



North East Township Supervisors

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**NORTH EAST
TOWNSHIP**

#2717

October 8, 2008

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EQB
P.O. Box 8477
Harrisburg, Pa., 17105

ENVIRONMENTAL QUALITY BOARD

To Whom It May Concern:

North East Township is in favor of amending section 85.22 for Bluff Recession Hazard Areas Setback Requirements. The North East shoreline bluff heights are the most varied in Erie County. Where the bluff is low, under 20', many cottages were built in the 1930's. The higher elevations of up to 140 feet are mostly farmland and are not very developed, as there is no access to the beach. According to the DEP map information for Lake Erie Control Point Recession Rates the average for NE is .548 per year. Where the cottage area is located it is mostly .5 or under.

The Township feels we need to give relief to the cottage area where bluffs are under 25' in elevation, as additions to existing cottages must now meet the setback of 50 feet. Many of the existing homes are only set back 20 feet, so adding to the side is not a realistic solution. Many of the homes have also installed bluff protection by means of concrete 1 ton blocks. With the lake being prime property many home owners would like to improve their houses with a logical use of the property.

We feel having one setback dimension for the coast line of North East Township is arbitrary and we would propose the following rate setbacks in the future after 85.22 is amended. With the method of determining minimum bluff setback distances as a formula of the rate (.5) x 50 years = 25 feet, we feel 25 feet would be an appropriate distance for our cottage area. We would than increase the setback to be equal to the vertical height of the bluff above 25 feet up to 50 feet. We would keep in place our current setback of 50 feet as a maximum setback for any bluff over 50 feet high. In some of our extreme recession areas our building code official would make the setback determination by using the chart established by DEP, Lake Erie Control Point Recession Rates, 2006-2007.

Thank you for this opportunity to express our views.

Susan Sprague
Zoning Administrator

INDEPENDENT REGULATORY
REVIEW COMMISSION

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