

# LOCAL WATERFRONT REVITALIZATION PROGRAM

for the

## Tioughnioga River Corridor in Cortland County, New York

including the following municipalities:

City of Cortland  
Town of Cortlandville  
Town of Cuyler  
Town of Homer  
Village of Homer  
Town of Lapeer  
Town of Marathon  
Village of Marathon  
Village of McGraw  
Town of Preble  
Town of Virgil

---

NOVEMBER 2008

---

Prepared by:

Cortland County Industrial Development Agency/BDC  
Thoma Development Consultants  
K. Teter Consulting  
Cynthia B. Teter, RLA

*This Tioughnioga River LWRP was prepared for the New York State  
Department of State with funds provided under Title 11 of the  
Environmental Protection Fund Act*

# ACKNOWLEDGEMENTS

*The consultants hereby acknowledge the assistance and contributions of the Department of State, Division of Coastal Resources; the LWRP Advisory Committee; the Cortland County Planning Department; local, County, and regional agencies and staff; local municipal governments; and the citizens of Cortland County in the preparation of this report. Special thanks to the City of Cortland for sponsoring this project.*



Port Watson Bridge looking north late 1800's



Port Watson Bridge looking north 2006

# TABLE OF CONTENTS

## Tioughnioga River Local Waterfront Revitalization Program

	<u>PAGE</u>
<b>SECTION I – LWRP BOUNDARIES</b>	
Boundary Description.....	1
Map A	
Map B1 – B6	
<b>SECTION II – INVENTORY AND ANALYSIS</b>	
Introduction.....	10
Part 1 – Existing Land Uses.....	12
Maps A1 – A2	
Part 2 – Existing Water Uses.....	17
Part 3 – Land Use Regulation.....	20
Maps B1 – B6	
Part 4 – Land Ownership Patterns.....	26
Part 5 – Public Access and Recreational Resources.....	28
Map C	
Map D	
Part 6 – Infrastructure.....	34
Map E	
Part 7 – Historic Sites.....	42
Map F	
Part 8 – Scenic Resources.....	55
Map G	
Part 9 – Physiography, Topography, and Geology.....	71
Maps H1 – H6	
Part 10 – Water Quality.....	74
Map I	
Part 11 – Natural Resources.....	79
Part 12 – Flooding and Erosion.....	82
Maps J1 – J6	
Part 13 – Fish and Wildlife Communities.....	84
Part 14 – Significant Fish and Wildlife Habitats.....	87

---

Part 15 – Important Agricultural Lands.....	95
Part 16 – Environmental Issues.....	98
Map K	
Part 17 – Navigation Hazards.....	102

### **SECTION III – POLICIES**

Developed Waterfront Policies	
Policy 1.....	104
Map A	
Policy 2.....	109
Policy 3.....	112
Natural Waterfront Policies	
Policy 4.....	114
Policy 5.....	118
Policy 6.....	121
Policy 7.....	123
Policy 8.....	125
Public Waterfront Policies	
Policy 9.....	128
Working Waterfront Policies	
Policy 10.....	132
Policy 11.....	135
Policy 12.....	137
Policy 13.....	140
Definitions.....	143

### **SECTION IV – PROPOSED PROJECTS**

1. Community Revitalization.....	146
2. Blueway Trail, Shoreline Trail, & Waterfront Access.....	151
3. Environmental Improvement.....	154

---

4. Recreational and Tourism Opportunities.....	158
Project Matrix	
Map A	

## **SECTION V – IMPLEMENTATION PLAN**

Introduction.....	160
1. Existing Local Laws and Regulations.....	160
2. Local Laws Necessary for Implementation.....	173
3. Local Laws Recommended for Adoption.....	173
4. Potential Future Laws.....	176
5. Other Implementation Actions.....	178

## **SECTION VI - FEDERAL AND STATE ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION**

Introduction.....	182
State Actions and Programs Which Should be Consistent with LWRP.....	183
State Programs Necessary to Further the LWRP.....	196

## **SECTION VII – LOCAL COMMITMENT AND CONSULTATION**

Introduction.....	198
Advisory Committee Members.....	198
Local Consultation and Public Participation.....	199

## **APPENDIX 1 – LOCAL CONSISTENCY LAW**

## **APPENDIX 2 – WATERFRONT ASSESSMENT FORM**

## **APPENDIX 3 – SITE PLAN REVIEW LAWS**

## **APPENDIX 4 – PUBLIC WATER SUPPLIES**

---