



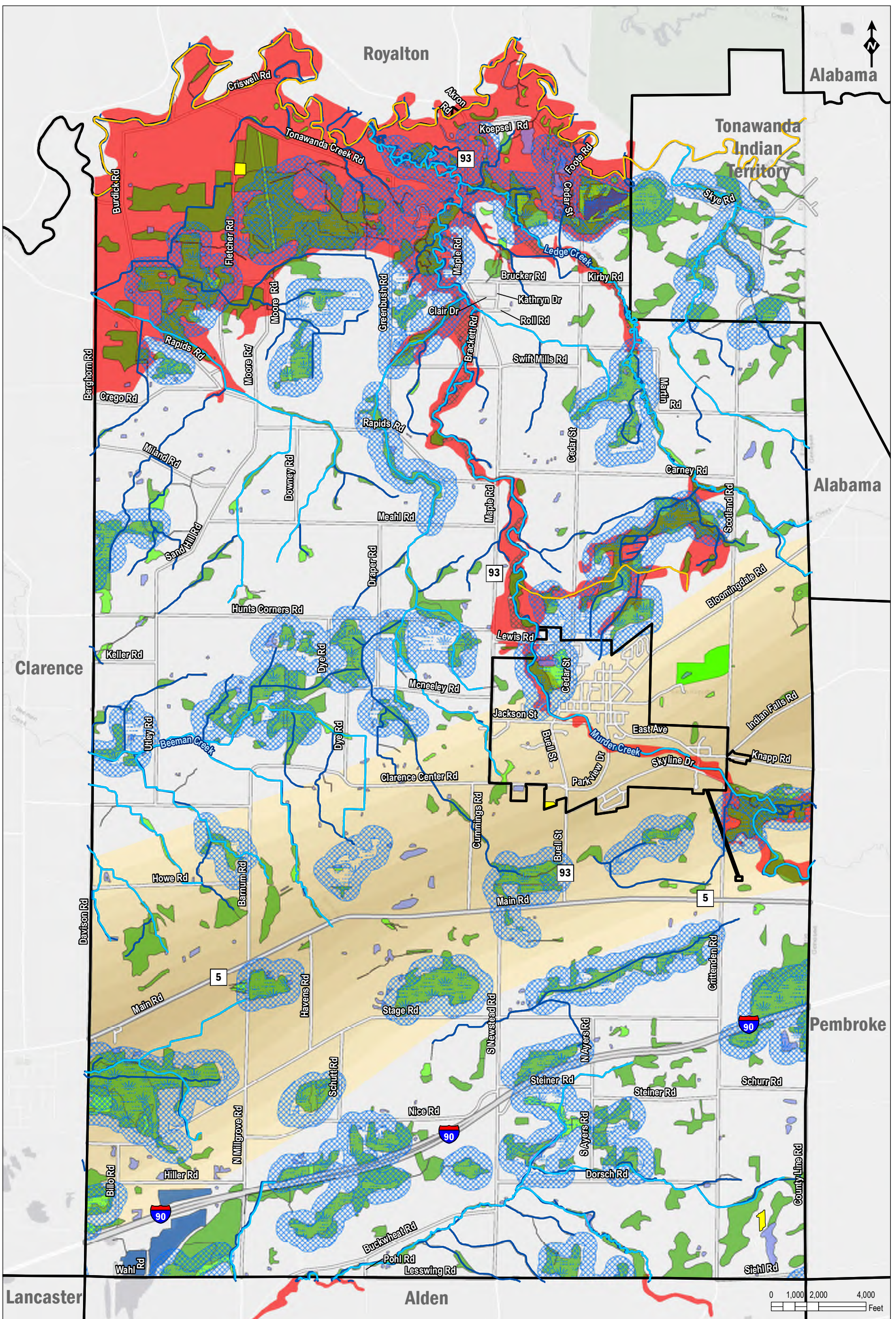
APPENDICES

NEWSTEAD AND AKRON JOINT COMPREHENSIVE PLAN UPDATE

- **MAPPING**
- **PUBLIC MEETINGS INFORMATION**
- **REFERENCE DOCUMENTS:**
 1. Erie County Agricultural/Farmland Mapping
 2. Niagara River Watershed Management Plan - Newstead
 3. Parcel Acreage Calculation - Newstead

MAPPING

1. Environmental Conditions
2. Land Use
3. Zoning
4. Agriculture
5. Transportation
6. Community Facilities
7. Planning Areas
8. Fire Districts

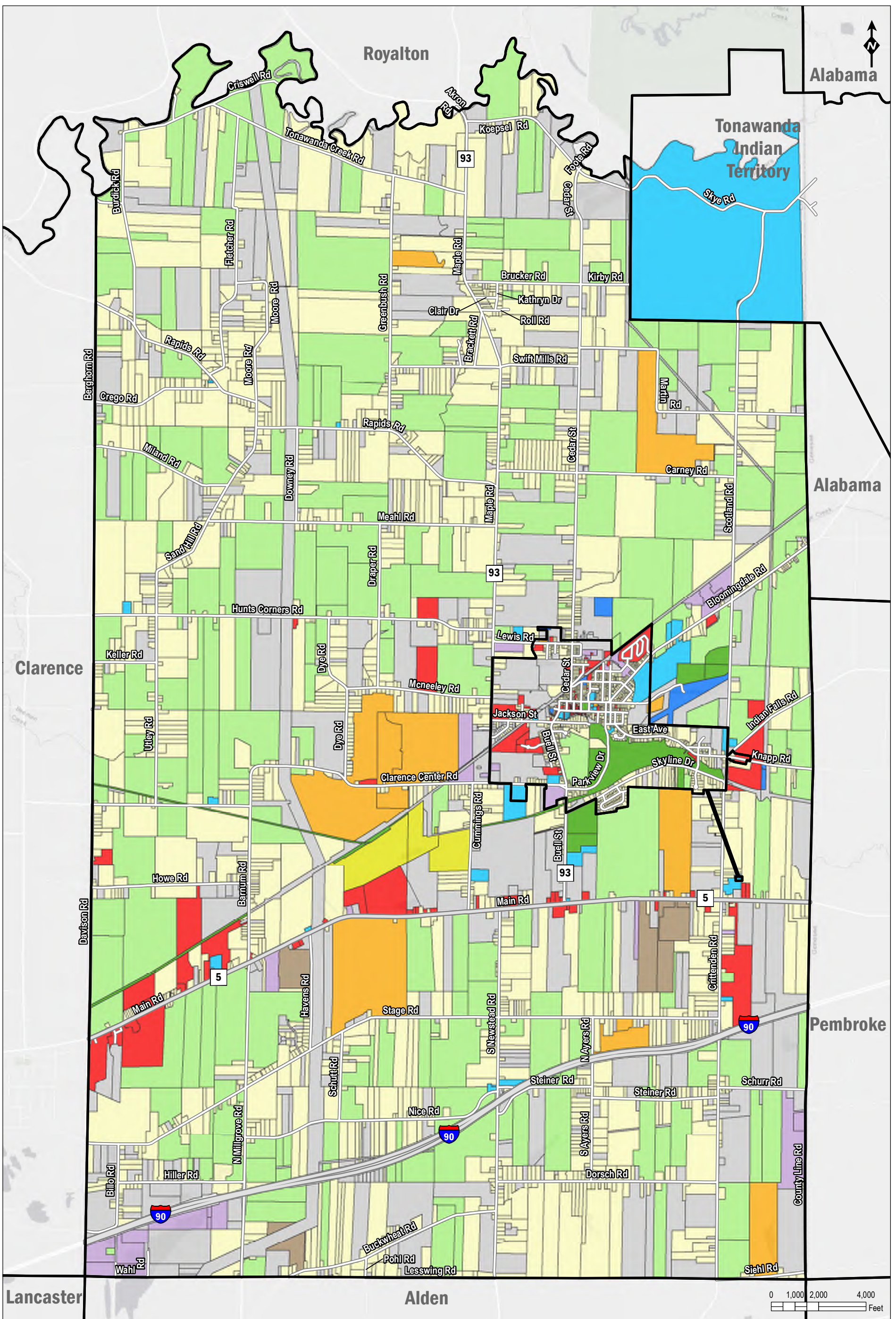


**Town of Newstead
Village of Akron**
Combined Comprehensive Plan
Map 1 - Environmental Conditions

LEGEND		DEC Stream Classification	State Wetlands	Federal Wetlands
	B			
	C			
	Waterway			
	NYS DEC Remediation Site			
	Onondaga Escarpment Unique Area			
	Onondaga Escarpment			
	State Wetlands			
	State Wetlands Checkzone			
	FEMA 100 Year Floodplain			
	100 Year Floodplain			
	Floodway			
	Freshwater Emergent Wetland			
	Freshwater Forested/Shrub Wetland			
	Freshwater Pond			
	Lake			
	Riverine			

WD Project # 225361
Map Created: June, 2018


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**Town of Newstead
Village of Akron**
Combined Comprehensive Plan
Map 2 - Landuse

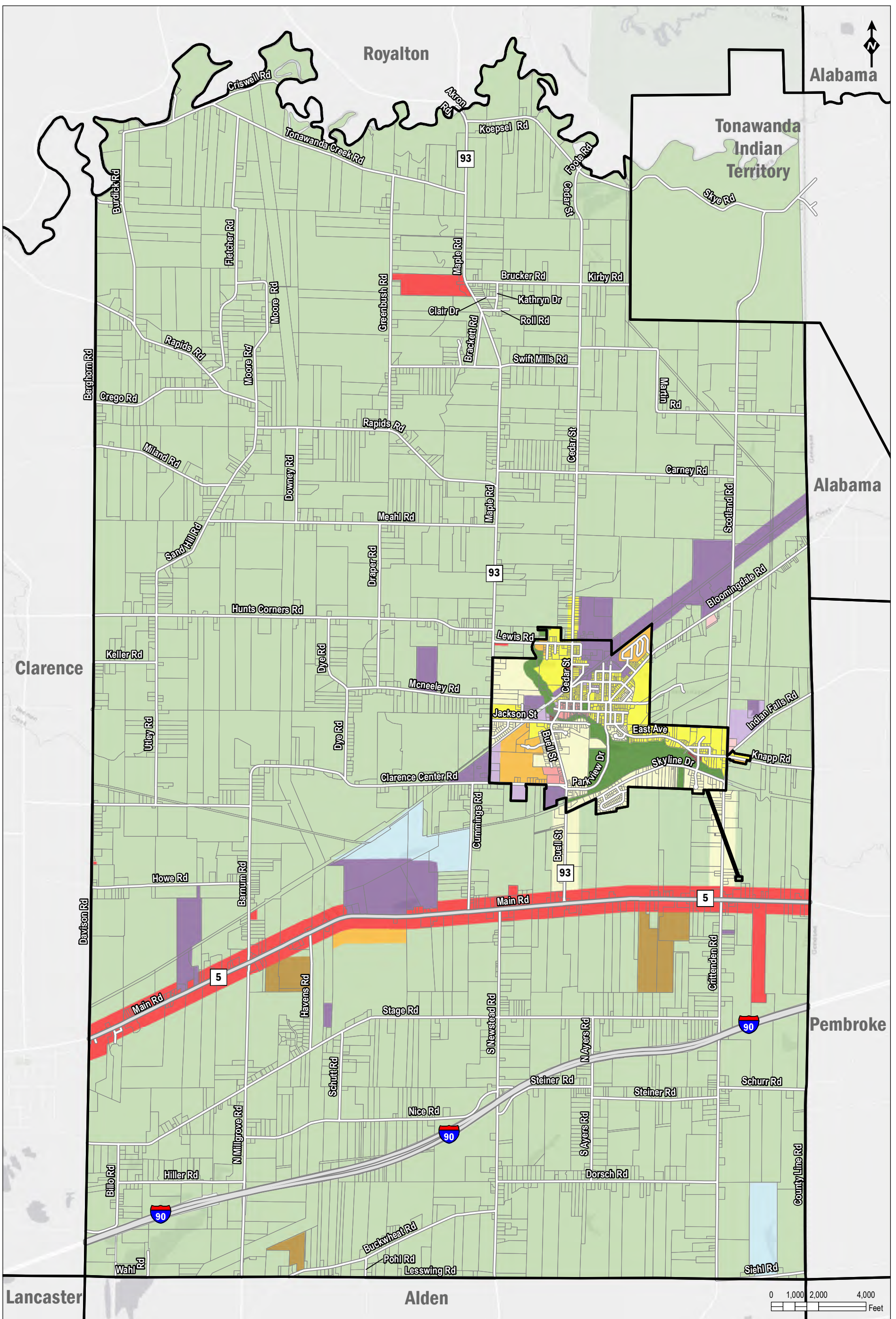
LEGEND

- Municipal Boundary
- Leisurewood Campground
- Community Services
- Existing Land Use - Agriculture
- Vacant Land
- Industrial
- Residential
- Commercial
- Public Services
- Recreation and Entertainment
- Wild, Forest, Conservation Lands and Parks
- Mobile Home Park



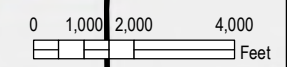
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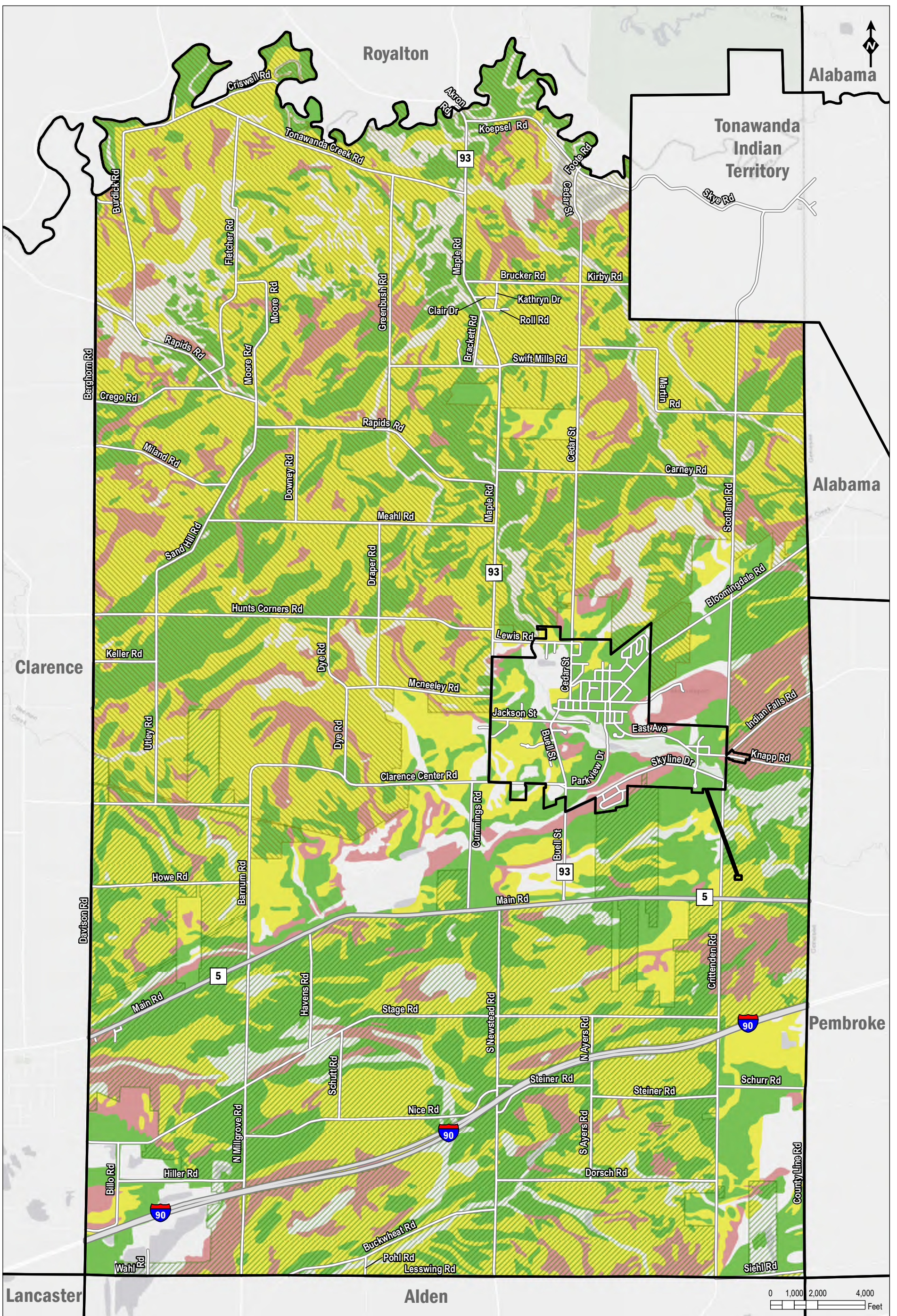


**Town of Newstead
Village of Akron**
Combined Comprehensive Plan
Map 3 - Zoning

LEGEND	
	Municipal Boundary
	Parcel Boundary (2016)
	Existing Zoning (acres)
	R-1 Residential (485.6)
	R-2 Residential (328.4)
	R-3 Residential (159.1)
	MHP Manufactured Home Park (215.7)
	R-C Restricted Residential (8.3)
	C-2 Commercial (805.7)
	RVP Recreational Vehicle & Campground Park (278.3)
	I-1 Industrial (69.9)
	I-2 Industrial (758)
	B-1 Local Business (4.0)
	CBD Central Business District (24.9)
	LCD Land Conservation District (200.7)

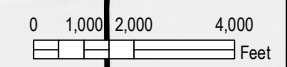


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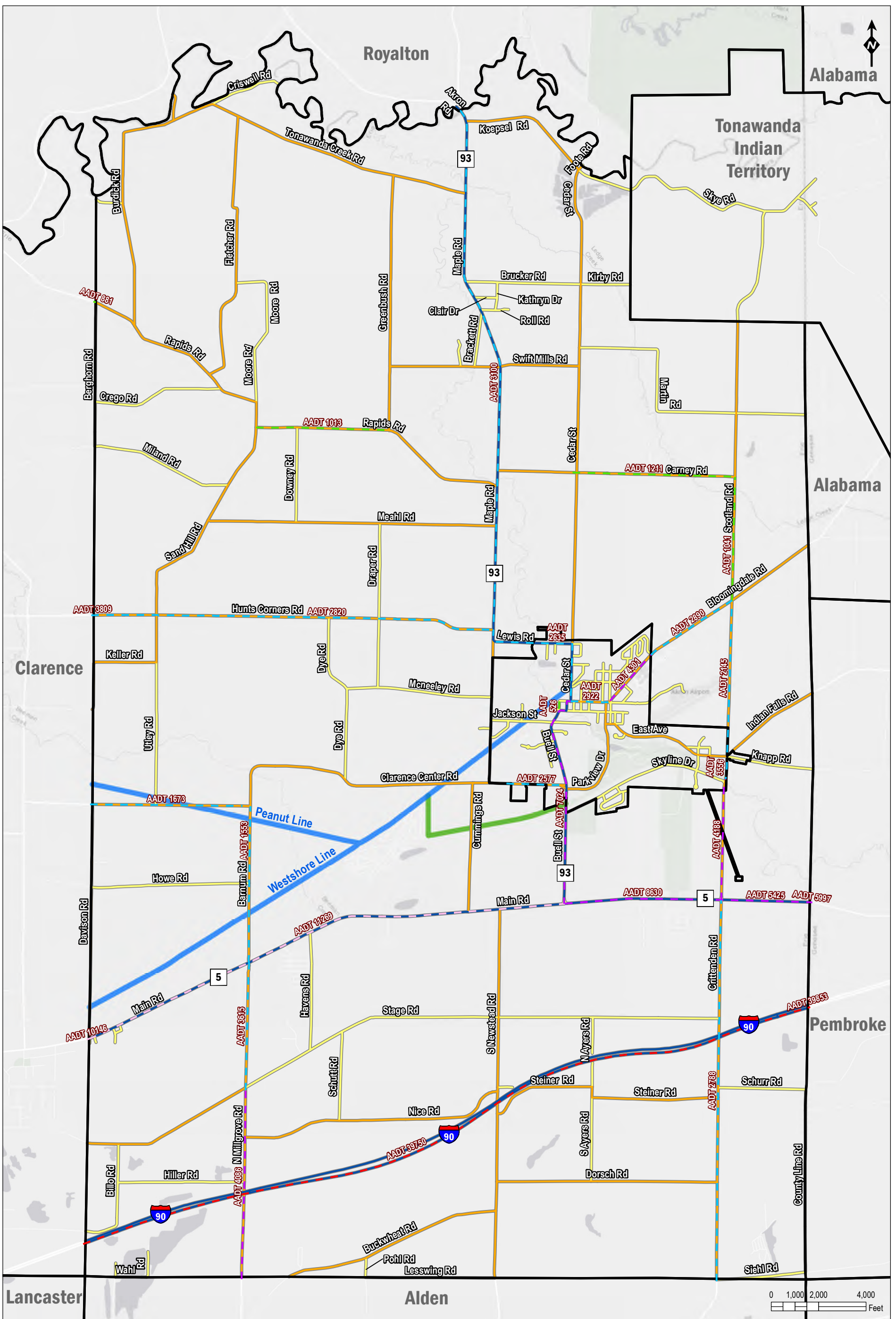
**Town of Newstead
Village of Akron
Combined Comprehensive Plan
Map 4 - Agriculture**

LEGEND	
	Municipal Boundary
	Agriculture Districts
	District 1
	District 14
	Farmland Soil Classification
	All areas are prime farmland
	Farmland of statewide importance
	Prime farmland if drained



WD Project # 225361
Map Created: June, 2018

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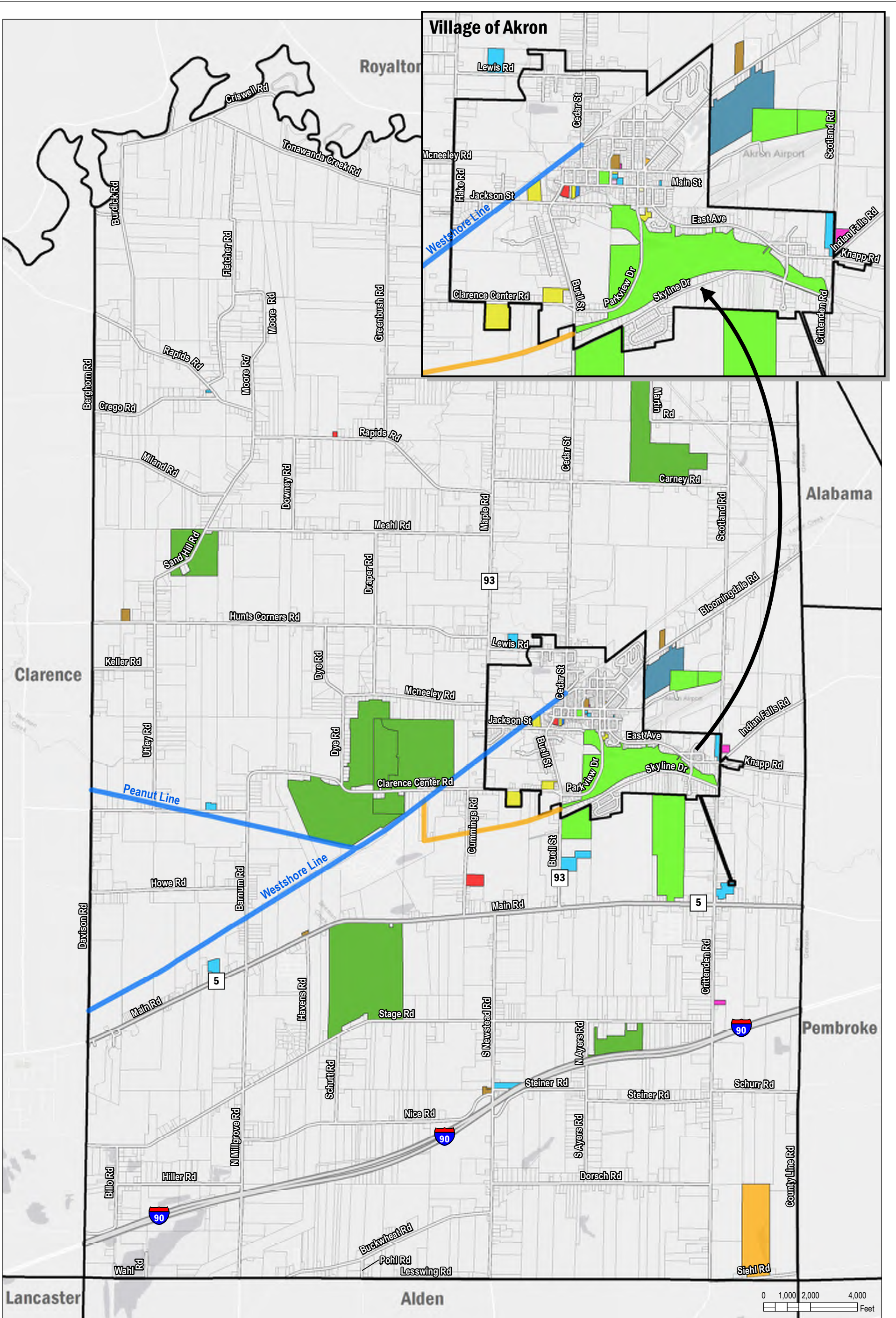
Town of Newstead Village of Akron

Combined Comprehensive Plan Map 5 - Transportation

LEGEND		Road Jurisdiction	AADT (Count Labeled)
	Bike Path		
	Future Bike Path		

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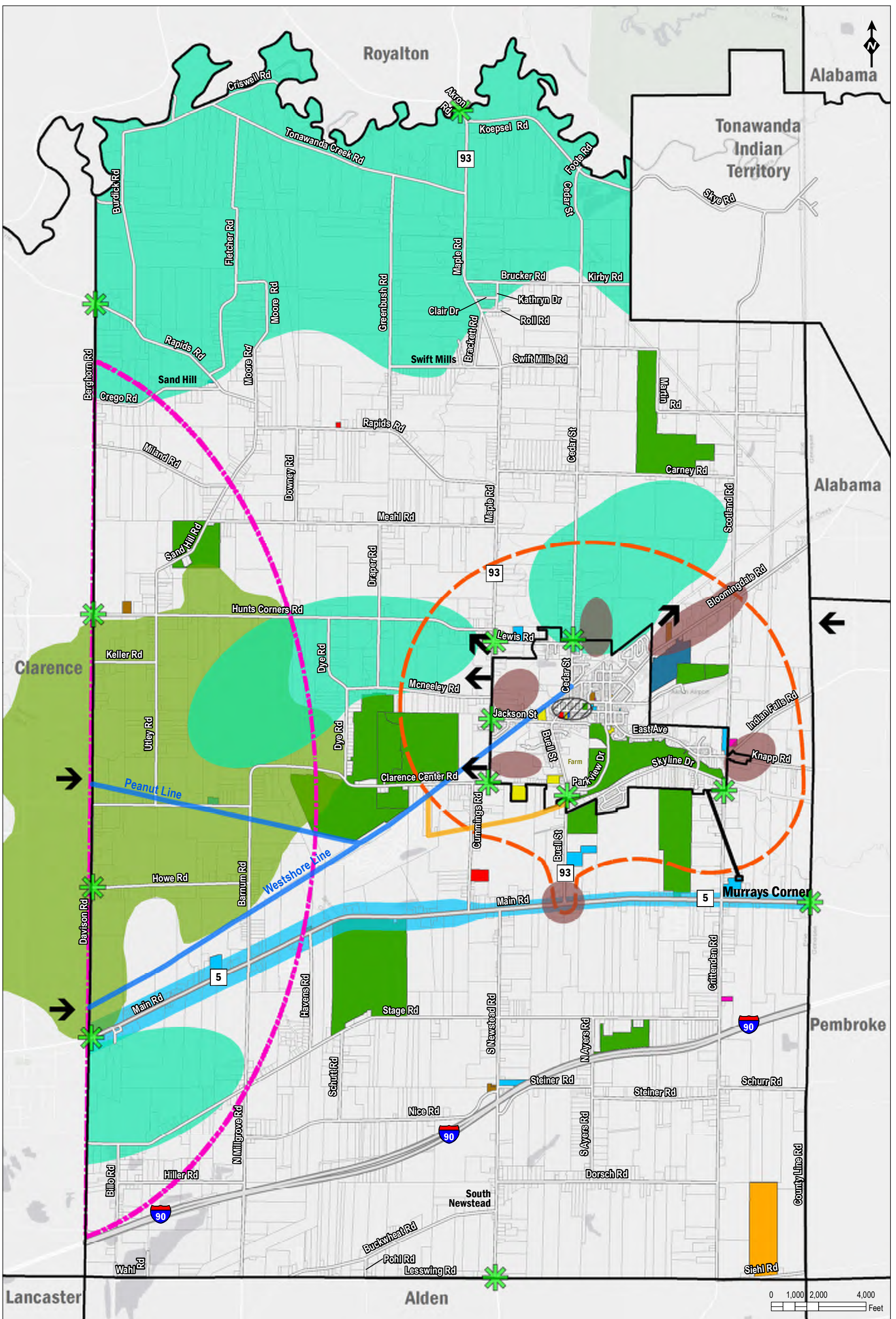


**Town of Newstead
Village of Akron**
Combined Comprehensive Plan
Map 6 - Community Facilities

LEGEND	
	Bike Path
	Future Bike Path
	Cemetery
	Church
	Cultural/Recreational Facility
	Daycare
	Fire Station
	Golf Course
	Government/Public Building
	Historic Structure
	Library
	Municipal/Public Building
	Park
	School

WD Project # 225361
Map Created: June, 2018

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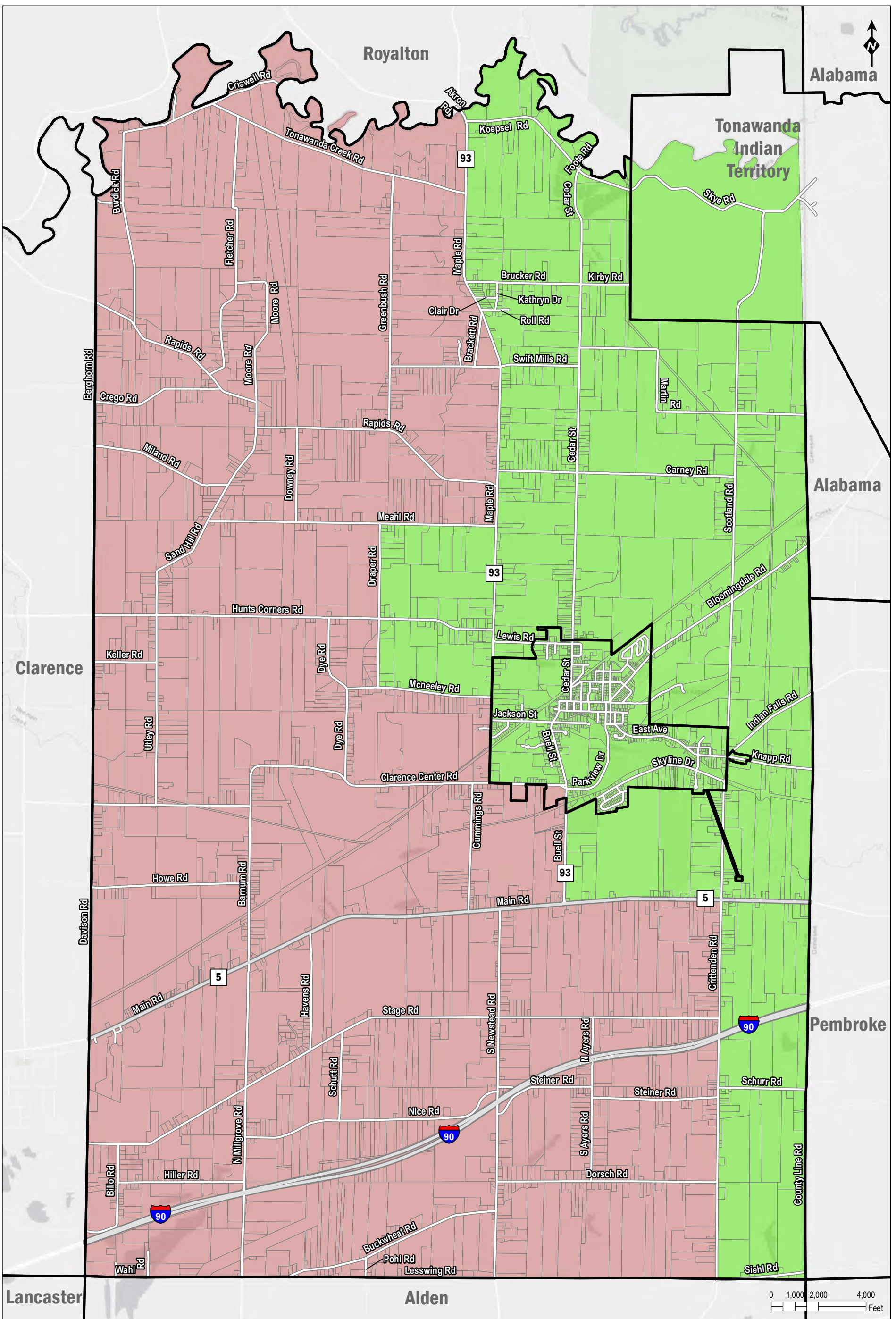


**Town of Newstead
Village of Akron**
Combined Comprehensive Plan
Map 7 - Planning Areas

LEGEND		Community Facilities	
	Municipal Boundary		Cemetery
	Parcel Boundary (2016)		Church
	Development Pressure		Cultural/Recreational Facility
	Bike Path		Daycare
	Future Bike Path		Fire Station
	Clarence Impact Area		Golf Course/Park
	Gateway		Government/Public Building
	Village Influence Area		Historic Structure
	Environmentally Restrictive Area		Library
	High Value Agriculture Soils (County)		Municipal/Public Building
	Commercial Development Areas		School
	Central Business District		

WD Project # 225361
Map Created: June, 2018

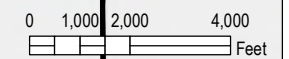
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**Town of Newstead
Village of Akron**
Combined Comprehensive Plan
Map 8 - Fire Districts

LEGEND

- Municipal Boundary
- Parcel Boundary (2016)
- Akron Volunteer Fire Company
- Town of Newstead Fire Dist



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PUBLIC MEETINGS INFORMATION

- Public Information Meeting #1
- Public Information Meeting #2
- Public Information Meeting #3

PUBLIC INFORMATION MEETING #1

Newstead – Akron Comprehensive Plan
Comments Received
May 16, 2017

Notes from Public Input Session

(+) comments

- (+) Akron as the center surrounded by open space, which created a separation from sprawl
- (+) Higher home sale prices demonstrate that Newstead and Akron are now desirable
- (+) Quiet
- (+) the People
- (+) Village/Town – stays the way it is....maintain what makes Newstead and Akron great!
- (+) municipal workers are great, effective, responsive
- (+) Great food pantry
- (+) School is an asset that is underutilized
- (+) Parks
- (+) open space, but should be included more in residential

(-) comments

- (-) Lack of transit options limits kids and others from employment
 - In 1959 you were able to catch buses to access the region
- (-) Lack of housing options
 - Need townhouses
 - consider aging population
- (-) lack of transit options
 - people can't get to food pantry
- (-) Curb cuts on Route 5 because of new commercial business, parking lots should connect

Miscellaneous comments/ideas

- What has been achieved from the 2001 Comp Plan?
 - Main Road zoning
 - Planning Board refers to Comp Plan a lot
 - Use of back land – solar law
 - Route 5 community development
 - Expand parks and bike paths
 - Village and Town working together
- PLAN should be focused and implemented
- Need more residents in Town/Village, but maintain a village feel
- IDEA: smaller lot sizes in the village
- Find a balance between density and character
- Plan for growth, plan for neighboring towns, example – Alabama (STAMP)
 - Large projects can cause Spin-off growth and support industries
- Concern – future highway interchange – should the Comp plan make recommendation on moratorium?

- Consider the benefits of residential vs commercial
 - Residential costs are greater than commercial, but commercial value tends to be higher – needs to be a balance
- Route 5 and the Village – work together
- Need an implementation committee
- Intent of Plan should be: the BETTERMENT of all
- Get survey out to more people – survey monkey, The Bugle, School Paper
 - Too many questions on the survey
- FIX UP Akron Falls Park,
 - Create entrance from Village into the park
- Identify vacant land in the Village and determine the status, and capacity for development (this could be done as an additional technical investigation)

Suggested Social Media outlets to communicate with public:

- Facebook
 - “you know you’re from Akron, NY when...” (private group)
 - <https://www.facebook.com/groups/140211732731994/>
 - “Chamber of Commerce”
 - <https://www.facebook.com/akron.commerce/>
 - <https://www.facebook.com/pages/Town-of-Newstead/156867177686441>
- Twitter
 - <https://twitter.com/akronvillage>

Additional Notes from open house (Drew’s notes)

- The Village is one of the 12 “neediest” communities in Western New York. Recently completed a transportation survey of the “people in need” and found that public transportation is an important need.
- There is aging infrastructure in the Village and the Village needs to plan for this and hopefully be able to keep taxes down.
- Greenspace in the Village is very important and the plan should identify what is protected and what should be protected.
- Where are the underground mines in the Town and Village and should these be identified and planned around?
- The mobile home parks show up as Commercial on the land use map.

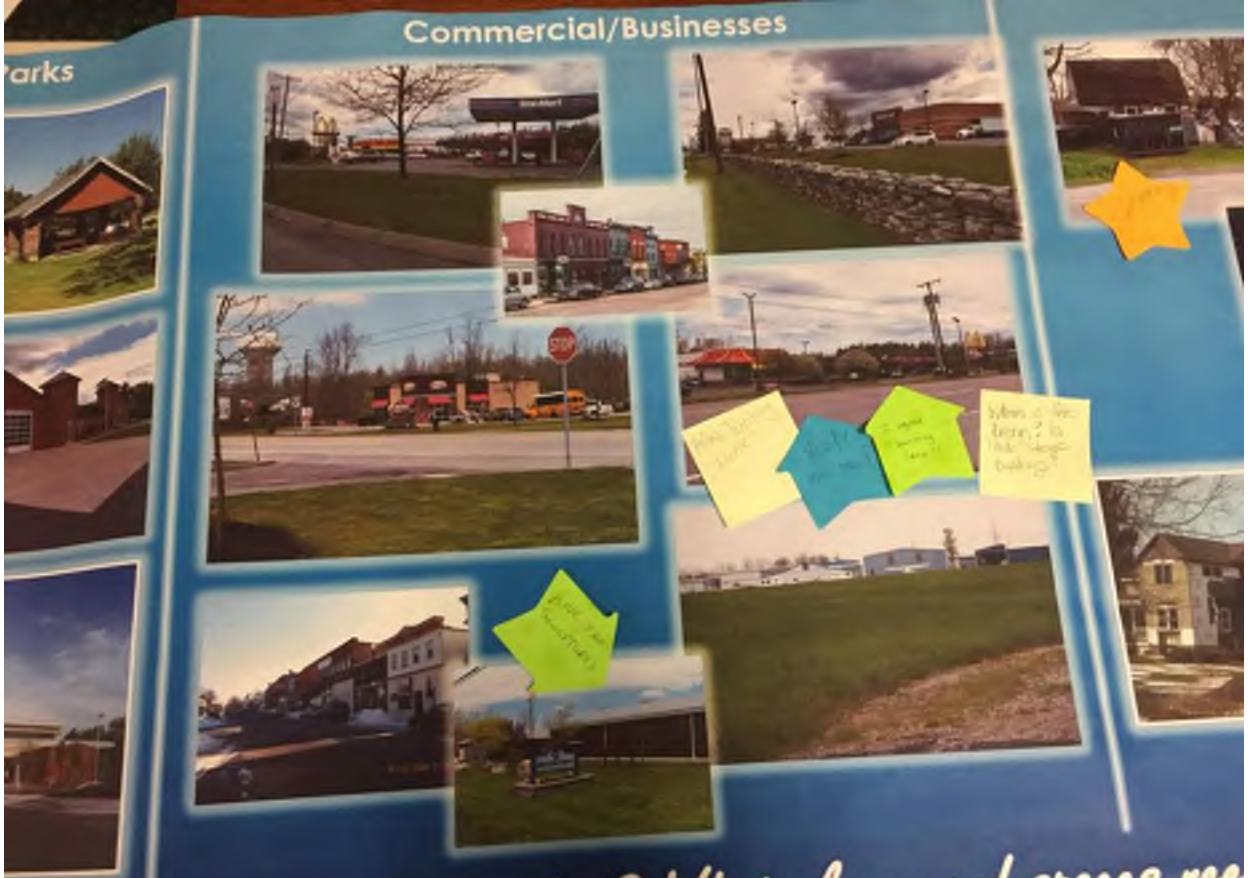


Commercial/Businesses



What are you interested in planning for? What places and spaces need to change?

Commercial/Businesses



What are you interested in planning for? What places and spaces need to change?

esses

Community



Handwritten note on a yellow starburst sticker.

Handwritten note on a yellow starburst sticker.

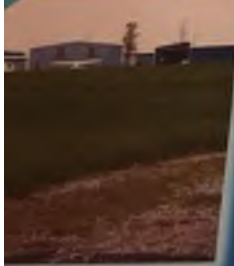


Handwritten note on a light blue starburst sticker.

Handwritten note on a yellow rectangular sticker.

Handwritten note on a light blue starburst sticker.

Handwritten note on a yellow rectangular sticker: "Where is the barn? is it in the woods? building?"



What are your ideas
???

How would it change?

Town of Newstead and Village of Akron Joint Comprehensive Plan Update 2001 Goals and Policies

Population

Goal: To ensure an orderly and manageable level of population growth for both the Town of Newstead and Village of Akron.

Policies

- .Our communities provide a high quality of life in the Town and Village for all existing and future residents.
- .Our communities ensure all residents have the necessary services to maintain and improve their quality of life.

Housing

Goal: To provide diverse, attractive and safe housing opportunities for current and future residents of the Town of Newstead and Village of Akron.

Policies

- .We ensure that new housing is located in areas that can be supported by roads and infrastructure while protecting the natural environment.
- .We provide alternative housing opportunities while protecting the character of our communities.

Land Use

Goal: To maintain and enhance the rural character of Newstead and Akron.

Policies

- .We ensure that future development in the Town and Village are in conformance with the Vision Map.
- .Our communities ensure new development in the Town and Village is attractive and enhances our character.
- .Our communities minimize land use conflicts as new development occurs.

Environment

Goal: Protect the significant scenic and natural resources in Newstead and Akron.

Policies

- .We minimize negative impacts to the natural environment as new development occurs.
- .We protect our existing natural resources and encourage residents to consider their importance in our everyday life.
- .We recognize the need to improve the existing conditions in our streams and creeks.

Agriculture

Goal: Promote a land use pattern that does not conflict with agricultural operations.

Policies

- .We initiate an agricultural preservation strategy at the municipal level to maintain the viability of local farming operations.

Community Facilities

Goal: To ensure the delivery of high quality community services such as schools, emergency services and recreational resources.

Policies

- .We enhance and promote the significant historic and archaeological resources within Newstead and Akron.
- .We provide cost-effective emergency services to Newstead and Akron residents.
- .We ensure a recreational system in Newstead and Akron that is safe, attractive, easily accessible and linked to an overall local/regional system.

Infrastructure

Goal: Plan and implement efficient distribution of public services that improves the quality of life for all residents.

Policies

- .Our communities limit the expansion of municipal services to specific development nodes that can accommodate greater densities.
- .We maintain, enhance and expand the water distribution system in the Town of Newstead and Village of Akron.
- .Our communities maintain, enhance and expand the sewer system in the community to meet the growing needs of our residents.
- .We ensure that our residents have adequate storm water drainage facilities in our communities.
- .The Village recognizes the importance of the utilities provided by the Village.

Transportation

Goal: Ensure a safe, efficient and multi-faceted transportation system for residents and visitors of Newstead and Akron.

Policies

- .We determine specific corridors that are in need of improvement.
- .We communicate with the Greater Buffalo Niagara Regional Transportation Council, state agencies and surrounding communities to monitor changes in transportation systems throughout the communities and region.
- .We promote alternative forms of transportation in the Town and Village.

Economy

Goal: Capitalize on the resources, assets and advantages of the Town and Village to promote economic opportunities.

Policies

- .We maintain existing businesses and industries in Newstead and Akron.
- .We continue to attract new, appropriate businesses and industries to the community.

What is important to you? What do you want in your plan?

PUBLIC INFORMATION MEETING #2

TOWN OF NEWSTEAD/VILLAGE OF AKRON
Comprehensive Plan Update
Results from PIM #2
Held on August 8, 2017





WHERE YOU LIVE MAP

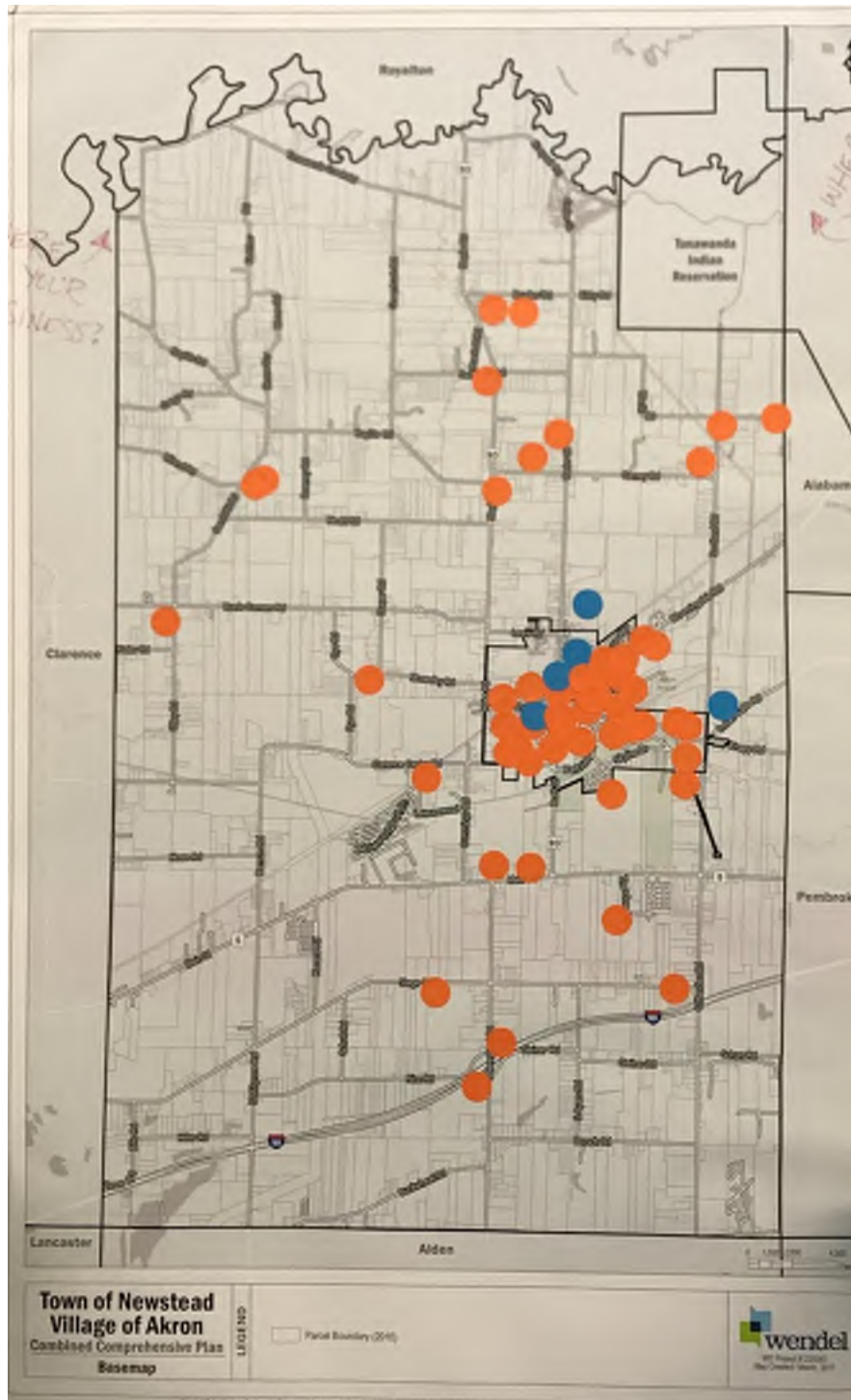




TABLE 1 – Land Use/Zoning **Public Comments**



Group/Rotation #1

Question 1 (Define Village and Surrounding Area...Where Do You Think the Village is)?

- a. -Village cannot thrive without growth; and
- b. -Residential opportunity (pressure from Alabama).

Question 2 (Define Growth Corridor/Developing Area)

- a. -Tops/Wegmans by Rite Aid;
- b. -Route 5 is a main artery;
- c. -Main flow into Village;
- d. -Main Street;
 - Random;
 - Dysfunctional; and
 - Berms/Landscaping needed.
- e. -Drainage;
- f. -Bypass Route 93 and Village;
- g. -Need to drain properly;
- h. -Maintain creeks; and
- i. -Supermarket.

Group/Rotation #2

Question 1 (Define Village and Surrounding Area...Where Do You Think the Village is)?

- a. -Village-Like on Buell;
 - Residential.
- b. -Low density residential on Clarence Center Road; and
- c. -Farm in the middle of the Village - zoned R1.



Question 2 (Define Growth Corridor/Developing Area)

- a. -Tops/Wegmans;
- b. -Commercial;
- c. -Rural - make Akron a stop;
- d. -No residential development on Route 5;
- e. -No unrestricted residential development (apply throughout); and
- f. -Uniform architectural aesthetics - make it unique so people know they are in Newstead.

Group/Rotation #3

Question 1 (Define Village and Surrounding Area...Where Do You Think the Village is)?

- a. -Jobs and recreation needed to keep youth and bring back youth population;
- b. -Range of housing - affordable for youth population;
- c. -Clarence Center and Hack Roads - approximately 100 approved not filed residential lots;
- d. -Buell Road
 - Developable on east side; and
 - Setbacks.
- e. -NYSDOT Thruway issue.

Question 2 (Define Growth Corridor/Developing Area)

- a. -Investment by farmland;
 - Development values increases.
- b. -Limit curb cuts;
 - Don't want Transit Road.



- c. -Avoid widening Route 5;
- d. -Uniform architectural aesthetics - make it unique so people know they are in Newstead;
- e. -Contingencies on development pressure (Thruway exit);
- f. -Preserve historic structures;
- g. -Preserve lands - buy development rights; and
- h. -New zoning district.
 - Define businesses allowed on Route 5.



TABLE 2 – Community Facilities/Infrastructure/Transportation **Public Comments**

Group/Rotation #1

Question 1 (Missing any Existing Important Community Facilities/Recreation? Need for Others)?

- c. -No shopping, supermarkets, or restaurants;
- d. -Senior centers (will become more important);
- e. -Community center for all ages;
- f. -Balance between old and young;
 - Where will population demographics be in 10-20-years?
- g. -Studies – do kids come back?
- h. -No place to take kids – it's a rural area!

Question 2 (Connectivity...Walking, Biking, Vehicular, Etc.)

- a. -Interconnectivity between paths/DEC behind school/Town park/Akron Falls County Park;
- b. -No public transit;
- c. -Rural area – automobile dependent;
- d. -Two days per week – “Going Places” van;
 - For medical appointments.
- e. -Hearts and Hands;
 - Need appointments.
- f. -NFTA – connect to transit at UB;
 - Parking/rapid transit.
- g. -Park and Ride;
 - Salt Road?
- h. -Lake in park behind dam is full of junk; and



- i. Some good equipment in Akron Falls County Park, but needs some work;

Group/Rotation #2

Question 1 (Missing any Existing Important Community Facilities/Recreation? Need for Others)?

- a. -Missing churches;
- b. -Senior center/community center for all ages;
- c. -_____ of updates – 10 year comp. plan;
 - What is important today is not necessarily important tomorrow.
- d. -Nowhere to take kids;
 - Public pools; and
 - Ice skating.
- e. -Trails;
- f. -NFTA missing;
- g. -Senior “Going Places” van two (2) times per week; and
- h. Park and Ride near Salt Road.

Question 2 (Connectivity...Walking, Biking, Vehicular, Etc.)

- a. -Walking trails from Veteran's Park;
- b. -Cross country skiing;
- c. -Pocket parks – new development;
- d. -Separate senior center;
- e. -Playground – added stuff;
- f. -Taxi-cabs;
- g. -Access to Akron Falls County Park;



- h. -Sidewalks on Skyline;
- i. -Link to County;
- j. -Senior van service – three (3) times per week; and
- k. -Bulletin board on bike path.



TABLE 3 – Agriculture/Open Spaces **Public Comments**

Comments from Carl Klingensmitt before groups/rotations started

- 2001 Joint Comprehensive Plan included a section on drainage;
- 2001 Joint Comprehensive Plan included tools such as conservation easement program, transferrable development rights; and
- 2001 Joint Comprehensive Plan included information on the work/potential partnership with Cornell University.

Group/Rotation #1

Question 1 (What Agricultural/Farms are Most Important)?

- All the land between the Village's western limits and the Town of Clarence's eastern limits should remain agricultural/open space/rural;
- Don't surround farms (land lock) with development (through the selling of frontages);
- Should there minimum size – e.g. 10-acres;
- Prime real estate is between the Village's western limits and the Town of Clarence's eastern limits, much more pressure than on the Town of Pembroke side (east);
- Town of Clarence has started purchasing farmland/agricultural lands and leasing it back to farmers, could this work in the Town of Newstead?;
 - What happens when that farmer passes away and there is not one left to continue farming it?
 - What happens if the Town later wants to sell?
 - Where would the money come from? Does the tax base exist to support this (many families are on a fixed income)?
 - Sure, but don't raise taxes to do it.
- Conservation easements are a tool that needs to be explored; and
- Smaller/niche farms are more doable than ever because of farm to table/organic initiatives.

Question 2 (What Environmental/Open Space Features are Most Important)?

- Drainage issues, need a plan, toxins from farm runoff are hurting the watersheds;

- Culverts, ditches, Murder Creek, Tonawanda Creek, etc.; and
- Siltling of watersheds, silting of Akron Falls County Park (lack of upkeep).

Group/Rotation #2

Question 1 (What Agricultural/Farms are Most Important)?

- Farming has to be economically viable, affordable, taxes as land values increase;
- As farms disappear in our community and in neighboring communities, more wildlife (e.g. deer) is appearing in the Village of Akron;
- There is more development between the western edge of the Village and the Town of Clarence;
- Incentives to farmers to keep farms as farms (explore TDRs);
- Backlands that used to be farms are becoming overgrown;
- Disallow selling of frontages (once homes are built on frontages, the taxes on neighboring agricultural lands increase);
- Keep small town “feel,” we’re losing it;
- Make things all-age friendly;
- Allow senior farmers to age in place, services for these farmers;
- How do we find people to continue farming (we are running short of farmers);
 - Conservation easements;
 - Town purchase land and lease back to farmers; and
 - Other incentives.

Question 2 (What Environmental/Open Space Features are Most Important)?

- Keep the ledge/escarpment intact, acquire easements;
- Upkeep of Akron Falls County Park;
- 100-year floodplain in northern parts of Town, drain these lands;



- Air-quality (idling trucks), the Town needs an ordinance;
- Silt in Murder Creek;
- The Village has an urban forest – keep it and grow it;
- Emerald Ash Borer presents a threat;
- Stock the creeks (Murder Creek) with trout;
- Provide transportation access points to the Village and the AFCP; and
- I-90 isolates a portion of the Town and cuts directly through some farmlands.

Group/Rotation #2

Question 1 (What Agricultural/Farms are Most Important)?

- We are a Right to Farm community, emphasis should be placed on this;
- Drainage;
- Fields cannot be drained;
- Creeks are silted, clean Tonawanda Creek;
- Do not allow farmland to be sold and developed for housing – provide incentives;
- Identify what are the best lands to sale and plan for development on them, protect the rest of the farmland;
 - What lands should be saved?
 - How to decide what to develop?
- A house needs to be assessed at \$400,000 in order for it to be economically beneficial in terms of tax revenue for the Town;
- Random, sporadic development of subdivisions is a bad plan for continued development;
- Focus development near the Village;
- No housing in Village/Town without predetermined minimum lot size (e.g. 5-acres in Town, 0.5-acres in the Village);



- Development should be close to Village;
 - Planned developments; and
 - Form and style important.
- Consider carefully the expansion of sewer lines; and
- New subdivisions, housing developments should be well planned with connectivity and pocket parks.

Question 2 (What Environmental/Open Space Features are Most Important)?

- County does not upkeep Akron Falls County Park;
- Town farming practices hurt watersheds;
- DEC lands are important and should be kept;
- Ledge/escarpment are important and should be kept;
- Walking spaces, connectivity between neighborhoods would be great;
- Cyclist on narrow, high-speed roads are a safety concern;
- Direct access to AFCP from bike trail would be great;
- Drainage/maintenance a major problem;
 - Get inmate/prison labor to clean out drainage culverts/ditches.
- Upkeep of the I-90 overpasses is needed (mowing, plantings, etc.);
- Illegal drug sales are occurring in Russell Park; and
- Wegmans/Tops on Route 5.



Goals & Objectives Presentation **Public Comments (On Easel)**



PUBLIC INFORMATION MEETING #2

August 8, 2017

Notes f/Easel

GOALS & OBJECTIVES

7:38 P.M.

- | | |
|---------------------------|-------------------------|
| +Quiet/Safe | -Senior Housing |
| +Schools | -Transportation Options |
| +Stay the Same (but Grow) | -Plan f/Growth |

1. ENHANCE RURAL CHARACTER

- Gateway Features Language

2. VIABILITY OF AGRICULTURE

- Sustainable Management Systems
- Right to Farm (Respect their Rights as Owners)
- Educational Component

3. INFRASTRUCTURE

- Sewer
- Development Nodes
- Quasi-Government Utilities
- Broadband

4. ECONOMIC OPPORTUNITIES

- Appropriate Business
- Seniors
- Work f/Home



8:04 P.M.

5. SCENIC/NATURAL/HISTORIC

- What Stays Agricultural?
- Sustainability
- Drainage
- County Park (Upkeep)
- DEC
- The Ledge/Escarpment

6. COMMUNITY SERVICES/FACILITIES

- Teenagers/All Ages
- C. Dee Wright Community Center
- Multi-Generational (Skyline)
- Existing Museums
- Cultural Center (Library)
- Wellness Center
- Senior Facilities & Housing
- Schools:
 - Keep Excellent!
 - Cooperation
 - Using as Recreational Centers
- Year-Round Use

8:16 P.M.

7. TRANSPORTATION

- Food Pantry (Hearts & Hands)
 - No Access f/Young Families
- Re-Routing Trucks



8. POPULATION

- Historic preservation
 - Historic Resources Impacted by Growth
- Weigh Carefully the Potential f/Growth in/around the Village (Choice)

9. HOUSING

- Connectivity via Multi-Modal (Walk, Bike, Car, etc.)

VISION STATEMENT

- Support EMS/Fire
- Control/Smart Growth (Yes or No)
- Alternative Energy (Solar in the Works)



Goals & Objectives Presentation (Notes f/Note Taker)

Town of Newstead / Village of Akron

Goals and Objectives

Land use

1. "Improve and create additional gateway features that promote the character of the community at those locations and ties the communities together"
 - a. Improve language
 - b. Make entry look like something

Agriculture

1. "Help promote sustainable management systems for agricultural"
 - a. Clarification needed – explain what sustainability management systems are
2. Right to farm community
 - a. Don't impede on farms
 - b. Preserve farm land – provide tools
 - c. Protect the rights of land owners / farmers
3. *New Objective* - Education on farming and how it fits in the community

Infrastructure

1. Sewer Issues (Village Study)
 - a. Enough capacity for expanding sewers
2. "Limit the expansion of municipal services (specifically sewers) to specific development nodes that can accommodate greater densities or economic opportunities"
 - a. Further define "Specific development nodes"
3. Utilities
 - a. Natural Gas
 - b. Broadband / Fios

Economy

1. "Create an atmosphere that spurs entrepreneurial activity"
 - a. Further define "entrepreneurial activity"
2. *New Objective* - Senior and aging populations
3. Ties into infrastructure expansions

Environment

1. How much stays agricultural
2. Sustainability of farms
3. Water quality and drainage



4. *New objective* - Parks / county parks
 - a. Nature conservancy and D.E.C. owned property and trails
 - b. Akron Falls Park

Community

1. Recreation center / facilities for all ages (multi-generational)
2. Teenagers have no recreational activities
3. Large park on Skyline
 - a. Multi-generational use needed
4. Museums, cultural centers, wellness centers
5. Senior housing
 - a. All levels – diversity and affordability
6. Continue work with town / village / schools to utilize the schools more
7. Ensure emergency services are prepared
 - a. Technological advances
 - b. Support fire company

Transportation

1. Food Pantry
 - a. "hearts in hand" provide transportation for seniors and handicapped
 - b. No other transportation is provided

Population

- 1.

Housing

1. Diversity of housing
 - a. Seniors all levels – low, middle and high income levels
 - b. Residential growth and diversity
 - c. "Ensure that new housing is located in areas that can be supported by roadside infrastructure while protecting the natural environment"
 - i. Replace "roadside" with transportation

Additional Comments

1. Allow choice
2. Historic preservation
 - a. Preserve historic structure
 - b. Historic districts?
 - c. Architectural review board?
3. Alternative Energy
 - a. Support within reason



- b. Currently drafting solar law
 - c. What about micro grids?
4. One Region: Connect our places by expanding and diversifying our transportation options

PUBLIC INFORMATION MEETING #3

Town of Newstead
Village of Akron
Comprehensive Plan Update

Public Information Meeting #3
January 24, 2018

What is a Comprehensive Plan?

“An organized set of materials and information that identifies goals, objectives, principles, guidelines and policies for the immediate and long-term protection, enhancement, growth and development of a community.”

~ Town Law 272-1
~ Village Law 7-722



Benefits of a Comprehensive Plan

- Establish a joint community vision;
- Gain a better understanding of assets, issues;
- Protect important assets (historic, cultural, natural);
- Develop a strategy for enhancing the communities;
- Increase local control (State agencies must “consider”); and
- Improve access to grants, technical assistance.

Why Keep Your Plan Up-To-Date?

Circumstances Change!

- Relevance – addressing important current issues
- Influence – demonstrates community support
- Effectiveness – coordinate with regional planning
 - ~ New York State Smart Growth legislation
 - ~ Erie County “One Region Forward”
 - ~ Regional Economic Development Council (REDC) & Consolidated Funding Application (CFA)

Where are we now?

We have completed:

- Inventory of Existing Conditions;
- Mapping
- Findings (from Data & Public Input);
- Vision and Goals and Objectives; and
- Draft Recommendations.

Recommendations Discussion

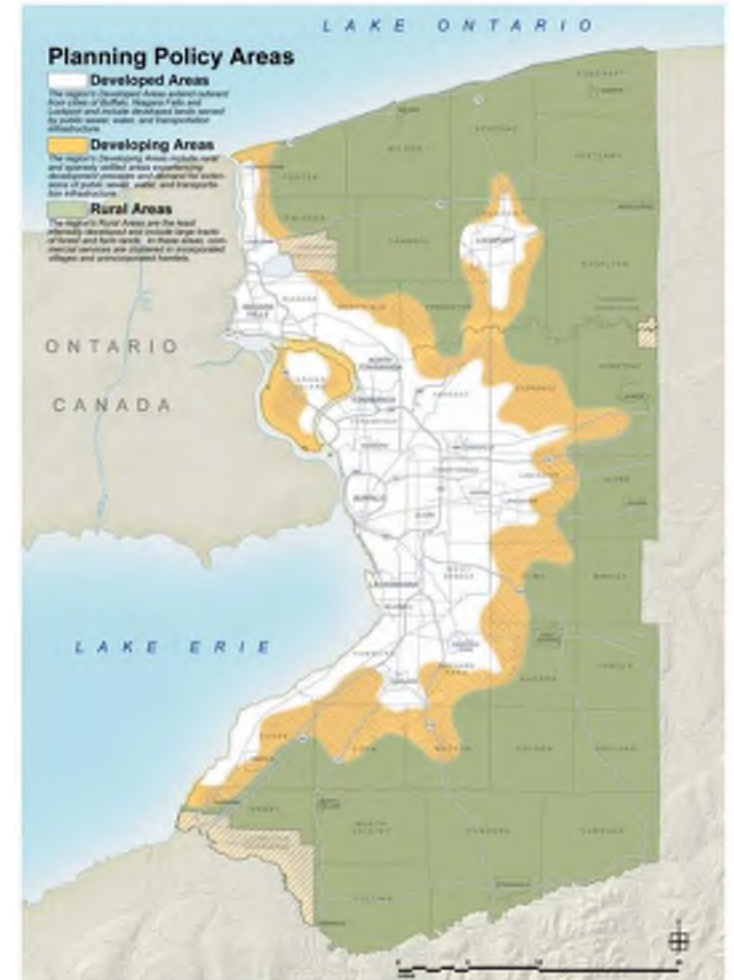
Recommendation #1: Land Use / Zoning

- **Discuss Vision Map:**

- Environmental areas
- Clarence “influence” area
- Important Agricultural soils area (per County)

- **Potential “growth” areas**

- Western side of Village and into Town
- Route 5 up to Route 93 is a “developing area” per the ENFRG (Erie Niagara Framework for Regional Growth)
- Other areas around the Village
- Village is a “rural center”



Recommendation #2: Agriculture

- **Need Agricultural Protection Plan that considers:**
 - PACE (Purchase of Agricultural Easements)
 - PDR's (Purchase of Development Rights)
 - TDR (Transfer of Development Rights) research.
- **Assistance to farmers (market issue).**
- **Other tools to consider include zoning revisions**
 - help farmers succeed, do not focus on removing rights
- **Create farmers market in Village**



Recommendation #3: Gateways

- Identify and enhance key gateways into the Town from other communities, and between the Town and Village
 - Signage
 - Landscaping
 - Streetscape improvements
- Possible gateways include:
 - Route 5
 - Route 5/Route 93 – directional signage for Village
 - Others?



Recommendation #4: Transportation

- Advocate for improved public transportation services, especially in the Village
- Explore a truck bypass around the Village
 - New Location/Route is issue
- NO support for a new Thruway interchange
- Promote Complete Streets in and around the Village, especially on Main St.
- Tie bike path into Village and Akron Falls Park
- Route 5
 - Access Management regulations



Recommendation #5: Housing and Development

- **Improve Subdivision regulations**
 - Add restrictions in Ag areas and promote more businesses
 - Develop Rural Development Guidelines
- **Explore programs to encourage investment/re-investment in the Central Business District (CBD):**
 - enhanced 485-b and façade programs (grant money)
- **Develop Design Guidelines for the CBD**
- **Protect historic properties**
 - Consider applying for additional protections within the CBD



Recommendation #6: Other

- **Watershed Management Initiatives**
 - Based on the Erie County Watershed Management Plan
- **Town and Village sewer expansion projects**
 - Target areas around Village, along Route 5
- **Trailhead improvements along bike path**
 - Directional signage
 - Information signage
 - Develop a park/area at end of bike path



What next?

- Finalize Recommendations
- Develop Implementation Plan
- Combine all sections into Draft Comprehensive Plan
- Add draft Plan to Town website
- Work with Comprehensive Plan Committee to refine/edit/finalize
- Complete Final Draft Comprehensive Plan by March 1, 2018
- Adoption process

Questions and Comments?

We Need Your Input!



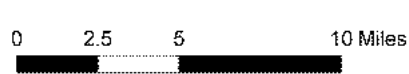
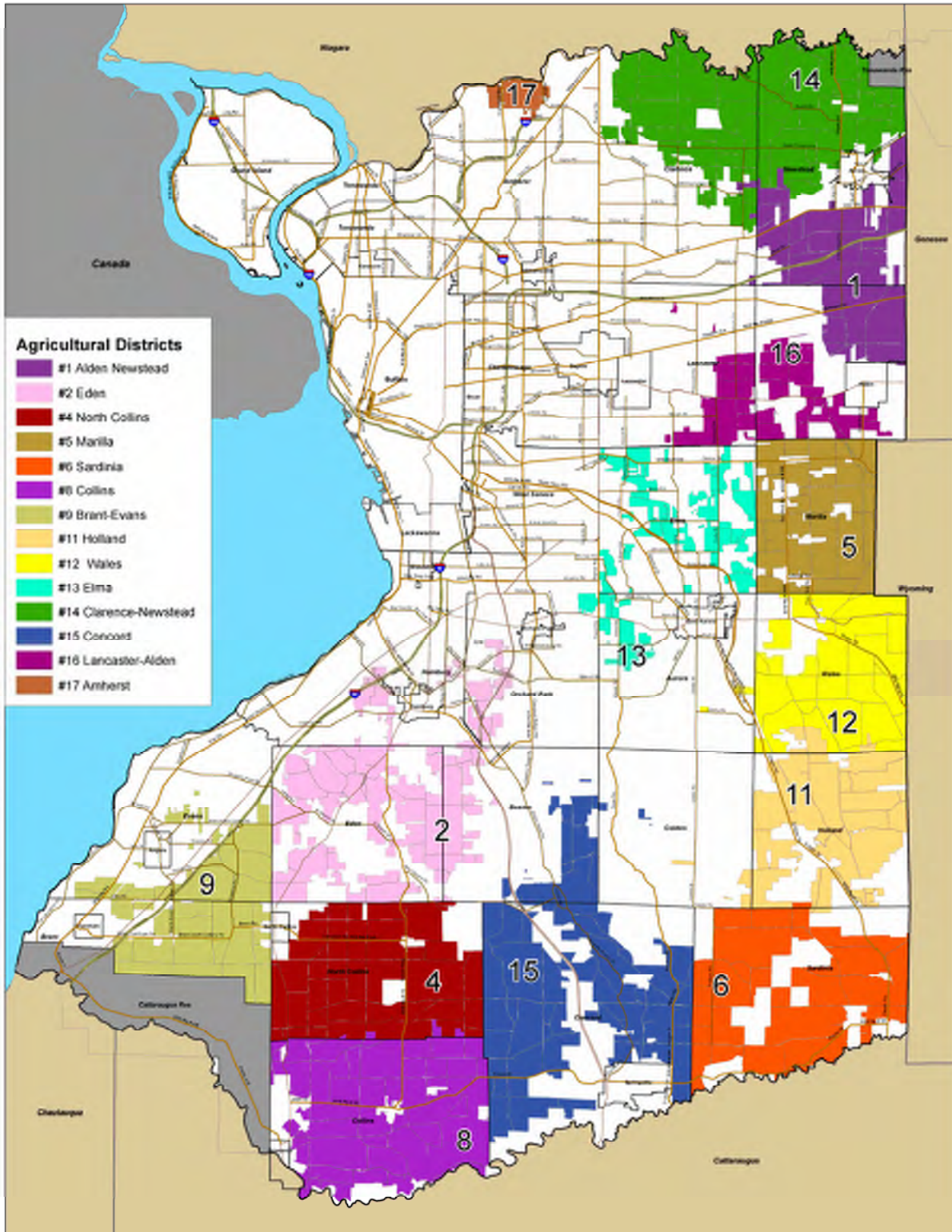
NEWSTEADAKRON@WENDELCOMPANIES.COM

REFERENCE DOCUMENTS

REFERENCE DOCUMENT #1

ERIE COUNTY AGRICULTURAL / FARMLAND MAPPING

Land in Erie County Agricultural Districts

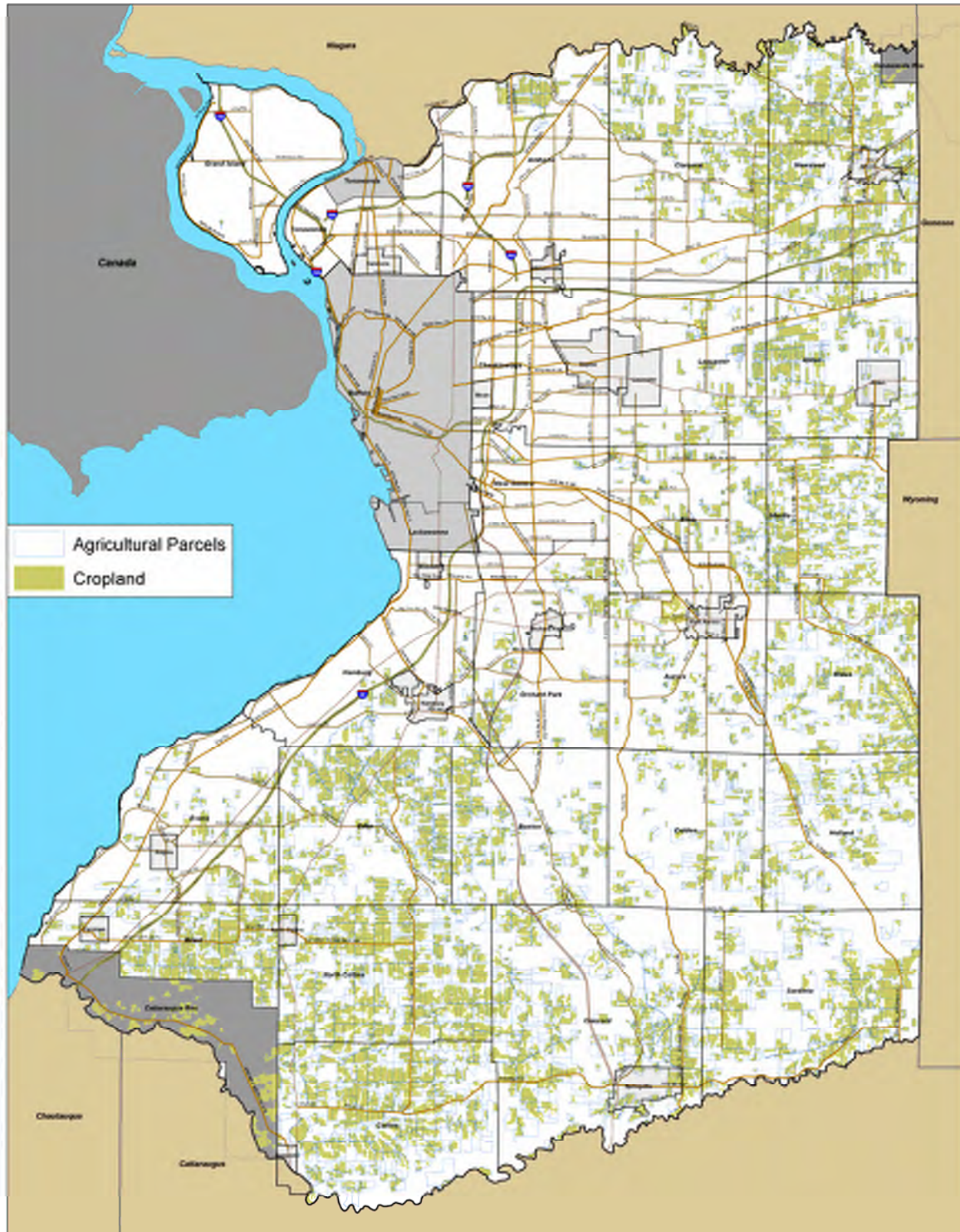


SOURCE:
Erie County Department of Environment and Planning,
Division of Planning
Office of Geographic Information Services
Includes parcels added during yearly enrollment periods.

CREATED: December 20, 2011
REVISED: July 27, 2012



Erie County, NY Agricultural & Farmland Protection Plan
Agricultural Parcels and Cropland Coverage



0 5 10 Miles



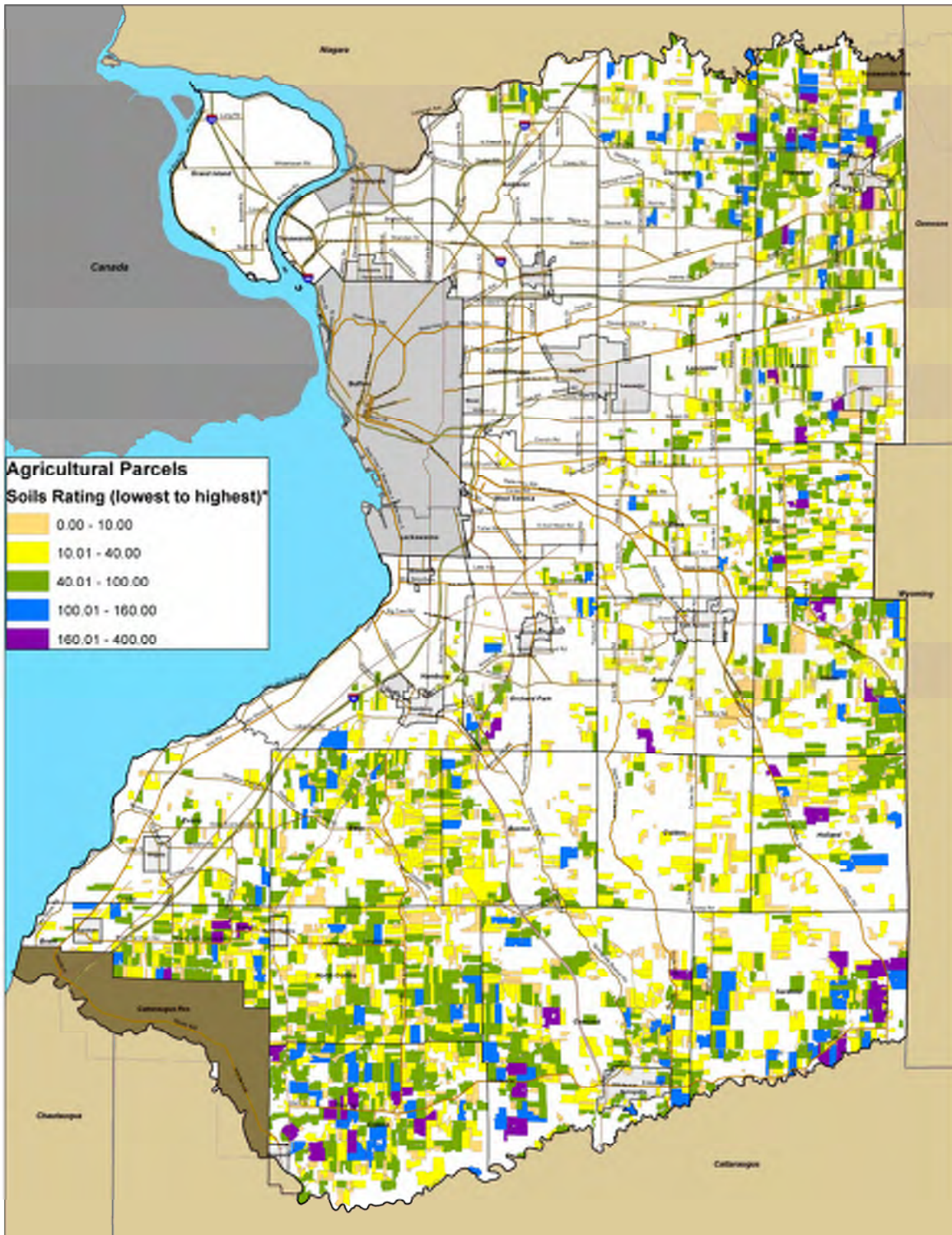
CREATED: December 20, 2011
REVISED: April 2, 2012



SOURCE: Parcel shapefiles provided by Erie County Department of Environment & Planning.
Agricultural Parcels identified based on the presence of cropland, by Stuart I. Brown Associates and Erie County NRCS.
Cropland coverage (confidential - not for public distribution) provided by Erie County NRCS.

Stuart I. Brown
Associates, Inc.
A Callista Company

Agricultural Soils Rating



***Soils Rating based on the total acreage within the parcel of cropland in each soils category multiplied by a weighting factor:**
Prime Soils: 2
Prime When Drained: 1.5
Soils of Statewide Importance: 1

0 5 10 Miles

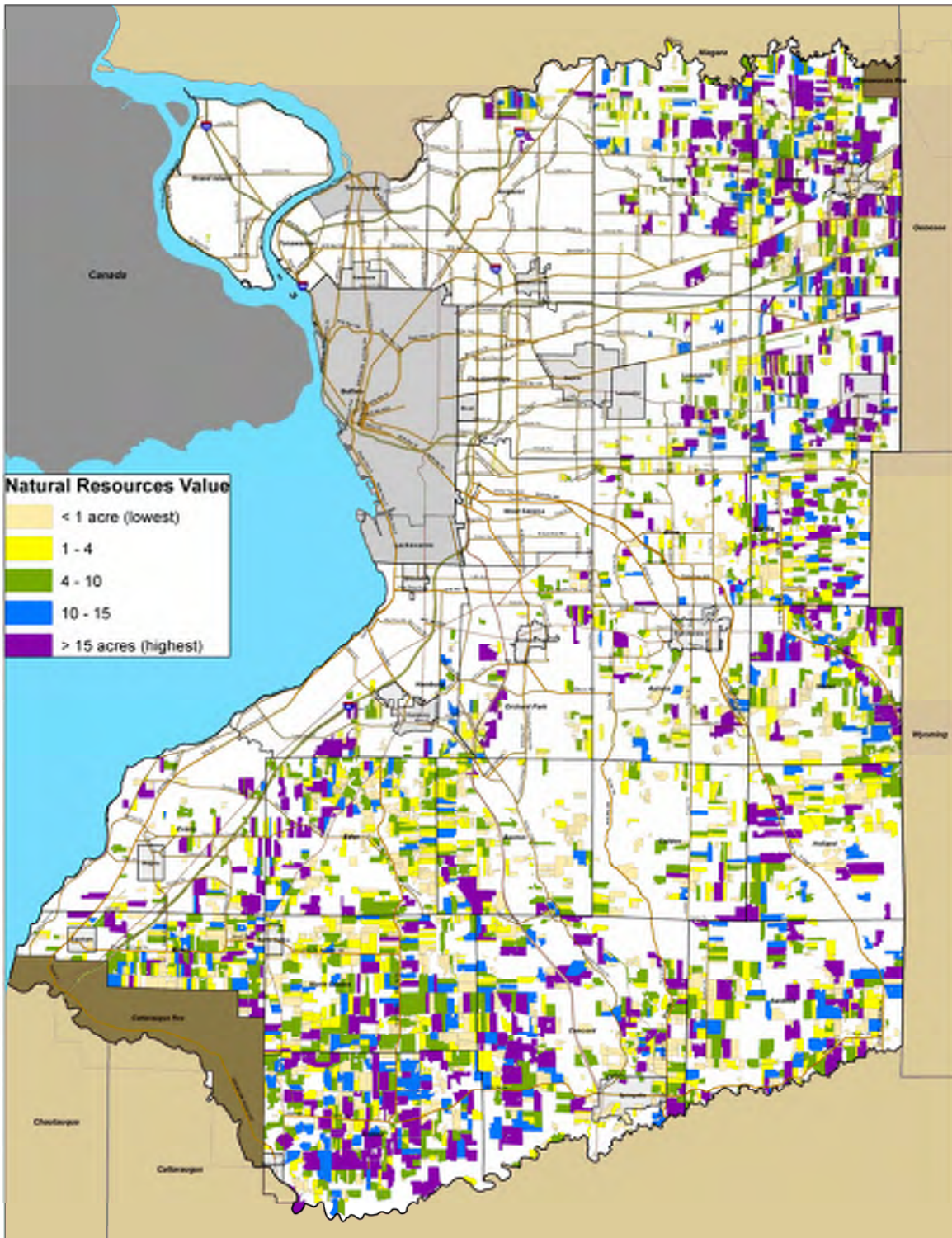


ORGANIZED: December 2, 2011
REVISED: July 27, 2012

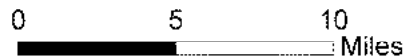


SOURCE: Parcel shapefiles provided by Erie County Department of Environment and Planning. Agricultural Parcels identified based on the presence of cropland by Stuart I. Brown Associates and Erie County NRCS. Soils data provided by USDA National Resources Conservation Service.

Natural Resources Rating



Natural Resources Rating based on:
Acres within 75 feet of a mapped stream +
Acres of Federal or State Wetlands,
including 100' buffer from NYS wetlands +
Acres within 500 feet of Lake Erie shoreline

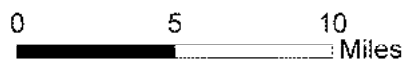
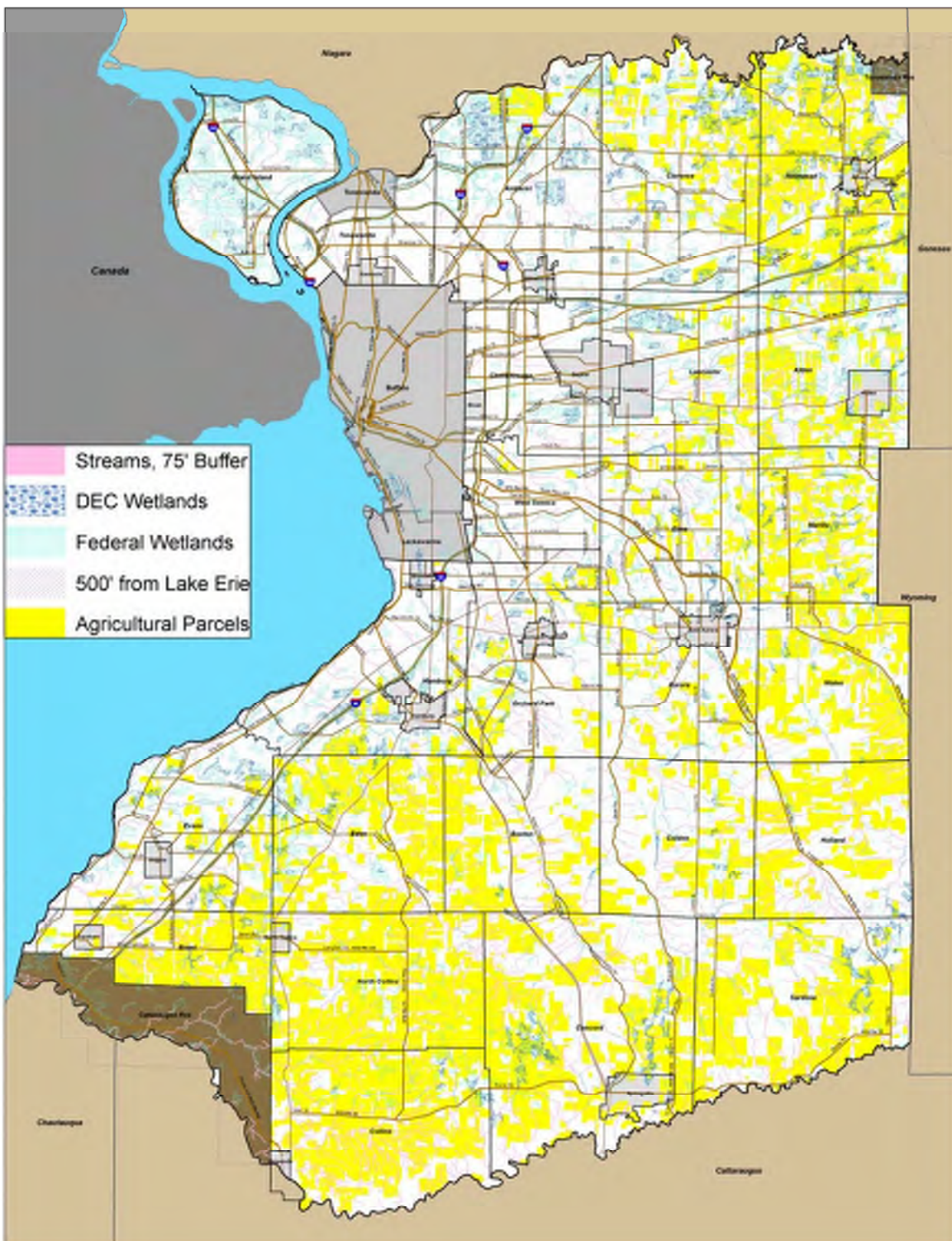


CREATED: December 2, 2011
REVISED: April 2, 2012



SOURCE: Parcel shapes provided by Erie County Department of Planning.
Agricultural parcels determined by presence of cropland.
Cropland coverage (not shown) provided by Erie County Soil & Water Conservation District.
Rating scheme developed by Stuart I. Brown Associates.

Natural Resources Rating Features



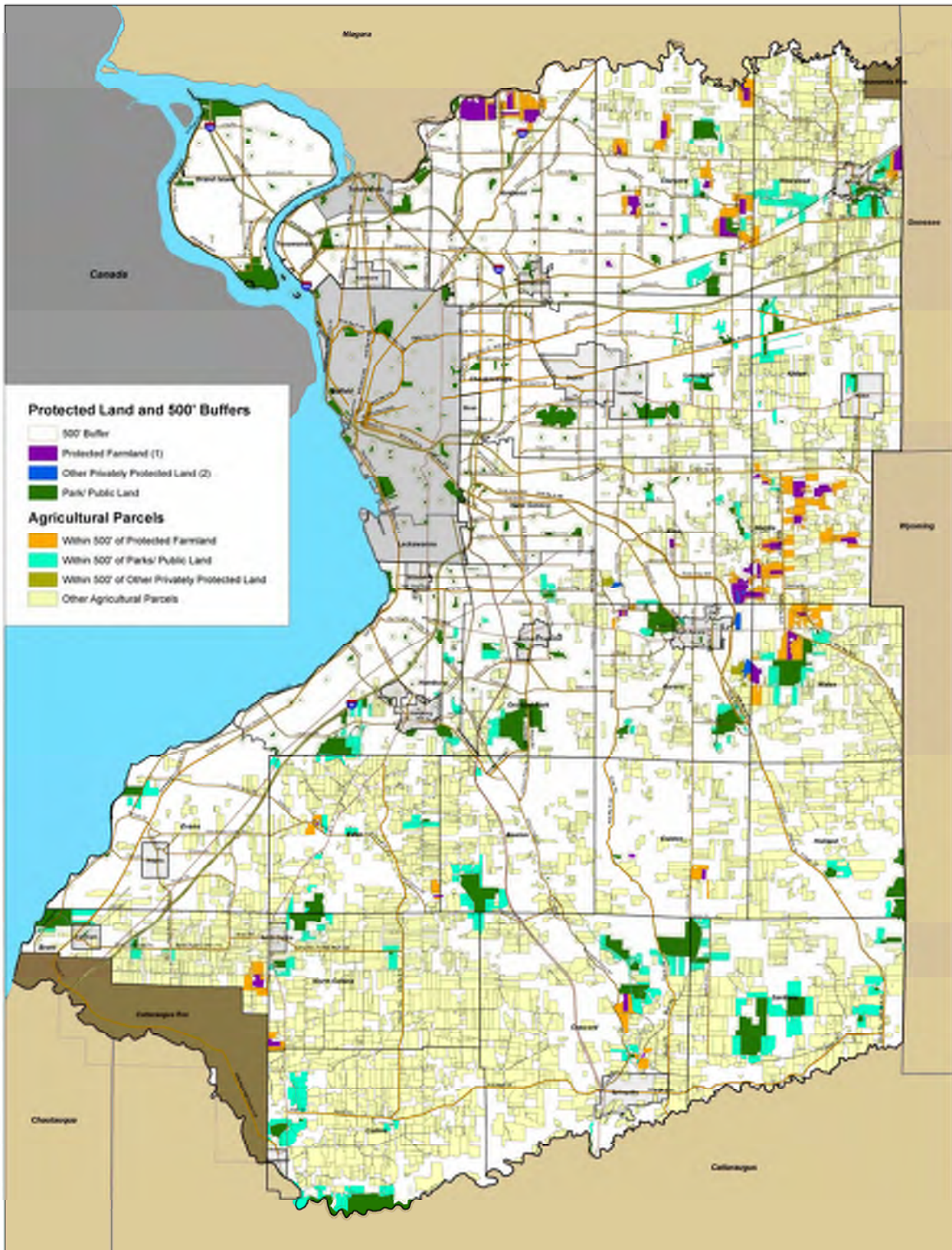
CREATED: December 2, 2011
REVISED: April 2, 2012



SOURCE: Parcel shapes provided by Erie County Department of Planning.
Agricultural parcels determined by presence of cropland.
Cropland coverage (not shown) provided by Erie County Soil & Water Conservation District.
Rating scheme developed by Stuart I. Brown Associates.

Stuart I. Brown
Associates, Inc.
A Esri/Info Company

Proximity to Protected Lands



Protected Land and 500' Buffers

- 500' Buffer
- Protected Farmland (1)
- Other Privately Protected Land (2)
- Park/ Public Land

Agricultural Parcels

- Within 500' of Protected Farmland
- Within 500' of Parks/ Public Land
- Within 500' of Other Privately Protected Land
- Other Agricultural Parcels

(1) Farmland protected by permanent conservation easement or owned by a municipality and leased for agricultural uses
(2) Other privately owned land protected by permanent conservation easement



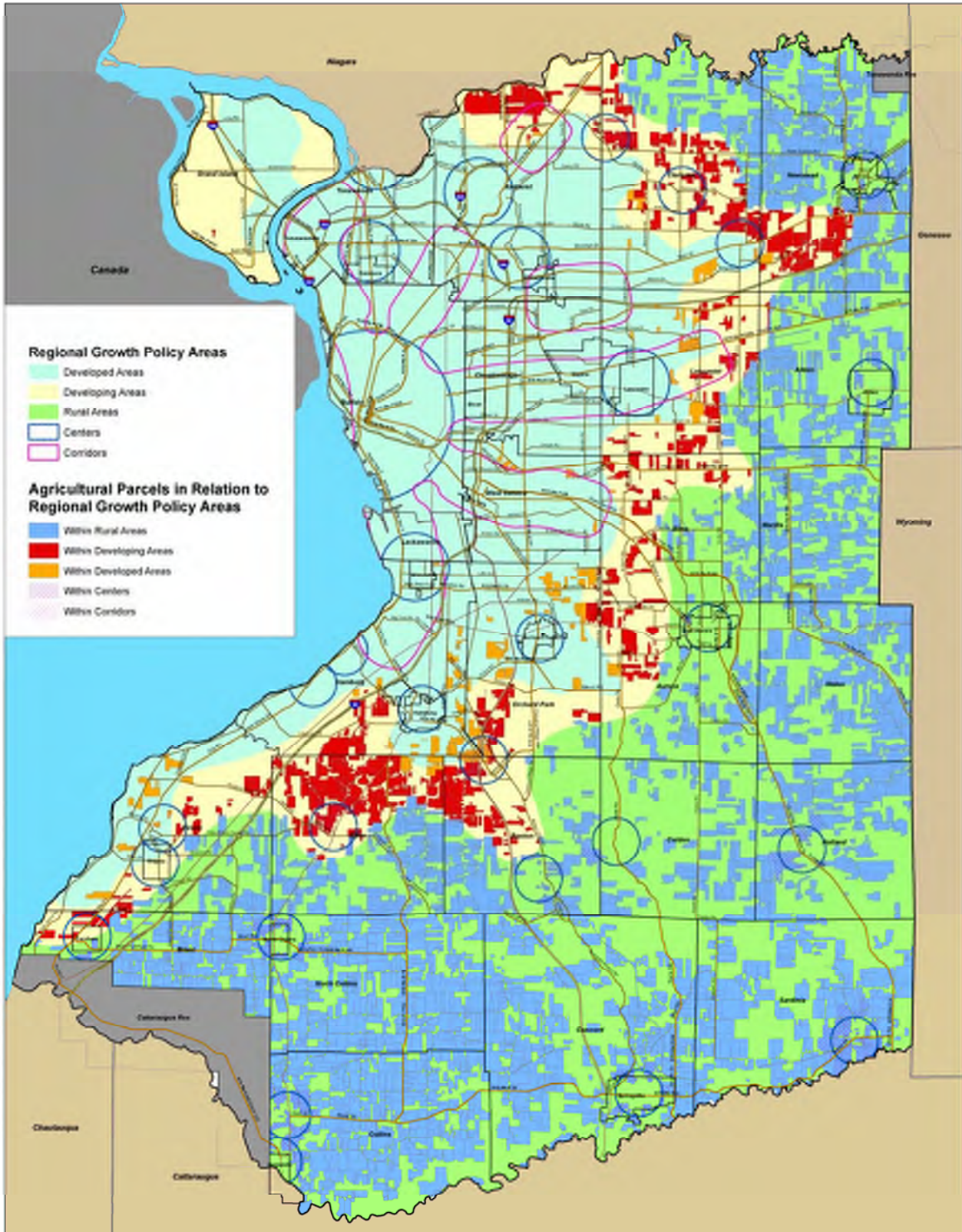
DATE: December 20, 2011
REVISED: July 21, 2012



SOURCE: Parcel shapefiles provided by Erie County Department of Environment and Planning. Agricultural Parcels identified based on the presence of a crop as reported by Stuart I. Brown Associates and Erie County NRCS. Information on protected land from Hudson NF Land Conservancy, Genesee Valley Conservancy and Real Property Tax records.



Erie County, NY Agricultural & Farmland Protection Plan
Framework for Regional Growth Policy Areas



0 5 10 Miles



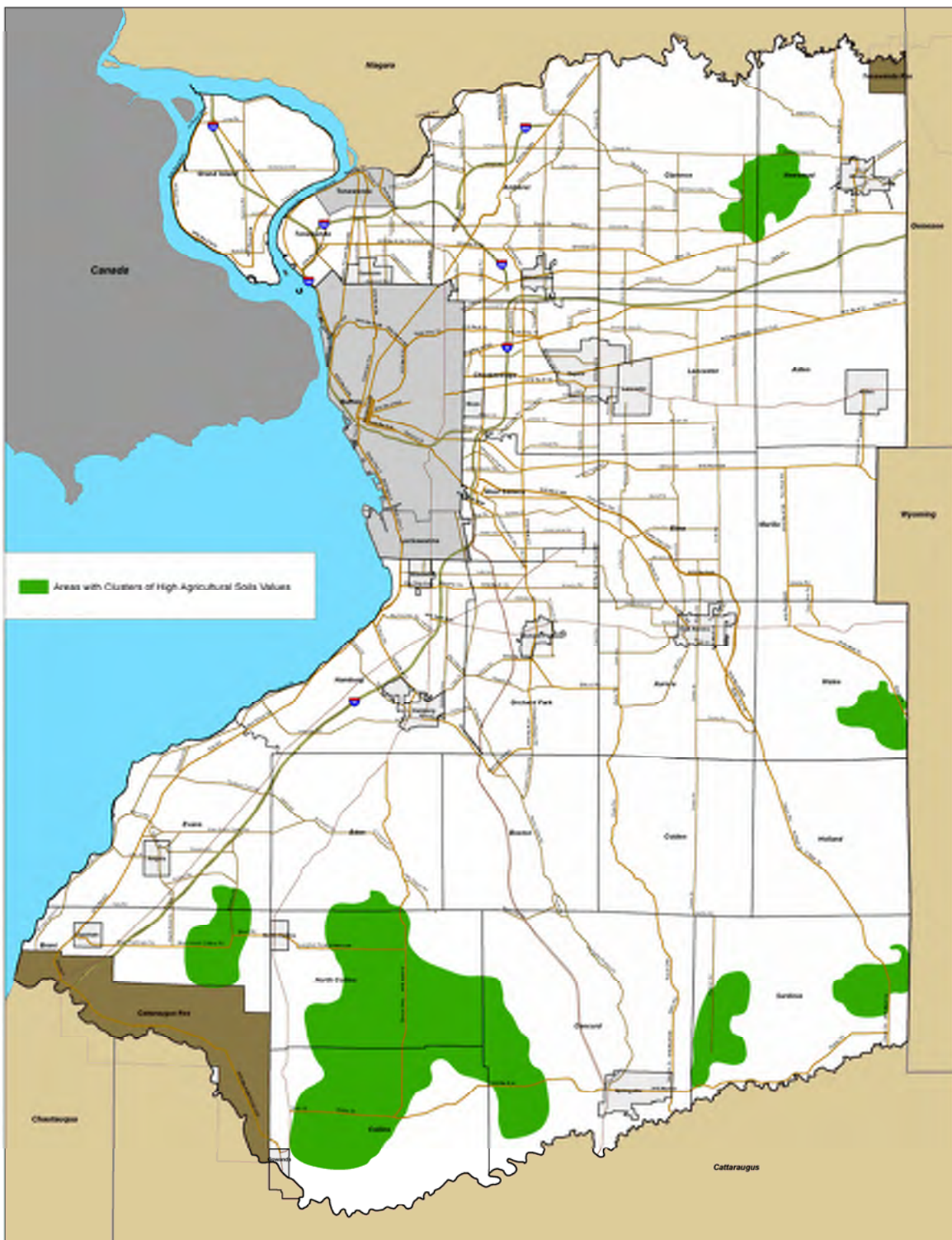
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 REVISED: July 27, 2012



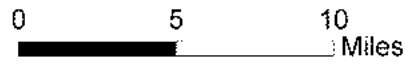
SOURCE: Parcel shapes and Regional Growth Policy Area boundaries provided by Erie County Department of Environment & Planning. Agricultural Parcels identified based on the presence of cropland by Stuart I. Brown Associates and Erie County NRCS.

Stuart I. Brown
 Associates, Inc.
 A Callisto Company

Clusters of Parcels with High Agricultural Soils Values



Generalized boundaries adapted from
ESRI Hot Spot Analysis



1/20/10 Updated by SBI
5/20/10 June, 2012



SOURCE: Parcel shapes provided by Erie County Department of Environment and Planning. Agricultural parcels identified based on presence of cropland by Stuart I. Brown Associates and Erie County MDC. Generalized cluster area boundaries by Stuart I. Brown Associates, adapted from rendering of agricultural soils values to ESRI Hot Spot Analysis Tool.

REFERENCE DOCUMENT #2

NIAGARA RIVER WATERSHED MANAGEMENT PLAN - NEWSTEAD

Town of Newstead, NY

Erie County

The Town of Newstead is located in the northeastern corner of Erie County in Western New York. The Town is a rural community with 50% of the area devoted to agriculture. According to the US Census the population in 2010 was 8,594. The town has struggled with its identity and is attempting to maintain its rural agricultural heritage. This agriculture characteristic is the Town's basic heritage going back to its founding in 1823.



The central business district and Town government headquarters are located in the Village of Akron, located in the eastern central part of the Town. The development pressure is moving outward from the neighboring town of Clarence and along Route 5 from the south west. A portion of the Tonawanda Indian Reservation is in the northeastern corner of the Town. The Town is physically split in two by a unique geographical feature, the Onondaga Escarpment.

The Town of Newstead's northern boundary is Tonawanda Creek and it falls within four sub-watersheds; the Middle and Lower Tonawanda Creeks, Murder Creek, and Ellicott creek in the south. Murder Creek falls over the escarpment at Akron Falls, just southeast of the Village of Akron. There are significant state and federal wetlands throughout the town. A large portion of the northern section of Newstead (adjacent to Tonawanda Creek) is located in the 100 year floodplain according to FEMA Flood Insurance Rate Maps.

The following town documents were reviewed for the assessment:

- *Town of Newstead Zoning Ordinance (1988)*
- *Town of Newstead Stormwater Solid Waste Law (1996)*
- *Town of Newstead Right to Farm Law (2008)*
- *Town of Newstead Wastewater Treatment Law (1999)*
- *Town of Newstead Stormwater Management and Erosion Control Law (1996)*
- *FEMA Flood Insurance Rate Maps No. 360251 0001-0030*
- *Town of Newstead Website (www.tonawanda.ny.us)*
- *Town of Newstead and Village of Akron Combined Comprehensive Master Plan (2002)*

A meeting has not been held with Town of Newstead staff to discuss local practices and departmental policies. The assessment is based solely on town codes at this time and resulted in a score of 37 points out of a total of 98. Only 17 Best Management Practices are outlined in the town ordinances.

New & Existing Development

Newstead sees itself as a rural agricultural town but is under pressure for new residential and commercial development. It does have subdivision and zoning ordinances in effect. The majority of land area on the zoning map falls into the rural agriculture zoning district. Very few BMPs have been codified into the zoning ordinance. Without many of the best management practices relative to development codified, the Town of Newstead has limited authority to guide development that is sustainable and protective of water resources.

The Town is now predominately watered thru Erie County Water Authority, with only a few pocket areas still left to be developed with water. This is unfortunate, given the level of sprawl already existent within the County. Direct highway connections to urban employment areas, plus an availability of water and sewer resources, will almost always drive sprawling development patterns. The structure of Newstead's zoning code will become even more essential as development pressure continues into the future.

The town does have a Conservation Advisory Committee whose role is to advise the Town Board on important natural features and unique biotic communities. The extent of the Committee's influence on town development is not known. Presently, subdivision regulations include provisions to limit impacts on natural features and sensitive environmental conditions. Furthermore, the regulations directly call out for a subdivision lot layout to "avoid adversely affecting groundwater and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding;..."

Newstead does employ a Certificate of Occupancy requirement, which allows for follow-up and enforcement actions if developments are not actually built to their permit's standards. More of the watershed's towns should utilize Certificates of Occupancy.

Agriculture & Forestry

Newstead has Right-to-Farm law. Its educational brochure on the website is not about agricultural BMPs, but focuses on the rights that farmers have. Agriculture is supported as a land use in multiple areas of the municipal code. However, several areas of the code either exempt agricultural activities (stormwater management and erosion) or uphold that agriculture activities will not be considered nuisance activities.

Forestry activities are not regulated in Newstead's ordinances.

Waterways, Wetlands and Riparian Area Waterways

Much of the northern part of the township is in Tonawanda Creek's floodplain and there are many wetlands throughout. Newstead's ordinances do not directly protect waterways, wetlands, and

riparian lands. There are provisions that reference natural areas, waterways and wetlands, however the extent these are applied to protect water quality in site plan review or subdivision is not known without discussions with the Planning Board, Town Council, and Conservation Advisory Committee. Newstead does employ flood regulations and flags lots that are not suitable for development based on wetland and flooding conditions. The town's website warns citizens to check for floodplains and wetlands prior to buying or planning any development.

Roads, Bridges & Public Rights of Way

Newstead is not currently an MS4 designated community, so it is not held to the higher standards of stormwater and MS4 infrastructure management by New York State at this time. The Town of Newstead owns and maintains approximately 30.8 lane miles of a two lane highway. Roadway widths vary from 18 to 24 feet with 2 to 4 foot wide shoulders. The Town has several roads maintained by Erie County and New York State. They plow several roads for the County in the winter season. The Highway Department helps in the town-wide ditching program. Maintaining ditches is difficult due to lack of easements on private property. Newstead's Highway Department may be implementing a number of Best Management Practices related to road and right-of-way infrastructure even though these practices are not outlined in ordinances.

Onsite Wastewater Treatment Systems

Much of the Town does not have public sewers; however the town has created a small Town Sewer District to promote industry in the township that connects to the Village of Akron wastewater treatment plant. The lack of sewers does assist in controlling development.

On-site septic systems are not regulated in town ordinances beyond provisions in the Stormwater and Erosion regulations that make it illegal for septic systems to connect/discharge to stormwater systems. Erie County Department of Health does oversee septic system testing and permitting when properties are transferred.

Recommended for Future Actions for the Town of Newstead

- Inventory all natural resources to identify and prioritize them for protection. Priority should be given to the major creek corridors. The creeks contribute to the rural character of the area, provide open space corridors for wildlife, and are connective features linking the region.
- Continue purchasing vacant land and abandoned railroad right-of-ways as a means to preserve sensitive natural areas that support water quality.

- Develop zoning Conservation District Overlays for the creeks and wetlands to preserve and protect the creek corridors, implement riparian buffers and habitat protection, not only to protect water quality, but to inhibit sprawl in these areas.
- Amend zoning regulations or produce a site design guidelines publication to more clearly guide development towards preferred designs (i.e. Low Impact Development, AEM, etc.)
- Educate officials and the public with wetland protection programs and best management practices to protect water quality such as stronger drainage requirements.
- Develop public education materials about proper maintenance of on-site sanitary waste disposal and distribute with town mailings.
- Collaborate with Erie County Soil and Water to identify high erosion and sedimentation areas and implement maintenance and operation plans to limit further erosion.
- Strengthen zoning regulations that protect wetlands from development encroachment. Add provisions that implement Best Management Practices.
- Collaborate with the Agricultural and Farmland Protection Program (NYSDAM) such as conducting workshops about conservation options for rural landowners and purchasing development rights in priority agricultural areas which are experiencing the most developmental pressure.
- Promote agricultural Best Management Practices through educational brochures and collaborative workshops with County Soil & Water professionals.
- Develop regulations to address BMP forestry practices, site clearing, and limit vegetation removal along creeks, wetlands, and in floodplains.

Town of Grand Island, NY

Erie County

The town is located entirely on the island of Grand Island in the Niagara River. The Niagara River splits into two parts at the south end of the island and rejoins at the northwest end, about three miles upstream (east) of Niagara Falls. It is largely flat with a few stream systems draining to the northern, eastern and western shoreline where they meet the Niagara River. It's subsurface is primarily clay with very little percolation and a very high water table in some locations. Formerly a rural

REFERENCE DOCUMENT #3

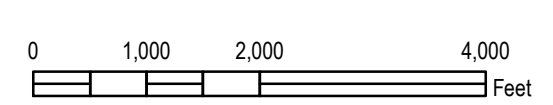
PARCEL ACREAGE CALCULATION - NEWSTEAD



**Town of Newstead
Village of Akron**
Combined Comprehensive Plan
Parcel Acreages

LEGEND

- Parcels (2,658)
- Parcels <2 Acres (1,115)
- Parcels 2 to <10 Acres (926)
- Parcels >10 Acres to <40 Acres (395)
- Parcels >40 Acres to <100 Acres (184)
- Parcels >100 Acres (38)



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