

Host Community Project Number: HCSC-11-01

Date Submitted: 01-20-11

### Host Communities Standing Committee Review Form

**PROJECT SPONSOR INFORMATION:**

Name: Town of Lewiston

Mailing Address: 1375 Ridge Road

State: Lewiston NY Zip Code: 14092

**PROJECT TYPE**

- Check all that apply:
- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Environmental                        | <input checked="" type="checkbox"/> Cultural/Heritage | <input checked="" type="checkbox"/> Land or Water Public Access |
| <input checked="" type="checkbox"/> Cultural                             | <input checked="" type="checkbox"/> Trail             | <input checked="" type="checkbox"/> Educational/Interpretive    |
| <input checked="" type="checkbox"/> Waterfront or Land Based Development | <input checked="" type="checkbox"/> Signage           |   |
| <input checked="" type="checkbox"/> Recreational                         | <input type="checkbox"/> Other                        |   |

Project Name: Lower Niagara River Road (at Pletcher Rd) Comfort Station

Location: Town of Lewiston

Site Address: Lower Niagara River Road - Rte 18F

State: Lewiston NY Zip Code: 14092

Minor Civil Divison(s): Town

County: Niagara

Project Proponent Property Interest (own, lease, easement or other):

Own

**AUTHORIZED OFFICIAL**

**Name:** Mr. Steve Reiter **Title:** Town Supervisor

**Business Address:** 1375 Ridge Road

**State:** Lewiston, NY **Zip Code:** 14092

**Telephone Number:** 716-754-8213 **Cell Number:** N/A

**Fax Number:** 716-754-2821

**E-Mail Address:** supervisor@townoflewiston.us

**PROJECT POINT OF CONTACT**

**Name:** Mr. Steve Reiter **Title:** Town Supervisor

**Business Address:** 1375 Ridge Road

**State:** Lewiston NY **Zip Code:** 14092

**Telephone Number:** 716-754-8213 **Cell Number:** N/A

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***If you have any questions regarding this form, please call 716-278-8760 for assistance.***

## PROJECT NARRATIVE

Please attach material, which responds to the follow five items in the order that they are presented.

1. In a brief paragraph, describe the project and its purpose, how and when it will be accomplished, and why it is important.

The Town of Lewiston would like to convert an old unused pump house into a comfort station along Route 18F which follows along the Seaway Trail between the Village of Lewiston and Old Fort Niagara. This unused pump house is located on the west side of River Road with a spectacular view of the Niagara River. The purpose is to rebuild the existing Gatehouse into a comfort station complete with a restroom, an observation deck with park benches, and appropriate landscaping to enhance the beauty of the scenic overlook that is second to none.

In addition, the Town will construct a rain garden to showcase Lewiston's commitment to the environment and the Niagara River.

We will work with the Town staff and committees to prepare the required site plan, floor plan, planting plan and standard details for a lump sum cost of \$4500. This assumes electric, water and sewer are available at the Gatehouse and excludes any structural and environmental analysis of the building.

Engineering and construction cost are estimated at \$30,000.

2. Referring to the Niagara River Greenway Plan, clearly document and describe how the proposed project will advance the Niagara River Greenway vision including the goals, principles, and criteria that define that vision.

### **Niagara Greenway Vision Statement:**

*The Niagara River Greenway is a world-class corridor of places, parks and landscapes that celebrates and interprets our unique natural, cultural, recreational, scenic, and heritage resources and provides access to and connections between these important resources while giving rise to economic opportunities for the region.*

The Town of Lewiston has a population of around 16,000 people. Their residents enjoy a wide variety of attractions in their historic and culturally rich community. Landmarks in the area include the Artpark, Old Fort Niagara, the Lower Niagara River with its majestic views of the River, the mouth of Lake Ontario and Southern Ontario, Canada.

The Town is located among some of the most historic buildings in the nation, many of which are on the National Historic Building Register. This project emulates the vision statement of the Niagara River Greenway by being located in a Park setting, and is often referred to as one of the most historic areas in America.

The project would offer visitors a rest area for those using this linear park trail along the Niagara River. The project also encourages visitors to enjoy the parks and landscapes that celebrates and interprets our unique natural, cultural, recreational, scenic, and heritage resources and provides access to and connections between these important resources while giving rise to economic opportunities for the region.

This project incorporates the following goals of the Greenway Commission, and the project will support an accessible, unified, environmentally friendly, and revitalized corridor that highlights the natural beauty, cultural diversity, and historic significance of the Niagara River. These goals are as follows:

## **GOALS**

### **Improve Access**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station will provide a variety of economic, educational, social and cultural benefits as well as an interpretative center by:

- Providing a Comfort Station for Tourist, Students and Visitors to the Greenway Corridor.
- Improved public access and education to historic area.
- Provide a "gateway" to the Niagara Wine Trail, Seaway Trail, Upper and Lower Niagara River and Lake Ontario and the Erie Canal.
- Participate in annual cultural festivals that bring economic development to the area.
- Improved community livability, interaction, and cohesion.
- Increased neighboring property values. The conversion of the abandon pump house will better utilize Town facilities and allow public access to the vistas the Niagara Gorge and River.
- Improved transport and access for drivers, non-drivers, bicyclists, and pedestrians to the area.

### **Make Connections**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station is located on the Seaway Trail, The Niagara Wine Trail, as well as connections to the Erie Canal.

Located on Route 18F offers connections South to the Village of Lewiston, City of Niagara Falls, the great Niagara Falls Cataracts and Canada; North to the Village of Youngstown, Fort Niagara State Park, and the Seaway Trail to Lake Ontario.

### **Celebrate History and Heritage**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station will offer the public a place to stop and rest as they travel along this trail route. The Comfort Station may offer mass variety of brochures that will highlight all the attractions of the surround area.

A number of festivals and events sponsored by the local arts council, business organization and historical association attract tens of thousands of annual visitors. Sport fishing is also dramatically gaining in popularity. The Town of Lewiston is home to the New York Power Authority's Robert Moses Power Project, which is the largest hydroelectric generating facility in New York State, built in the early 1960s. Niagara University, founded in 1856, is one of the largest private colleges in Western New York also calls Lewiston home. The Tuscarora Indian Reservation, established around 1800, is located entirely within Lewiston.

Lewiston continues to evolve as a commercial, cultural, recreational, and residential center. Building upon its deep historical roots, development continues to the make the Niagara River waterfront more attractive and accessible.

Local citizens and visitors alike enjoy the rich and fascinating history, and look to the future with optimism and confidence as Lewiston's reputation becomes stronger as the ideal place to live, work, and raise a family in Western New York.

### **Promote Long Term Sustainability**

The Town of Lewiston has developed and executed a master plan that has successful grown by providing a secure home for our local history while developed plans to expand to meet the needs of all that come to the Town. The proposed conversion of the pump house will be supported by the Town and will committee to maintain the building and support the activities within.

### **Extend Olmstead's Legacy**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station will complement the Olmstead legacy in preserving "green open space" as outlined in the National Association of Olmstead Parks' mission statement. The Comfort Station is nestled on top the Niagara River Gorge and enhances the natural landscape, restore environmental systems, and improve the wildlife habitat. This continued revitalization of the land will promote Olmstead's desire to preserve areas of natural beauty within urban settings, thereby *restoring the ecological resources* of the area and ensuring that the *health, vitality and integrity of natural resources and wildlife habitats and preserve the historical architecture of the building.*

## **GUIDING PRINCIPALS**

The implementation of the Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station will meet the following guiding principles of the Niagara Greenway Commission:

### **Excellence**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station by providing a rest area along the Seaway Trail. Currently there is no rest area between the Village of Lewiston and Old Fort Niagara. This project demonstrates a commitment to excellence as a stop over to provide a comfort station to the visitors, tourists, and students. In addition, the conversion of an unused building improves the overall efficiency of governmental facilities of the Town and is a prime example of smart growth.

### **Sustainability**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station will promote the safe environment and the cultural experience by being a Gateway into the Greenway Corridor in the development for long-term viability and effectiveness.

### **Accessibility & Public Well-Being**

In accordance with Greenway principles, this project as a Gateway is designed to provide and increase physical and visual access to the project area. These improvements will promote usage of the many parks and trails by all visitors, offering passive recreation through the many artistic venues of Artpark.

### **Connectivity**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station will facilitate its ability to be the Gateway into the Niagara Frontier connecting the Niagara Wine Trail and the Seaway Trail to the Upper and Lower Niagara River, Lake Ontario, and the Erie Canal. The improvements will allow for better connectivity to the trails, business districts, and schools. The project will increase connectivity and access to all points in the continuity of open space and habitats, historical landmarks, and provide for connections to related corridors and resources across the region.

### **Restoration**

The Town of Lewiston had the foresight to convert an unused building by providing a comfort station and rest area overlooking the Niagara River and Gorge

## **CRITERIA**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station meets the criteria of the Niagara River Greenway Plan:

### **Priority Status**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station will serve as a vital Gateway between existing Greenway Trails. The completion of this project will offer improved access through the installation of ADA-compliant comfort station facilities and parking accesses to meet the needs of the visitors, students, and tourists.

### **Focus Area**

The location of the Welcome Center falls within the area of the Greenway boundaries and Gateways to The Seaway and Niagara Wine Trail as well as the Historic Lewiston area. Improvements to the site will demonstrate visible results of the Greenway mission and contribute to the overall success of the plan.

### **Implementable**

The investment of grant money, manpower by Town Staff, and planning provides an implementable project. The Town Board has shown commitment to the project as evidenced through the accompanying resolution. By presenting a more attractive vision to travelers crossing this Gateway, tourists will be encouraged to stop and patronize local establishments. As the local sponsor for this project, upon completion the Town will consistently budget funding to assist in maintaining the integrity of the project area.

### **Economic Viability and Local Sponsor**

The Town of Lewiston will provide all maintenance and upkeep of the project area. The Town of Lewiston will continue to provide stewardship for this project, and provide the necessary support with any in-kind manpower to further this project along to its completion phase and beyond.

### **Consideration of Other Planning Efforts**

This project is consistent with the Town of Lewiston's Comprehensive Master Plan.

### **Clear Benefits**

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station will improve the aesthetic beauty of the surrounding area, leading to better environmental conditions, a better view of the area to travelers crossing our Gateway, and will provide an increase in safety with improved facilities for residents and visitors and increased incentive for our visitors.

3. Define the budget for the proposed project and include costs for the following:

Planning	\$ <u>0.00</u>
Construction	\$ <u>30,000.00</u>
Acquisition	\$ <u>n/a</u>
Administration	\$ <u>0.00</u>
Operation and Maintenance / Year	\$ <u>n/a</u>

TOTAL PROJECT COST is BUDGETED **\$ 30,000**

4. Describe the measures taken at the local level to gain community and government support for this project (hearings, petitions, public surveys, resolutions of support or other methods). If this project has been cited or described in a local planning document or some equivalent thereof, attach copies of that documentation highlighting the sections that are relevant to the proposed project. Describe the role of municipal agencies, stakeholder groups, consultants, volunteers or others who will be involved in the proposed project.

This project will provide an excellent, visually pleasing Gateway directly on the Seaway Trail and local Parks. Once completed, this project will:

- Provide a Comfort Station Tourist, Students and Visitors to the Greenway Corridor.
- Improved public access to area.
- Provide a “gateway” to the Niagara Wine Trail, Seaway Trail, Upper and Lower Niagara River and Lake Ontario and the Erie Canal.
- Improved community livability, interaction, and cohesion.
- Increased neighboring property values.
- Improved transport and access for non-drivers.
- Improved public health due to increased walking and experience passive recreational activities.
- Protect and enhance those scenic, historic and cultural resources, which are readily identifiable as valued parts of the common heritage of New York's citizens by facilitating convenient Gateway to the Niagara River Region.

5. Describe and document the environmental setting and existing conditions at the proposed project site. If you are not the owner of the property include a letter(s) or resolution(s) evidencing support for the project by the owner. Provide photographs, conceptual plans and drawings that show the site as it presently exists and the how the site will change with the addition of the proposed project. Describe how your project will comply with the State

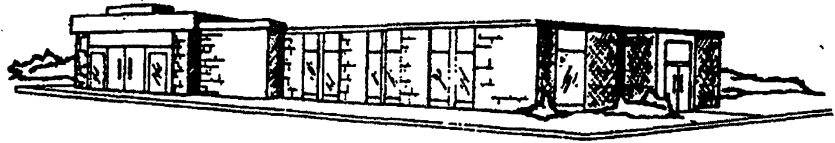


Environmental Quality Review Act (SEQRA). The existence of wetlands, significant upland and aquatic habitats, and plant or animals species that are classified as rare, threatened, or endangered should be noted. Explain how such natural resources will be protected and / or enhanced. Cite any relevant project related studies.

The Town of Lewiston's Lower Niagara River Road (at Pletcher Road) Comfort Station facility will convert an unused Town building to benefit the public. The proposed improvements will allow the Town to continue its tradition of providing its residents and the surrounding community with improved infrastructure to enhance economic development, education, cultural heritage, and tourism. No SEQR will be required for this project and an SEQR II will be filed at Town Hall.

# Town of Lewiston

P.O. Box 330  
1375 Ridge Road  
Lewiston, New York 14092  
Phone: (716) 754-8213 or 754-8214  
Fax: (716) 754-2821



## **SUPERVISOR**

Steven Reiter

## **DEPUTY SUPERVISOR**

Gary Catlin

## **COUNCIL MEMBERS**

Alfonso M. Bax  
Michael Marra  
Ernest C. Palmer  
Ronald R. Winkley

## **TOWN CLERK**

Carol J. Brandon  
Box 330  
Lewiston, NY 14092

## **RECEIVER OF TAXES**

Joan Brandel Stephens

## **HIGHWAY**

1445 Swann Road  
Lewiston, New York  
754-8218

## **TOWN JUSTICES**

Thomas J. Sheeran  
Hugh C. Gee

## **ASSESSOR**

Gene J. Virtuoso

## **ATTORNEY**

Michael Dowd  
920 Center Street  
Lewiston NY 14092  
754-7865

## **ATTORNEY**

Mark Gabriele  
800 Main Street  
Niagara Falls, NY 14301  
285-1536

## **BUILDING INSPECTOR**

### **PLANNING-ZONING**

Timothy R. Masters  
754-8213

## **CHIEF OF POLICE**

Christopher P. Salada  
754-8477

## **LWPCC**

### **ADMINISTRATOR &**

### **CHIEF OPERATOR**

Timothy R. Lockhart  
754-8291

## **WATER DEPARTMENT**

754-8213

## **SENIOR SERVICES**

Jeanette L. Collesano  
754-2071

## **RESOLUTION 2010-13**

### **FOR LOWER RIVER ROAD OVERLOOK PROJECT (AT PLETCHER ROAD)**

I, Carol J. Brandon, acting Town Clerk of the Town of Lewiston located at 1375 Ridge Road, Lewiston, New York 14092, do hereby certify that the following Resolution was adopted at a Special Meeting of the Town of Lewiston held on July 20, 2010, and is incorporated in the original minutes of said meeting and that said Resolution has not been altered, amended or revoked and is in full force and effect.

### **RESOLVED**

The Lewiston Town Board will submit to the Niagara River Greenway Commission a proposal for recommendation of the Town of Lewiston's; For Lower Niagara River Road (At Pletcher Road) Overlook Project funding request.

**Motion made by: Councilman Palmer**

**Seconded by: Councilman Marra**

**Upon Roll Call Vote: Supervisor S. Reiter      Aye**

**Councilman M. Marra      Aye**

**Councilman E. Palmer      Aye**

**Carol J. Brandon**

**Town Clerk**

SEAL



Town of Lewiston Pump House

Lower River Road @ Pletcher Rd