and Consistent Signage

4. Clearly and Attractively Indicate Points of Interest

5. Slow Automobile Traffic and Make Pedestrian Friendly

The above three Route 5 strategies are grouped together, because they all revolve around the central concept of creating a cohesive, attractive and user friendly environment along the Route 5 corridor. As noted above, Route 5 functions as the Main Street for the lakeshore of Westfield and Ripley, connecting all of the towns' key lakeshore destinations. It is here that first impressions are made and that a local "identity" can be reinforced. Elements such as signage and pedestrian and bicyclist amenities are opportunities for the community to express who they are and to signal that the corridor is meant for more than just vehicular through traffic. Providing attractive signage along the NYS Thruway is also key.

There are a number of regional efforts in place to promote Westfield and Ripley. For example, the towns are included in the recently established Lake Erie Concord Grape Belt, New York State's first "Agricultural Heritage Area." The purpose of the Heritage Area is to preserve, promote and develop the area's grape growing heritage and infrastructure and leverage it for positive economic growth. Westfield and Ripley are also located along the New York Seaway Trail, a State and nationally designated scenic byway. The goal of the Seaway Trail is to generate economic development and tourist revenue by managing and marketing the trail as a cohesive, high-quality tourist destination.

The Towns of Westfield and Ripley should continue partnering with these organizations to create a cohesive identity for Route 5. Working with these organizations, the towns' can also become part of a larger effort, while creating an atmosphere and experience that is distinctly local and takes its cues from the existing lakefront character.

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* "Organic Food Industry," March 2006, *Nutrition Business Journal*.

Earthsong Farm: Starting a New Tradition

The total annual sales of organic foods have nearly quadrupled from 1997 to 2005 with an average annual growth rate of 19.4% over the six-year period of 1998-2003. Dedicated to preserving the biodiversity of the land, Earthsong Farm is supplying organic products to the marketplace from its environmentally friendly fields and gardens right here in the Town of Westfield. The farm produces NOFA certified organic Concord grapes and minimally sprayed Niagara grapes, as well as organically raised vegetables, herbs and flowers. Rounding out the farm are a stocked pond, forested land and creeks that support wildlife.*

Approaches for making Route 5 more attractive and user friendly include the following:

- * *Work with NYSDOT and local law enforcement to reduce excessive speeds along Route 5;*
- * *Create a cohesive signage program that is coordinated with Grape Heritage and Seaway Trail plans;*
- * *Solidify the corridor as a destination, rather than a pass-through, by using locally inspired design elements consistently throughout the corridor, such as signage, landscaping, and building and fence materials;*
- * *Identify key attractions and provide adequate signage and gateway treatments such as landscaping along both Route 5 and the Thruway; and*
- * *Provide amenities for pedestrians and bicyclists.*

BARCELONA HARBOR

Barcelona Harbor and the surrounding Hamlet of Barcelona were identified early on as a significant lakefront location that presents many opportunities. It is here that many of the lakeshore's key resources are clustered: the iconic Barcelona Lighthouse -- the first natural gas powered lighthouse in the world; marina facilities; the public pier -- a popular fishing spot and place to view the

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area's remarkable sunsets; the Sea Lion -- a replica of a 16th century British sailing ship; a seasonal tourist kiosk; sandy beaches; and a concentration of restaurants and services. Less tangible, but equally important, is the harbor's history. Many local residents still remember the days when the harbor was a hub of activity and home to an active fishing fleet and industry. Also significant is the Hamlet of Barcelona, a residential enclave built at a traditional scale with deep roots in the harbor's history. A former hamlet schoolhouse in Barcelona now houses the Barcelona Commercial Fisheries Museum, an impressive repository of the harbor's rich history.

Yet despite all of these assets, many residents feel that Barcelona Harbor is not realizing its fullest potential. At the public workshops, a number of other waterfront communities were suggested as models that Barcelona should strive to emulate -- Savannah, GA, Canandaigua, NY, and Wilson, NY to name but a few. The common feature that these communities all possess is a concentration of activity or "critical mass", a distinct identity and character, and plenty of opportunity for public access to and through the waterfront area. In contrast to these places, Barcelona Harbor was seen as fragmented, lacking a distinct character, and not visitor-friendly. There was universal agreement among residents who participated in the public workshops that Barcelona Harbor could be an exciting, fun and attractive year round destination for residents and tourists alike by building on current success and setting the stage for continued improvement through strategic actions. In short, the harbor has the potential to make a significant contribution to the local economy and quality of life well beyond the immediate harbor area.



A white split rail fence and matching white petunias; attractive, low-maintenance landscaping; a prominent, yet simple memorial; and sidewalks, all combine to set the tone at the Port of Wilson, NY.

Barcelona Vision Statement

Barcelona Harbor is a key focal point within the agricultural context of the lakefront corridor. Creating a critical mass and diversity of activities will ensure that the harbor becomes a year round destination for both residents and visitors. Harbor land uses should be both water and people oriented and should work together to create a unified whole that is greater than the sum of its parts.

- 1. Dredge and Maintain the Harbor as a Boater Friendly Haven***
- 2. Provide Boater Amenities such as Fuel Pumps, Overnight Docking and Supplies***

One issue quickly rose to the surface in discussing ways in which Barcelona Harbor could be improved: dredging. This, perhaps more than any other issue, was seen as critical to the success of the harbor not only as a viable port of call, but as the type of larger, unified attraction that the community has indicated that it wants to see.

Lake Erie is a vast body of water, but the boating community that plies its waters is tight knit. News and information can spread from port to port seemingly faster than the boats themselves. Therefore, when one boater gets stuck in a silted up harbor, the word gets out. There is universal agreement that Barcelona Harbor is overdue for a dredging and many point to its declining reputation as a navigable harbor as the reason for a drop off in visitors arriving by boat. Dredging the harbor, in turn, could serve as a catalyst for activity and investment in the larger harbor area and the towns.

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BARCELONA STRATEGIES

Strategies for implementing the Barcelona vision focused around several themes: (1) infrastructure improvements; (2) increased public access; and (3) creating a critical mass of activities. These strategies are illustrated on the “Barcelona Concept Map” on the following page and in more detail in the text and conceptual project illustrations that follow. The area concept map and conceptual projects illustrate how Barcelona strategies could potentially be implemented. In reality, as opportunities present themselves and projects are implemented, the details of a concept plan or drawing will likely change. What is important, however, is that the overarching principals illustrated in the concepts are adhered to. It should also be noted that in some cases, a particular concept may illustrate improvements on both publicly- and privately-owned lands. However, improvements on any privately owned land would require the cooperation of a willing landowner.

Increasing Barcelona Harbor’s attractiveness as a port of call by providing critical boater amenities such as fuel pumps, overnight docking and boating supplies and merchandise, is key. Enticing boaters to the harbor and providing them with the means to stay for an extended period means more visits to other businesses in the harbor and in the wider community and more dollars in the local economy.

The Yarn of the Sea Lion

The jaunty Sea Lion, a Barcelona landmark, has a long and storied past. Commissioned in 1985 on Chautauqua Lake, the 16th century sailing ship replica was subsequently moved to Buffalo, where it sank in 1999. The ship was raised a year later and moved to its current home at Barcelona Harbor. Many in the community look forward to a day when the Sea Lion once again unfurls its sails and takes to the water.



Westfield-Ripley Waterfront Opportunity Plan

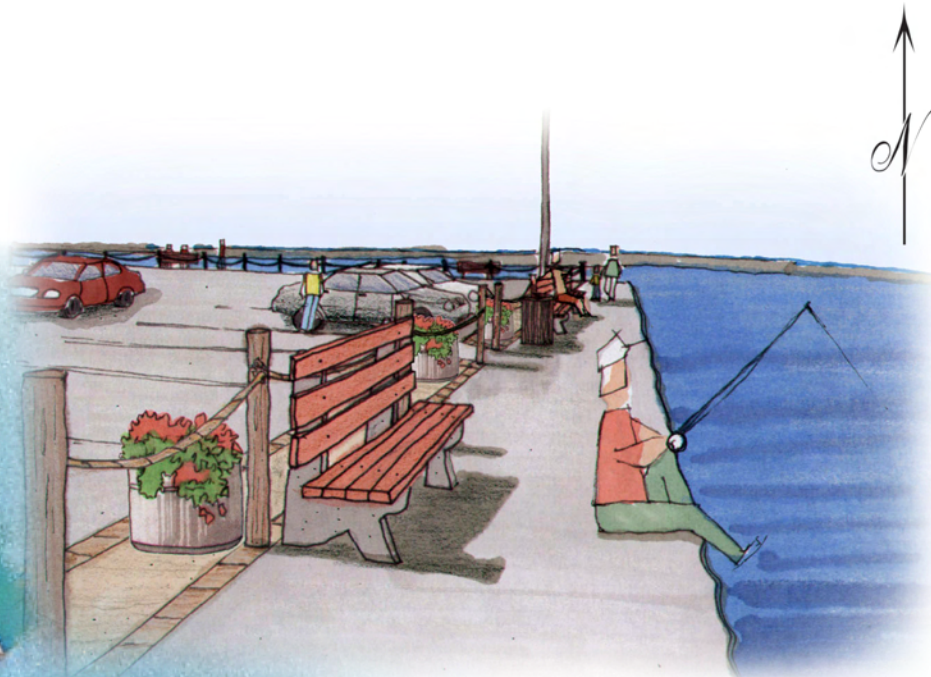
BARCELONA HARBOR CONCEPT MAP

Barcelona Harbor is a special place. The Barcelona Lighthouse, the first gas powered lighthouse in the world, is a landmark and symbol of the harbor. An existing concentration of restaurants and businesses, a public pier, a marina, and a beautiful natural setting make Barcelona Harbor a fun place to visit and experience. By strengthening what it has, and adding new and exciting elements, the Barcelona Harbor area has the potential to become an exciting, dynamic destination for visitors and residents alike.

- Legend**
-  Future shops / restaurants
 -  Future parking areas
 -  Improved entry, signage & landscaping
 -  Distinctive pavement treatment (e.g. cobblestones) & pedestrian amenities
 -  Potential public beach with:
 - picnic areas
 - playground
 - bath house
 -  Pedestrian path / boardwalk
 -  Publicly owned land
 -  Privately owned land - to be provided only with landowner cooperation

- Harbor**
- Dredge & keep free of silt
 - Provide boater facilities - gas; overnight docking; lodging
 - Install fountain/aerator

- Pier**
- Beautify (see sketch)
 - Provide fish cleaning station
 - Rest rooms
 - Wine kiosk



Beautification concept for Barcelona Pier



Connection to other beaches/trails

Stairs from parking lot to 1st Street

"Barcelona Beach Village"

Revitalize 1st Street with additional businesses, streetscape improvements, and access to beach

Pedestrian/Bicycle Path to Village of Westfield

Water and sewer improvements needed to accommodate growth

Opportunity for harbor/tourist related businesses

For Conceptual Planning Purposes Only

Data Sources: Chautauque County Planning Department, NYSGIS Clearinghouse

Map Prepared by: **Behan Planning Associates, LLC**
Planning Community Futures

This map was prepared for the New York Department of State with funds provided under Title 11 of the Environmental Protection Fund

Waterfront Opportunity Plan

Approaches for making Barcelona Harbor a more functional port and attractive destination include the following:

** Lobby the Army Corps of Engineers to secure a dredging of the harbor. Partner with local government representatives to help secure dredging and funding.*

** Ensure that dredging is done in a manner that keeps the harbor silt free for an extended period of time. Investigate other harbor improvements that could be made to help keep the harbor silt free.*

** Partner with private marina operators to find ways to make the harbor more boater friendly and provide more boater amenities.*

** Provide visitors by boat with a means to explore the area beyond the harbor, such as a shuttle bus, harborside bike rentals, etc.*

** Look for opportunities to provide boater amenities.*

Barcelona Strategies

- 1. Dredge and Maintain the Harbor as a Boater Friendly Haven**
- 2. Provide Boater Amenities such as Fuel Pumps, Overnight Docking and Supplies**
- 3. Make the Harbor a Destination for Activity and Entertainment and Provide the Public Infrastructure to Support It**
- 4. Provide Tourist Amenities Such as Information Kiosks, Overnight Lodgings, and Wayfinding Signage**
- 5. Strengthen the Relationship Between Waterfront Businesses and the Water**
- 6. Increase Public Access to the Waterfront and Beaches**

3. Make the Harbor a Destination for Activity and Entertainment and Provide the Infrastructure to Support It

4. Provide Tourist Amenities such as Information Kiosks, Overnight Lodgings, and Wayfinding Signage

Town of Westfield and Town of Ripley

While the general consensus is that the prevailing character of the Route 5 corridor should remain agricultural and low density, residents feel strongly that Barcelona Harbor could become a much more dynamic and exciting place to visit and experience. At the public workshops, many residents offered examples of waterfront communities that they had enjoyed visiting. Most wished to see in Barcelona Harbor more opportunities for shopping and eating, more opportunities for public access and more activities and events such as live music or farmers markets. Overall, residents felt that Barcelona Harbor should function as a cohesive, vibrant destination that builds on an already established nautical theme -- i.e., "Harbor Village". The approximate extent and location of this Harbor Village is highlighted in pale yellow on the Barcelona Concept Map . There was also universal agreement that public water and sewer upgrades would be necessary to support increased activity and private investment.

The sequence on the following page illustrates how 1st Street could be strengthened into the heart of a more attractive and cohesive Harbor Village. As shown in the first "existing conditions" photograph, 1st Street is currently home to a concentration of lake-themed restaurants and businesses, but its overall character is undistinguished. There is little to hint that 1st Street directly abuts a beautiful sandy beach and the vastness of Lake Erie. The few existing buildings on the lakeside of the street constitute a barrier between the street and the beach. Utility poles, an overly wide street with virtually no sidewalks, and a lack of landscaping and signage translate into a nondescript environment that takes little advantage of its extraordinary waterfront location and does not support the efforts of current waterfront businesses.

As shown in the second and third images of the sequence, a number of steps could be taken to gradually transform 1st Street into a "Harbor Village". Narrowing the street and expanding sidewalks for pedestrians and sidewalk cafes shifts the balance from "space" to "place". In the concept illustration, street trees have been left out of the picture in keeping with an open, sunny "seaside" atmosphere. Distinctive pavement treatment reinforces the idea that 1st Street is a special place and signals drivers to take a back seat to pedestrians. Streetlights, landscaping and additional infill buildings at an appropriate harborside scale and character complete the picture. On-street parking and strategically located parking lots are favored over the current practice of placing surface parking lots

Waterfront Opportunity Plan

directly along the street. The Barcelona Concept Map shows potential locations for additional parking along 2nd Street, which would be linked to 1st Street via a staircase. The “Beach Access” sign in the lower right of the third image of the sequence illustrates the concept of making better visual, physical and psychological connections between 1st Street and the lakeshore that it abuts. In other words, 1st Street and the buildings and activity that occurs along it, should be seamlessly interwoven with the lakeshore. The synergy between an attractive waterfront setting and a shopping and entertainment district cannot be underestimated. Ensuring that the two support each other and create a whole that is greater than the sum of its parts, is the overarching goal.

Approaches for transforming Barcelona Harbor into an exciting, vibrant destination include the following:

- * Create a “Harbor Village” along 1st Street, building on an established nautical theme.*
- * Make 1st Street more attractive, pedestrian friendly, and identifiable as a destination.*
- * Investigate locations for additional parking.*
- * Work with existing business owners and entrepreneurs.*
- * Create gateways to the Harbor Village along Route 5 at key intersections.*
- * Plan events and activities in the harbor area.*
- * Explore opportunities for providing overnight lodging along Route 5 and in appropriate waterfront locations, of an appropriate scale and character.*
- * Improve and expand infrastructure, including water and sewer, to support increased activity.*

Town of Westfield and Town of Ripley



1st Street already has a concentration of restaurants and business and proximity to the harbor, beach and pier. However, the street is not as inviting as it could be and turns its back to the lakeshore just a stone's throw away.



Supporting existing businesses through infrastructure and streetscape improvements encourages economic development and activity. This transformation is a gradual process that happens in stages.



A "Harbor Village" with a distinct character and feel. Extending sidewalks provides more space for pedestrians and sidewalk cafes. Multiple, highly visible connections to beach areas punctuate the streetwall.

Additional private investment and buildings strengthen the district as a destination.

Creating "Critical Mass" and Character on 1st Street: *Conceptual Harbor Village*

Waterfront Opportunity Plan

5. Increase Public Access to the Waterfront and Beaches

6. Strengthen the Relationship Between Waterfront Businesses and the Water

Without clearly defined and inviting public spaces and pathways, Barcelona Harbor is unwelcoming to the visitor. For example, a visitor to the public pier cannot walk over to 1st Street without leaving the immediate waterfront area, walking along Route 5 and then walking back down again to 1st Street, even though an existing, physical waterfront connection currently exists along the beach. A juxtaposition of public and private ownership patterns have reinforced this segmented characteristic over the years.

By contrast, the best, most successful waterfronts, be they privately- or publicly-owned, or a combination of both, function as a whole and invite the visitor to explore and experience. And since the water is the overarching attraction in waterfront settings, making connections to the water wherever possible is tantamount. The Barcelona Concept Map shows a continuous, publicly accessible pedestrian path along the water and through the harbor. Sections in blue indicate portions of the path on privately owned land, while sections in purple are on publicly-owned land. It should be stressed that this pedestrian path is conceptual only. Moreover, public access along privately-owned land would only occur in partnership with a willing landowner on a voluntary basis. A sequence of images on the following page -- the “Boardwalk Concept” -- conveys the principal of linkage and public access in the form of a boardwalk providing access to the water and linking together harbor attractions such as the lighthouse, the public pier, the marina and 1st Street Harbor Village.



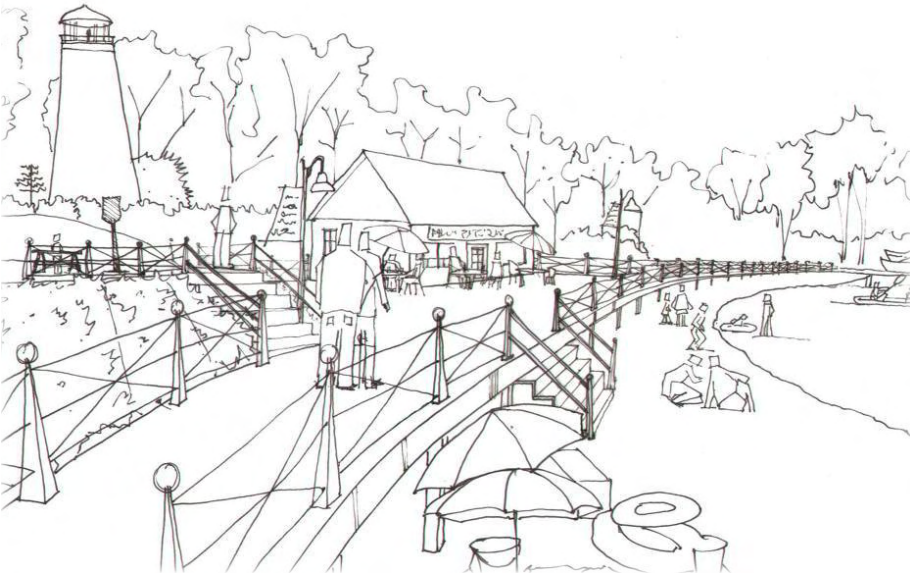
Shops in Pittsford, NY’s “Schoen Place” have two fronts, once facing the street and one facing the canal. A public trail winds through Schoen Place between the shops and the canal, knitting the entire district together, to the benefit of each individual shop. The “two fronts” concept is a common attribute of retail in waterfront settings.

Town of Westfield and Town of Ripley



Looking southwest from the public pier towards the marina and 1st Street.

Creating synergy between the assets of Barcelona Harbor – the Lighthouse, the Pier, and the Marina – involves providing public access and linkages through the harbor area.



A terraced park and stairs connect the lighthouse and Route 5 to the lower beachfront area.

A boardwalk provides a path between the public pier and marina.



A harbor pedestrian pathway can be implemented in stages.

Portions on private land (beyond the lighthouse in this image) can occur only in partnership with a willing landowner.



Westfield Fisheries: A Barcelona Tradition

Family owned and operated for nearly 70 years, Westfield Fisheries has been serving up smoked fish and other delicacies, since Pike Monroe, a Barcelona Harbor fisherman, first opened the doors back in 1940. A direct outgrowth of the once thriving Barcelona fishing industry, the business continues to this day to sell locally caught fresh fish.

The quaint, harbor-inspired structure one sees today was actually built in 1989, replacing the original, one-story concrete block structure.

BARCELONA BEACHES

As shown on the Barcelona Concept Map, the harbor is flanked by two sandy beach areas -- indicated in bright yellow -- to the southwest and northeast. Currently, the only public pedestrian access to the beach in the harbor area is limited to several town rights-of-way, namely the locations where Main Street and Portage Street terminate at lakeshore. While the Main Street right-of-way, in particular, is utilized by some local residents during the summer to access the beach and water, neither access point constitute a truly "public" beach access. A lack of bathing facilities and publicly owned land adjacent to these rights-of-way limit their usefulness. Moreover, ambiguity with respect to beach access rights acts as a further discouragement to the public.

The Town of Westfield should explore the idea of providing a public beach in the harbor area. The area where Main Street currently terminates at the lakeshore is particularly promising. Bringing swimming and beaches to the harbor would have a powerful, positive ripple effect on harbor businesses. However, any plans for a beach would need to be implemented in cooperation with private landowners, who own most of the land in the harbor area. The beach areas shown on the Barcelona Concept Map simply represent areas where beaches could potentially be provided, as opportunities arise and land becomes available.

Town of Westfield and Town of Ripley

Approaches for strengthening the connection between the harbor and the waterfront and increasing public access include the following:

- * Create a pedestrian pathway through the harbor area that links harbor attractions and activities and takes advantage of the waterfront location.*
- * Encourage water-dependent and water-oriented businesses and activities.*
- * Ensure that waterfront businesses actively engage the waterfront in a meaningful and publicly accessible way.*
- * Establish design guidelines that reinforce public access and an established harborside character.*
- * Improve and expand public beach access.*
- * Make public pier more and attractive and supportive of diverse users (fishermen, sunset spectators, casual visitors, boaters, etc.)*
- * Punctuate 1st Street with numerous, highly visible connections to the beach.*
- * Investigate locations for additional parking.*



Relatively modest improvements, such as landscaping, a buffer strip between parked cars and the pier seating and “activity zone”, and a nautically themed rope-and-post fence transform the pier into a more attractive destination. A fully developed pier plan would need to be developed to ensure that improvements meet the diverse needs of the diverse array of pier users.

A Barcelona Harbor Vignette . . .

The day starts early with the fishermen. Some put their boats in and head out into the open waters of Lake Erie, while others try their luck at the recently upgraded pier, with a new fish cleaning station and upgraded restrooms and landscaping. Bait and coffee shops are the first businesses to open, catering to this early crop of harbor visitors. Later in the morning a tour bus on its way to Chautauqua Lake drops by. Passengers disembark to visit the Barcelona Lighthouse and admire the quaint, cottage-lined streets of Barcelona Hamlet on their way to the Barcelona Commercial Fisheries Museum.

Lunchtime approaches and the tour group makes its way down to 1st Street -- "Harbor Village" -- to eat and shop. Here they are joined by more visitors, some of whom have arrived by boat and plan to spend the night at the recently constructed "Harbor Inn." As the sidewalk cafes and shops fill up, a lively scene begins to unfold along 1st Street and the beachside boardwalk that runs parallel to it. Added to the mix are the beachgoers, trickling along 1st Street after a swim at the public beach. The afternoon's event is the annual 20k run, which starts in the Hamlet of Ripley, follows Route 5, wends its way through Barcelona Harbor's continuous pedestrian pathway and boardwalk and concludes in Moore Park in the heart of the Village of Westfield.

The afternoon gradually settles into a long summer's evening and the harborside restaurants come alive again for dinner and evening entertainment, including live music. Homeward bound local residents stop into Westfield Fisheries to pick up the fresh catch of the day. People gather at the pier and the terraced Lighthouse Park to view the spectacular sunset. Meanwhile, the Harbor Inn is in a festive mood -- a wedding party has rented out a banquet facility.

As the sun dips below the surface of the lake, a cool breeze ushers in a night punctuated by the soft glow of red and green navigation lights. The gentle hum of boat engines returning to port and the sound of the surf float above the waters, lulling the harbor into a well deserved rest in anticipation of another busy day.

Town of Westfield and Town of Ripley

THE BEACHES -- RIPLEY BEACH AND OTTAWAY PARK

Westfield and Ripley's dramatic lake bluffs and wide sandy beaches contribute enormously to the character of the lakeshore. Facilitating access to the beaches, while retaining the natural beauty is the approach favored by residents. Ripley Beach and the Village operated Ottaway Park were seen as two key opportunity areas for providing public access. Many envisioned Ripley Beach as a low key, natural beach setting and Ottaway Park as a more "programmed" park that



Spectacular clifftop views of Ripley Beach

Beach Strategies

- 1. Preserve Natural Beauty**
- 2. Promote Dramatic Cliffside Views**
- 3. Increase Public Access to Beaches**
- 4. Provide Visitor Amenities, such as bathhouses and lifeguards**
- 5. Trails**
- 6. Nature Center (Ripley Beach)**

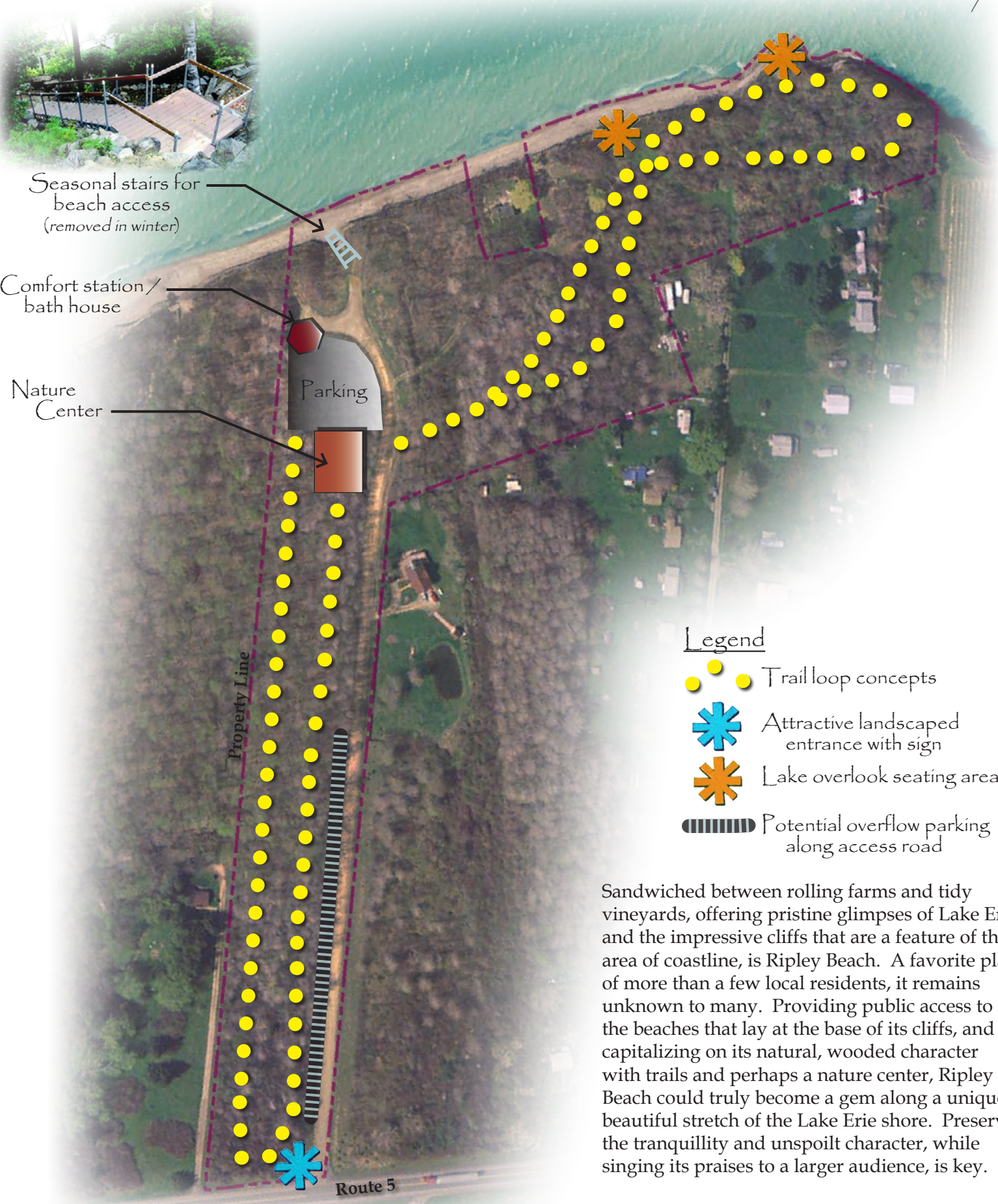
could host seasonal events and activities. Ultimately, there is almost universal agreement that increased lakefront access and accessible beaches would not only benefit residents, but expand the palette of attractions that the town could offer to visitors. A conceptual improvement plan for Ripley Beach is provided on the following page.

1. Preserve Natural Beauty

While there is strong public support of making the lakeshore and beaches more publicly accessible, there is an equal desire to ensure that the special character and natural setting of the lakeshore be preserved and protected. Therefore, any plans to provide additional parking, bathing facilities, and means of access, should be accomplished in a manner that is in harmony with the natural beauty of the beaches.

Westfield-Ripley Waterfront Opportunity Plan

RIPLEY BEACH CONCEPT MAP



Legend

- Trail loop concepts
- Attractive landscaped entrance with sign
- Lake overlook seating areas
- Potential overflow parking along access road

Sandwiched between rolling farms and tidy vineyards, offering pristine glimpses of Lake Erie and the impressive cliffs that are a feature of this area of coastline, is Ripley Beach. A favorite place of more than a few local residents, it remains unknown to many. Providing public access to the beaches that lay at the base of its cliffs, and capitalizing on its natural, wooded character with trails and perhaps a nature center, Ripley Beach could truly become a gem along a uniquely beautiful stretch of the Lake Erie shore. Preserving the tranquillity and unspoilt character, while singing its praises to a larger audience, is key.

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Waterfront Opportunity Plan

2. Promote Dramatic Cliffside Views

The Ripley and Westfield lakeshore is punctuated by a series of cliffs that plunge dramatically to the crashing surf of the lake below. Yet a passing motorist can travel along Route 5 with only the briefest glimpses of these features. Moreover, there are relatively few people outside of the region who would imagine that any place other than an ocean coastline could be blessed with such dramatic and captivating scenery. Therefore, Westfield and Ripley should promote these dramatic settings to the outside world. It begins by providing access to these views, such as the “viewing areas” shown in the Ripley Beach Concept Map. Signage along Route 5 and at tourist information kiosks should identify prime viewing locations. The towns should also consider incorporating the cliff theme into marketing and branding efforts. Where appropriate and environmentally friendly, cliffside rock climbing and rappelling could be promoted.

3. Increase Public Access to Beaches

4. Provide Visitor Amenities, such as Bathhouses and Lifeguards

Strategies 3 and 4 are closely intertwined. Providing and encouraging public access requires that public amenities be provided such as restrooms, changing rooms and lifeguards. Plans for a park at Ripley Beach were considered by the Town of Ripley in the 1980s, but were ultimately abandoned due to concerns over long-term operating costs. Ottaway Park still receives use, notably for the Annual Firemen’s Ox Roast, but many residents noted that the park gates are closed more than they used to be and that park amenities could use refurbishment.

For both Ripley Beach and Ottaway Park, direct, physical access to the beaches poses a challenge to all but the most determined beachgoers. Beach stairs have been provided in both locations over the years, but the waters of Lake Erie have invariably returned the shoreline to its natural “stairless” state. Some residents are old enough to remember using the Ottaway Beach beach stairs, which today are in ruins. Seasonal stairs, as shown in the Ripley Beach Concept Map, are a potential solution to this issue. They can be installed during the summer season and removed in the fall before the storms and ice of winter have had an

Town of Westfield and Town of Ripley

opportunity to destroy them. Facilitating public access to the park property itself is also important. With respect to Ripley Beach, the Concept Map shows potential locations for visitor parking, including parallel parking along the entry drive for overflow situations.



Access to the beach can be a daunting prospect. Seasonal beach stairs are one possible solution.

As noted above, in connection with providing public access, public amenities would need to be provided to make both beaches fully public. In the case of



A live performance venue at Wilson, NY

Ottaway Park, it is partly a matter of improving existing facilities, such as the playground, and providing new ones where they are lacking. Ripley Beach, on the other hand, is a blank slate. The Ripley Beach concept map shows potential locations for a bathhouse and a nature center and trails, which is discussed further below. There was also widespread public support for providing a venue

for live music at Ottaway Park. The concept of a bandshell, perhaps featuring Chautauqua Institution musicians, was developed by participants at the second public workshop. The image to the left shows a similar, modestly scaled but popular facility in Wilson, NY.

Beaches Vision Statement

Ripley Beach and Ottaway Park represent opportunities to provide public access to the beaches and dramatic lakeshore views. Ripley Beach should retain its rugged, natural character, while Ottaway Park should be improved to serve as a park with programmed activities and events.

5. Trails and Nature Center at Ripley Beach

The Ripley Beach Concept Map shows the locations of a potential nature center and nature trails. As mentioned above, a similar concept was considered by the Town of Ripley in the 1980s, but was abandoned due to concerns over operating costs. Such concerns remain relevant today. Therefore, a nature center could be phased

in later, subsequent to other Ripley Beach improvements. In the winter, the Nature Center could be used as a cross country skiing or snowshoe rental facility, although snow quality at the lakeshore is less dependable than in the upland areas a mile or so distant. However, ice climbing amid the ice formations that occur at the lakeshore is pursued by some residents and could potentially be marketed to a wider audience.



Wintertime activities, such as ice climbing, keep the lakeshore a year round destination.

Town of Westfield and Town of Ripley

THE GORGES -- 20-MILE CREEK AND CHAUTAUQUA CREEK

Amid the quaint farms and rolling vineyards that dominate the Ripley and Westfield landscape, a contrasting world of thundering waterfalls, deep gorges and untamed wilderness threads its way down to the lakeshore. For all of their grandeur, the gorges - - 20-Mile Creek in the Town of Ripley and Chautauqua Creek in the Town of Westfield -- can be hard to spot if you are not looking for them; sometimes the only clue to their presence is a stand of trees at the edge of a farm field. To experience and fully appreciate the beauty of the gorges, one has to enter them.

Gorge Strategies

- 1. Promote and Preserve Dramatic Scenery and Recreational Opportunities**
- 2. Make Connections Between the Gorges and the Lakeshore**
- 3. Investigate Opportunities Presented by Publicly Owned Lands Abutting the Gorges**
- 4. Provide Amenities to Recreational Fishermen, Including Improved Parking**
- 5. Create an Environmental Center in the "Highlands"**

In addition to their visual beauty, the gorges provide opportunities for recreation such as hiking and world class fishing, habitat for flora and fauna, and in the case of Chautauqua Creek, drinking water for residents. The gorges also function as a "green" pathway -- an alternative to the towns' road network that can be used to link many of the towns' assets together, such as the lakeshore, the Village of Westfield, and the upland areas of Westfield and Ripley.

Local residents have identified the gorges as a key component of the "waterfront". Many believe that the gorges could be made more accessible and available for recreational opportunities; but all agree that preserving the integrity of their beauty and natural environment should be the guiding principal.

Gorge Vision Statement

20-Mile Creek and Chautauqua Creek are unique natural environments in the towns that provide recreational opportunities, habitat for flora and fauna, and in the case of the latter creek, a source of drinking water. Preserving the natural integrity of these resources, while making them more accessible for hiking, fishing and other recreational activities will ensure that they benefit the community for generations to come.

- 1. Promote and Preserve Dramatic Scenery and Recreational Opportunities*
- 2. Make Connections Between the Gorges and the Lakeshore*



Trail entrance, Treman Park, Ithaca, NY

As noted above, the gorges, dramatic as they are, are largely hidden from view, particularly as one descends from the upland areas into the lakeshore plain. Promoting the gorges to visitors and local residents alike, particularly at the lakeshore, is key. Moreover, as also noted above, the gorges connect many of the important attractions of the towns. In the Town of

Westfield, for instance, Chautauqua Creek connects Barcelona, the Village of Westfield, and the rugged upland areas of town together. Providing and/or improving existing gorge trails would significantly increase public use and

Town of Westfield and Town of Ripley

enjoyment of these resources. The recently completed DEC fishing access, intended as a fishing access path, has proved equally popular as a hiking trail with local residents. A number of people at the public workshops cited Ithaca as an example to which the towns should aspire. Numerous gorge parks in Ithaca that offer gorge-side hiking and in some cases swimming, are extremely popular attractions. The “Ithaca is Gorges” slogan that is frequently encountered on everything from bumper stickers to t-shirts is a testament to the role that a natural resource can play in establishing community identity and attracting visitors.

Photo courtesy of “Hackintosh” at www.flickr.com



Photo credit and copyright: Alexander Gladshheim



Photo courtesy of Margaret Maloney

Treman Park is one of several gorge oriented parks that surround Ithaca, NY. Gorge-side trails and swimming draw many visitors year in and year out. Opportunities for creating trails and public access in 20-Mile Creek and Chautauqua Creek would bring their beauty and spectacular views to a wider audience.

Waterfront Opportunity Plan

Trails can be implemented in segments, as opportunities arise, working with willing landowners and utilizing land under public ownership and rights-of-way, such as the Rails to Trails projects. Trail planning should be sensitive to adjoining uses, particularly private residences, as well as the needs of other gorge “users” -- such as recreational fishermen.

3. Investigate Opportunities Presented by Publicly Owned Lands Abutting the Gorges

Both 20-Mile Creek in Ripley and Chautauqua Creek in Westfield are flanked by significant areas of publicly owned land. The rugged and scenic landscape in the upper portions of the gorges, where the majority of the public land is held, is a community asset. The current and future disposition of this land and its suitability for more public access should be considered. Ideas for uses in the area that were floated during the public planning process included trails and an “Environmental Center”, the latter of which is described in more detail below.

4. Provide Amenities to Recreational Fishermen, including Improved Parking

Both 20-Mile Creek and Chautauqua Creek offer world class fishing that draws recreational fishermen from far and wide. The streams provide a rare, regionally significant habitat for major spawning runs by salmonids and other lake-based fish populations. A fish ladder project in Chautauqua Creek will help fish reach their spawning grounds and greatly improve an already high quality fishing creek.



Recreational fishing is enjoyed by local residents and attracts visitors.

Town of Westfield and Town of Ripley


Therefore, in addition to preserving the water quality and fish habitat in the gorges, providing amenities for recreational fishermen is important. In particular, providing access to fishing spots and adequate, well marked parking is critical. The towns already provide signage at key fishing spots, in cooperation with private landowners.

During the public workshops, the following locations were identified as prime fishing spots where parking and stream access could be provided or improved:

- o Route 5 near Moose Beach
- o Old Bridge at North Gale
- o Old Pump Station on Hawley
- o Water Street – Old Roric Bridge
- o South Gale Bridge

It was also suggested that liability issues for property owners abutting prime fishing spots should be clarified so that such owners would be more willing to allow stream access over their properties.

Quincy Cellars



Located in the Town of Ripley, family owned Quincy Cellars opened its doors in the summer of 2007. The winery partners with local grape growers as well as growing its own grapes. The grounds of the winery include a stone wine cellar, a restored 19th century barn, and beautifully landscaped grounds. An on site bakery and full service kitchen offer lunch regularly, food pairings for wine tastings, and is available to cater special occasions at the winery (up to 365 guests).

Waterfront Opportunity Plan

Catering to the needs of recreational fishermen, beyond their immediate fishing needs, should also be pursued. Providing lodging and other tourist attractions, such as those described in this plan, can turn a fishing trip into a more well-rounded vacation that would entice spouses and families who may not be interested in fishing to come along, as well. As part of marketing efforts for the towns, special “fishing vacation packages” could be assembled that focus on fishing while showcasing other local and regional attractions. Suggestion boxes and sign-in sheets could be provided at popular fishing spots to get a better idea of where recreational fishermen are coming from and what needs they might have.

5. Create an Environmental Center in the “Highlands”

An environmental center in the upland area of the gorges could provide an anchor attraction that could help to pull lakeshore visitors inland. It could also serve as a conference center or retreat that draws on the natural beauty of the gorges and recreational fishing opportunities. Other components that it could include could be a cross-country skiing facility, educational center and a lodging that might cater to the recreational fishermen that are drawn to the area and need a place to stay close to the fishing.



Town of Westfield and Town of Ripley

MARKETING AND TOURISM

All those who call Ripley and Westfield home, and those who come to visit, already know what a special place the towns are, and are aware of the natural beauty of the towns' waterfront resources. It is important to bring this message to a wider audience in order to attract more visitors and tourist dollars to the area and ensure that the towns' waterfront character is valued and protected for years to come. Therefore, this

plan focuses on ways in which Ripley and Westfield's waterfront resources can be protected, enhanced and sensitively leveraged. Improvements to the waterfront and more public access and tourist amenities will generate its own momentum -- appealing waterfront environments and activities will inevitably attract more and more visitors as the word gets out. However, there are

a number of strategies that should be kept in mind in developing a marketing strategy to go along with these improvements. High on the list is establishing the defining characteristics of Ripley and Westfield and promoting them to the larger world. What message would a Westfield-Ripley bumper sticker convey? Also important is to coordinate local marketing efforts with those of the larger region. When regional communities get together to market their various attractions in one package, everyone wins. Lastly, the Hamlet of Ripley and the Village of Westfield should be actively promoted. It is likely that as waterfront improvements take shape and local tourism increases, that the positive economic effects will extend to the hamlet and village, both of which have an important role to play in the overall waterfront experience.

Marketing and Tourism Strategies

- 1. Provide Tourist Amenities**
- 2. Market Well-Defined, Uniquely Ripley and Westfield "Experiences and Environments"**
- 3. Coordinate with Other Marketing and Tourism Efforts**
- 4. Promote the Village of Westfield and the Hamlet of Ripley**

Waterfront Opportunity Plan

PORTAGE STREET AND THE WAR OF 1812

The Portage Trail is a recognized historical transportation corridor that was utilized to move goods from Barcelona harbor to Chautauqua Lake over the first inland waterway to the Gulf of Mexico. Utilized first by the original native inhabitants of the region, this trail continued to play an important role throughout the region's history including during the War of 1812. A number of residents suggested that marketing efforts and events be held in the region in connection with the 200-year anniversary of the War of 1812, with particular emphasis on the Portage Trail and the strategic role it played in this conflict.

ADDRESSING THE IMAGE OF LAKE ERIE

A number of residents cited Lake Erie's "image problem" with respect to pollution and water quality, both amongst local residents and those outside the area. Future marketing efforts may wish to pro-actively address this image problem by drawing attention to improvements in water quality and environmental practices in recent decades. Continued efforts both locally and at the state and federal levels should be made to continue the positive trend in recent years of cleaning up the lake. With Eco-Tourism and "Green Planning" on the rise, in response to an increased awareness both locally and globally of the potential effects of pollution on our planet, good stewardship of Lake Erie can be not only good for the environment and the lake, but for the economy of lake communities.

Town of Westfield and Town of Ripley

Waterfront Opportunity Plan

CHAPTER THREE

Conclusion & Implementation

Long-term, positive change and growth happens from the ground up. The cumulative actions of today's residents, entrepreneurs and business owners comprise the foundation upon which tomorrow's successes will be built. There is probably not any single project or action that will transform Ripley and Westfield overnight; rather, meaningful, sustained change occurs incrementally over time and originates from a myriad of sources.

The public sector has a key role to play. It can provide public infrastructure and improvements that would be impossible for any one individual to provide on their own. It also provides a venue for private individuals and action-takers to come together in a public setting and solve shared, community issues. The first responsibility of the public sector is to put its ear to the ground of the community and listen. What it will hear are the many, independent actions -- both large and small -- being made every day by private individuals who are investing their personal resources in the future of the community. By taking its cues from the community around it, the public sector can make decisions and pledge resources efficiently and effectively. Most importantly, it can stimulate community enthusiasm and pride and encourage positive outcomes. This Waterfront Opportunity Plan represents a substantial investment in understanding the needs and aspirations of the community.



The process that led up to the creation of the plan is as important as the plan itself. Above -- Ripley High School students at the April 2007 Public Workshop.

PRIORITY ACTIONS

The Waterfront Opportunity Plan sets forth many ideas and concepts for the Ripley and

Westfield waterfront. However, the community is not in a position to undertake every suggested action simultaneously, nor should it. In fact, many actions

Town of Westfield and Town of Ripley

depend on the completion of others before it. It must also be noted that many of the concepts and ideas put forth, such as a dredging plan for the harbor or a Barcelona boardwalk, will require further study and coordination. The following is a list of Priority Actions that have been selected for their potential to accomplish a key planning goal and set the stage for future actions.

- 1. Dredge Barcelona Harbor**
- 2. Provide and/or Improve Public Water and Sewer in Barcelona Harbor**
- 3. Investigate Opportunity for Public Swimming Facilities at Barcelona Harbor**
- 4. Provide Public Swimming Facilities at Ripley Beach**
- 5. Revisit Zoning for Route 5 Corridor and Barcelona Harbor**
- 6. Prepare Integrated Study for Improvement of Barcelona Harbor and 1st Street**
- 7. Improved Signage and Landscaping**
- 8. Pursue Development of 1st Street “Harbor Village”**

To chart a clear path to implementation, the following items are identified for each Priority Action:

Key Steps

Decision-Makers and Action-Takers

Potential Funding Sources

1. Dredge Barcelona Harbor

The need to dredge Barcelona Harbor and make it navigable and attractive to the boating community was identified as the number one action that should be undertaken in the Westfield and Ripley waterfront. There was universal agreement that an improved, user-friendly harbor would serve as an anchor for economic development and improvement in both Westfield and Ripley. Dredging the harbor is a large, complex and expensive project that

Waterfront Opportunity Plan

involves multiple layers of government, including the Army Corps of Engineers, to whom the responsibility of dredging falls pursuant to the Rivers and Harbors Act. Working with these governmental layers, as well as the local Harbor Commission and involved and interested community members and harbor stakeholders is key.

Implementation Plan for Dredging the Harbor:

Key Steps

Host a “Dredging Summit” at Barcelona that includes local government leaders, stakeholders, Harbor Commission, NYSDEC, NYSDOS and Army Corps of Engineers.

Decision-Makers and Action-Takers

Town of Westfield, Harbor Commission, private investors, Army Corps of Engineers, local government and political representatives at the state and federal levels.

Potential Funding Sources

Federal, Local, Private Investment

2. Provide and/or Improve Public Water and Sewer in Barcelona Harbor

In order to implement the community’s vision for Barcelona Harbor as an exciting, lively destination -- “Harbor Village” -- improvements to the public infrastructure are needed. For example, the lack of public sewer in the harbor



Lack of adequate public utilities limits the growth potential of 1st Street businesses.

area limits the type and size of businesses that can locate there, particularly those that depend on high numbers of patrons, and results in valuable land that could be used for new and expanded businesses being devoted to septic systems.

Town of Westfield and Town of Ripley

Decision-Makers and Action-Takers

Town of Westfield

Key Steps

Commission an engineer's "Map, Plan and Report" to expand water and sewer services to the harbor and establish a district and funding.

Potential Funding Sources

Local funding -- potentially through a benefits district; USDA Rural Development Program.

3. Investigate Opportunity for Public Swimming Facilities at Barcelona Harbor

As noted in this plan, swimming is a key waterfront activity that draws visitors and complements other waterfront uses. Moreover, during the planning process, the public identified as a major "weakness" of the Ripley and Westfield waterfront a lack of public access to swimming beaches. In particular, the sandy stretch of beach to the southwest of the harbor appears to lend itself to use as a public beach. Acquiring land from an interested landowner, in the vicinity of the Main Street right-of-way, would be necessary to provide the bathing amenities and space that a public beach would require.

Implementation Plan for Swimming Facilities at Barcelona Harbor:

Key Steps

Apply for an EPF grant for parkland acquisition (NYSOPRHP) and planning/construction activities (NYSOPRHP and NYSDOS)

Partner with willing landowner.

Decision-Makers and Action-Takers

Town of Westfield, Willing Landowners, NYSOPRHP, NYSDEC, NYSDOS

Waterfront Opportunity Plan

Potential Funding Sources

NYSOPRHP EPF; NYSDOS EPF-LWRP; Local Funding

4. Provide Public Swimming Facilities at Ripley Beach

Although a park plan was discussed and ultimately rejected by the Town of Ripley in the 1980s, the town continues to own land along the Lake Erie shore, including at Ripley Beach. A phased approach, that starts modestly, could alleviate some concerns over cost. This could begin with a lifeguard, seasonal stairs, parking improvements, and a modest comfort station. A publicly accessible Ripley Beach would supply a much needed beach along the Westfield and Ripley shoreline. Moreover, its low-key atmosphere, with an emphasis on nature, would uniquely distinguish it from other area beaches.

Implementation Plan for Swimming Facilities at Ripley Beach:

Key Steps

Apply for an EPF grant for parkland acquisition (NYSOPRHP) and planning/construction activities (NYSOPRHP and NYSDOS)..

Take a “phased approach”, providing first phase improvements: lifeguard, seasonal beach stairs, parking and comfort station.

Involved Decision-Makers and Action-Takers

Town of Ripley, NYSOPRHP, NYSDEC, NYSDOS

Potential Funding Sources

NYSOPRHP EPF; NYSDOS EPF-LWRP; Local Funding

5. Revisit Zoning for Route 5 Corridor and Barcelona Harbor

Both the Town of Ripley and the Town of Westfield should review and, as necessary, revise their zoning codes to ensure that the zoning for the Route 5 corridor supports the community's vision for the corridor as an attractive, rural gateway for the lakeshore. Creative and flexible zoning can ensure that new growth in the corridor builds long-term community value and keeps Route 5 looking beautiful and functioning as a draw for visitors.

The towns should also review their zoning codes with respect to the concepts presented in this plan. For instance, the Town of Westfield should look at its zoning for Barcelona Harbor to ensure that it supports the community vision for this area.

Implementation Plan for Revisiting Route 5 and Barcelona Harbor zoning:

Key Steps

Conduct a Review of Town Zoning

Revise Town of Ripley and Town of Westfield zoning

Involved Decision-Makers and Action-Takers

Town of Ripley, Town of Westfield, Grape Heritage Area, New York Seaway Trail

Potential Funding Sources

NYSDOS EPF-LWRP; Local Funding

Waterfront Opportunity Plan

6. Prepare Integrated Study for Improvement of Public Pier, Park and Tourist Welcome Facility at Barcelona Harbor.

The Town of Westfield should commission a feasibility study for the improvement of the public pier, surrounding parklands and tourist facilities at Barcelona Harbor. Improvements to the pier should take into consideration the needs of its various users, including boaters, recreational fishermen and sightseers.

Implementation Plan for Pier, Park and Visitor Amenities at Barcelona Harbor:

Key Steps

Commission an integrated park and pier plan.

Involved Decision-Makers and Action-Takers

Town of Westfield, Harbor Commission, Chamber of Commerce, NYSOPRHP, NYSDOS, NYSDEC

Potential Funding Sources

NYSOPRHP EPF; NYSDOS EPF-LWRP; Local Funding

7. Improved Signage and Landscaping

For relatively little cost, the towns can spruce up key areas of the lakefront with attractive signage and landscaping. Potential locations for improved signage and landscaping include the pier, Barcelona Harbor and Ripley Beach. An attractive landscaped sign at the intersection of Main Street and Route 5 could alert people to the location of the 1st Street "Harbor Village." Planters and landscaping on the public pier, near the lighthouse and down on 1st Street could further improve the ambiance and character of the area.

Volunteer groups could tend to new landscaping if town resources or staff is limited. Individual store owners could be responsible for maintaining planters located adjacent to their businesses. A more detailed, professionally prepared, comprehensive landscape and signage plan could be commissioned for key locations along Route 5. Efforts should be coordinated with the Seaway Trail and Concord Grape Heritage Belt Association.

Key Steps

Prepare and Implement Landscaping Plan

Involved Decision-Makers and Action-Takers

Town of Westfield, Town of Ripley, Harbor Commission, NYSOPRHP, NYSDOS,

Potential Funding Sources

NYSOPRHP EPF; NYSDOS EPF-LWRP; Local Funding

8. Pursue Development of 1st Street “Harbor Village” and Associated Improvements

The emergence of a Harbor Village will not take place overnight. Rather, it will occur as opportunities present themselves. Improvements and decisions in the harbor area should all take place within the framework of a detailed harbor plan that covers everything from the development of a pedestrian pathway through the harbor and along the water, to streetscape and parking improvements, to how future buildings will look and function. Working with landowners and private investors, as well as public sector partners such as the NYSDOS and NYSDEC is critical. In essence, the harbor plan would take the ideas and concepts -- the vision -- a step further, laying out a detailed roadmap that is based on a careful consideration of feasibility, costs and coordination between stakeholders and various layers of government. With such a roadmap in place, the town can implement projects in phases and segments with the confidence that each project is taking the town a step closer to the full realization of its goals. Preparing a Local Waterfront Revitalization Program (LWRP) could be one method of translating this vision plan into a series of more detailed plans focused around particular projects and areas.

Implementation Plan for Development of Harbor Village:

Key Steps

Prepare a detailed feasibility and cost study for specific projects.

Work with landowners and stakeholders individually and in groups.

Involved Decision-Makers and Action-Takers

Town of Westfield, Harbor Commission, Chamber of Commerce, NYSDOS, NYSDEC, NYSOPRHP

Potential Funding Sources

Local funding; NYSOPRHP EPF; NYSDOS EPF-LWRP; private investment

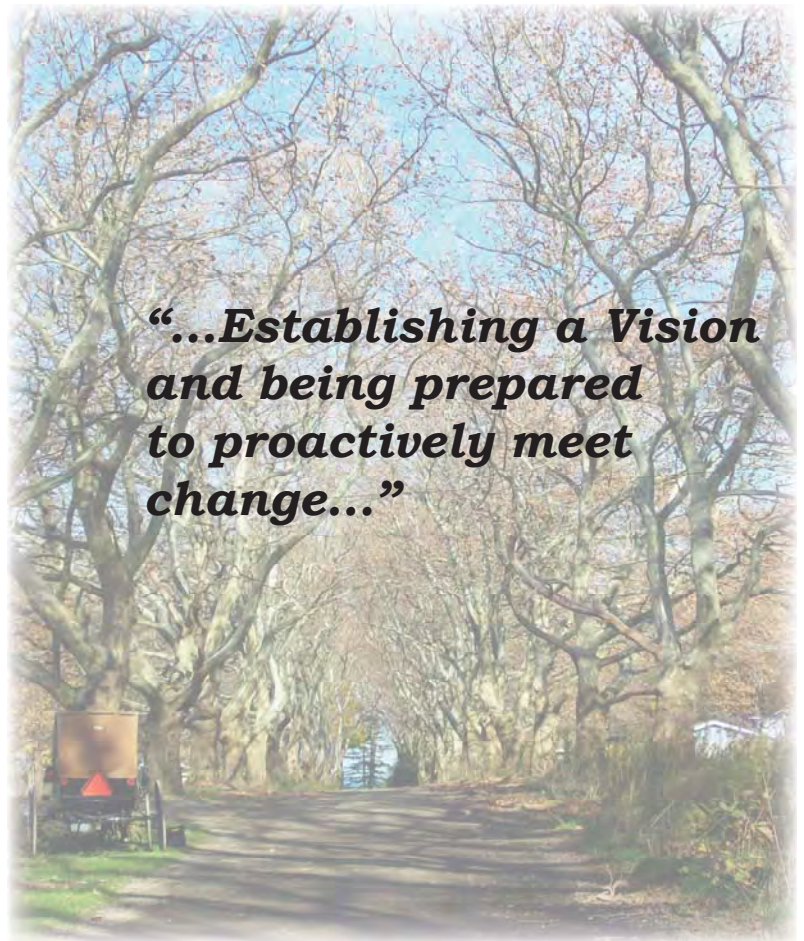
Waterfront Opportunity Plan

CLOSING THOUGHTS . . .

The Towns of Westfield and Ripley are blessed with an incredible array of waterfront resources, from the Lake Erie shoreline to the deep gorges that are carved into a rolling landscape of farms and vineyards. The Waterfront Opportunity Plan establishes a community vision for these resources that preserves and enhances their special qualities, while leveraging them to improve the area's quality of life and economic opportunity. Sensitive use of Westfield and Ripley's waterfront resources will ensure that they are used and appreciated by more people. In turn, the more that they are sensitively used and appreciated, the more the community will invest in their stewardship and protection.

The Waterfront Opportunity Plan is designed to be both specific and detailed, and yet flexible to meet changing circumstances and opportunities that invariably present themselves. At its broadest level, the plan can be used to evaluate future actions and decisions, even those that are not specifically addressed in this plan. The important questions to ask are: How does this action meet the overriding goals and principals of the plan? What is its relationship to other aspects of the waterfront and the big picture?

In the end, it's about establishing a vision and values and being prepared to meet change proactively. By undertaking this plan, the Towns of Westfield and Ripley have taken a significant step forward to planning for their respective waterfront resources. Continued leadership and active involvement by the community will ensure that this plan is implemented and that Ripley and Westfield continue to be a special place in which to live and visit for generations to come.



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APPENDIX
STUDY AREA INVENTORY

Westfield Ripley Waterfront Opportunity Plan

Study Area Inventory

Location

The Westfield / Ripley Waterfront Opportunity Area (WOA) is generally located in the southwestern portion of New York State and the northwestern corner of Chautauqua County. The Waterfront Opportunity Areas are located within the towns of Ripley and Westfield and consists of three distinct areas. The first area is located south of the Lake Erie shoreline and north of the NYS Thruway's northerly boundary. This area is bounded on the west by Pennsylvania's state boundary and bounded on the east by the Town of Westfield's eastern municipal boundary. This first area also includes a small area along Chautauqua Creek that is located north of the Village of Westfield's boundary. The second area includes lands around the Twenty Mile Creek gorge within the central and eastern portion of the Town of Ripley. The third area includes lands around the Chautauqua Creek and Little Chautauqua Creek gorge within the Town of Westfield and located south of the Village of Westfield's boundary. Please refer to the map illustrations within this document for additional WOA boundary detail.



Climate

Local climate can best be described as moderate. It is warm during summer when temperatures tend to be in the 70's and very cold during winter when temperatures tend to be in the 20's. The warmest month of the year is July with an average maximum temperature of 81 degrees Fahrenheit, while the coldest month of the year is January with an average minimum temperature of 19 degrees Fahrenheit. The daily temperature variation is typically between 16 -18 degrees Fahrenheit.

Average annual precipitation is around 45 inches, fairly evenly distributed throughout the year, with September tending to be the wettest month. Frosts along the Lake Erie shoreline are moderated by Lake Erie. If the lake has ice cover over the winter, spring thaw can be delayed as much as two weeks compared to the uplands. In the fall, the warm lake waters delay heavy frosts. In colder weather when Lake Erie is open, it can generate significant lake effect snows. However, accumulations in the Westfield and Ripley lake plain tend to not be as severe as in the uplands to the south of the WOA.

Topography

The Westfield-Ripley WOA is situated on an ancient lake plain. With a few exceptions fifteen to thirty foot bluffs separate the Lake Erie shore area from the land. The nearly level lake plain extends southeasterly some one to two miles where it meets the base of the escarpment that rises 500 feet or more to meet the uplands and rolling hills that characterize most of Chautauqua County.

Steep Slopes

The shoreline of Lake Erie within the Westfield - Ripley WOA is predominately comprised of bluffs which are 15 to 30 feet high. Both the Chautauqua Gorge and Twenty Mile Gorge have steep forested slopes. The balance of the WOA area is relatively flat due to its location within the lake plain.

Mineral Resources

Although gravel is mined in various lake plain locations south of I-90, there are no gravel pits located within the WOA lake plain area due to the predominantly glacial lake sediments. There is also no oil production in either township but there are a substantial number of natural gas wells. The WOA boundary areas presently contain 63 gas wells in the shoreline area and 15 gas wells in the gorge areas which are mostly located along the Chautauqua Creek.

Soil Types

Soils tend to be deep and moderately to poorly drained and include the Canandaigua, Niagara, Minoa soil types along the Lake Erie shore and Fremont and Schuyler soil types within the gorge areas. The escarpment rises almost 1,000 feet above the mean Lake Erie level of 572 feet above sea level, is parallel to the Lake Erie shore and is set back from the shoreline an average of 5.9 miles.

Drainage

Streams in the Town of Westfield include the major tributaries of Chautauqua Creek and Little Chautauqua Creek, along with Freelings Creek, Vorce Creek, Doty Creek, Spring Creek, Bell Creek and Bournes Creek, as well as several unnamed streams that drain toward Lake Erie.

Streams in Ripley include headwaters and a major stretch of Twenty Mile Creek and its tributary Belson Creek located to the east and north. Twenty Mile Creek flows westerly and crosses the New York - Pennsylvania state boundary at two and three quarter miles south of the Lake Erie shoreline. The lower three miles and the mouth of the creek are located in Erie County, Pennsylvania. In addition to these two major creeks, several smaller unnamed creeks in the Town of Ripley drain directly into Lake Erie.

Significant fish and wildlife habitats

According to the NYS Department of State, Division of Coastal Resources' Coastal Atlas (Great Lakes Plates: 130(*Westfield North*), 131(*Westfield South*) and 132(*Ripley*)), the significant fish and wildlife habitats identified are within and along Chautauqua Creek.

Chautauqua Creek

Chautauqua Creek flows into Lake Erie between the hamlets of Forest Park and Barcelona, in the Town of Westfield, Chautauqua County (USGS 7.5' quadrangle: Westfield, N.Y.). The fish and wildlife habitat extends approximately five and one-half miles from Lake Erie to an impassible barrier one mile south of the South Gale Street Bridge. Chautauqua Creek is a relatively large, high quality, medium gradient stream, with a rocky substrate. The creek drains approximately 36 square miles of agricultural land and forested hills. The land area bordering Chautauqua Creek is predominantly deciduous forest, including a stand of mature woodlands near the mouth that is a remnant of the original Lake Plains ecosystem. Habitat

disturbances in the area are generally limited to road crossings, sewage treatment plant discharges, and residential development located in adjacent areas.

Fish and Wildlife Values:

Chautauqua Creek is one of the major tributaries of Lake Erie in Chautauqua County. Undisturbed stream ecosystems that provide habitat for major spawning runs by salmonids and other lake-based fish populations are relatively rare in this region. The creek is especially significant because large concentrations of coho and chinook salmon and brown trout migrate from Lake Erie into the creek each fall, from late August through December (September-November, primarily), when salmonids ascend the streams to spawn (although unsuccessfully in most instances). In addition, steelhead trout (lake-run rainbow trout) migrate into Chautauqua Creek during the fall and between late February and April. These fish populations are the result of an ongoing effort by the NYSDEC to establish a major salmonid fishery in the Great Lakes through stocking. In 1984, approximately 35,000 coho salmon, 45,000 steelhead, and 540 brown trout were stocked in Chautauqua Creek. Among New York's Lake Erie tributaries, Chautauqua Creek ranked second for number of salmonids stocked in 1984; the creek was one of only four in the region that received steelhead.

Chautauqua Creek also supports substantial natural reproduction of rainbow trout and smallmouth bass. Chautauqua Creek provides an important salmonid fishery to anglers in the Lake Erie coastal region. In 1982, the concentrations of salmonids in the creek attracted approximately 2,000 angling trips for recreational fishing during September and October. The creek also supports a regionally important steelhead fishery during the spring and smallmouth bass fishery in early summer. The NYSDEC has acquired public fishing rights easements on the lower portion of the creek from Route 5 to its mouth as well as many others further upstream.

Any activity that substantially degrades water quality, increases temperature or turbidity, reduces flows, or alters water depths in Chautauqua Creek would adversely affect the fisheries resources of this area. These impacts would be most detrimental during spawning periods, and in the spring after salmonids are stocked in the creek. Discharges of sewage or stormwater runoff containing sediments or chemical pollutants (including fertilizers, herbicides, or insecticides) could also have an adverse impact on fish populations. Also of particular concern are the potential effects of upstream disturbances, including water withdrawals, impoundments, stream bed disturbances, and effluent discharges. Development of hydroelectric facilities on this creek should only be permitted with run-of-river operations. Barriers to fish migration, whether physical or chemical, would have a significant impact on fish populations in the creek. Existing woodlands bordering Chautauqua Creek and its tributaries should be maintained to provide bank cover, soil stabilization, and buffer areas. Development of additional public access to the creek may be desirable to ensure that adequate opportunities for compatible human uses of the fisheries resources are available.

Little Chautauqua Creek

Draining into Chautauqua Creek from the east is Little Chautauqua Creek. The confluence is north of the dam on Chautauqua Creek and to the east of the South Gale Street Bridge. Little Chautauqua is similarly surrounded by a steeply sloping and wooded gorge area and is a favorable habitat to trout and salmonids.

Twenty Mile Creek

According to the Pennsylvania Fish and Boat Commission, the area of Twenty Mile Creek is “the largest steelhead fishery on the east side of Erie, PA with fishing access to the New York state line and the Commonwealth of PA requires Lake Erie permits to fish there.” The Twenty Mile Creek drains into Lake Erie on the Pennsylvania side of the state line. That may be why it is not included in the jurisdiction of the NYS DEC and DOS DCRM. The gorges of Twenty Mile Creek and its tributary Belson Creek in the Town of Ripley are similar in character to Chautauqua Creek and its tributary Little Chautauqua Creek in the Town of Westfield. Twenty Mile Creek and Belson Creek are reported to have significant fish and wildlife value.

Fish and Wildlife Resources

Fish and Wildlife Service taxonomic list of migratory birds.

<http://www.fws.gov/migratorybirds/intrnltr/mbta/taxolst.html>

Ripley Flyway (from www.tour-chautauqua.com 2007)

Spring brings thousands of hawks, eagles, vultures and other migrating birds over the Ripley Hawk Watch (RHW). In their journey north to their nesting areas, these raptors pass through the corridor between the Lake Erie shore and the Allegheny Plateau a few miles south of the lake. Since 1985, 21 species of raptors and vultures, including bald eagles, golden eagles, ospreys and peregrine falcons, have been recorded. In all, the RHW has officially counted more than a quarter-of-a-million raptors since 1985 including a number of raptor rarities, such as swallow-tailed kites, Mississippi kites, ferruginous hawks and swainsons hawks. The RHW also has observed non-raptor birds of considerable interest, including last year’s sighting of whooping cranes, the first such sighting in New York State. The New York State Audubon has noted that the RHW reports “the highest number of sandhill cranes on any migration flyway in the northeast.”

Depending on weather conditions during the season, Ripley Hawk Watch observers operate one or several sites in the towns of Westfield and Ripley. The sites include Shorehaven on Route 5 (about a mile east of Forsythe Road); Parker Road (north of Barber Road); Creamery Road (south of Barber Road), and the intersection of Creamery Road and Belson Road.

The Ripley Hawk Watch (RHW) formally began its 2007 season on March 15th. Between March 15th and May 15th, the daily observations at the RHW can be viewed on the internet at www.hawkcount.org. Data from the RHW also is published annually in the journal *Hawk Migration Studies*.

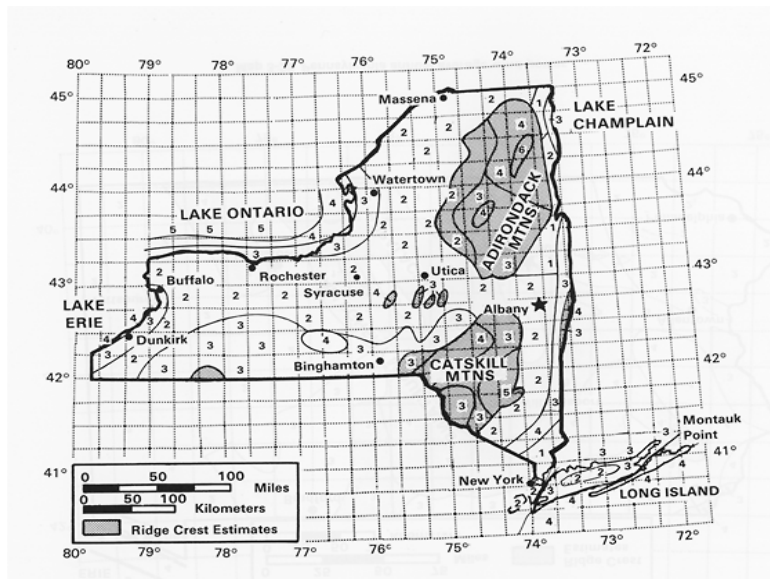
Wetlands

There are no NYS DEC regulated wetlands in the WOA of either the Town of Westfield or the Town of Ripley. Most federal wetlands in the WOA are associated with ponds or the lake shore, except for areas near or along an unnamed stream in Ripley between Shortman Road and the state boundary line.

Wind Resources

The Lake Erie shoreline in Chautauqua County receives some of the strongest wind energy in New York State and the Towns of Ripley and Westfield have a potential for wind energy development. This is due not only to their locations at the eastern end of Lake Erie where the winds move unimpeded, but also due to the rapid change in elevation along the escarpment which contributes to the significant on shore and off shore breezes.

The map is from the Renewable Resource Data Center (RReDC; <http://rredc.nrel.gov>)



Important agricultural lands

Most of the soils in the shoreline WOA of both towns are considered prime farmland although soils are not well drained and tend to have high water table. The gorge WOAs are not considered suitable for agriculture due to their steep slopes. The microclimate and the soils of the lake plain are particularly favorable to the cultivation of grapes and the area has been associated with grape culture dating back to the late 1800's. A large percentage of the land in agricultural use involves vineyards with an emphasis on Concord grape production.



Transportation systems

Highways and Roads

The area is served by NY State Routes 5, 76, and 394, US Route 20, Interstate 90 (NYS Thruway including Exit 60 in Westfield and Exit 61 in Ripley), and various county and local roads.

NYS Thruway Exit 60 at State Route 394, North Portage Road in Westfield, is the designated exit for visitors to Chautauqua Institution. Exit 61 at Shortman Road in Ripley is the westernmost exit on the NYS Thruway. State Route 5 (also known as Lake Road in Ripley) spans both towns and is completely within the lake plain portion of the WOA. State Route 5 is also part of the Seaway Trail which was designated as a national byway in 1996 by the Federal Highway Administration.

State Route 394 extends south from State Route 5 to the Village of Mayville and continues along the western side of Chautauqua Lake toward Chautauqua Institution, the Village of Lakewood, the City of Jamestown, and eastward into Cattaraugus County.

US Route 20 is a major thoroughfare in both towns and passes through the commercial centers of Ripley and the Village of Westfield. However, Route 20 and these commercial areas are not within the WOA.

Public transportation in the WOA is limited. The County's Chautauqua Area Rural Transit System (CARTS) offers service on a demand-response basis.

State Routes 394 and 5 are designated New York State bicycle routes. State Route 394 (Portage Road) is marked in the Village of Westfield. State Route 5 is not marked and, due to heavy truck traffic usage, is not as attractive for bicycling.

Airports

Airports serving the area:

- Chautauqua County Airport at Dunkirk (DKK) is located in the Town of Sheridan approximately 20 miles northeast of the Village of Westfield. This facility is a small general aviation airport and does not provide passenger service.
- Chautauqua County Airport at Jamestown (JHW) is located approximately 35 driving miles south of Westfield. It is a small commercial service facility providing commuter service by US Airways between Jamestown and Pittsburgh PA.
- Erie International Airport in Erie, Pennsylvania is approximately 40 miles southwest of the Village of Westfield and is served by 3 major airlines and charters.
- Greater Buffalo International Airport is located approximately 65 miles northeast of the Village of Westfield and is a medium hub facility served by several major commercial airlines and regional commuter lines.

Railroad Lines

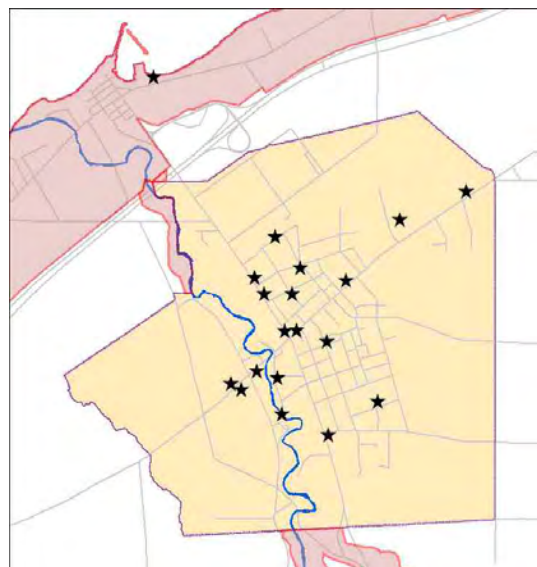
Railroad development in early 1850's "ended the distribution of merchandise southward over the old Portage road route from Barcelona".

CSX and Norfolk and Southern railroad lines span the towns of Ripley and Westfield and are located south of the shoreline portion of the WOA. The two parallel but separate railroad lines are located south of Route 20 in the Town of Ripley and north of Route 20 in the Town of Westfield. There is limited passenger rail service along these lines with stations at Depew, New York and Erie, Pennsylvania.

Historic resources, National Register sites and districts, and locally designated resources

Except for the Barcelona Lighthouse on the Lake Erie shoreline in the Town of Westfield, most structures and sites on the State and National Register reside within the Village of Westfield as noted of the location map. The Portage Trail is a recognized historical transportation corridor that was utilized to move goods from Barcelona harbor to Chautauqua Lake over the first inland waterway to the Gulf of Mexico.

No known designated sites or historic structures exist within the Town of Ripley WOA area.



Archaeological areas of sensitivity

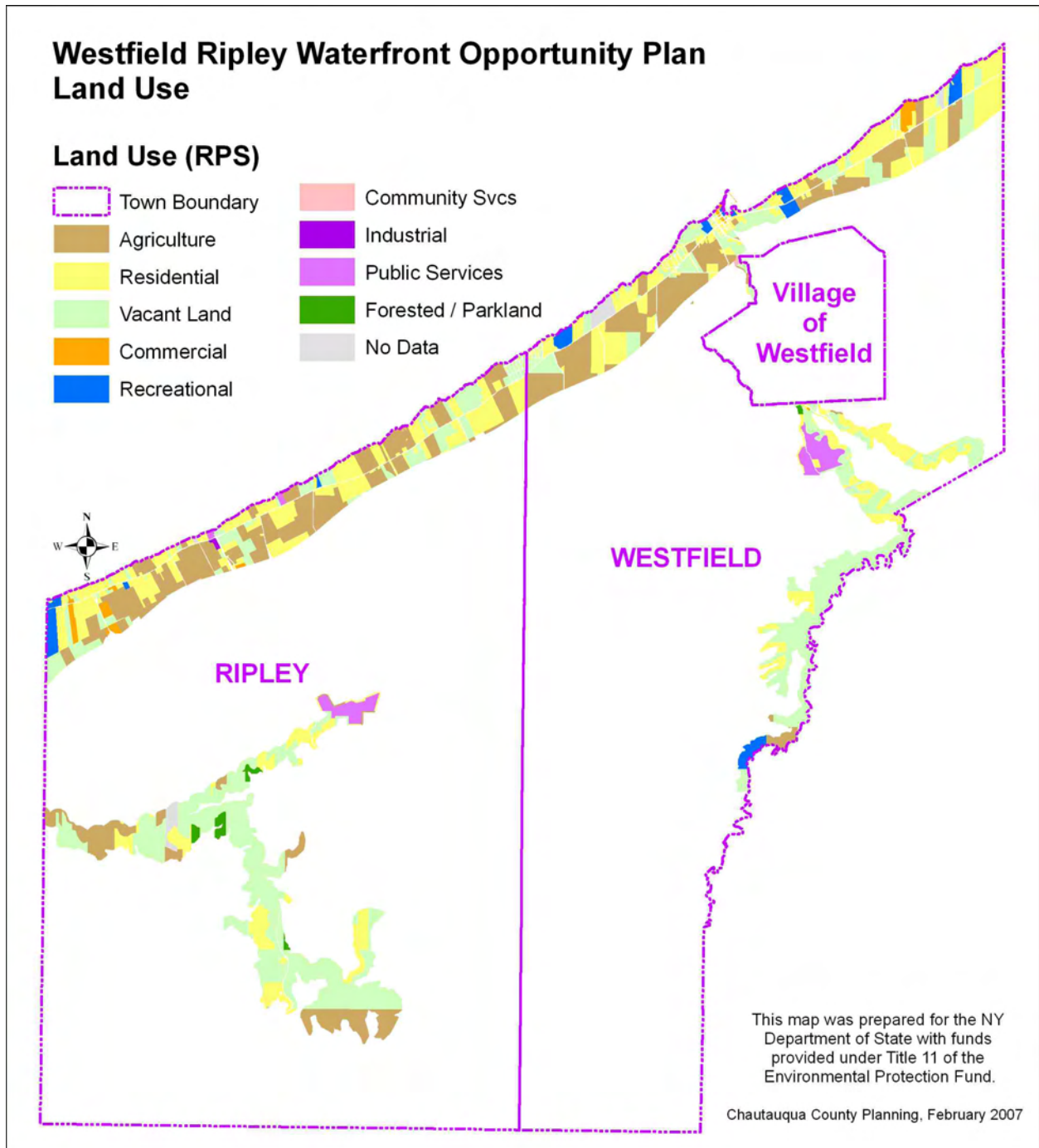
Archaeological Areas of Sensitivity are general areas known to contain significant archaeological sites.

Archaeological Areas of Sensitivity are defined as the location of past focused human activities, defined in close proximity of continuous distribution of artifacts. The sites identified within the WOA are primarily at trail heads and creek outlets, which provided the ideal setting for fishing and gathering natural materials. Many of the sites contain evidence of past settlements, Indian burial mounds or an Indian cemetery.

The specific locations of these sites are not provided in this text in an effort to prevent disturbance to these sensitive cultural areas. However, an unofficial digital representation of part of the NYS Office of Parks, Recreation, and Historic Preservation (NYS OPRHP) “Circles and Squares” map produced in 1992 illustrates general areas of sensitivity. All development projects, whether inside or outside of NYS OPRHP’s designated zone, will be subject to an appropriate archaeological investigation.

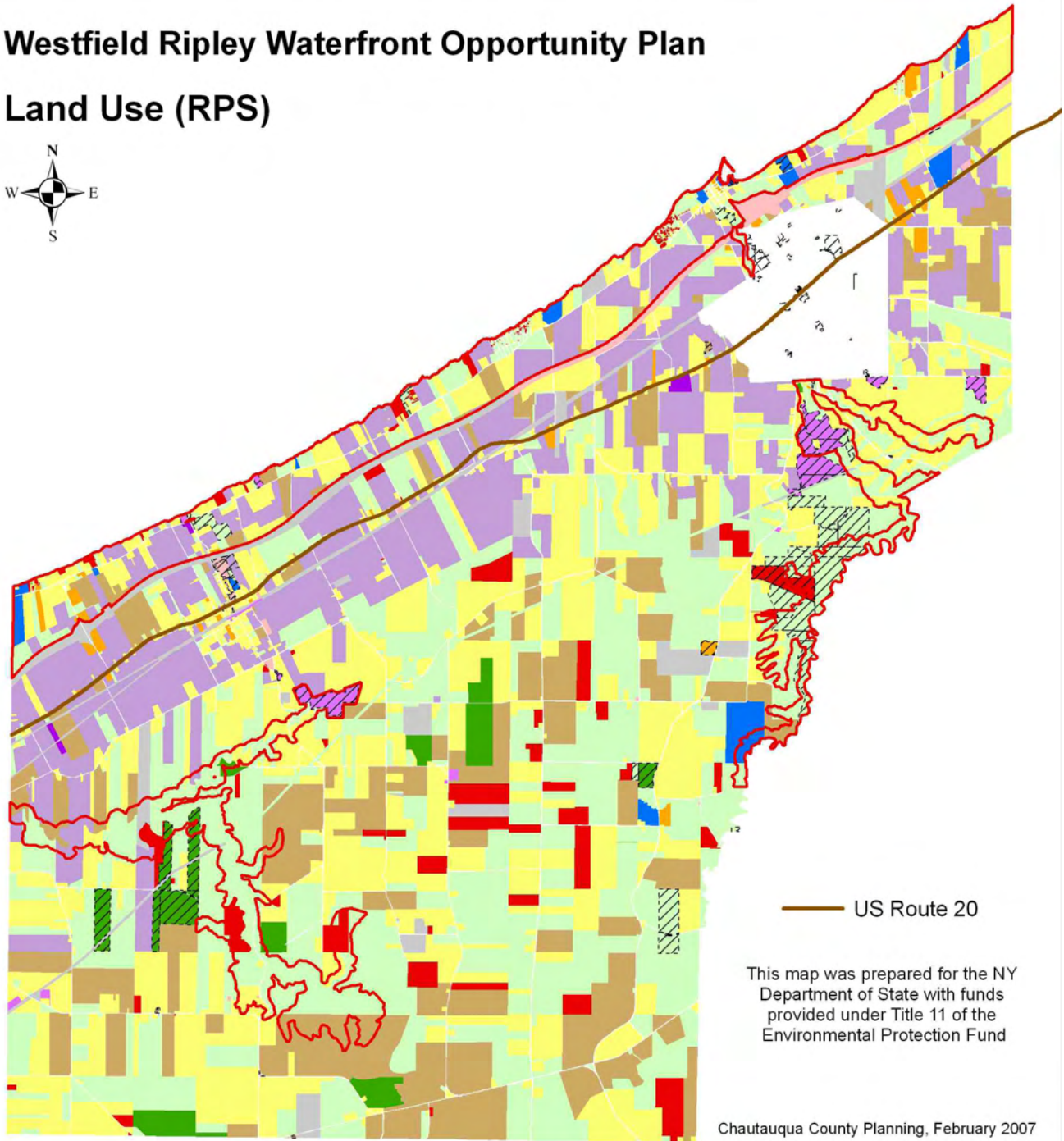
Existing land use and land ownership patterns

Land ownership is mostly private, residential and agricultural with very little land comprising industrial, commercial or institutional uses. Development in the towns of Ripley and Westfield has been hampered by the limited access to municipal water and sewerage services.



Westfield Ripley Waterfront Opportunity Plan

Land Use (RPS)

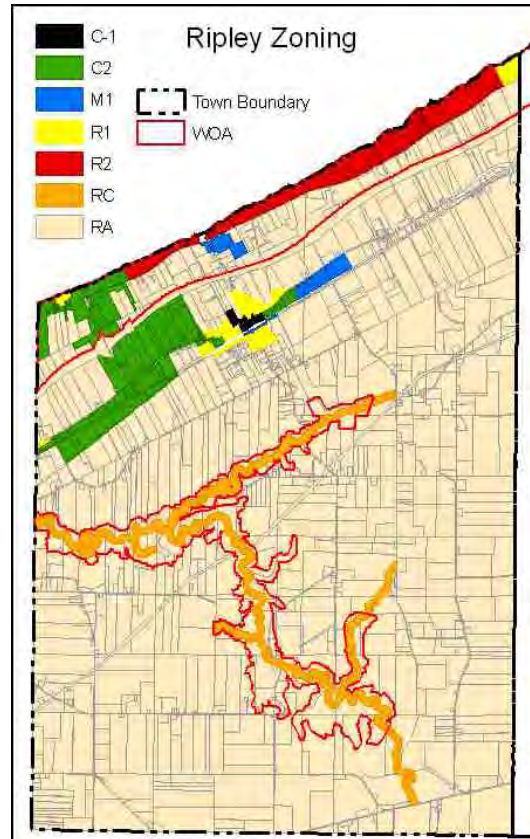


Existing zoning and other relevant local development controls (Ripley)

Town of Ripley Zoning Districts

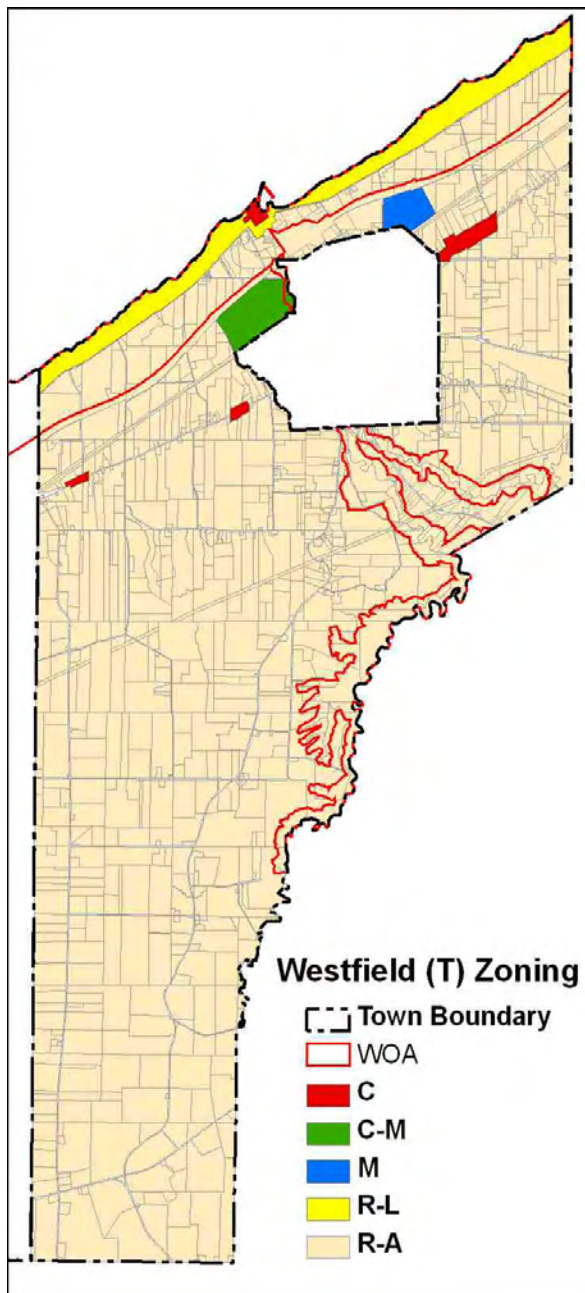
Residential (smaller lot)	R-1
Residential (larger lot)	R-2
Rural/ Agricultural	Rural
Recreation / Conservation	R/C
Commercial (non-rural)	C-1
Commercial (rural)	C-2
Manufacturing & Industry	M-I

The major portion of the Town of Ripley is zoned Rural Agricultural. Along the lake shore, permitted uses are more finely defined. Within the WOA north of State Route 5, uses are mostly residential and all the larger lot residential properties are within the WOA. The rural commercial district (C-2) on the west end of the shoreline WOA for the most part reflects existing uses. The manufacturing and Industry district (M-I) lots in the WOA are currently vacant land.



The Recreation/ Conservation district (R/C) was drawn as a zone with equal distances from the centerline of Twenty Mile Creek and Belson Creek. Because the WOA boundary was drawn as a one hundred (100) feet buffer area surrounding the edge of the gorges, the existing R/C recreation / conservation district corresponds to the WOA and extends beyond it to major roads at three points.

Existing zoning and other relevant local development controls (Westfield)



Town of Westfield Zoning Districts (2000)

Residential Agricultural	R-A
Residential Lakeside	R-L
Commercial	C
Commercial Manufacturing	C-M
Manufacturing	M

Areas of the Town of Westfield that are dedicated to commercial, industrial and community uses are not extensive. Most of these uses are concentrated in the Village of Westfield. The WOA along Lake Erie consists mainly of residential lakeside (R-L) north of State Route 5 and residential agricultural (R-A) south of Route 5 and north of the NYS Thruway. The Barcelona area within the WOA has some properties zoned as commercial to accommodate the existing businesses that have existing for several years.

Existing water surface use, including underwater lands

Existing Water Surface Use

The Lake Erie WOA shoreline area is approximately 14 miles long with public access points at Ripley Beach, Barcelona, and the outlet of Chautauqua Creek. The lake is popular for numerous water recreational activities which include boating, fishing, swimming, water skiing, and personal watercraft use.

Some water surface activities on Lake Erie are summarized as follows:

Boating

Sailing has a long standing history of use on the lake when appropriate weather exists.

Motorboat use of the Lake has been growing since 1985 as witnessed by the over 25% rise in boats registered for principal use in Chautauqua County from 1985 to 1992 and the following 20% rise from 1992 to 2002.

Canoeing and kayaking use is limited by weather conditions and the intensity of waves.

Commercial boat traffic currently has limited use along the WOA shoreline area.

Commercial marina is located in Barcelona along the lakefront and accommodates both large and small craft.

Recreational Activities

Personal Watercraft (PWC): activity is growing on Lake Erie. New changes to the New York State Navigation law regarding the use of a PWC are expected to mitigate any of the concerns over safety and conflicting users on the lake.

Water skiing is a popular but limited activity on Lake Erie. The relatively calm conditions preferred by most water skiers are not often found on the lake.

Swimming is a significant activity along many portions of the Lake Erie shoreline. Public beaches are located at Ripley Beach, Barcelona, and Ottoway Park. In addition, private shoreline or beaches are located at residences and organizations along the lakeshore.

Fishing for recreation is a popular activity on Lake Erie and along its tributaries.

Water Surface Regulations

The Office of Parks, recreation and Historic Preservation is the designated state agency for the administration of the New York State Navigation Law. The Bureau of Marine and recreational Vehicles has general responsibility for boating safety in New York State and provides funding and training for marine law enforcement as well as boating education programs. The Chautauqua County Sheriff's Office Marine Patrol is partially funded through this program.

Use of Under Water Lands

The installation of commercial docks and piers, all break walls and some residential docks are covered by the following regulations:

Office of General Services

The State of New York holds title, on behalf of the public, to lands submerged by navigable rivers, lakes and coastal waters. On Lake Erie and its tributaries, the boundary between these "lands under water" and the privately owned upland is the elevation of the mean low water line. Under state law, the New York State Office of General Services (OGS) is the agency designated to administer matters pertaining to these publicly owned lands.

In New York State, the interest that a shoreline owner has in gaining access to navigable water has long been acknowledged and reflected in the laws regarding the administration of submerged lands. To secure that interest, the riparian owner may be allowed to place a single dock upon publicly held land for private non-commercial use. The riparian owner enjoys the exclusive use of this dock against other private interests and also holds the right to apply to the NYS OGS for authorization to place additional installations upon submerged lands.

The proposed installation must also meet all local codes and ordinances. As part of the application for a lease or easement, an upland proprietor must notify the locality of his or her intention to apply for a conveyance of underwater land. An easement does not relieve the applicant of the responsibility for obtaining any regulatory permits required by NYSDEC and the USACE.

Construction Regulations for Underwater Structures

Under existing regulations, structures proposed for placement in Lake Erie are generally regulated and controlled by multiple levels of government (local, state and federal) with overlapping jurisdictions. A summary of the state and federal requirements and principal standards for the placement of structures in the Lake is provided in this section.

State of New York Regulations

New York State has approval authority for all structures and many activities occurring in the near shore waters and adjacent land areas of Lake Erie. This authority rests primarily with the NYS DEC, with additional jurisdiction by the NYS OGS and NYS DOS in certain situations.

NYS Department of Environmental Conservation (DEC)

The NYS DEC authority stems from two sources: (1) the regulation of disturbances to water body banks and beds pursuant to Article 15, Protection of Waters and its associated regulations (6 NYCRR Part 608) and (2) the requirement that a Water Quality Certification be issued by the DEC for any required federal permits and actions pursuant to Section 401 of the Federal Water Pollution Control Act and its amendments. The applicability of each of these DEC regulatory programs to structures in Lake Erie is described separately below.

Article 15 - Protection of Waters

Article 15 of the NY Environmental Conservation Law provides the DEC with the responsibility to regulate a variety of activities for disturbance of the bed or bank of protected streams and below the mean high water level of navigable waters. This regulation also addresses dock and mooring facilities on or above underwater land not owned by New York State. It also covers docking facilities for five or more boats and mooring areas for ten or more boats. The regulations implementing this regulatory program are found in 6 NYCRR Part 608.

The regulations also require that a permit be obtained for any excavation disturbance to the bed or bank of Lake Erie, protected water; for dredging or filling in navigable waters and adjacent marshes and wetlands, and for a dock, pier, wharf, platform, or breakwater in, on or above navigable waters with certain exceptions. The exceptions include, among others, structures authorized by the Commissioner of General Services pursuant to the NYS Public Lands Law, docking facilities providing docking for five or fewer boats and encompassing an area of less than four thousand square feet, and a mooring area providing mooring for fewer than ten boats.

The standards for permit issuance under Article 15 are given in Part 608.8. For a permit to be issued it must be found that the proposal is (1) reasonable and necessary, (2) will not endanger the health, safety or welfare of the people of the State of New York and (3) will not cause unreasonable, uncontrolled or unnecessary damage to the natural resources of the state.

401 Water Quality Certification

Pursuant to the Federal Water Pollution Control Act, any applicant seeking a federal license or permit within NY State must obtain a Water Quality Certification from DEC. This can be in the form of a “blanket” certification issued for U.S. Army Corps of Engineers nationwide permits, regional permits, general permits, or individual permits.

Implementation of this program in New York is as specified in 6 NYCRR Part 608 (see appendix). The Water Quality Certification is to assure that actions and activities permitted by federal authorities will not result in a contravention of established water quality standards or effluent limitations. Given this narrow focus, an individual Water Quality Certification is often required for larger projects not covered by the U.S. Army Corps’ issued nationwide, general, or regional permits. When individual Water Quality Certifications are required NYS DEC uses this approval to ensure that stormwater discharges from landside, ancillary development or access facilities will be properly managed to protect water quality.

Department of State

The New York State Department of State administers the Federal Coastal Zone Management Act within New York State. This includes working with local government with respect to promulgating Local Waterfront Revitalization Plans that are consistent with the New York State Coastal Zone Management Policies.

These policies are generally designed to promote the beneficial use of coastal resources, prevent impairment of certain coastal resources and provide for management of activities which may impact coastal resources.

Federal and state approvals of projects within the Lake Erie area must have been determined to be consistent with their policies, or an approved Lakefront Water Revitalization Program (LWRP). When a project is determined inconsistent with their policies or an LWRP, the project must be modified by the sponsor or the approval must be denied.

Federal Regulations

The Federal government jurisdiction for activities in Lake Erie is administered through the U.S. Army Corps of Engineers regulatory program, with the involvement of the U.S. Environmental Protection Agency (EPA) and the U.S. Fish and Wildlife Service. The program controls the placement of any structure in, under, or over navigable waters and adjacent wetlands under Section 10 of the Rivers and Harbors Act of 1899 as well as the discharge of dredge or fill materials into waters of the United States, including wetlands, pursuant to Section 404 of the Federal Clean Water Act. Projects are authorized through the issuance of nationwide permits, regional permits and general and individual permits.

Public access and recreational resources, including tourism assets and trends

Public access points include Ripley Beach, Barcelona Beach, Ottoway Park, and areas within the gorges. Quasi-public access points include campgrounds and the marina at Barcelona. Lake Erie and nearby Chautauqua Lake provide opportunities for a variety of boating, sailing, fishing and swimming activities to both visitors and local residents.

Chautauqua Institution is an internationally recognized learning and cultural community located approximately 10 miles southeast of the Village of Westfield. During the summer months, a variety of concerts, lectures, classes, plays and operas are offered to thousands within this quaint Victorian lakeside setting. Additional events and gatherings are sponsored during the rest of the year.

There are eight wineries that are operated within a short driving distance of the WOA areas. Refer to the attached Public Attractions map for approximate locations.

In addition to the numerous historic buildings and sites within the Village of Westfield, tourists can also enjoy visits to the village's numerous antique shops.

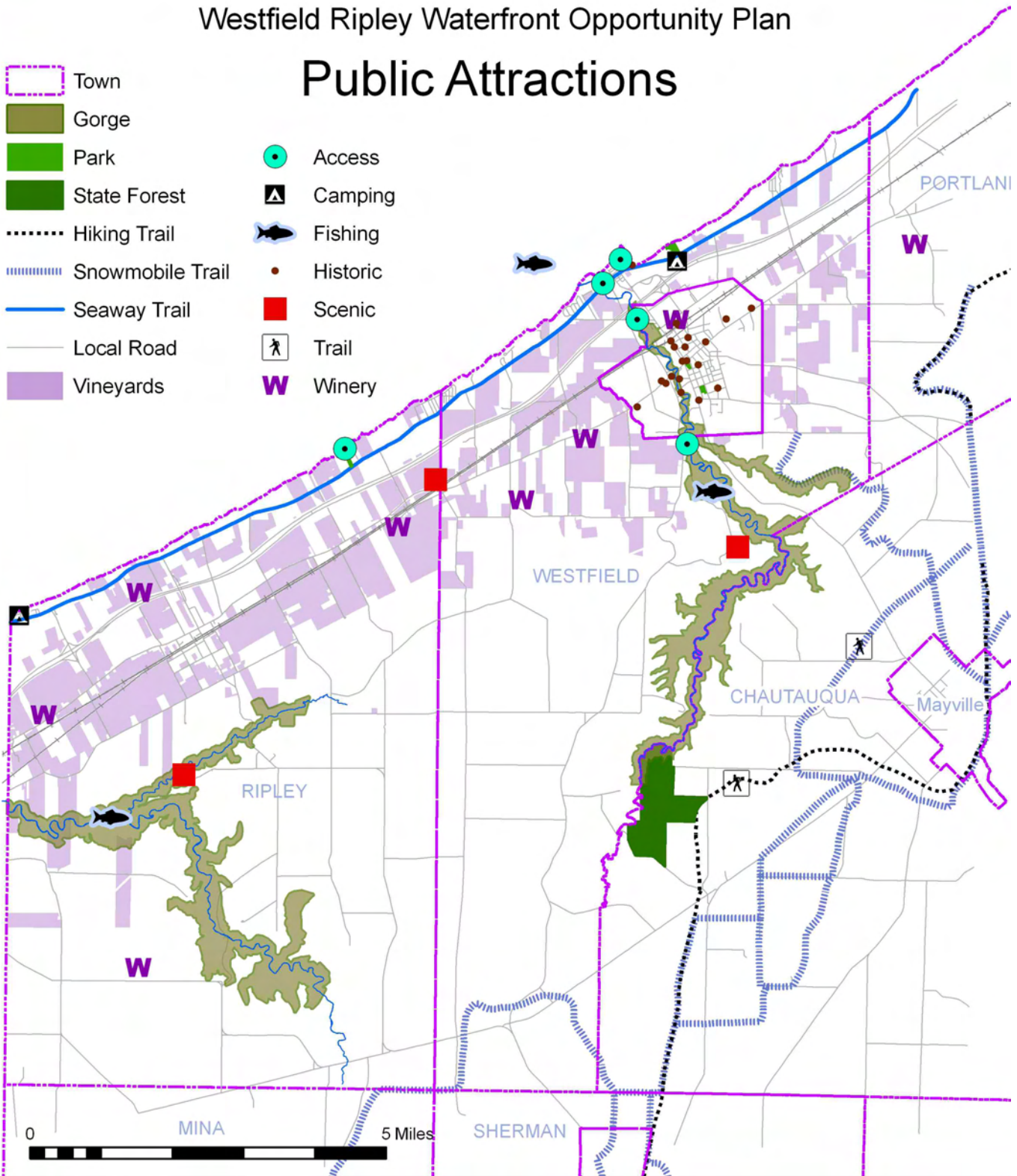
A NYS Bike Route along State 394 from Barcelona to Mayville is available for bicycling. The route also circles Chautauqua Lake and continues easterly through Jamestown and beyond.

A portion of the Westside Overland Trail within the Town of Chautauqua provides hiking and cross country skiing opportunities. A portion of the trail west of the Village of Mayville is near the Chautauqua Creek Gorge WOA. Also within this area of the county, numerous snowmobile trails are available for use in the winter months and are maintained by local snowmobile clubs.

Westfield Ripley Waterfront Opportunity Plan

Public Attractions

- Town
- Gorge
- Park
- State Forest
- Hiking Trail
- Snowmobile Trail
- Seaway Trail
- Local Road
- Vineyards
- Access
- ▲ Camping
- 🐟 Fishing
- Historic
- Scenic
- 🚶 Trail
- W Winery



Infrastructure

Public infrastructure services include water, sewer, solid waste, electricity (National Grid, Westfield Municipal Electric), natural gas (National Fuel), and telecommunications network.

Drinking Water Sources

The Town of Westfield's water is sourced at the Minton Reservoir on Mt. Baldy Road and the Village of Westfield's water plant is also located at this site. If needed, water is drawn from Chautauqua Creek to supplement the Minton Reservoir. Existing water lines outside the village are privately owned and the Town of Westfield contracts with the village for water services. Water service from the Village of Westfield extends north to the Barcelona area, west to the Edgewater Condominiums development on State Route 5 near Light Road, east to Prospect Road through the business district on Route 20, and south to Mt. Baldy Road, continuing to Shorehaven.

The hamlet of Ripley's water is sourced from a reservoir located east of State Route 76 and south of Ripley Side Hill Road.

Sanitary Sewer

Sewer lines in the Town of Westfield are owned by the Village of Westfield. The waste water treatment plant is located at Hawley and North Portage Streets. From an existing wastewater pump station north of Hawley Street, sewer lines extend northwesterly and cross under the NYS Thruway. On the north side of the thruway right-of-way, the sewer line continues westerly to Hawley Road then continues northwesterly to Gun Club Road. The sewer line then continues northerly along Gun Club Road to the Forest Park area located on the north side of State Route 5. There are wastewater pump stations in the Forest Park area development located to the east on Schultz Drive and to the west on Shore Drive.

Stormwater

There are storm sewers in the Village, but storm drainage in the town of Westfield is handled by ditches along Town roads.

Telecommunications

FairPoint Communications, Inc. is networked by fiber optics and serves as the local carrier. Cellular service and internet service is available from various national providers.

Environmental issues, hazardous waste sites, solid waste, etc.

There are two active solid waste sites, both solid waste transfer stations. They are located in the Town of Ripley on Ross Street (site number 07R01) and in Westfield at 151 N Portage Street (site number 07T17).

There are two NYS DEC permitted water discharge sites. One in the Town of Ripley at the water treatment plant on the north side of State Route 5 at State Route 76 (SPDES Permit #90066200015), and in Westfield on Old Hawley Street (SPDES Permit #9067200026).

Flooding

The Town of Westfield has several floodplains along its streams. These include Chautauqua and Little Chautauqua Creeks, Doty, Spring, Bournes and Freeling Creeks, which all flow into Lake Erie.

The Federal Emergency Management Agency has determined that the Town of Ripley has no Special Flood Hazard areas (based on a 100 year frequency flood) within its corporate limits. The entire township has been designated as Zone C and therefore has no published floodplain mapping.

Erosion

Erosion of the bluffs along the lake shore occurs due to waves and ice against the porous layers of shale. Disturbance near the top edge of the bluffs can accelerate that process. The Lake Erie shoreline across the entire span of both the towns of Ripley and Westfield are in the Coastal Erosion Hazard Area of Lake Erie (NYS DEC 1988), and a minimum 50 foot setback has been designated by the DEC as a natural protective feature. An example of erosion from surface drainage spilling over the bluff can be seen at Ripley Beach.

Another type of erosion occurs along the water's edge where fines are suspended in the water and transported. In the case of the southern shoreline of Lake Erie, this movement normally is from west to east. The aerial photographs below compare the shoreline of Bourne's Beach in the Town of Westfield as it was in April 25, 2000 to the 2004 photo taken by the state. Note also the alignment of Bourne's Creek across the beach and the sand deposition to the right of the point.



Navigation and Dredging Issues

The Westfield-Ripley WOA lacks many of the traditional navigation problems associated with more populous areas such as the congestion of surface waters from commercial or recreational use. During the public sessions no concerns were raised regarding issues related to navigation outside of Barcelona Harbor.

Barcelona Harbor, a port of refuge, is one of two harbors that exist along Chautauqua County's Lake Erie Shoreline. The harbor was a natural harbor until it was modified and the pier and break walls were added. The original break walls were later extended to bring the harbor to its current configuration.

Since the modifications the harbor has experienced issues of sedimentation and hampered the ability of boaters to navigate in the harbor. The United States Army Corps of Engineers (USACE) periodically dredges the Federal Project Area within the harbor area. The west to east depositional drift typical of the southeast shore of the lake deposits sediments both within the Federal Project Area and along the eastern edge of the basin. Residents indicate that the limited approach of just dredging a portion of the harbor and its navigation lanes results in sedimentation issues arising approximately every five years. The harbor was last dredged by the USACE seven years ago in the year 2000.

Approaches suggested by local officials and residents to extend the life cycle and usefulness of the harbor were to:

- 1) Dredge the whole harbor area;
- 2) Dredge out into the anchorage and mooring areas to improve usage;
- 3) Undertake an additional break wall project on the eastern side of the harbor to prevent the sedimentation and expand the harbor area.

Description of Key Waterfront Issues

Public Access to Water

Access to Lake Erie in the Westfield-Ripley WOA is limited by the existence of cliffs in many places and private ownership patterns. The only public points of access are at Ripley Beach, Ottaway Park, Barcelona Harbor Pier and four road ends in the Barcelona area. Access at both the Ripley Beach area and Ottaway Park are hampered by the existence of bluffs along the properties.

The improvement and development of public space along the lake shore is a critical public step to providing critical mass to attract tourist and help residents utilize the lakefront. Private campgrounds are the only access points to the lakeshore that are marketed or adequately developed at this point.

Projects have been proposed at the public meetings to design and improve access and the park area at Ripley Beach and acquire additional land in Barcelona at a road end to develop a public beach area.

Lack of Adequate Boating Facilities

Barcelona Harbor lacks adequate amenities to service boaters on Lake Erie. Currently the harbor area lacks a pump out station, reliable refueling or adequate mooring areas. Dredging the harbor

and adding additional amenities would increase the utilization of the harbor by boaters and the general public tourism opportunities.

Lack of Wastewater Infrastructure

The only area in the WOA currently served by municipal wastewater facilities is the residential cluster named Forest Park. The area is approximately 1.5 miles east of Barcelona and served by a force main connected to the Village of Westfield system. The line serving the area runs along Hawley Street and down Gun Club Road. Therefore, the line is not situated in a manner that it can not be expanded to serve other areas within the WOA.

Commercial development along the WOA is limited due to the lack of adequate infrastructure. Investing in wastewater infrastructure in the Barcelona commercial area would allow many of the options discussed at the public meetings to become feasible.

Barcelona Harbor Dredging

The dredging of the harbor was supported by both Westfield and Ripley residents at the public meetings and workshops. As mention under "Navigation and Dredging", sedimentation is an issue which restricts the use and promotion of the harbor and the surrounding area. A plan for how the harbor is to be dredged and a maintenance schedule needs to be developed so boaters have a reliable harbor.

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