

# Appendix C

## DEMOGRAPHICS

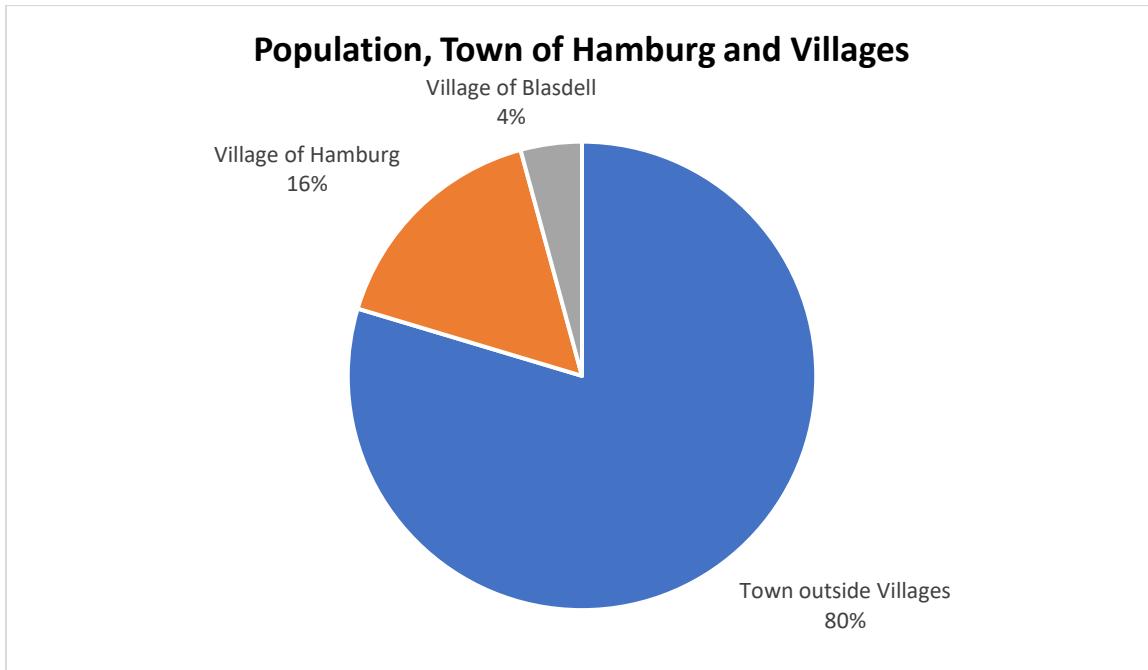
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## DEMOGRAPHIC ANALYSIS

### Population Trends

The Town of Hamburg<sup>1</sup> has a current total population of 60,085 persons, according to the 2020 Census. This figure includes the population of the Villages of Hamburg (9,696) and Blasdell (2,539).



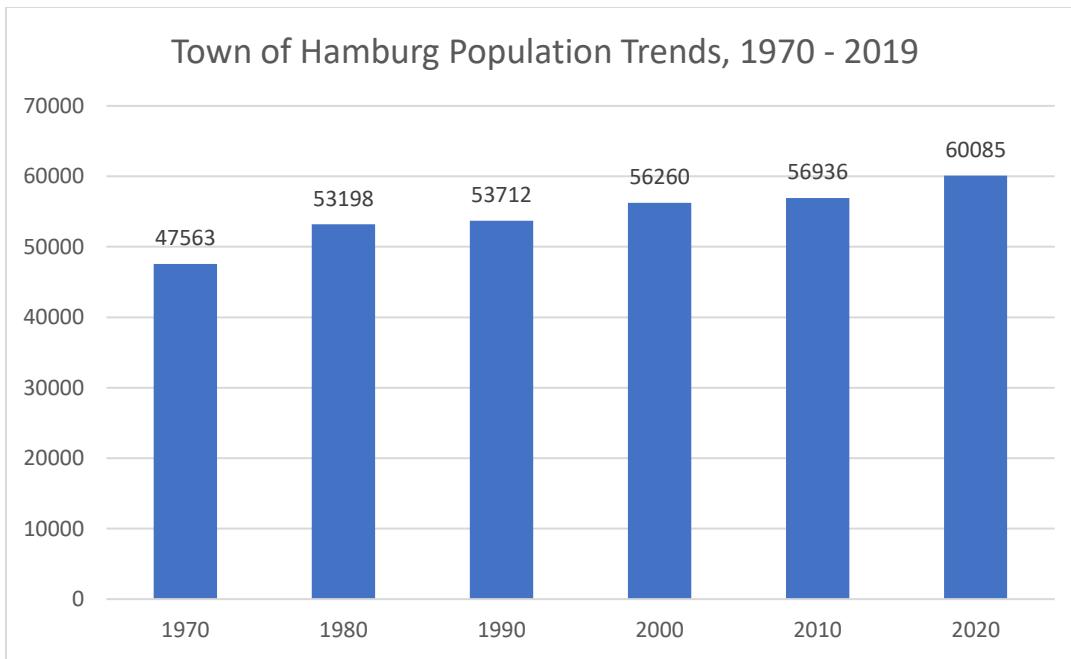
In comparison to much of Western New York, the Town has experienced steady population growth since 1970. Erie County as a whole had been losing population, with a total loss of 17.4% between from 1970 to now. The County's population grew slightly over the past decade, with an increase of 3.8% between 2010 and 2020. Hamburg has experienced much stronger population trends, with an increase of 26.3% since 1970, including a 5.5% increase between 2010 and 2020.

### Population Trends, 1970 - 2019

	1970	1980	1990	2000	2010	2020	% Change 2010-2020	% Change 1970-2020
Erie County	1,113,491	1,015,472	968,532	950,265	919,040	954,236	3.8%	-14.3%
Town of Hamburg	47,563	53,178	53,712	56,260	56,936	60,085	5.5%	26.3%

Source: *Analysis of Impediments to Fair Housing Choice*, 2010; and US Census 2020 DEC Redistricting Data, PL 94-171.

<sup>1</sup> All demographic figures for the Town include the populations in the Villages. 2020 Census figures are used where available.



Source: US Census 2020 DEC Redistricting Data, PL 94-171.

#### Age Composition

The median age in the Town of Hamburg in 2019 was 44.3 years, according to the American Community Survey<sup>2</sup>. This is slightly older than the County, which has a median age of 40.3 years. Approximately 20% of the population is seniors aged 65 and older, while a similar percentage is comprised of young persons under 18 years of age. Approximately **43.3% of all households in the Town include a person age 60 or older.**

#### Age Composition, Town of Hamburg, 2019

	Number	Percent
Under 5	3,085	5.3%
5-19	9,608	16.5%
20 – 29	6,441	11.1%
30 – 39	7,535	12.9%
40-49	6,936	11.9%
50-59	9,027	15.5%
60-69	8,064	13.8%
70-79	4,857	8.3%
80+	2,713	4.7%
Under 18	11,559	19.8%
Age 29 – 64	35,248	60.5%
Age 65 of older	11,459	19.7%

Source: US Census Bureau's American Community Survey 5-year estimates

<sup>2</sup> US Census Bureau's American Community Survey 5-year estimates. (2020 data not released at this time)

## Housing

There are 26,993 total housing units in the Town of Hamburg. The 2020 Census indicates that 95.3% (25,714) housing units are occupied, while 4.7% are vacant. This vacancy rate is considered a bit lower than 'normal', as some units are typically temporarily empty due to moving within the housing market.

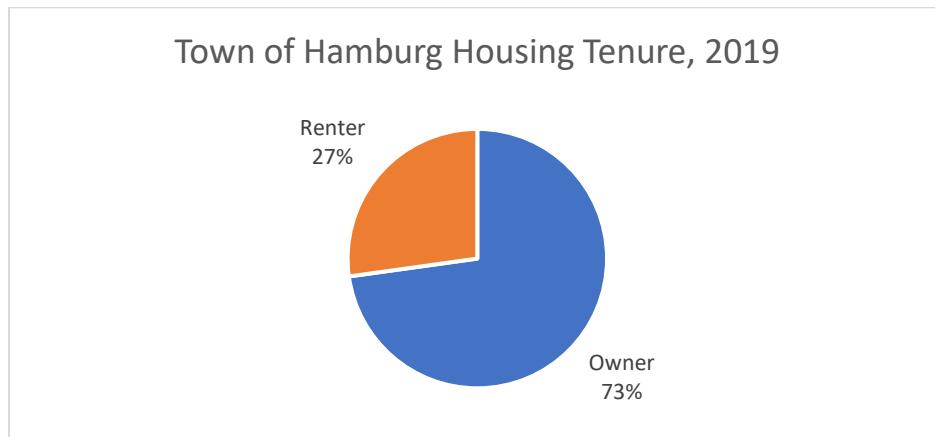
The majority of homes in the Town of Hamburg are single-family units, with 74.3% of units accommodating a single family.<sup>3</sup> Multi-family housing makes up just over one-quarter of the Town's housing stock. Historical 2000 suggest that this proportion has stayed consistent: in 2000, according to the Town's Analysis of Impediments to Fair Housing report, 24.5% of the housing stock was multi-family housing, as compared to 25.7% currently. Most of the multi-family housing tends to be in smaller buildings: only 7.8% of the Town's housing stock is in structures with 10 units or more.

	2019	
1 family detached	18,145	68.7%
1 family, attached	747	2.8%
2 units	1,979	7.5%
3 or 4 units	1,245	4.7%
5 to 9 units	1,502	5.7%
10 to 19 units	1,091	4.1%
20 to 49 units	210	0.8%
50 or more	753	2.9%
Other*	727	2.7%
Total	26,399	100.0%
Total Multifamily	6,780	25.7%

\* Includes mobile homes, boats, RVs, etc.

Source: US Census Bureau's American Community Survey 5-year estimates.

Approximately 72.8% of the housing units in the Town are owner-occupied, while 27.2% are occupied by renters.



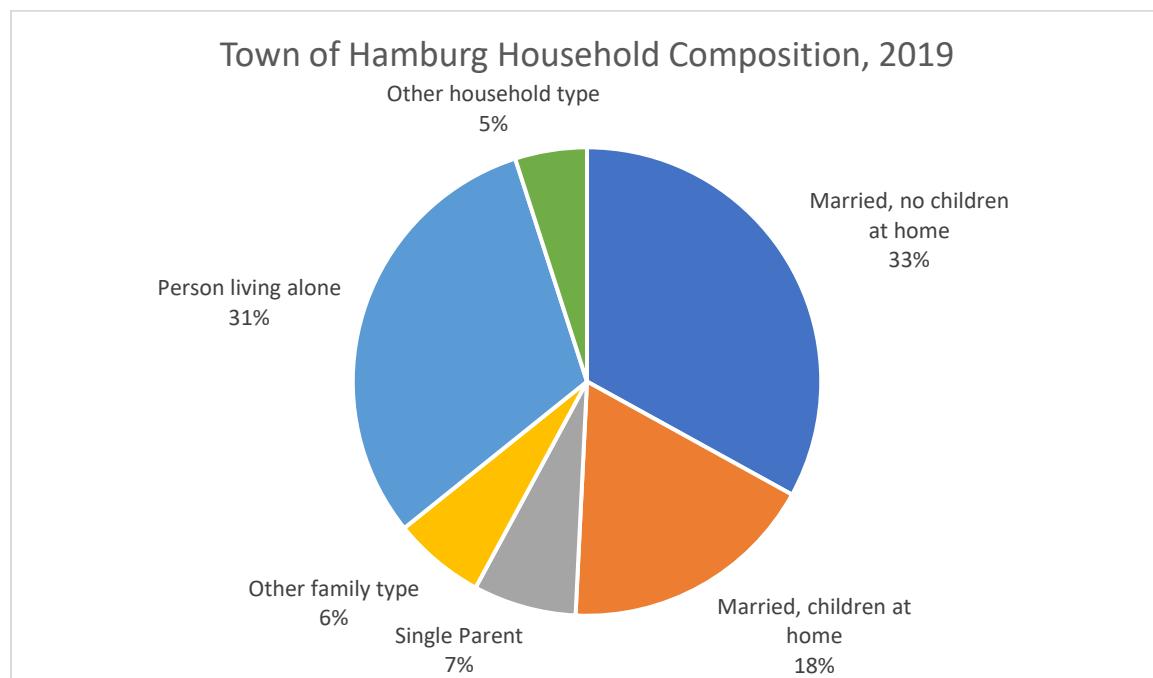
Source: US Census Bureau's American Community Survey 5-year estimates

<sup>3</sup> Includes one-family attached, one-family detached and other one-household units (mobile homes, RVs, etc.)

## Household Types

The majority of households in the Town are classified as 'family' households. The Census defines a family household as consisting of related persons living together. Families make up 64.2% of households in the Town. Another 30.8% of households are individuals living alone.<sup>4</sup> The remaining 5% of households consist of unrelated persons living together, such roommates or unmarried couples. The average family in the Town has 2.88 persons, while the average household size, which includes one-person households, is 2.30 persons.

While the majority of households are classified as families, only about 24.9% of households are families with children under the age of 18 living at home, and a smaller proportion (17.8%) are families with two parents present in the household.



		% of Families	% of all Households
<b>Total Family Households</b>	<b>16,111</b>	<b>100.0%</b>	<b>64.2%</b>
Married Couples with children living at home	4,453	27.6%	17.8%
Married, no children living at home	8,282	51.4%	33.0%
Single parent families	1,783	11.1%	7.1%
Other family types	1,593	9.9%	6.4%
Person living alone	7,724	na	30.8%
Other nonfamily household	1,244	na	5.0%
<b>Total Households</b>	<b>25,079</b>		<b>100.0%</b>

Source: US Census Bureau's American Community Survey 5-year estimates

<sup>4</sup> Under Census definitions, a one-person household is not considered a 'family'.

# Appendix D

## Public Participation and Survey Results

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# TOWN OF HAMBURG COMPREHENSIVE PLAN

## SURVEY SUMMARY

April 1, 2021



HIGHLAND PLANNING

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# OVERVIEW

## Background

The Town of Hamburg began a process to develop a comprehensive plan in November 2020. A comprehensive plan is an expression of the community's values and future vision. The process to develop the plan involves a broad section of the community to create a vision that will help guide the future of the Town. A comprehensive plan communicates a community's goals and objectives, provides a blueprint for future land use, and serves as the basis for zoning, subdivision, and land use codes. A community survey was administered to gather public input on growth and development and the vision for the community.

## Key Findings

**Respondents identified empty retail space as a major concern.** Three-quarters of respondents to the question of what should get more emphasis in the next decade identified addressing empty retail spaces as a priority, a higher share than any other answer to this question received. It was also the most frequently identified important challenge over the next decade, selected by 66% of respondents to this question. Additionally, it may have been on the minds of the 77% of respondents who selected redevelopment of existing buildings in response the question of what future growth should look like in the Town. This too comprised the largest percentage of responses to the question.

**Quality of life in the Town received high marks from respondents.** Of the 1,603 survey respondents who rated quality of life in the Town, 90% selected "good" or "excellent," with 30% of all respondents rating quality of life as "excellent." Just one percent (13 respondents) rated quality of life as "poor."

**Roads, highways and other infrastructure were identified as a challenge though the condition of local streets received mostly positive ratings.** "Aging infrastructure (e.g., condition of roads, drainage systems, water)" (56%) was the third most frequently selected answer by respondents to the question on important challenges. Highways & Roadways (46%) was the area most frequently selected by respondents to the question of what should be targeted for revitalization in the next three years. However, more road paving projects (36%) and addressing drainage problems (31%) received only moderate support among respondents to the question of future emphasis. Additionally, when asked to rate the condition of the street they lived on, respondents selecting "excellent" or "good" (68%) far outnumbered those selecting "poor" (9%). These differences in the prioritization of road, highway and infrastructure issues may require further analysis.

**Greenspace and sustainability were valued by respondents.** Among respondents to the question about what future growth should look like, focus on sustainability (42%) and [preserve] undeveloped land (47%) were the most frequently selected scenarios behind redevelopment of existing buildings. When respondents were asked about what issues the Town should put greater emphasis on, more sidewalks, trails, and bike lanes (49%) was the second most frequently selected option. Combined with high levels of agreement with the statement “The Town of Hamburg should further develop its green infrastructure spaces and parks” (79%), survey respondents showed an interest in tailoring development in such a way that greenspace and recreational opportunities could still flourish.

**Residential property taxes were a frequently identified challenge for the Town of Hamburg.** When prompted to identify the most important challenge for the Town in the next decade, “residential property taxes” (62%) was the most frequently selected option behind empty retail spaces.

**Public transportation was not a high priority for respondents, but the story was more mixed on biking and walking.** Just 31% of those who reacted to the statement “the Town of Hamburg has the capacity for increased public transportation” voiced agreement, the lowest proportion of favorable responses of any of the presented vision statements. In a separate question, more sidewalks, trails, and, bike lanes (49%) was the second most frequently selected area where respondents wanted to place more emphasis in the future.

**Lakeview and Village respondents’ answers closely matched overall responses on questions of development and growth but with predictable differences.** In response to the question of where in the community you live or identify with, 269 respondents selected either the Villages of Hamburg (213) or Blasdell (56) and 262 respondents selected Lakeview. Village respondents prioritized walkability for revitalization (44%) and wanted a greater emphasis on sidewalks, trails and bike lanes (58%) when compared with respondents overall. Lakeview respondents prioritized the Lake Erie Shoreline (46%) and waterfront access and design (46%) for revitalization more frequently than all survey-takers. Similarly, they wanted a greater emphasis on protection of waterfront assets (50%) and more waterfront access and development (48%) than respondents overall.

**Respondents reflected the demographic makeup of the Town in important ways while skewing older than the general population of the Town.** More than 90% of survey respondents to questions on race identified as white or Caucasian, on par with the general population of the Town. Older residents were over-represented among survey respondents, with seniors making up 15% of the general population but 27% of survey-takers who responded to questions on age. Most respondents who lived in the Town had resided there for more than a decade (79%).

## About the Survey

The online questionnaire was hosted on SurveyMonkey.<sup>1</sup> The survey was open from January 28, 2021 to March 23, 2021 and received 1,710 responses. The survey was heavily promoted by the Town and the Comprehensive Plan Committee. Efforts to encourage survey response included ads in the *Hamburg Sun*, an online video, social media posts, email blasts, inclusion in local newsletters, flyers, and word of mouth.

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<sup>1</sup> This survey was designed to be qualitative and exploratory. It employed an opt-in methodology (i.e., non-probability), meaning some members of the population had zero chance of responding. The results cannot be used to infer from the sample to the general population in statistical terms. The survey is one of multiple public engagement activities to be undertaken for the purpose of gathering feedback from the public.

# SURVEY RESULTS

## Residents and Workers

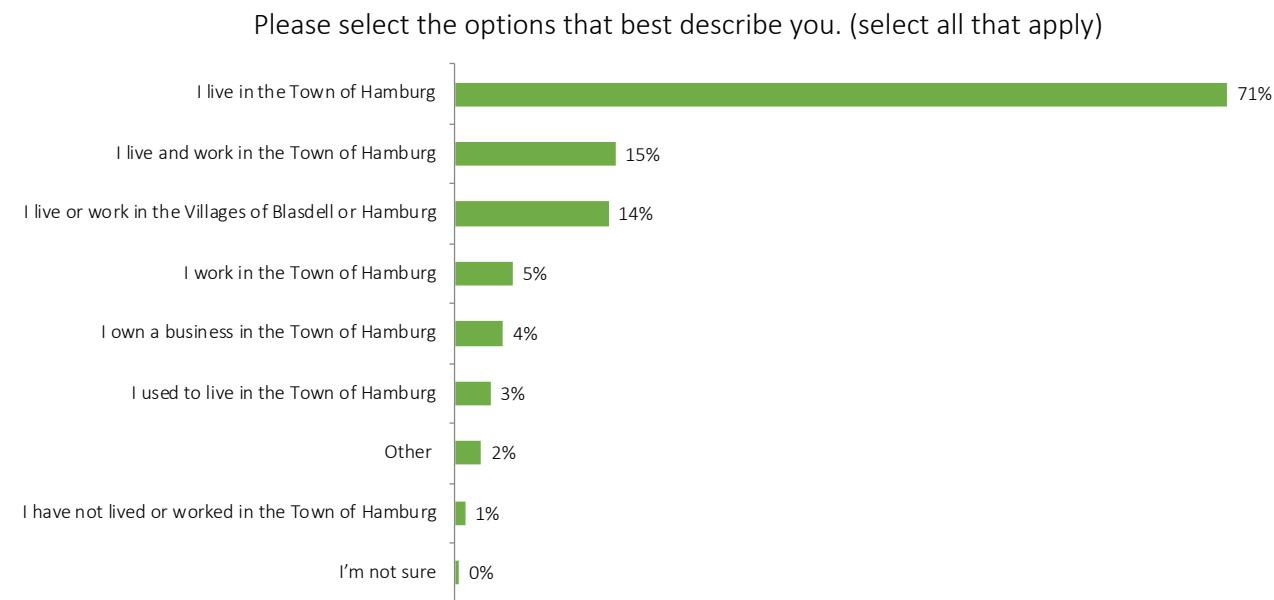
Questions 1 and 2 established respondents' relationship to the Town of Hamburg (i.e., lived, worked, etc.).

### 1. Please select the options that best describe you. (select all that apply)

Question 1 received 1,710 responses. Respondents could select more than one answer.

Respondents most frequently selected live in the Town of Hamburg (71%) followed by "live and work in the Town" (15%) and "live or work in the Villages of Blasdell or Hamburg" (14%) as shown in Figure 1.

Figure 1 Responses to Question 1

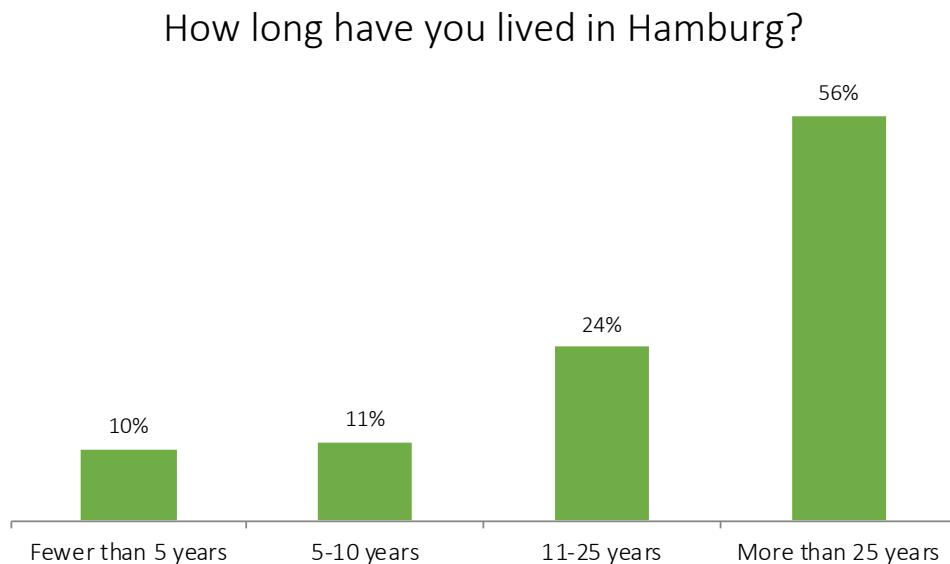


Source: SurveyMonkey, Highland Planning, 2021

## 2. How long have you lived in Hamburg?

Respondents to Question 1 who answered that they live in the Town were skipped to Question 2. Question 2 received 1,404 responses. Among respondents to Question 2, the most frequently selected option was “more than 25 years” (56%) as shown in Figure 2.

Figure 2 Responses to Question 2



Source: SurveyMonkey, Highland Planning, 2021

## Quality of Life

Questions 3, 4 and 5 covered quality of life in the Town of Hamburg.

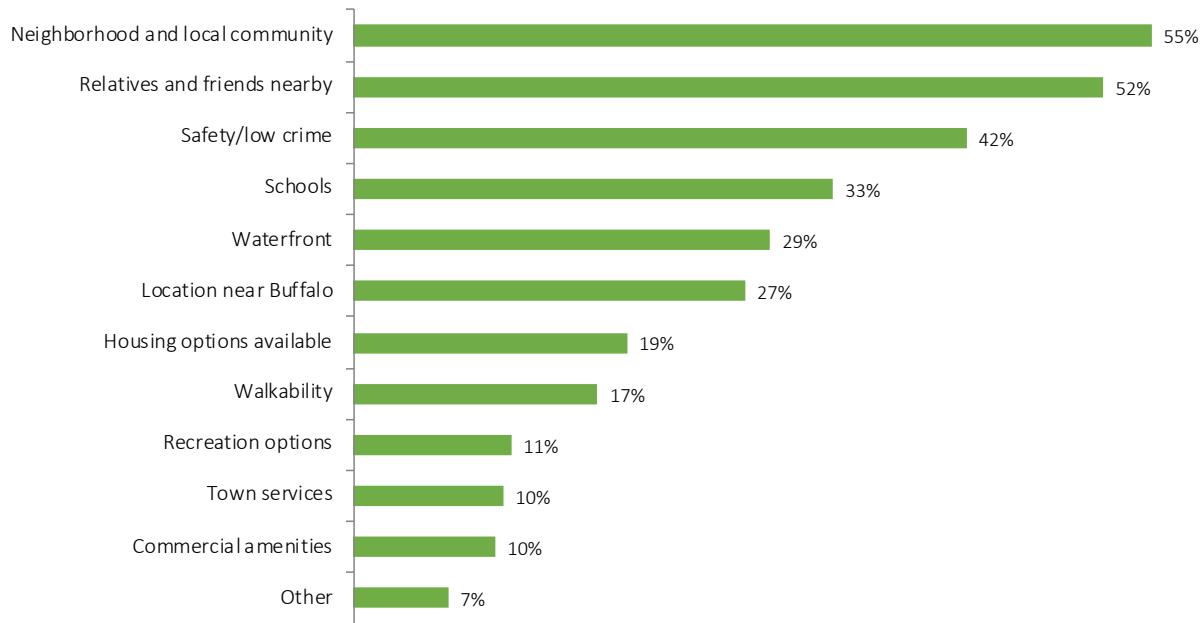
## 3. Why do you choose to live in or visit the Town of Hamburg? (select up to three (3) of your top reasons)

Question 3 received 1,607 responses. Respondents could select more than one answer. Among respondents to Question 3, the most frequently selected reason to live in/visit the Town was

“neighborhood and community” (55%), followed by “friends and relatives nearby” (52%) and “safety/low crime” (42%), as shown Figure 3.

Figure 3 Responses to Question 3

Why do you choose to live in or visit the Town of Hamburg? (select up to three (3) of your top reasons)

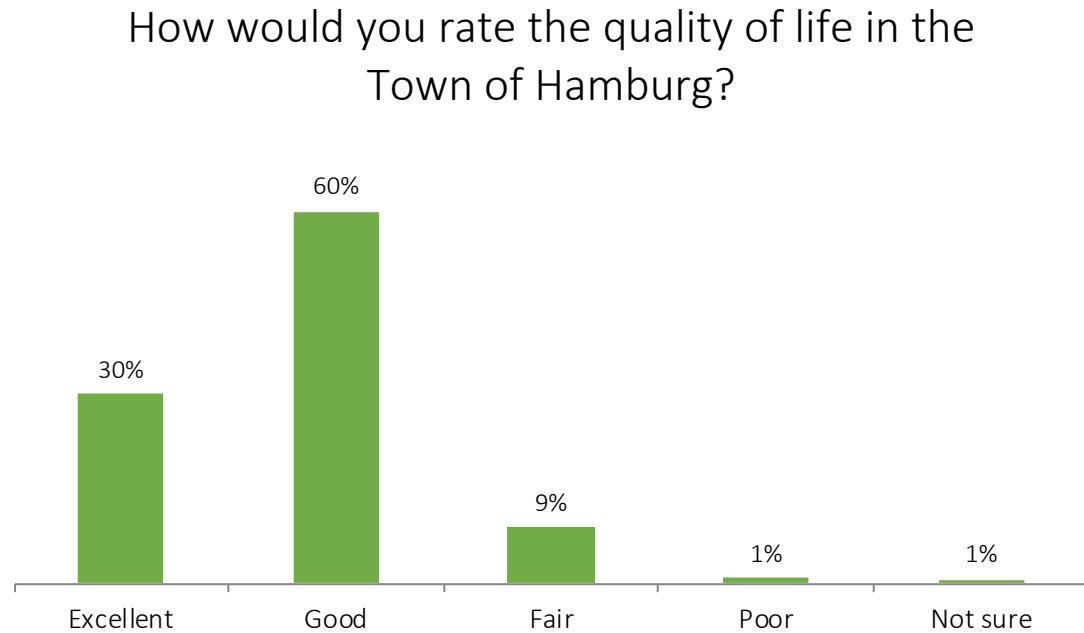


Source: SurveyMonkey, Highland Planning, 2021

#### 4. How would you rate the quality of life in the Town of Hamburg?

Question 4 received 1,603 responses. Among respondents to Question 4, quality of life was most frequently rated as “good” (60%) or “excellent” (30%), as shown in Figure 4.

Figure 4 Responses to Question 4



Source: SurveyMonkey, Highland Planning, 2021

**5. What factors led you to give that rating?**

Question 5 received 917 responses. Themes of open-ended responses included community, the village, schools and taxes, as shown in Figure 5. Full results are available as an appendix.

*Figure 5 Word Cloud of Responses to Question 5*



Source: SurveyMonkey, 2021

**6. Of the following, which are the most important characteristics in the Town? (select all that apply)**

Question 6 received 1,387 responses. Respondents could select more than one option. Among respondents to Question 6, the most frequently selected characteristic of the Town was

“neighborhoods/communities” (64%), “waterfront & beaches” (53%) and “restaurants” (52%), as shown in Figure 6.

Figure 6 Responses to Question 6

Of the following, which are the most important characteristics in the Town? (select all that apply)



Source: SurveyMonkey, Highland Planning, 2021

## Growth and Development

Questions 7, 8 and 9 covered the issues of growth and development in the Town.

**7. What are the most important challenges you see for the Town during the next ten (10) years?  
Please select as many as apply and feel free to identify others:**

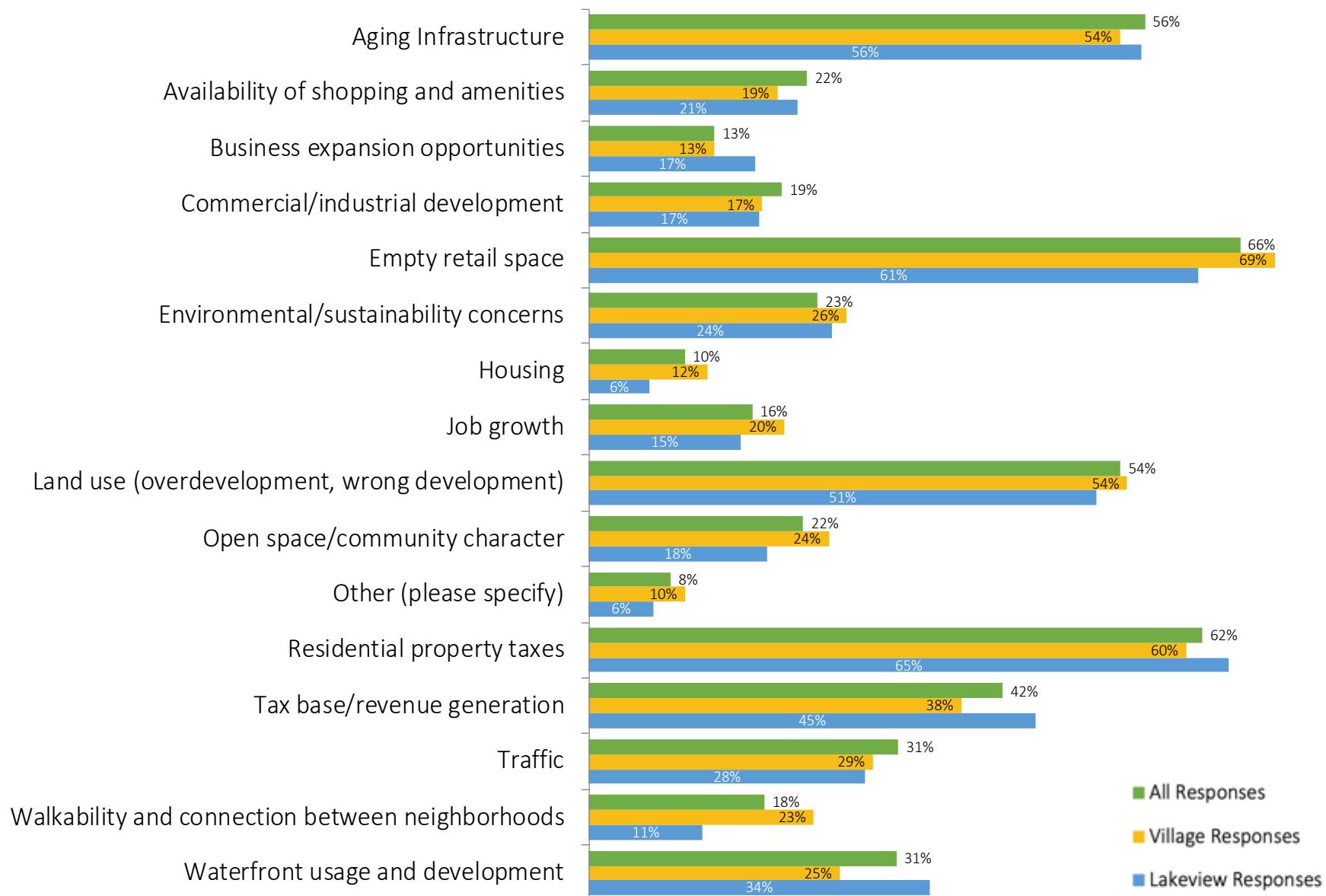
Question 7 received 1,397 responses. Respondents could select more than one option. Among all respondents to Question 7, the most frequently selected important challenges were empty retail space (66%), residential property taxes (62%), and aging infrastructure (56%) which included road conditions, drainage and water.

Answers to Question 7 from **Village respondents** were largely in line with overall responses but with a slightly greater proportion identifying walkability (23%) as an important challenge than the proportion among all question respondents (18%). The proportion of Village respondents identifying waterfront usage and development (25%) as an important challenge was lower than among all respondents (31%).

Answers to Question 7 from **Lakeview respondents** were also largely in line with overall responses but a slightly greater proportion identifying waterfront usage and development (34%) as an important challenge than the proportion among all question respondents (31%). The proportion of Lakeview respondents identifying walkability (11%) as an important challenge was lower than among all respondents (18%), as shown in Figure 7.

Figure 7 Responses to Question 7

What are the most important challenges you see for the Town during the next ten (10) years? Please select as many as apply and feel free to identify others:



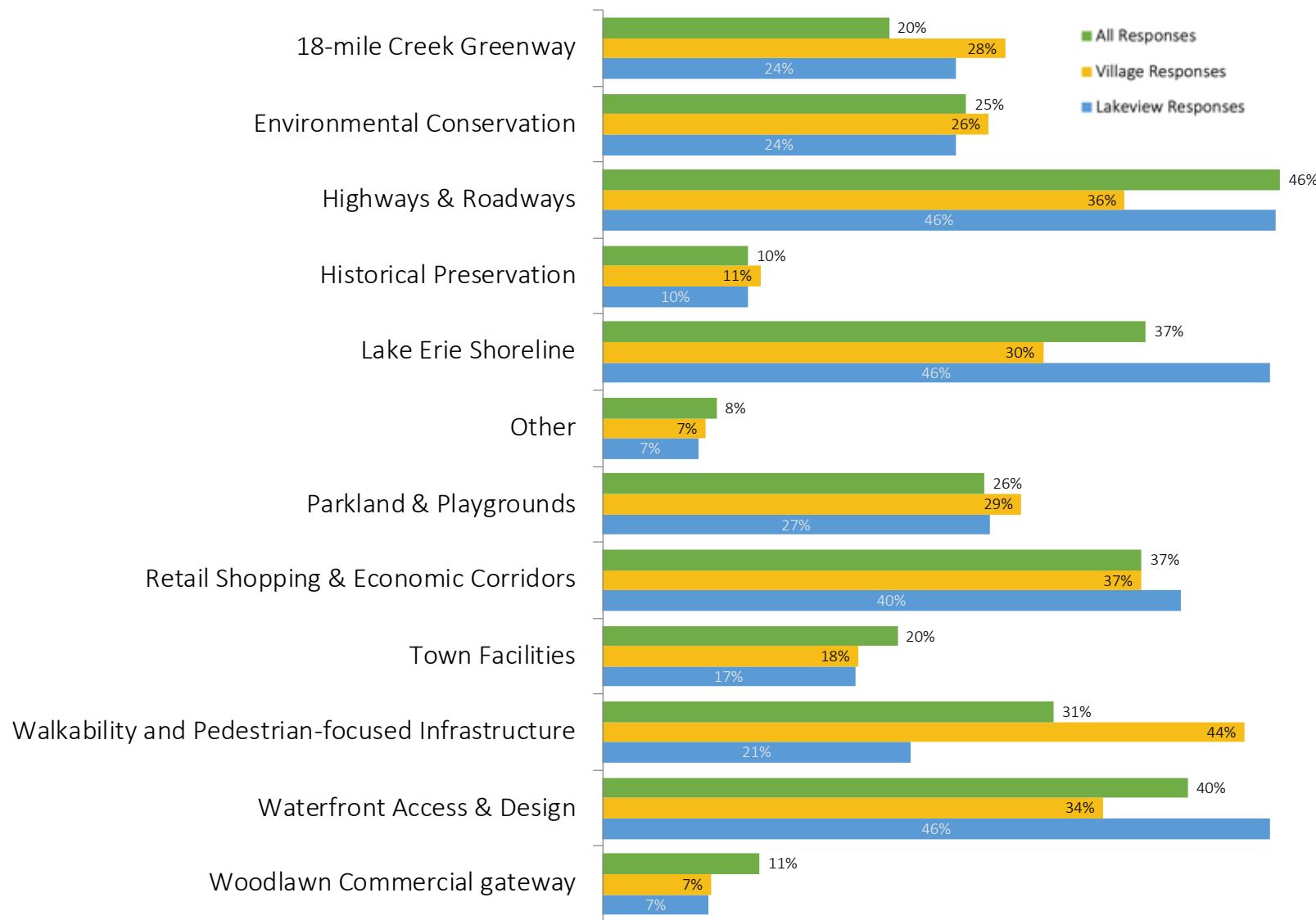
**8. Which areas of the Town of Hamburg should be targeted for revitalization in the next three years (select 3)**

Question 8 received 1,390 responses. Respondents could select more than one option. Among all respondents to Question 8, the most frequently selected area that should be targeted for revitalization in the next three years was highways and roadways (46%), followed by “Waterfront access and design” (40%), Lake Erie Shoreline (37%) and retail shopping and economic corridors (37%).

Answers to Question 8 from **Village respondents** were largely in line with overall responses but with a greater proportion selecting walkability and pedestrian-focused infrastructure (44%) as an area that should be targeted for revitalization in the next three years than the proportion among all question respondents (31%). The proportion of Village respondents selecting waterfront access and design (34%) and Lake Erie shoreline (30%) was lower when compared with the share of all respondents selecting water access and design (40%) and the Lake Erie shoreline (37%).

Answers to Question 8 from **Lakeview respondents** were also largely in line with overall responses but with a greater proportion identifying waterfront access and design (46%) and the Lake Erie Shoreline (46%) as areas that should be targeted for revitalization in the next three years when compared with the share of all respondents selecting water access and design (40%) and the Lake Erie shoreline (37%). The proportion of Lakeview respondents identifying walkability and pedestrian-focused infrastructure (21%) was lower than among all respondents (31%), as shown in Figure 8.

Figure 8 Responses to Question 8



Source: SurveyMonkey, Highland Planning, 2021

**9. What should future growth look like in the Town of Hamburg? (Check all the types you would like to see).**

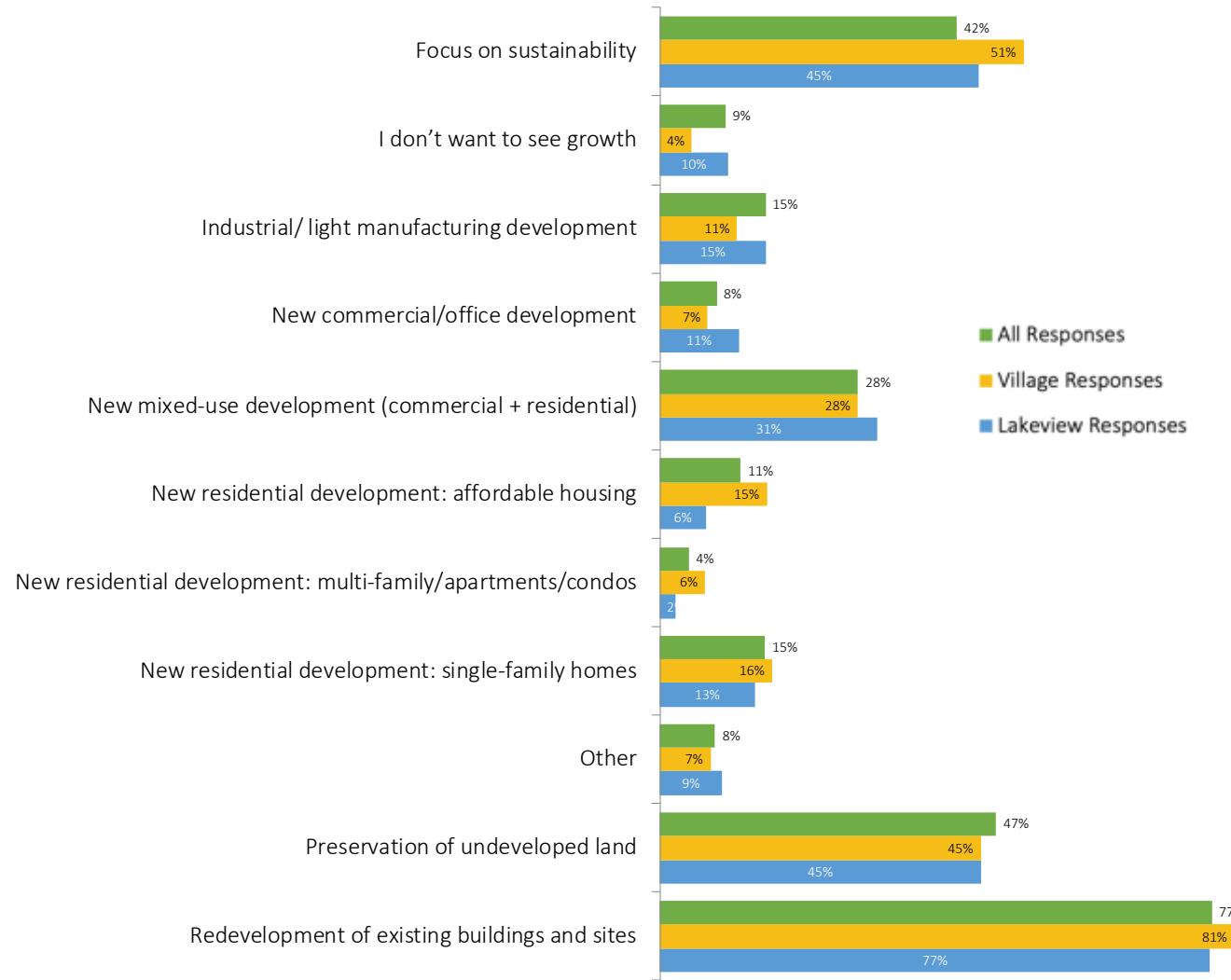
Question 9 received 1,392 responses. Respondents could select more than one option. Among all respondents to Question 9, the most frequently selected scenario for future growth was redevelopment of existing buildings and sites (77%), followed by preservation of undeveloped land (47%) and focus on sustainability (42%).

Answers to Question 9 from **Village respondents** were largely in line with overall responses but with a slightly greater proportion selecting redevelopment of existing buildings and sites (81%) and focus on sustainability (51%).

Answers to Question 9 from **Lakeview respondents** were also largely in line with overall responses as shown in Figure 9.

Figure 9 Responses to Question 9

What should future growth look like in the Town of Hamburg? (Check all the types you would like to see).



Source: SurveyMonkey, Highland Planning, 2021

## Community Vision

Questions 10-15 covered respondents' vision for the Town.

**10. During the next 10 years, what would you like to see get more emphasis in the Town? Please select as many as apply (the following list is not in any order of priority):**

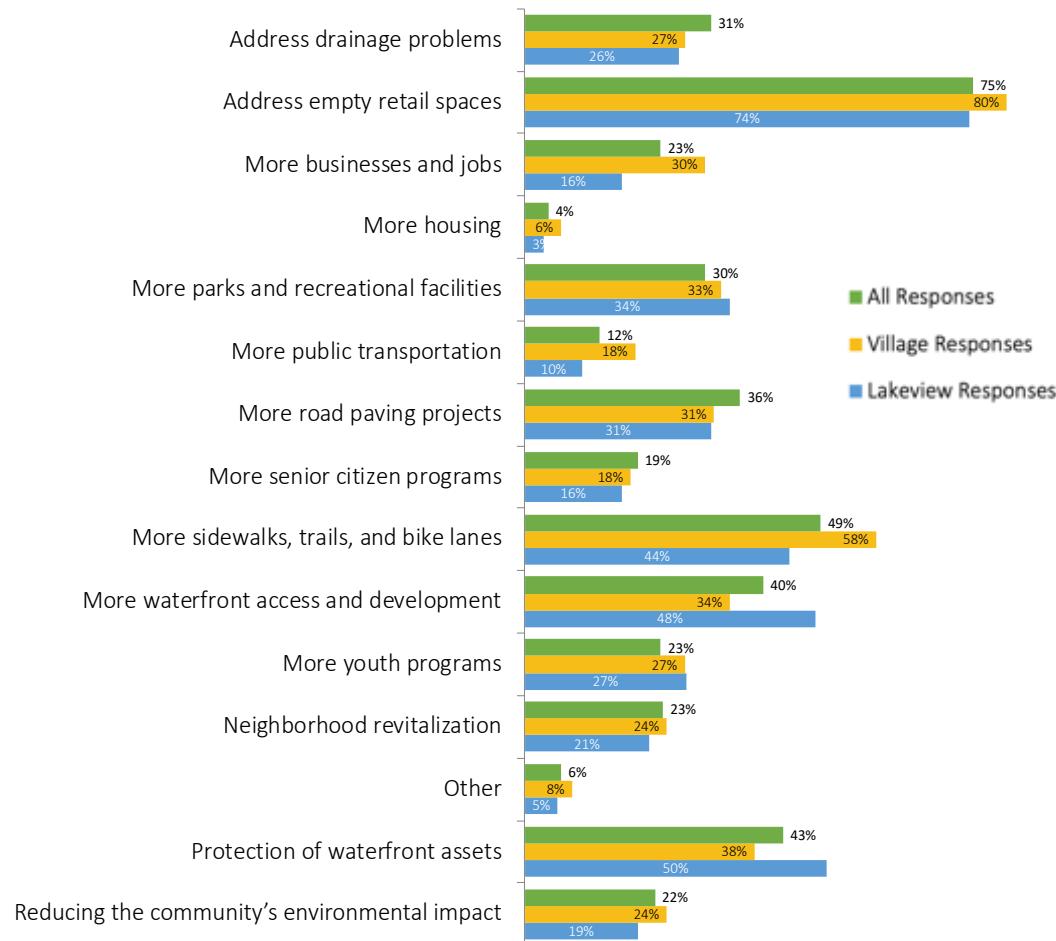
Question 10 received 1,393 responses. Respondents could select more than one option. Among respondents to Question 10, the most frequently selected option to greater emphasis on in the next ten years was addressing empty retail spaces (75%), followed by more sidewalks, trails, and bike lanes (49%) and protection of waterfront assets (43%).

Answers to Question 10 from **Village respondents** were largely in line with overall responses but with a slightly greater proportion selecting address empty retail spaces (80%) and more sidewalks, trails, and bike lanes (58%).

Answers to Question 10 from **Lakeview respondents** were also largely in line with overall responses but with a greater proportion selecting protection of waterfront assets (50%) and more waterfront access and development (48%) than share of overall respondents selecting protection of waterfront assets (43%) and more waterfront access and development (48%), as shown in

Figure 10 Responses to Question 10

During the next 10 years, what would you like to see get more emphasis in the Town? Please select as many as apply.

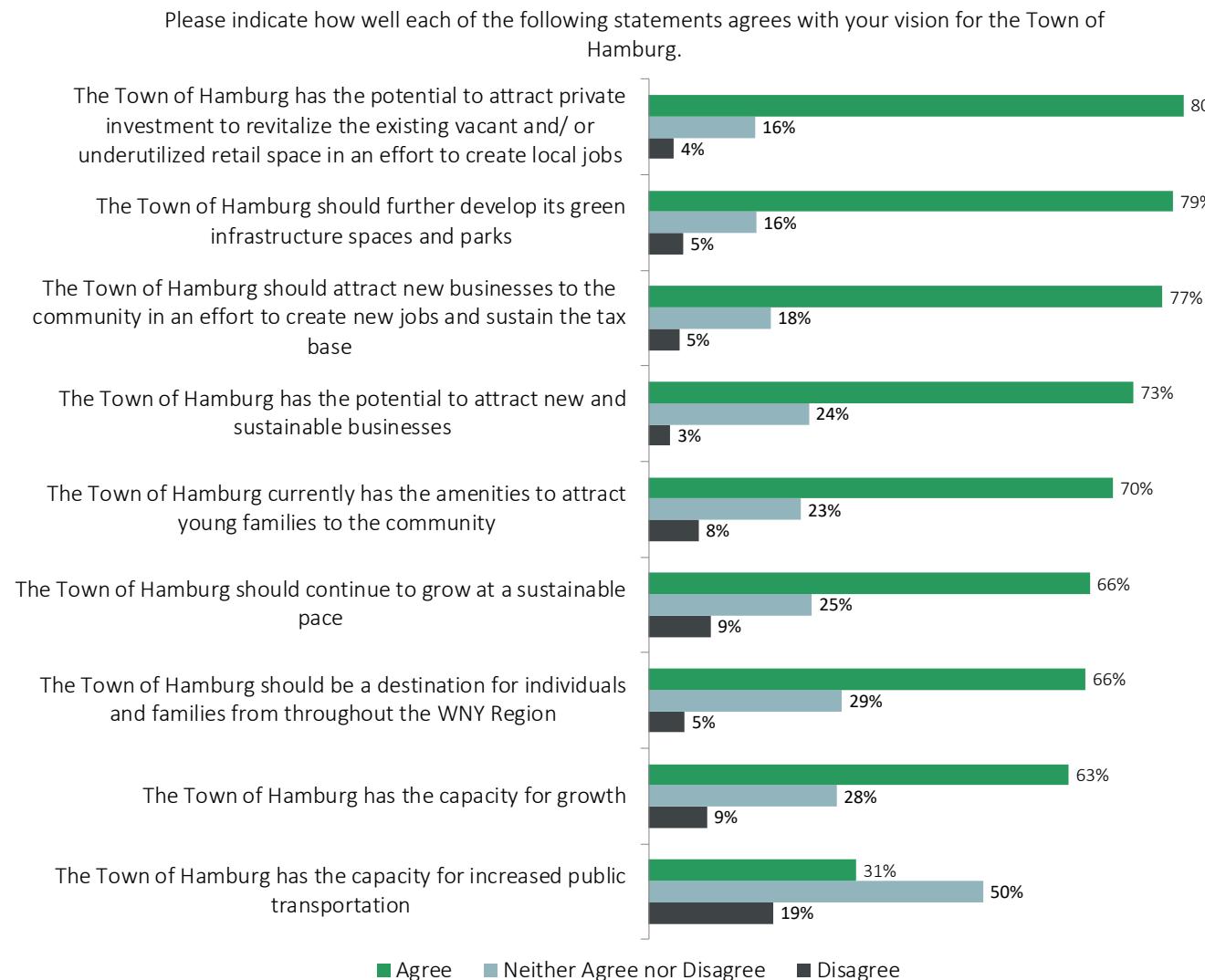


Source: SurveyMonkey, Highland Planning, 2021

**11. Please indicate how well each of the following statements agrees with your vision for the Town of Hamburg. (Agree/Neither Agree nor Disagree/Disagree)**

Question 11 received 1,392 responses. Among respondents to Question 11, agreement with all statements exceeded 60% with one exception. The statement that was most frequently agreed with was “The Town of Hamburg has the potential to attract private investment to revitalize the existing vacant and/or underutilized retail space in an effort to create local jobs” (80%). The statement *least* frequently agreed with was “The Town of Hamburg has the capacity for increased public transportation” (31%). More than half (50%) of respondents to this statement neither agreed nor disagreed and it also had the largest number of respondents who disagreed with its sentiments (19%), as shown in Figure 11.

Figure 11 Responses to Question 11

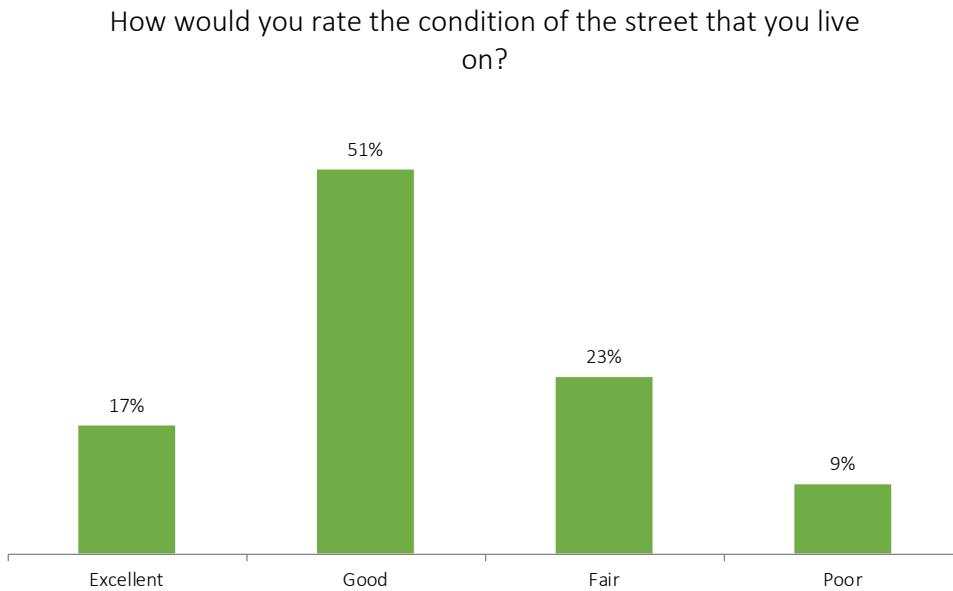


Source: SurveyMonkey, Highland Planning, 2021

## 12. How would you rate the condition of the street that you live on?

Question 12 received 1,377 responses. Among respondents to Question 12, the most frequently selected street condition was “good” (51%) followed by “fair” (23%) and “excellent” (17%), as shown in

*Figure 12 Responses to Question 12*



*Source: SurveyMonkey, Highland Planning, 2021*

**13. In fifteen (15) years, what three words would you like to be able to use to describe the Town of Hamburg to your friends/children/grandchildren?**

Question 13 received 1,082 responses. Themes included affordability, friendliness, safety, beauty and cleanliness, as shown Figure 13. Because respondents were asked to pick three words, some words appear multiple times. Full results are available as an appendix.

Figure 13 Word Cloud of Responses to Question 13



Source: SurveyMonkey, Highland Planning, 2021

**14. Please provide your comments regarding your visions for the Town of Hamburg**

Question 14 received 678 responses. Themes included development, the waterfront, green space and businesses, as shown in Figure 14. Full results are available as an appendix.

Figure 14 Word Cloud of Responses to Question 14



A word cloud visualization showing the most frequently mentioned responses to Question 14. The words are arranged in a cloud shape, with larger, bolder text indicating higher frequency. The words are primarily in blue and black, with some smaller text in gray. The most prominent words include 'home', 'beautiful', 'schools', 'many', 'concern', 'town', 'needs', 'property', 'focus', 'put', 'street', 'new businesses', 'one', 'playgrounds', 'great', 'access', 'improve', 'bike paths', 'residents', 'plan', 'think', 'lots', 'opportunities', 'also', 'see', 'town', 'safe', 'beach', 'live', 'help', 'stop', 'come', 'village', 'drive', 'make', 'want', 'developed', 'big', 'use', 'walk', 'see', 'neighborhoods', 'development', 'bring', 'keep', 'McKinley Mall', 'Hamburg', 'feel', 'area', 'attract', 'town', 'move', 'need', 'taxes', 'community', 'nice', 'business', 'maintain', 'people', 'already', 'good', 'allow', 'buildings', 'retail', 'going', 'small businesses', 'Space', 'infrastructure', 'road', 'traffic', 'will', 'don t', 'waterfront', 'add', 'green space', 'Buffalo', 'grow', 'place', 'much', 'housing', 'families', 'sidewalks', 'growth', 'well', 'continue', 'vacant buildings', 'parks', 'less', 'look', 'mall', 'left', 'fix', 'years', 'options', 'time', 'love', 'see', 'love', 'new', 'way', 'Please'.

Source: SurveyMonkey, Highland Planning, 2021

## Demographics and Future Engagement

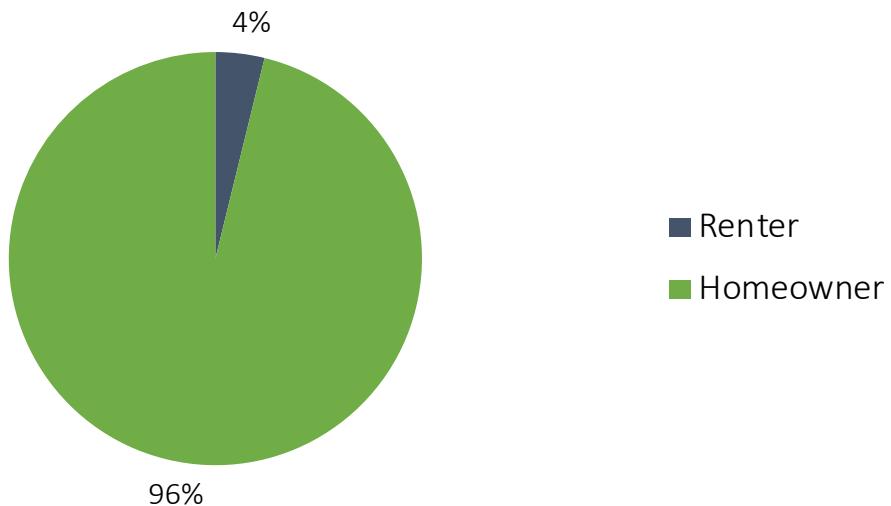
Questions 15 – 24 covered demographics and respondent contact information.

## 15. Housing Tenure

Question 15 received 1,359 responses. Among respondents to Question 15, the vast majority (96%) were homeowners, as shown in Figure 15.

Figure 15 Responses to Question 15

Please select the option that best describes you:

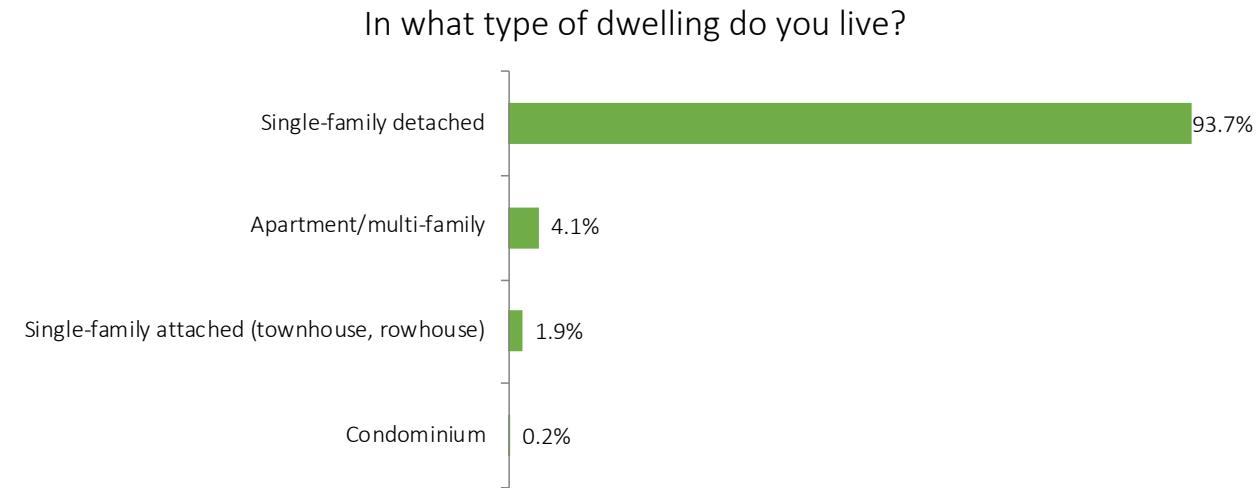


Source: SurveyMonkey, Highland Planning, 2021

## 16. In what type of dwelling do you live?

Question 16 received 1,357 responses. Among respondents to Question 16, the vast majority (93.7%) resided in single-family detached dwellings, as shown in Figure 16.

Figure 16 Responses to Question 16

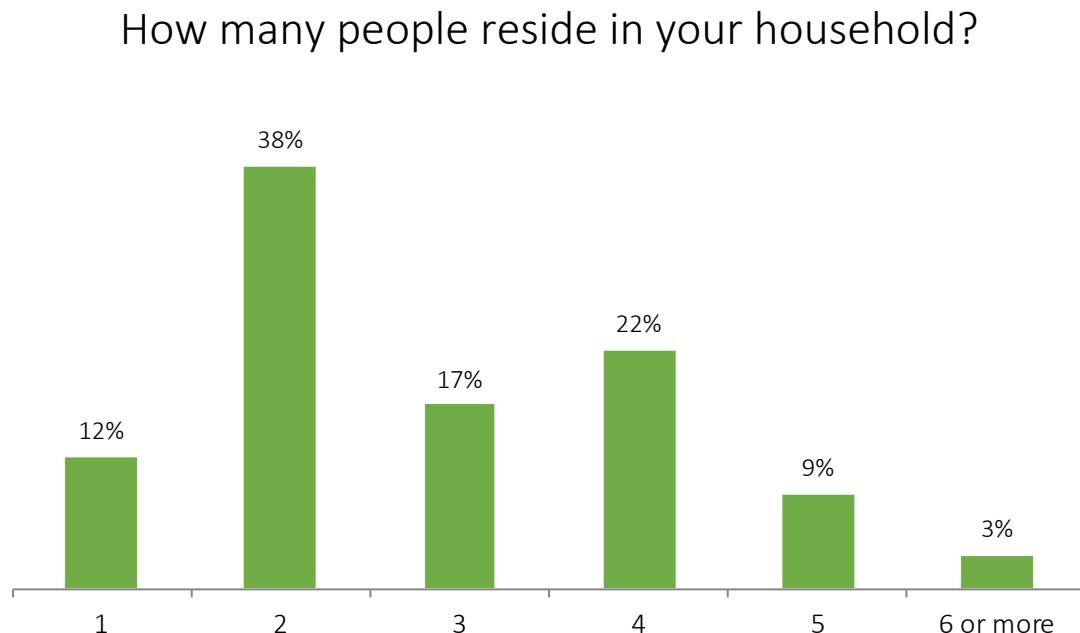


Source: SurveyMonkey, Highland Planning, 2021

### 17. How many people reside in your household?

Question 17 received 1,357 responses. Among respondents to Question 17, the most frequently selected option was two-person household (38%), four-person (22%) and three-person (17%) as shown in Figure 17.

Figure 17 Responses to Question 17

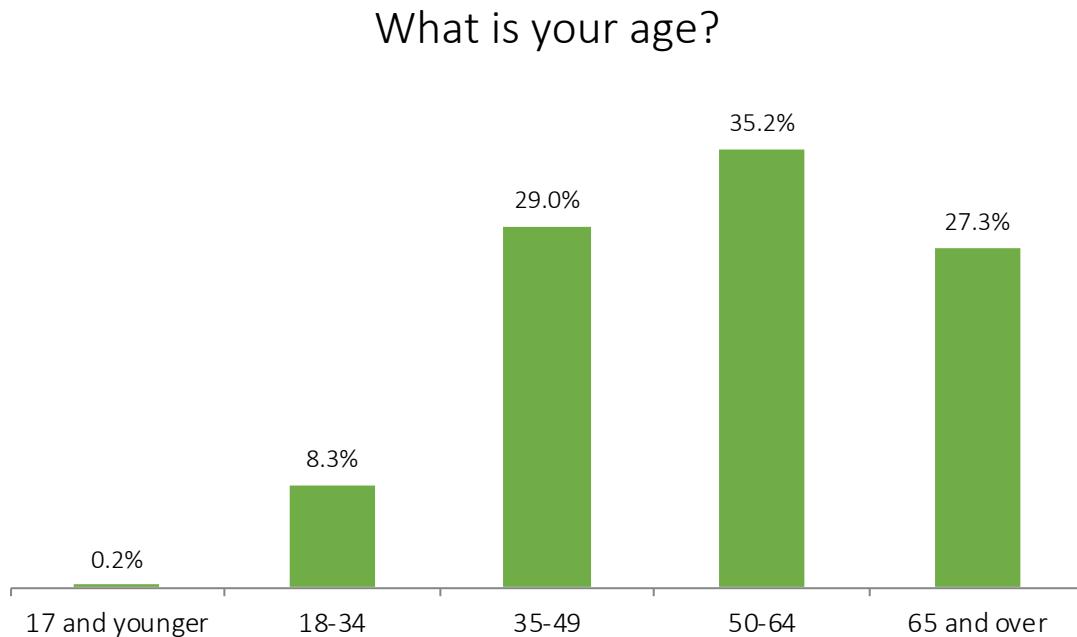


Source: SurveyMonkey, Highland Planning, 2021

## 18. What is your age?

Question 18 received 1,354 responses. Among respondents to Question 18, the most frequently selected age cohorts were 50-64 (35%), 35-49 (29%) and 65 and over (27%), as shown in Figure 18.

Figure 18 Responses to Question 18



Source: SurveyMonkey, Highland Planning, 2021

## 19. Please select the [i.e., race/ethnicity] that best describes you:

Question 19 received 1,285 responses. Among respondents to Question 19, the vast majority were white or Caucasian (91%), with the second most frequently selected option being “prefer not to answer” (8%).

## 20. How do you get news about the Town of Hamburg? (select all that apply)

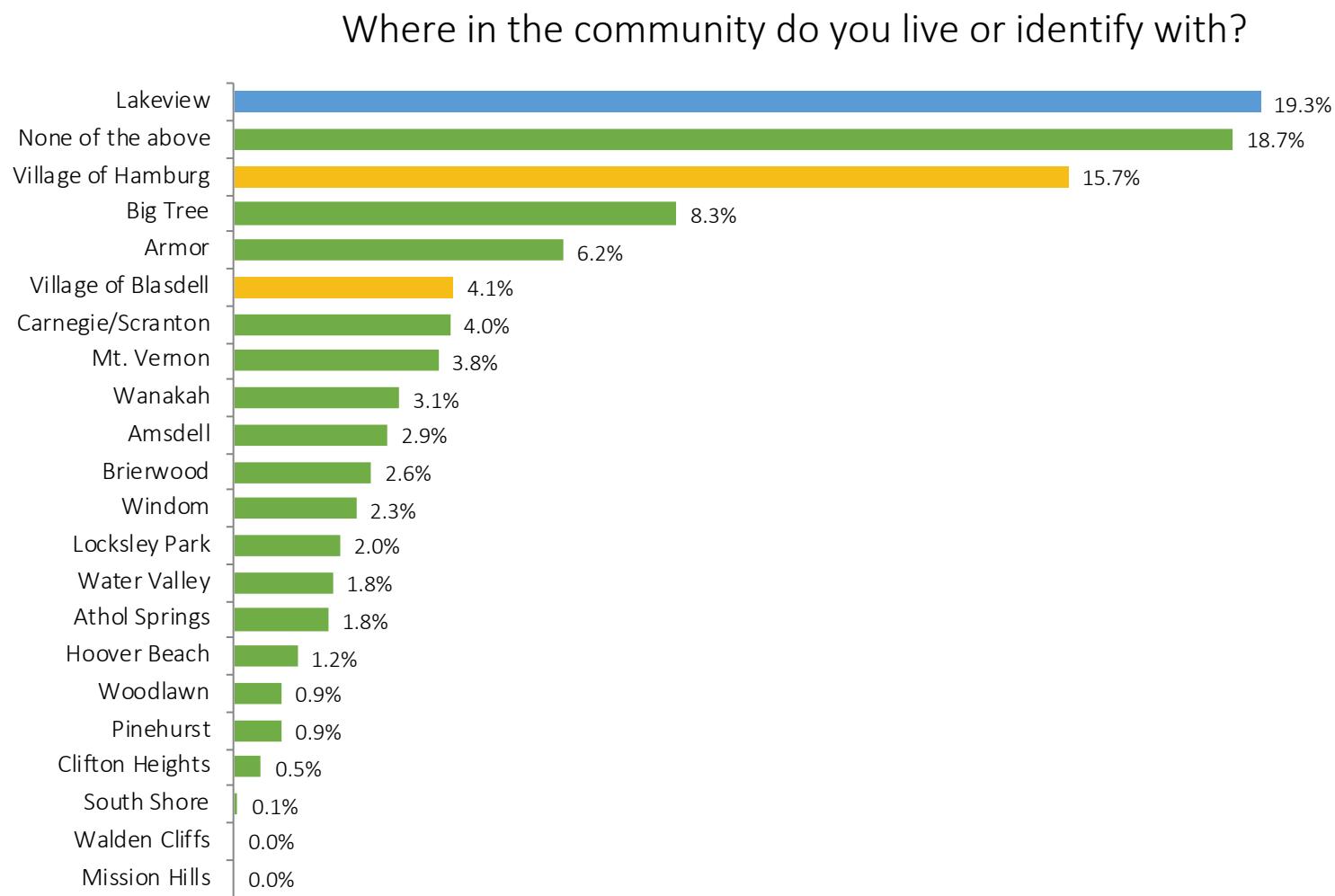
Question 20 received 1,357 responses and was included in the survey to identify the best means of reaching project participants in future engagement efforts. The most frequently selected option among respondents to the question was social media (66%), followed by neighbors and friends (58%) and local newspaper (52%).

## 21. Where in the community do you live or identify with?

Question 21 received 1,361 responses. Among respondents to Question 21, the most frequently selected community that people live in or identify with was Lakeview (19.3%), followed by the Village of Hamburg

(15.7%). The second most frequently selected option was “None of the Above” (18.7%), as shown in Figure 19.

Figure 19 Responses to Question 21

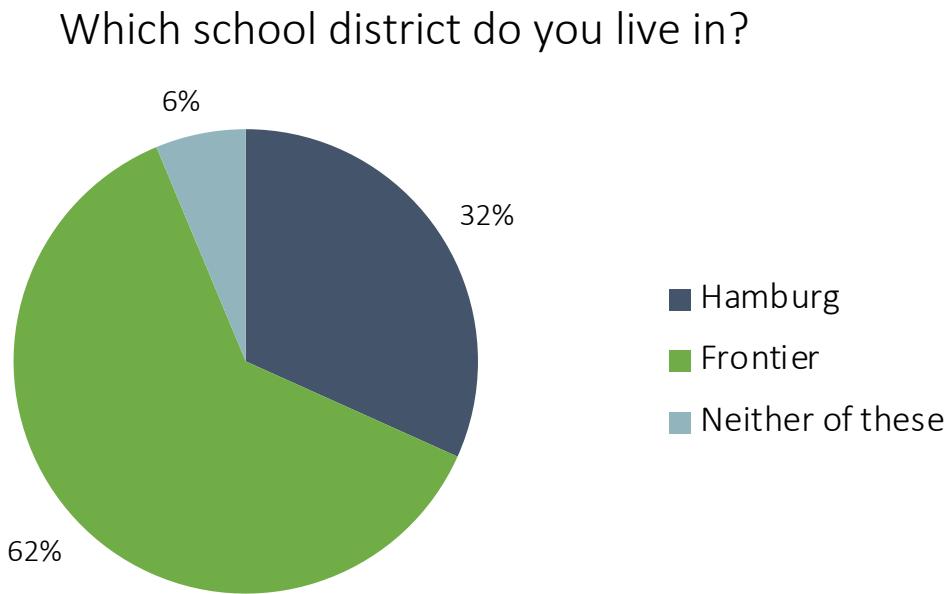


Source: SurveyMonkey, Highland Planning, 2021

## 22. Which school district do you live in?

Question 22 received 1,368 responses. Among respondents to Question 22, the breakdown of answers was Frontier (62%), Hamburg (32%) and “neither” (6%) as shown in Figure 20.

*Figure 20 Responses to Question 22*



*Source: SurveyMonkey, Highland Planning, 2021*

The survey concluded with questions about contact information and future public engagement opportunities.

## APPENDIX A: OPEN-ENDED RESPONSES

A list of open-ended responses to questions 5, 13 and 14 are included under separate cover.



# **Appendix E**

## **COMPREHENSIVE PLAN COMMITTEE**

## **MEETING NOTES**

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# **TOWN OF HAMBURG**

6100 SOUTH PARK AVENUE \* HAMBURG, NEW YORK 14075 \* (716) 649-6111 \* FAX (716) 649-4087

## **COMPREHENSIVE PLAN UPDATE MASTER PLAN REVIEW TEAM NOTES/ASSIGNMENTS**

**October 23, 2019 Meeting**

**I. Funding of Comprehensive Plan Update**

- Looking at creative funding techniques
- Plan can be completed over a two year period
- Town needs to budget some monies
- Chris Hull may be able to help.
- Nature of project (Villages/regional impacts), – may avail grants?

**II. Existing Data/studies; what is good, what needs to be updated**

- Discussed availability of existing studies and information.
- See attached topic table with new column for data.

**III. Identify any additional data/studies needed**

- See attached table

**IV. Identify Goals/Targets to Focus on**

- Handed out existing Town Goals and Objectives.
- Handed out Village Vision and first page of "Plan for Future" See Village website for full Comprehensive Plan and Visioning done by Village.
- This project is a Town of Hamburg Comprehensive Plan Update (2007 Plan) but will include references to both Villages, surrounding communities and Regional Plans.
- Need to get early input from citizens to make sure that we are addressing the right things. We will begin to work on a survey at the next meeting.

**V. Targeted areas for review**

- We did not get to this topic area, but agreed that citizen input is needed.
- This discussion area was discussed at the first meeting – see "Suggested Topic Areas".
- These topics can include overall areas of concern and needs, but can also be related to specific areas of the Town. For example, Mark L. brought up and discussed 18 mile creek and the existing CEA as important focus areas (the 18 Mile Creek area will be one of the focuses of the LWRP Update).

**VI. Next Meeting; additional meetings**

- Next meeting scheduled for 11/18/19 @ 5:30 pm (same room)
- Future meetings will most probably be on Wednesdays

**ASSIGNMENTS:**

1. Review Table handed out and attached and begin to add data/studies/information that you know is available and what may be needed.

2. Review Town Goals and Objectives and Village “key topic areas” (see Village Comprehensive Plan). Based on this information and your personal feelings, provide comments on the Town’s Goals. Need to make sure that the big picture Goals are still good, need to be revised or need new ones. Don’t worry about the objectives yet, need to make sure we are on the same page on the big picture direction (we will also get early input from the public on this).
3. Beth will re-invite Blasdell and see if they can attend at the next meeting.
3. Remember that the focus of the committee, at this time, is to begin to establish a scope of work for the Comprehensive Plan Update. We will be generating and providing an outline of data that will need to be updated or obtained, what has changed in the community and region, what areas/topics will need addressing, and the process that will be utilized to accomplish this update.
4. We also discussed the need to have an Implementation committee and make sure that actions and updates are completed on a yearly basis (use the Village of Hamburg as an example).

# **TOWN OF HAMBURG**

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## **COMPREHENSIVE PLAN UPDATE MASTER PLAN REVIEW TEAM NOTES/ASSIGNMENTS**

**November 18, 2019 Meeting**

**I. Funding of Comprehensive Plan Update**

- Looking at creative funding techniques
- Plan can be completed over a two year period
- Town has budgeted \$25,000.
- Chris Hull may be able to help through Federal monies. Use of Federal monies will require Consulting work to go through RFP process.
- Nature of project (Villages/regional impacts), – may avail other grants?

**II. Existing Data/studies; what is good, what needs to be updated**

- Discussed availability of existing studies and information at last meeting.
- See attached topic table with new column for data.
- Some changes made to the Table based on input; replanting of trees and architectural review of proposed structures in the Town were a big topics of conversation.

**III. Identify any additional data/studies needed**

- See attached table
- Tree Inventory and Management Plan will be needed (Village had done by UB).
- Public water and sewer information is available through the County.
- Stormsewer issues are more of a problem (possible identification of flooding areas; especially outside of the Floodplain (floodplain mapping was recently updated by FEMA)).

**IV. Identify Goals/Targets to Focus on**

- Handed out existing Town Goals and Objectives.
- Handed out Village Vision and first page of "Plan for Future" See Village website for full Comprehensive Plan and Visioning done by Village.
- This project is a Town of Hamburg Comprehensive Plan Update (2007 Plan) but will include references to both Villages, surrounding communities and Regional Plans.
- Need to get early input from citizens to make sure that we are addressing the right things. We will begin to work on a survey at the next meeting.
- The Retail Moratorium committee has finished their survey and has received over 700 responses.

**V. Targeted areas for review**

- We did not get to this topic area at the first meeting, but agreed that citizen input is needed.
- This discussion area was discussed at the first meeting – see "Suggested Topic Areas". Mapping was utilized in the second meeting to get some committee input. Results were added at the bottom of the table created (see revised table)
- These topics can include overall areas of concern and needs, but can also be related to specific areas of the Town. For example, Mark L. brought up and discussed 18 mile creek and the existing CEA as important focus areas (the 18 Mile Creek area will be one of the focuses of the LWRP

Update.

VI. Next Meeting; additional meetings

- Next meeting scheduled for 1/8/19 @ 5:30 pm (same room)
- Future meetings will most probably be on Wednesdays

ASSIGNMENTS:

1. Continue to review Table handed out and attached and begin to add data/studies/information that you know is available and what may be needed.
2. Review Town Goals and Objectives and Village “key topic areas” (see Village Comprehensive Plan). Based on this information and your personal feelings, provide comments on the Town’s Goals. Need to make sure that the big picture Goals are still good, need to be revised or need new ones. Don’t worry about the objectives yet, need to make sure we are on the same page on the big picture direction (we will also get early input from the public on this).
3. Beth will re-invite Blasdell and see if they can attend at the next meeting.
3. Remember that the focus of the committee, at this time, is to begin to establish a scope of work for the Comprehensive Plan Update. We will be generating and providing an outline of data that will need to be updated or obtained, what has changed in the community and region, what areas/topics will need addressing, and the process that will be utilized to accomplish this update. Drew will provide a document that begins to outline these needs for the committee to work on. The goal is to have this “scope of work” completed by late winter to be able to proceed to going to RFP/ beginning to complete the Plan.
4. We also discussed (at the first and second meeting) the need (importance) to have an Implementation committee and Plan to make sure that actions and updates are completed on a yearly basis (use the Village of Hamburg as an example).

Map Observations made at 11/18/19 meeting;

1. Protect 18 Mile Creek.
2. Zoning issues in Lakeview and South Central Hamburg; zoning changes needed? Do we need light commercial to serve subdivisions in Lakeview?
3. Will there be additional Wind Turbines in the northern lakefront areas?
4. New Launch for Town Beach.
5. Town wide roads?
6. Multi-use zoning needed zoning for McKinley Mall property? What potential uses/predevelopment?
7. Development sites on Southwestern east of McKinley.
8. Underutilized land at ECC
9. Safer crossings needed on South Park from Thruway crossing to Village. Enhancement area near Village and potential road diet.
10. Due to the nature of the Village of Hamburg/ Town boundary, there are areas in the Town that are almost surrounded by the Village.
11. 18 Mile creek areas next to the Village.
12. Drainage sheds to 18 Mile creek
13. Preserve the AG district
14. The 18 Mile Creek CEA
15. Preservation of Green Space in the Lakeview/South Central area.
16. Public Beach access and new access.
17. Camp road is Gateway to the Village; needs attention.
18. What is happening with the old South Shore site?
19. The existing Industrial lands (M1, M2 and M3) in the northwest corner of the Town must be continued and protected.
20. Bike Path in Woodlawn area needs provide connection to the bike paths to the north.
21. Revitalization of Woodlawn Beach area and restore beach connections (homeowners).
22. Enhancement areas needed on East and Central areas of Blasdell.



# TOWN OF HAMBURG

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## COMPREHENSIVE PLAN UPDATE MASTER PLAN REVIEW TEAM MEETING NOTES

January 8, 2020 5:30-6:30 p.m.  
Hamburg Town Hall Conference Room 7B

- I. Status of Comprehensive Plan Update
  - What we have done to date
    - Meetings; input*
    - Spreadsheet created*
    - Issues/ scope of update*
  - Additional work needed
    - Finalize scope of work*
    - Resolve Funding (discuss with Chris Hull)*
    - Potential RFP*
    - Committee requirements*
    - Begin public input*
  - Next steps
    - Finalize Funding and requirements*
    - Complete RFP*
    - Begin public outreach (survey?); other tools*
- II. Existing Data/studies; what is good, what needs to be updated
  - *Table was created and incorporated into scope*
    - Important to understand what Town can provide*
  - *Infrastructure*
    - Input received from Town Engineer*
- III. Goals and Objectives
  - *Committee to provide any comments on Goals and Objectives to Drew*
    - Incorporate Regional Plan language*
    - New Goals*
    - Start adding any new objectives*
  - *Community input/ surveys needed*
  - *Retail Committee has results from their survey (730 responses received), includes priority of re-use of retail buildings, walkability, activity based projects needed.*
  - *Committee can also provide their input on the Findings/Recommendations section of the Plan, to Drew.*
- IV. Request for Proposals
  - Drew provided draft outline of scope of services needed
  - Sample of RFP from Village provided and a sample used by Erie County for Elma's update.

- Group formed to begin to work on RFP (Supervisor, Councilwoman Farrell, Chris Hull, Mike Quinn and Town Attorney)

V. Other Topics of Discussion

- Once Drew gets comments, he will provide a first draft of ideas to change the Goals and Objectives. Final format will be worked out with the Consultant
- Discussed information needed to update GIS mapping (CAB can provide locations of Conservation easements).
- Discussed getting input from other Boards and committees.
- The Comprehensive Plan Update should be a standalone document this time
- Committee continue to familiarize themselves with the Comprehensive Plan and they can work with consultant to decide on format and changes.

VI. Next Meeting; additional meetings

Next Meeting: 2/10/20 @ 5:30 pm.

Suggestions: Monday 3/9/20 (5:30 p.m. prior to TB 7 p.m. work session and meeting)

# **TOWN OF HAMBURG**

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## **COMPREHENSIVE PLAN UPDATE MASTER PLAN REVIEW TEAM NOTES – FEBRUARY MEETING**

In attendance: B. Hutchison, S. Doyle, K. Farrell, R. Dimpfl, A. Reilly, E. Farrell, J. Shaw, M. Quinn, M. Lorquet, S. DesJardin, D. Schawel, B. Clark, C. Hull, R. Clark, L. Hackathorn

Notes:

- 1) Status of update: What has been done to date: list of what we need updated/suggestions on maps, review of goals/objectives, RFP- sub- committee: preparation for Consultant, gathering input from other boards, established it is a new plan, implementation and enforcement components needed, team will continue and provide ongoing recommendations for revision and update.
- 2) Assignments to other boards and committees: Input received to date- 3 lists submitted from Planning Board members-Panning Board will integrate into one, Rick & Sarah working with Zoning Board on updating maps, suggesting rezoning and rationale, RFP sub -committee-request for Qualifications out by 2/27/20 with return deadline of 3/9/20 -will report at next Comp Plan meeting on results, RFP resolution will be on Town Board 2/24/20 meeting agenda, and RFP will be issued 4/1/20 with a response deadline and opening on 4/22, Conservation Board preparing input
- 3) Subcommittee ideas for input going forward:
  - a) Economic Development - Sean D./Mark M.-Retail Committee, HIDA-later
  - b) Infrastructure-Traffic/Transportation-Jerry G- Highway Advisory Board
  - c) Rec- Mark M - Marty D./Rec Plan
  - d) Waterfront/Shoreline- Mark M./Jim S. -Shoreline Revitalization
  - e) Green Space- Mark L.
  - f) Farmland Protection - Mark L.
  - g) Playgrounds- Mark M./ Marty D.
  - h) Village transition areas- Laura H. & Ken F.
  - i) Aesthetics/Design- Bill C.
  - j) Sustainability

Other:

- Jen R. - contacted to create a share point site for Comp Plan Review process and documents
- Discussion on developing Mixed Use Code
- Zoning maps being updated -Sarah and Jen R. Preparing copies/website access
- Continue to seek representation from Village of Blasdell- contact Janet M.P.
- Agreed on ongoing/yearly review of Comp Plan/Comp Plan Implementation team
- Public Outreach - Consultant will coordinate
- Study on Industrial Parks being done for region





## MEETING NOTES

Centerpointe Corporate Park  
375 Essjay Road, Suite 200  
Williamsville, NY

Phone: 715-688-0766

Fax: 877-293-6335

No. 002

Project No.

300821

**Project Title:** *Town of Hamburg Comprehensive Plan*

**Meeting Date:** 11.30.20

**Location:** Zoom Conference Call

**Subject:** Kickoff Meeting

Initials	Name	Company	Initials	Name	Company
EF	x Elizabeth Farrell	Town Board, Hamburg	SD	x Sean Doyle	Executive Director, Hamburg Development Companies
CH	Christopher Hull	Director of Community Development, Hamburg	TC	x Ted Casey	Highway Superintendent
CJ	x Camie Jarrell	Town Engineer (GHD)	WC	x William Clark	Planning Board Chair
CM	Cyndi Matla	Chamber of Commerce	JR	x Jennifer Robertson	Director of IT, Hamburg
JG	Jerry Giglio	Resident (former Town TSAB)	MW	x Mark Walling	Deputy Town Attorney, Hamburg
BH	x Bob Hutchison	HIDA member/Resident	TG	Tom Gavin	Trustee, Village of Blasdell
JS	Jim Shaw	Supervisor	ACR	x Andrew Reilly	Planner, Wendel
KF	x Ken Farrell	Attorney/resident	LEV	x Leanne Voit	Project Manager, Wendel
LH	x Laura Hackathorn	Village of Hamburg Trustee	NR	x Nancy Raca	Highland Planning
MM	x Mark Melewski	Grants Consultant	CG	x Charvi Gupta	Highland Planning
ML	Mark Lorquet	Conservation Advisory Board	WWS	x Wendy Salvati	WWS Planning
JK	x Joe Kilian	Waterfront Committee			
RG	Roger Gibson	Town Building and Code Enforcement			
RD	x Ric Dimpfl	Hamburg ZBA	<b>For Notification Only</b>		
RC	x Rich Clark	Resident, Hamburg	TM	Tom Moses	Mayor, Village of Hamburg
DS	Doug Schawel	Planning Board	RH	Rob Hefner	Mayor, Village of Blasdell
SdJ	x Sarah desJardins	Planning Dept, Hamburg	JMP	Janet MacGregor Plarr	Administrator, Village of Blasdell

### ACTION ITEMS

Description	Ball in Court	Date Due	Status
Publish web page	JR	12.10.2020	Open
Develop language for webpage, post documents	LEV/JR	12.10.2020	Open
Finalize initial stakeholder list	NR	12.4.2020	Closed
Send Contact list for initial stakeholders to Highland	SdJ	12.9.2020	Open
Pre-engagement interviews with 6 stakeholders	NR	12.18.20	Open
Provide CPC with questions/discussion for discussions with stakeholders	NR	12.10.20	Open
Pre-engagement interviews with additional stakeholders	CPC		Open
Send draft Public Engagement Plan (PEP) to CPC	LEV	12.9.20	Open
Review and comment on draft PEP	CPC	12.10.2020	Open
Review draft survey, provide comments	Public Engagement Sub Committee		Open
Check with Wendel GIS to see if we can create interactive maps for Town website	ACR	12.9.2020	Open
Provide list of on-going initiatives in the Town/Village	MM	12.10.20	Open
Provide sub committees with list of assignments	ACR	12.9.2020	Open
Send contact list to CPC	LEV	12.8.2020	Open

### TOPICS DISCUSSED:

#### I. Status of Comprehensive Plan and Introductions

- Introductions
- Where have we been?
  - A lot of work has been done by the CPC over the last year
  - None of that work will be lost.
    - Notes from those meetings, and summaries will be provided to the team.
  - Held a Pre-Kick-off meeting with some members of the CPC to prepare for this meeting, and establish some next steps

- Wendel team has begun collecting data, creating maps, and preparing project and public engagement plans
- Where do we go from here?
  - Will begin to prepare for meetings, posting information to the website, continuing to collect existing conditions data
  - Draft Schedule has been created. Dates to be solidified as we continue through the process. Goal is for plan acceptance late 2021/Early 2022
  - Assignments will be sent to committee members

## II. Comprehensive Plan Team, Roles and Responsibilities

- Wendel
  - Leanne Voit, Andrew Reilly
  - Prime Consultant.
  - Will focus on Budget, Schedule, scope and leading the content of the plan
- Highland Planning
  - Nancy Raca, Tanya Zwahlen, Charvi Gupta
  - Focus on Public Engagement/ participation
- WWS Planning
  - Wendy Salvati
  - focus on the waterfront issues (not planning the waterfront, that will be done in the LWRP), previous plans, and developing the content of the plan
- Comprehensive Plan Committee (CPC)
  - This will be a working committee (will form sub-committees)
    - Will receive assignments throughout the process
    - Assist with additional outreach/public engagement
    - Be involved with sub-committees
  - Town Board Liaison
    - Elizabeth Farrell
    - Report to the Town Board
  - Village Representatives
    - Liaisons to the Villages
    - This is a plan for the Town, but the villages will play a key role
    - Build a strong relationship with the Town to enhance connections
- Citizens, groups, and organizations of the Communities

## III. Comprehensive Plan Scope Discussion

- The following scope items are being done now:
  - Data Collection (need to make sure we have all existing information)
  - Public Engagement
    - See notes below
  - Regional Planning Issues
  - Creation of Vision/ Draft Goals and Objectives
- The following scope will occur later in the project:
  - Analysis/Technical Investigations – SWOT
  - Recommendations
  - Implementation Tools
  - Final Plan

## IV. Communication Plan

- Meeting notes to be sent after each meeting
  - Action items will be identified
- Town-based share site (Sharepoint) will be used
  - Updated documents
  - Documents for review
  - Assignment list
- Town website

- Comprehensive Plan tab will be made public (JR)
  - Wendel will work with JR to develop introduction language and post the existing comprehensive plan and other documents as they become available.
- Town Facebook page
  - Will be used for communicating with community
  - Posting flyers for meetings

## V. Public Engagement

- Pre-Engagement Stakeholders interviews to start
- CPC and Highland discussed a list of at least 6 stakeholders that represent key areas to assist with developing Public Engagement Plan (PEP)
  - Business Owners?
  - Large Landowners?
  - Schools?
    - Renee Kumiega, elementary principal, and parent
  - Parents?
  - Laura Hahn, ZBA and member of Locslea (?) Park group
  - Dennis DiPaolo, owner of Ilio DiPaolo's
  - Stewart Green
  - Marty Denecke, head of Recreation in the Town
  - Patty Durny (?) head of Centennial event, head of Lakeview community association
  - Hank Kleinfelder, Hoover Beach
- SdJ to provide contact information for the above individuals
- Committee can reach out to additional people as needed before the Public Engagement Plan is finalized
  - Highland will provide a list of questions/discussion items
  - What are the hot button issues?
  - Who should we be reaching out to? How? When? What?
- LEV to provide committee with DRAFT Public Engagement Plan for review and comment
- Survey will be the first action under the PPP
  - Refer to draft survey in the Draft PPP. Sub Committee to review and finalize, present to CPC.
  - Survey will remain open for a month
  - Virtual survey
    - Does the CPC want to provide paper copies? How can this be done?
- First Public meeting
  - Virtual meeting using zoom and break out rooms
  - See draft in Draft PPP.
- Second Public Meeting
  - Virtual meeting using zoom and break out rooms (unless situation due to COVID changes)
  - Purpose of meeting will be visioning
- Third Public meeting
  - Fall 2021
  - Once draft plan is ready to review
- Other discussion
  - SD: GoBike Buffalo used a GIS based map for some of their outreach. Allowed comments for specific sections on the plan. Is this something that can be done?
    - NR: using Surveymonkey and can add images, but there is no capability for markup
      - Public meeting format will allow for annotations on images or maps, esp in break out groups
    - ACR: can check with HML (Wendel GIS) to see if there is something interactive that we can add to the Town's website
  - NR: suggests a subcommittee around public engagement/outreach.
    - SdJ has volunteered

- SD is on the Chamber Board and can assist

#### **VI. Public “Meeting”, Committee’s Next Meeting**

- Committee will meet again before the first public meeting (February 2021?)
- Continue to schedule meetings on Mondays, but opposite the Town Board meeting

#### **VII. Open Discussion**

- Ongoing initiatives: MM to provide a list and summary of initiatives in the Town (and impacts to Villages)
- Sub Committees/areas of interest were discussed
  - Refer to memo which was updated following additional discussions after the meeting
  - ACR will follow up with assignments
    - Initial sub-committees’ efforts will be focused on gathering data to support the Comprehensive Plan

#### **VIII. Review Information Needed/ Assignments**

- ACR to send assignments to CPC by 12.9.20
- LEV to send communications list

The above minutes represent Wendel’s understanding of the major topics discussed. Please provide additions/deletions to the undersigned within 5 business days of receipt.

---

Prepared By:

Wendel

Signed:



Dated: 12.1.20

Printed Name:

---

Leanne Voit, AICP

## Comprehensive Plan Review – Info needed per Topic Areas – Rev Nov. 2020

Category	Topic	Potential Information Needed/updated
Zoning	<ul style="list-style-type: none"> <li>-Multi-Use Zoning (let the market decide future development)</li> <li>-Rezoning needs(identify)</li> <li>-Un-zoned areas</li> <li>-Inclusionary Zoning (Fair Housing)</li> <li>-Analysis of R3 zoning classification</li> </ul>	<ul style="list-style-type: none"> <li>-Updated Zoning maps</li> <li>-Problem Areas/Conflicts</li> <li>- Location of Fair Housing</li> <li>- Need Blasdell map</li> <li>- Crucial is areas at Village/Town boundaries</li> <li>- DRI application</li> <li>- Regional Plans</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>-Roads</li> <li>-Storm Sewers</li> <li>-Sanitary Sewers</li> <li>-Water</li> <li>-Drainage/Water Quality</li> <li>-Highways</li> </ul>	<ul style="list-style-type: none"> <li>-Drainage problem areas</li> <li>- Non-sewered and non-watered areas</li> <li>- ECWA has water info.</li> <li>- ECSD has sewer info.</li> <li>- Highway ratings map – Ted Casey report</li> <li>- MS4 information</li> </ul>
Traffic	<ul style="list-style-type: none"> <li>-Control</li> <li>-Safety</li> </ul>	<ul style="list-style-type: none"> <li>-Highway Ratings info. – Town, Village and City</li> </ul>
Redevelopment	<ul style="list-style-type: none"> <li>-South Shore</li> <li>-Mckinley Mall</li> <li>-Growth in Blasdell Commercial districts</li> </ul>	<ul style="list-style-type: none"> <li>-Info. from Retail study</li> <li>- Info. from Villages</li> </ul>
Multi-family Developments	Too much? Where?	<ul style="list-style-type: none"> <li>-Map illustrating MF dev. and types.</li> </ul>

Community Character	<ul style="list-style-type: none"> <li>-Define</li> <li>-Identify specific areas that should be kept the way they are</li> <li>-Identify strategies to maintain/protect</li> <li>-Population Growth</li> <li>-Suburban Growth/sprawl</li> <li>-Efforts to create more diverse neighborhoods</li> <li>-neighborhood connectivity</li> <li>-Architectural Review Board</li> </ul>	<ul style="list-style-type: none"> <li>-“Character mapping”.</li> <li>- New subdivisions/development Since 2007.</li> <li>- Connectivity mapping</li> </ul>
Tourism	<ul style="list-style-type: none"> <li>-Waterfront, State Parks, trails, Penn Dixie</li> </ul>	<ul style="list-style-type: none"> <li>- Tourism/recreation mapping</li> <li>- Trail Plan- Town/Village</li> <li>- Marine Feasibility Plan</li> <li>- Erie County Parks plan</li> </ul>
Coordination/ consistency with other plans	<ul style="list-style-type: none"> <li>-Recreation Master Plan</li> <li>-Village's Plans</li> <li>- LWRP</li> <li>- Regional plans</li> <li>- Sustainability Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Copy of all plans</li> </ul>

Conservation/ Environment	<ul style="list-style-type: none"> <li>-Eighteen Mile Creek(critical environment area-preserve mouth for recreation/ fisheries)</li> <li>-Wind Mills</li> <li>-Identify wetlands and habitat projects to engage in for the future/consider when developments -mitigation</li> <li>-Protect green space</li> <li>-Protect existing farmland</li> <li>-Protect Lake Erie Watershed</li> <li>-Protect Woodlawn Beach</li> <li>-Replacement of trees</li> </ul>	<ul style="list-style-type: none"> <li>- Map illustrating all important environmental features.</li> <li>- Add mapping of conservation easements.</li> <li>- Update environmental map</li> <li>- Tree Inventory</li> </ul>
Town Borders	<ul style="list-style-type: none"> <li>-Entry points to Town</li> <li>-Transitions in/out of Villages</li> </ul>	<ul style="list-style-type: none"> <li>- Identification (update) of Gateway locations.</li> </ul>
Taxes	<ul style="list-style-type: none"> <li>-Indirect Impact</li> </ul>	<ul style="list-style-type: none"> <li>- Tax/Assessment trends</li> </ul>
Lakefront Access	<ul style="list-style-type: none"> <li>-Eighteen Mile Creek</li> <li>-Wanakah Beach</li> </ul>	<ul style="list-style-type: none"> <li>-Lakefront public access locations</li> </ul>
Vacant Buildings	<ul style="list-style-type: none"> <li>-Revitalizing</li> <li>-Repurposing</li> </ul>	<ul style="list-style-type: none"> <li>-Info. from Retail study</li> </ul>
Utilizing Plan	<ul style="list-style-type: none"> <li>-Fidelity/Following plan- avoiding deviation from plan/enforcing</li> <li>-Community Understanding</li> <li>-Dissemination of plan</li> <li>-Coordination between Boards</li> <li>-Ongoing commitment to periodic reviews</li> <li>- Grants</li> </ul>	<ul style="list-style-type: none"> <li>- Samples from other plans.</li> </ul>



**HAMBURG COMPREHENSIVE PLAN**  
**CHECK-IN MEETING AGENDA**  
 1/21/21

**WE ASK THAT EVERYONE MUTE THEMSELVES AND RAISE HAND OR TYPE IN CHAT IF YOU HAVE QUESTIONS**

**Computer: Select Participant. Select Raise Hand**

**Phone: \*6 to Unmute. \*9 to Raise Hand**

**Chat will also be monitored throughout the meeting**



Initials		Name	Company	Initials		Name	Company
EF	x	Elizabeth Farrell	Town Board, Hamburg	SD	x	Sean Doyle	Executive Director, Hamburg Development Companies
CH		Christopher Hull	Director of Community Development, Hamburg	TC	x	Ted Casey	Highway Superintendent
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JG		Jerry Giglio	Resident (former Town TSAB)	MW		Mark Walling	Deputy Town Attorney, Hamburg
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KF	x	Ken Farrell	Attorney/resident	LEV	x	Leanne Voit	Project Manager, Wendel
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SdJ	x	Sarah desJardins	Planning Dept, Hamburg	JMP		Janet MacGregor Plarr	Administrator, Village of Blasdell

**I. Status Update**

- Review Action items from Kick-Off meeting

Description	Ball in Court	Date Due	Status 11.30.20	Status 1.21.21	Notes
Publish web page	JR	12.10.2020	Open	Closed	
Develop language for webpage, post documents	LEV/JR	12.10.2020	Open	Closed	
Finalize initial stakeholder list	NR	12.4.2020	Closed	Closed	
Send Contact list for initial stakeholders to Highland	SdJ	12.9.2020	Open	Closed	
Pre-engagement interviews with 6 stakeholders	NR	12.18.20	Open	Closed	
Provide CPC with questions/discussion for discussions with stakeholders	NR	12.10.20	Open	NA	This is not needed unless the committee chooses to do additional outreach
Pre-engagement interviews with additional stakeholders	CPC		Open	Closed	
Send draft Public Engagement Plan (PEP) to CPC	LEV	12.9.20	Open	Closed	
Review and comment on draft PEP	CPC	12.10.2020	Open	Closed	
Review draft survey, provide comments	Public Engagement		Open	Closed	

Description	Ball in Court	Date Due	Status 11.30.20	Status 1.21.21	Notes
	SC				
Check with Wendel GIS to see if we can create interactive maps for Town website	ACR	12.9.2020	Open	Open	
Provide list of on-going initiatives in the Town/Village	MM	12.10.20	Open	Open	
Provide sub committees with list of assignments	ACR	12.9.2020	Open	Closed	
Send contact list to CPC	LEV	12.8.2020	Open	Open	

## II. Sub Committees

- Review Assignments

Review expectations...meet, deadline is February 9<sup>th</sup>! let us know when your meetings are and copy notes from those meetings into the dropbox/email us  
 Open the assignment document...any questions or concerns?

Need leader for Neighborhoods and Hamlets

Dropbox Documents...has everyone been able to access them? ACR will print maps and some of the other information and place in the Planning office. Once complete with your markups return them to the Planning office.

**ACR dropping off maps and assignments...go to Saraks office**

**Reach out to drew with questions on your assignments**

- **Public Engagement Survey**
  - Comment responses
  - Will keep survey live until end of February
- **WE made some changes**
- **Randomizing the answers**
- **RC:**
  - *How long have you lived in Hamburg? Maybe add some more years*
  - *“select all that apply” the options are redundant if you want people to select all that apply*
- **MM:**
  - *So general...doesn't substantiate what we are trying to do...so many initiatives. People don't really know what we are talking about. Make it more specific. Lacks complexity.*
- **ACR:**
  - *purpose of this survey is to be generic...early on. Don't want to guide. We want to know what is on people's minds. First step! We will have tools later to delve into the specific issues. Sub Committees can dig deeper as time goes on.*
- **Will there be other surveys?**
  - *No but we can have other approaches in the public meetings*
    - *Polls*
    - *Surveys*
    - *Breakout sessions*
- **Rick Clark:**
  - *What is the path to the outreach? Does it get cut out if we fall behind?*
- **MM:**

- Need to get as much input as possible now...esp if this is our only chance. People are more excited about detailed questions.
- Everything is comprehensive and feeds together
- Wants support and feedback from the community
- Rich Clark
  - Is there a measure of how effective the survey is?
- ACR:
  - What are we trying to accomplish with this survey? We want to understand the general priorities and the first outreach
- What is the consensus of the committee?
- Beth
  - How can we bridge this?
  - Is there a way to include/define each of the items
    - What does "waterfront" mean?
    - What does "road conditions" mean?
    - Add some more detail in the description
      - Question 6: we offered examples
- Wendel team will delay this survey by one week...need responses by Jan 25<sup>th</sup>.
  - review questions and maybe add a few high level questions or add more detail to existing questions. Maybe some more open ended questions.
- TC: This is our "one shot".
- BH: where do you live? Have them list a street, and then identify the hamlet that they identify with
- NR will look into adding a map where people can add a pin.
- We need your help to GET THE WORD OUT!!
  - We will be relying on each of you in the sub committee to help us get the word out, reach out to other stakeholders, design what the public meeting should be
  - Website
    - Add a response counter to the website.
    - Add to the school websites. (EF and JR to reach out to schools)
    - There will be a "Google form" for people to sign up for the mailing list
    - Link for the survey will be added once its posted
  - Flyer
    - Post to social media (jpeg version)
    - Additional Flyer to be posted/mailed
  - Press release
    - Sarah D can reach out to Hamburg sun to publish the press release. Beth confirmed the quote.
    - Beth willing to be interviewed, are there others? ACR, Ted Casey, Bill Clark, Sean Doyle
    - Business First...Sean will talk to Cyndi at Chamber.
    - Take out half page in the Penny Saver (Cyndi? Sean?) halfway through the survey time?
  - Emails
    - Rich and Nancy working on email lists.
    - See newsletter blurb
  - Blurb for newsletters
 

Text is available for use in any of your newsletters
  - Lawn Signs

- *Consensus that this would be worth doing...but maybe ad is more worth the money spent.*
- *Would have to talk to Jim regarding budget*
- *Is there a printer in town that would be willing to do it for a reduced price in service of the Town? Sean to talk to Cyndi, JR to reach out to those that she knows too*
- *Other social media*
  - *Next Door...we would need someone who has it to post it.*
- *Code Red?*
  - *JR to reach out to dispatch to see if we can advertise through that*
- *Public Meeting*
  - *Review methods*  
*Can do polls/surveys during our public meetings*

### **III. Structure of the Plan**

- *What will work for you?*
- *How will you use the plan?*

ACR will follow up with an email that outlines our plan/structure

### **IV. Open Discussion**

- *Set up another check in once the survey is live*
- *Send survey out for one last look/review*



## MEETING NOTES

Centerpointe Corporate Park  
375 Essjay Road, Suite 200  
Williamsville, NY

Phone: 715-688-0766

Fax: 877-293-6335

Project No.

300821

**Project Title:** *Town of Hamburg Comprehensive Plan*

**Meeting Date:** 4.13.21

**Location:** Zoom Conference Call

**Subject:** Committee Meeting

Initials		Name	Company	Initials		Name	Company
EF	x	Elizabeth Farrell	Town Board, Hamburg	SD	x	Sean Doyle	Executive Director, Hamburg Development Companies
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### ACTION ITEMS

Description	Ball in Court	Date Due	Status 4/13/21	Notes
Sub-Committee Assignments	Sub Committees		Open	Existing Conditions assignments are complete
Advertise for survey	Everyone		Closed	
Survey closed	Highland		Closed	
Survey summary	Highland		Closed	
Schedule Public Meeting	Wendel/Highland		Closed	4.20.21
Advertise for Public Meeting	Everyone		Open	
Zoning problem areas assignments b. and c.	SdJ	4.23.21	Open	
Community Facilities – Send Appraisals, LED survey to LEV	MW	4.23.21	Open	
LEV to contact TC	LEV	4.14.21	Closed	
Send survey results to TC	LEV	4.13.21	Closed	
Send advertisement information to Committee	NR/LEV	4.14.21	Open	
Send mtg reminder email to survey respondents	NR	4.16.21	Open	

### TOPICS DISCUSSED:

#### I. Sub Committees

- Working committee!
  - We will be adding new assignments to your list as we proceed.
- Discussion:
  1. Ag, Open Space & greenspace
    - Wendel will use EC Ag Protection Plan as starting point.
    - Will share results with committee.
  2. Economics and Development
    - Summaries received.
    - Feedback was received from existing developers and exist commercial real estate brokers.

3. Zoning problem Areas
  - LEV confirmed: Handwritten list of changes to zoning was saved to the drop box 4/7
  - SdJ to follow up with LEV on assignments b and c by 4/23
4. Town Projects
  - No discussion
5. Community Facilities & Services
  - MW to find and send to LEV:
    - Insurance appraisal/audits
    - Survey that was done for the LED lighting project
  - EF to send map on drop box to Town Bldgs. and Grounds. Input needed by 4/23.
6. Neighborhoods and Hamlets
  - Compare ACRs map markups to map sent by RC 4/13
7. Traffic and Transportation
  - LEV to contact TC 4/14
8. Village Gateways & Other Topics
  - No discussion
9. Historic Preservation
  - No discussion
10. Infrastructure
  - No discussion
11. Public Outreach
  - No discussion
12. Design/aesthetics, development codes/laws
  - No discussion

## II. Public Engagement

- Survey
  - Discuss results (see attached)
    - LEV to send results to Ted Casey
    - TC: were there any commonalities on the open-ended questions?
- Public Meeting 4/20
  - Review draft agenda
    - NR: Highland has found that people are very engaged in this format, and really feed off each other.
    - Currently have 86 registrants
    - PLEASE REACH OUT AND ADVERTISE!!! LEV to re-send information for advertisement.
    - EF:
      1. Sent ads to Hamburg Sun
        - Letter to the editor
        - Press release
      2. Emails sent to schools.
    - NR: Sent emails to those who responded to survey.
      1. A reminder will go out once more.

## III. Vision Statement

- Purpose & Type of Vision Statement (see attached)
- Discussion of vision concepts
  - MM: Revitalization! It's one word...retail, waterfront, Corridors, brownfield, retail space
    - This fits under so many different sectors
    - Underperforming areas are costing more than anywhere else...not just a capital expenditure item, it's a long term economically sustainable plan
  - TC: Incorporate infrastructure into revitalization
    - Revitalization applies to a lot of the items they are looking to improve upon
  - LH: safety, quality of life, pedestrian exp in village leads our decision making. Safe routes to school, traffic calming road design
  - RC: Branding..."City of good neighbors". Create a brand for the Town
  - The Town has an official motto that dates to the Quakers. What is the history of this?
    - "The Town that friendship built"
    - ADD this as a polling question. This doesn't speak to the future
  - EF: What is the future between the motto and revitalization? How do we bring that forward?
    - Create a bridge, a connection for going forward.

- Revitalization and growth and evolution is healthy and natural, but it can still be based on the basic premise, or the original value statement.
- We need to have a plan for revitalization and evolving. Build upon the successes of the past. Learn, evolve, re-tool with a backdrop of the basic premises and values.
- LH: what does revitalization mean to you? Preserving greenspace? Re-development?
  - How does the vision statement get put to use every day? Ex: when there are capital expenditures to be made...re-read and remind the decision makers to help guide investments and resources.
- KF: Caring about your neighbors, the town that friendship sustains,

#### IV. Open Discussion

- During Public meeting clarify for the public what the other opportunities for input will be. Do this early on and re-state at the end. Might want to state early on and re-state at the end.
- Back up for IT/posting to Facebook or the Town website is Jason Bock. Best practice is to send everything to Jen and copy Jason

The above notes represent Wendel's understanding of the major topics discussed. Please provide additions/deletions to the undersigned within 5 business days of receipt.

Prepared By:

Wendel

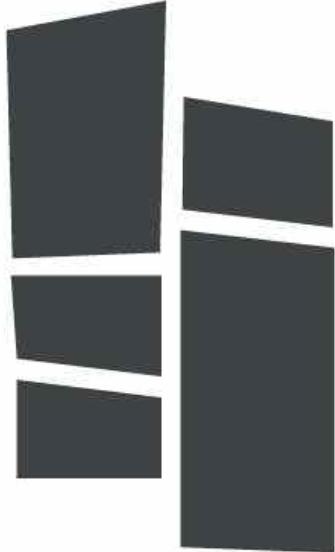
Signed:



Dated: 4.14.21

Printed Name:

Leanne Voit, AICP



# **TOWN OF HAMBURG COMPREHENSIVE PLAN**

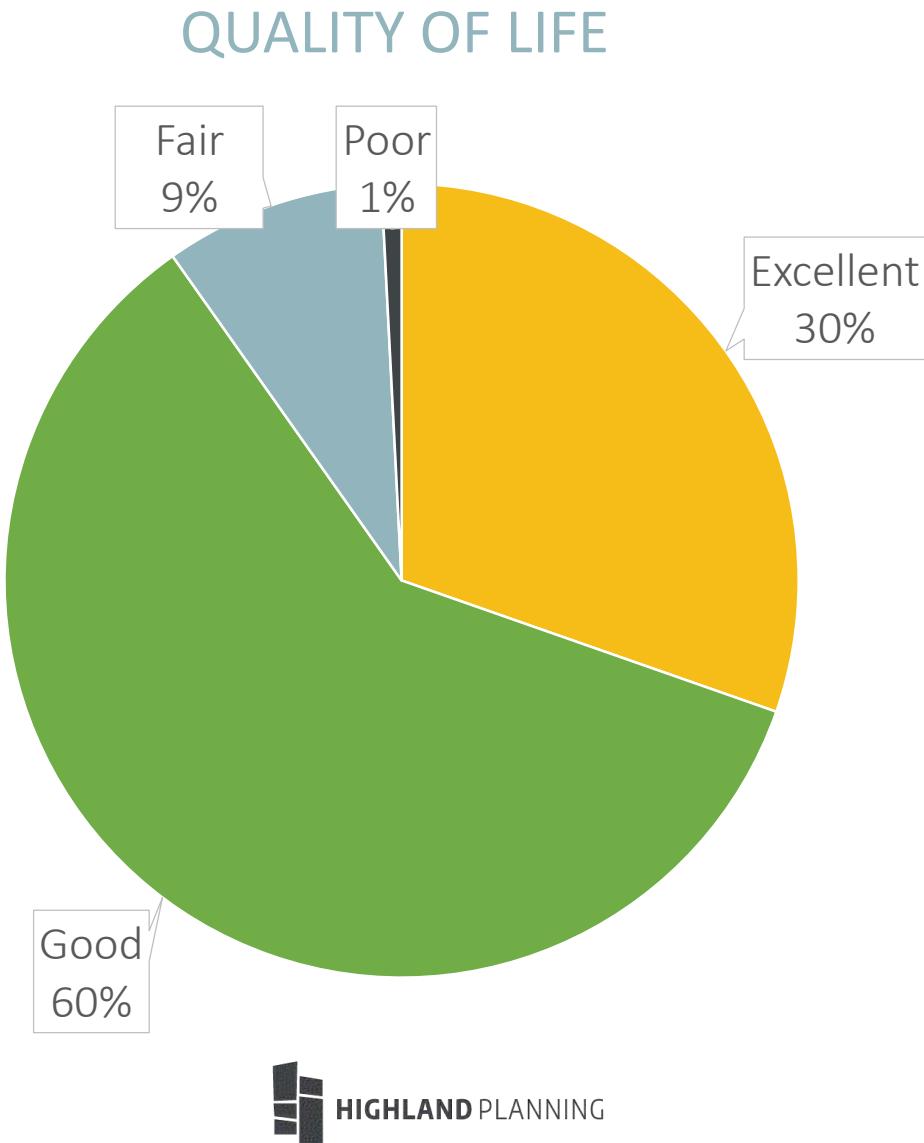
April 13, 2021

# COMMUNITY SURVEY SUMMARY

- 1,710 responses over three months
- Hosted on SurveyMonkey
- Promoted via
  - Hamburg Sun
  - Online video
  - Social media posts
  - Local newsletters
  - Flyers
  - Word of mouth

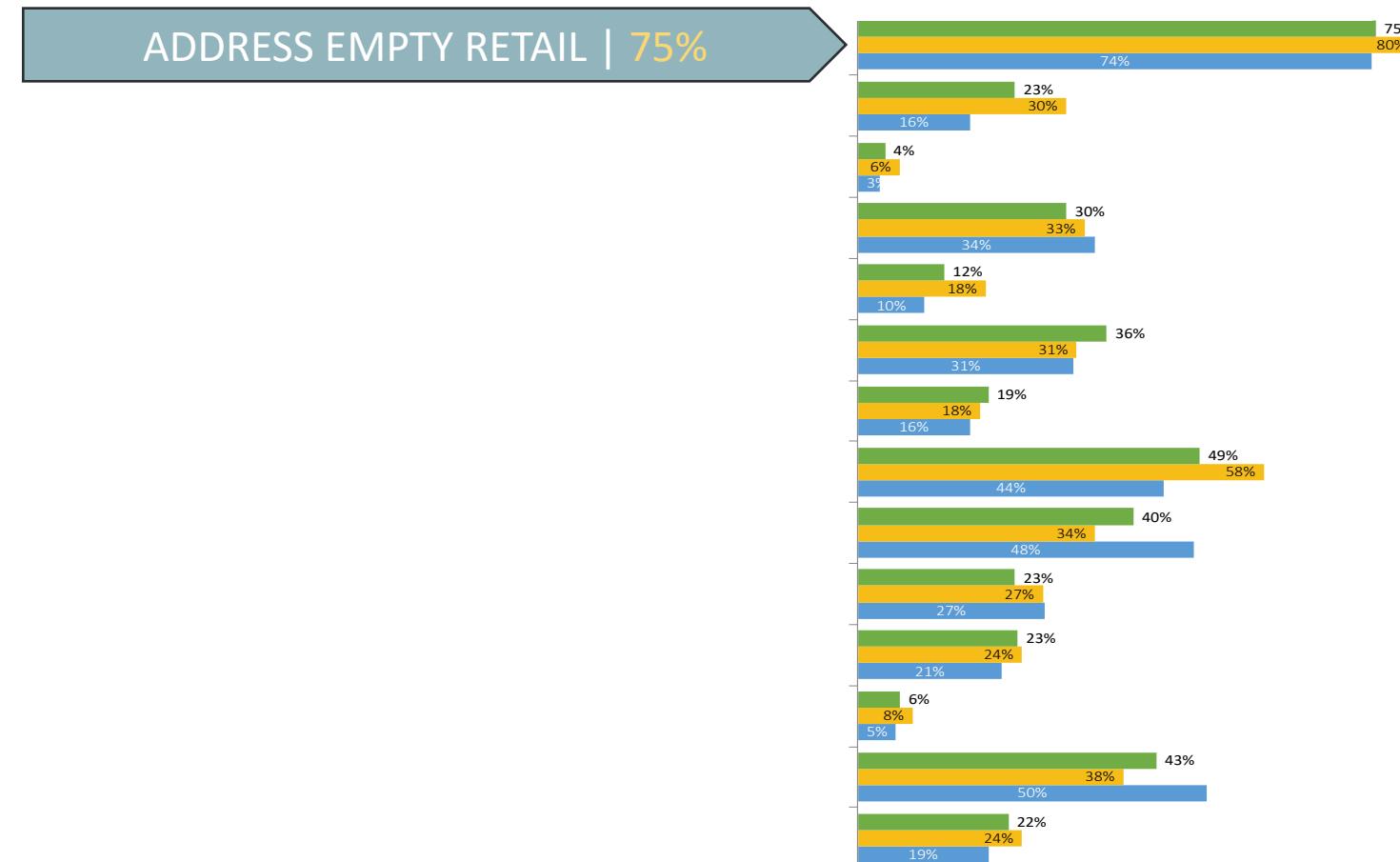


Quality of life in the Town received **high marks** from respondents.



# Respondents identified empty retail space as a major concern.

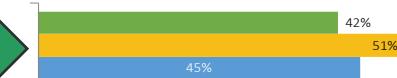
## FUTURE EMPHASIS



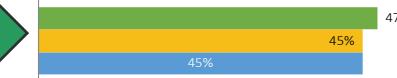
# Greenspace and sustainability were valued by respondents.

## FUTURE GROWTH

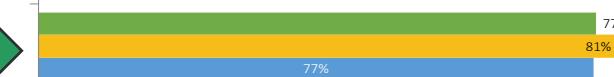
FOCUS ON SUSTAINABILITY | 42%



PRESERVATION OF UNDEVELOPED LAND | 47%



REDEVELOPMENT OF EXISTING BUILDINGS/SITES | 77%



HIGHLAND PLANNING

Roads, highways and other infrastructure were identified as a challenge though the condition of local streets received mostly **positive** ratings.

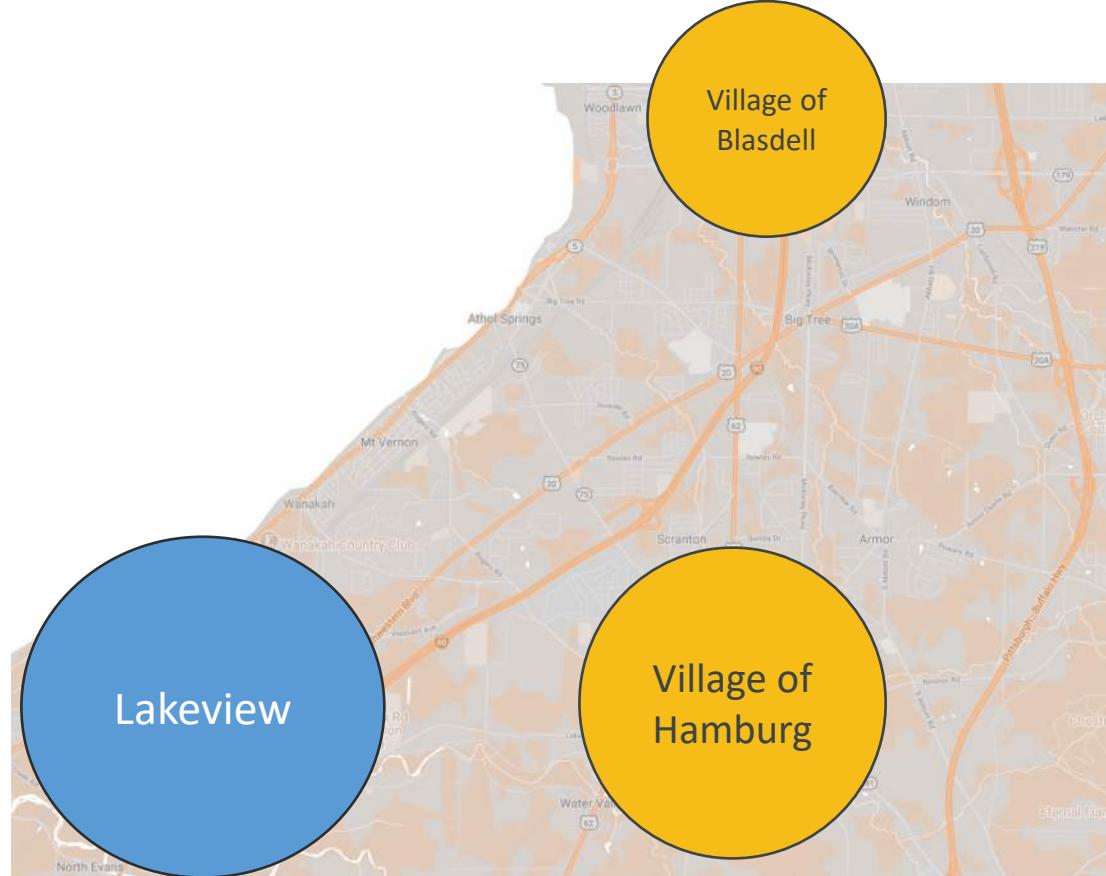
#### RESIDENTIAL STREET CONDITIONS



Public transportation was not a high priority for respondents, but the story was more mixed on **biking and walking**.



Lakeview and Village respondents' answers closely matched overall responses on questions of development and growth but with predictable differences.



Residential property taxes were a frequently identified challenge for the Town of Hamburg.



## VISION FOR THE TOWN

Family-friendly **Taxes** Livable **Recreation** Good schools **Waterfront** Neighborly  
Green Entertaining **Accessible** inclusive **Quiet** location  
**Convenient** Beaches **Walkable** good **Affordable**  
Family oriented **Friendly** Small town **Safe** Attractive **Clean**  
Charming **Beautiful** Prosperous **Fun** place **Community**  
Business **Family** live **Peaceful** Nature **Welcoming** Smart **Active**



# Contact Info

Full results of the survey are available to share.

Christopher Dunne, Senior Planner

[christopher@highland-planning.com](mailto:christopher@highland-planning.com)

585-752-5806

# Vision

- What is a Vision Statement?
  - A vision is a simple, straight forward statement that is intended to be a guide for the long-term identity for the Town of Hamburg.
  - It will support Hamburg's goals, which articulate the values and priorities of the Town.
  - All goals/strategies in the comprehensive plan are aimed at achieving the "end", or the Vision Statement

**"A vision is like a light-house, which illuminates rather than limits, giving direction rather than destination."**

—James J. Mapes, *Foresight First*



# Vision

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*The Town of Lancaster, Village of Lancaster and Village of Depew work **cooperatively** to enhance and promote an **excellent quality of life** for their citizens. Residents benefit from **high quality services, attractive parks, well-maintained infrastructure, and a diverse economic base.***

*The two Villages serve as the **vital center of the community**, offering a mix of businesses, housing and services, and a variety of events and other civic opportunities.*

*The Town outside the Villages transitions from **more densely neighborhoods near the Villages** to a **more rural setting in the eastern and southern** portions of the Town. Consistent with regional planning documents, the communities encourage growth and redevelopment in areas in and around the Villages, and in areas of the Town with utilities and public services capacity; and encourage the protection of natural resources and agricultural lands and rural character in areas without sewers.*

***Strong residential neighborhoods** accommodate a variety of housing types and densities in and around the Villages, and in areas designated for growth in the Town. The Town and Villages support a wider variety of **transportation options**, including sidewalks, bike lanes and improved transit. **Trails and sidewalks** provide access to the Village centers, and link parks and greenspace to residential neighborhoods.*

*There are a variety of **employment opportunities** in designated areas for light industrial, office, retail and other commercial development.*

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# Vision

- Based on what we have heard from the public, conversations with stakeholders and the Committee
- What have we heard so far?
  - In general, the residents have a very positive outlook when it comes to the Town as it is today, and as they wish it to be tomorrow
  - They are looking for:
    - Focus on Sustainability
    - Redevelopment of existing buildings/sites
    - Preservation of undeveloped land
    - Continued support for trails, green infrastructure and parks

Family-friendly **Taxes** Livable **Recreation** Good schools **Waterfront** Neighborly  
Green Entertaining Accessible inclusive Quiet location  
Convenient Beaches **Walkable** good **Affordable**  
Family oriented **Friendly** Small town **Safe** Attractive **Clean**  
Charming **Beautiful** Prosperous **Fun** place **Community**  
Business **Family** live **Peaceful** Nature **Welcoming** Smart Active



# Vision - Brainstorm

- RULES: No critiques! No wrong answer!





## MEETING NOTES

Centerpointe Corporate Park  
375 Essjay Road, Suite 200  
Williamsville, NY

Phone: 715-688-0766

Fax: 877-293-6335

Project No.

300821

**Project Title:** *Town of Hamburg Comprehensive Plan*

**Meeting Date:** 7.13.21

**Location:** Zoom Conference Call

**Subject:** Committee Meeting

Initials		Name	Company	Initials		Name	Company
EF	x	Elizabeth Farrell	Town Board, Hamburg	SD	x	Sean Doyle	Executive Director, Hamburg Development Companies
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SdJ		Sarah desJardins	Planning Dept, Hamburg	JMP		Janet MacGregor Plarr	Administrator, Village of Blasdell

### TOPICS DISCUSSED:

#### I. Status Update

- Zoning –
  - Created a map for the team to assess and review the zoning issues
  - This was developed based on input from committee, sub-committee and public
  - Developed a similar plan for Land Use
- Special Projects
  - Will describe the BOA as an active project. Is there an area identified for the BOA? Centered around Woodlawn but the area needs to be clarified. Might go into Blasdell
    - MM: All the residential, all the way to the water.
  - LWRP
  - Possibly the Ag protection Plan
  - Hamburg Trails
- Agric and open space planning
  - 40 year old open space plan
  - No Ag plan
    - Town Board is considering applying for a grant for an Ag protection plan
    -
  - Wendel next steps – will give the committee assignments as we continue to digest the information provided
  - No questions on Infrastructure, Transportation, and Economic Development, and Gateways will need further input
  - MM: Survey results focused on preserving greenspace and reuse of existing bldgs.

- MM:Talk about the density...not increasing residential density but increasing reuse of properties
- WC: what is our definition of greenspace?
- Define greenspace, push people towards revitalization and reuse

## II. Review TOC

- How does the above information fit into the plan?
  - Needs to be easy to use. Data, etc. to go into Appendix
  - Implementation – we want this plan to be handed to people without all of the data! Can separate out the implementation matrix
  - EC – identify yearly actions!
  - ACR – will have “toolbox” items.
  - Assess this on YEARLY basis to adjust the implementation
  - Immediate actions – form a committee!! Make it part of the Town process to review the comprehensive plan!!

## III. Discuss Vision/Goals

- Do we want to do an overarching vision?
- Sub-committees will develop own Vision statement
- Goals will focus on “Committee topics”
- MM: do we have a gateways subcommittee with the villages?
  - LH – had heard about the gateways RFP
  - MM: In the past there was a great vision for Hamburg...working together as a community, village, Town. Gives opportunity to attract larger funding sources
  - MM: want to make sure the revitalization goals that were in the past are looked at across “borders” and everyone works together

## IV. Open Discussion

- What is your role at this meeting?
  - Not for your platform.
  - We need honest opinions from public, and then ask probing questions
- Assignments were made (see attached)
  - Planning Board members have also volunteered and we can use them to fill any gaps
- Open house will allow for one on one coordination
  - Will be set up upstairs at Town Hall
- During presentation we could even have each of the tables/workstations provide a summary of what they heard
- GET THE WORD OUT!
  - Everyone invite 5-10 people!!
  - ACR will leave copies of the flyer at Town Hall
- LEV to push the Committee to RSVP so we can make plans!
  - MM, SdJ unable to attend
- Beth, Jenn, LEV, ACR will discuss whether this will be recorded or livestream
- TC: do the presentation in the courtroom (50-60 people max), with the tables outside
- JR: larger capacity downstairs
- Beth and ACR to walk through Townhall and decide what the layout will be
- Goal: spur conversation, get more input! Small presentation
- GOAL OF THE MEETING \_ have conversations with people. Listen. Absorb. Strengths, weaknesses, opportunities.
- ACR will supply notebooks...box for comment sheets
- BF...will there be comment sheets? Post its?
- WC: lots of maps? ACR: several maps at each station to write on
- BF: will have name tags

**V. Set up follow up meetings**

- Will set up after the open house

**VI. Actions:**

- New committee assignments will come after public meeting
- LEV to send reminder email to committee:
  - RSVP to open house
  - Select tables to assist with
- Each volunteer to review the list of materials for the workstations
  - Make requests, what do they want to have on hand?
- GET THE WORD OUT!!
- Reach out to sub committees to find more volunteers
  - Greeters

The above notes represent Wendel's understanding of the major topics discussed. Please provide additions/deletions to the undersigned within 5 business days of receipt.

---

Prepared By:

Wendel

Signed:



Dated: 7.15.21

Printed Name:

Leanne Voit, AICP

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## MEETING NOTES

Centerpointe Corporate Park  
375 Essjay Road, Suite 200  
Williamsville, NY

Phone: 715-688-0766

Fax: 877-293-6335

Project No.

300821

**Project Title:** *Town of Hamburg Comprehensive Plan*

**Meeting Date:** 10.7.21

**Location:** Town Hall Conf Rm 1 & Zoom Conf Call

**Subject:** Committee Meeting

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LH	x Laura Hackathorn	Village of Hamburg Trustee	NR	Nancy Raca	Highland Planning
MM	x Mark Melewski	Grants Consultant	CG	Charvi Gupta	Highland Planning
ML	Mark Lorquet	Conservation Advisory Board	WWS	Wendy Salvati	WWS Planning
JK	Joe Kilian	Waterfront Committee		x Hank Kleinfelder	
RG	Roger Gibson	Town Building and Code Enforcement			
RD	x Ric Dimpfl	Hamburg ZBA	<b>For Notification Only</b>		
RC	Rich Clark	Resident, Hamburg	TM	Tom Moses	Mayor, Village of Hamburg
DS	Doug Schawel	Planning Board	RH	Rob Hefner	Mayor, Village of Blasdell
SdJ	x Sarah desJardins	Planning Dept, Hamburg	JMP	Janet MacGregor Plarr	Administrator, Village of Blasdell

### TOPICS DISCUSSED:

#### I. Status Update

- Purpose of meeting – Confirming we are heading in the right direction
- Schedule update – Draft of Chapters by end of November, Visioning workshop late Nov/early Dec
- Discuss Committee involvement moving forward
  - Time for a pivot...Wendel as experts will draft the plan and send to committee for review. No more committee assignments unless we have specific needs....lets produce!

#### II. "Big Picture" review of draft sections

- Sent committee the TOC, Draft of Chapter 1, Draft of Chapter 2 sections A, B, Summary of the issues (what we heard from the committee over the years), and Maps
- LEV walked through TOC and Chapter 1
  - No discussion/comments
- LEV walked through Chapter 2 Section B
  - Waterfront is important – it will be addressed throughout the entire document
    - Comp plan will address big picture, and the LWRP will be completely devoted to waterfront
      - MM: good mix/blend of how to utilize the waterfront areas. Find balance between recreation and preservation
  - Village proposed a bridge to connect to the bird sanctuary
  - 18-mile creek...there would be no village without the creek
    - See the village comp plan
  - LH: Mayor spoke with Orchard Park and now that stadium will be on the ECC site
    - how does this impact Hamburg and the surrounding area? Design guidelines? Town MUST be part of the process early on...walkability, guidelines, community connections, traffic, etc.
    - what do we want Route 20 to look like??
  - BOA – Include DRI

- What is the vision for Woodlawn???
  - Make sure we discuss affordable housing (where we live)
- ACR walked through Chapter 2 Section A
  - From a regional standpoint, Hamburg has all of the different classifications of neighborhood types: Urban, Suburban, Rural. Based on the Framework for Regional Growth Hamburg also has both Developed and Developing areas.
  - Farmland protection – a lot of the existing land is being sold...so what other parts of Town are still Ag? Parker Road?
    - protect the character and the remnants of Ag.
    - Farms on Clark, Bayview...but not in county Ag district.
    - Comp Plan approach:
      - work with county to establish/reinforce existing ag.
      - Show existing farms on map.
      - Recommend further conversations with the existing farms/nurseries
    - Farmers want OPTIONS.
      - Town has no Ag zoning...only RA.
  - Thruway interchange – needs to be unique. It is the entry into village.
  - Private communities – is it a good idea to make the green areas more “public”. Want open space available to the public, not just the private communities. How do you balance the public need vs the cost of public ownership? Example: Hoover Beach
  - Woodlawn – Transition area, village of Blasdell
  - Make sure we address regional plans
  - LH: Pleasant Ave in the Village is the connection to the water, even more than Camp. (Camp is cars, and Pleasant is more people). Village comp plan focuses on reclaiming Pleasant as a connection. Detail of this will be in the LWRP – but the comp plan can support it. Town decisions have impacted the quality of life and connections from village to water. Needs to be a more cohesive approach
  - Amsdell Road – Town received \$600,000 to do work along this stretch
  - Economics: The village is very vulnerable to large-scale economic and retail/commercial changes. Malls historically hurt the village and smaller commercial areas in the Town. How do we find balance?

### III. Actions

- Committee to provide Wendel with comments by **WEDNESDAY 10.20.2021**
  - All documents for review can be found on DropBox (link in email)
  - Chapter 1 (01 SECTION 1.pdf)
    - Review Guiding Principles and provide comments
  - Chapter 2A (02 SECTION 2\_AB.pdf)
    - Read the section, provide comments
    - Review Issues, provide comments
    - Review the draft map (Neighborhood Map) and provide comments
  - Chapter 2B (02 SECTION 2\_AB.pdf)
    - Review the section, provide comments
    - Review the draft map (Public Projects Map) and provide comments...what is missing?
    - LH to provide bird sanctuary bridge project information to LEV
- MM to send to LEV:
  - DRI description
  - Amsdell Road project information
  - Comments and adjustments to Public Project Map
- LEV to work with Jennifer to post to website
- Committee to send LEV high resolution pictures from around the Town to include in the plan

The above notes represent Wendel's understanding of the major topics discussed. Please provide additions/deletions to the undersigned within 5 business days of receipt.

Prepared By: Wendel



Signed:

Printed Name:

Leanne Voit, AICP

Dated:

10.11.21



## MEETING NOTES

Centerpointe Corporate Park  
375 Essjay Road, Suite 200  
Williamsville, NY

Phone: 715-688-0766

Fax: 877-293-6335

Project No.

300821

**Project Title:** Town of Hamburg Comprehensive Plan

**Meeting Date:** 3.22.2022

**Location:** Town Hall Conf Rm & Zoom Conf Call

**Subject:** Committee Meeting

Initials	Name	Company	Initials	Name	Company
EF	Y Elizabeth Farrell	Town Board, Hamburg	SD	Y Sean Doyle	Exec. Dir., Hamburg Devel. Co
CH	Y Christopher Hull	Director of Comm. Devel., Hamburg	EH	Y Ed Hughes	Highway Superintendent
CJ	Y Camie Jarrell	Town Engineer (GHD)	WC	Y William Clark	Planning Board Chair
CM	N Cyndi Matla	Chamber of Commerce	JR	Y Jennifer Robertson	Director of IT, Hamburg
JG	N Jerry Giglio	Resident (former Town TSAB)	MW	Y Mark Walling	Deputy Town Attorney, Hamburg
BH	N Bob Hutchison	HIDA member/Resident	TG	N Tom Gavin	Trustee, Village of Blasdell
RH	Y Randy Hoak	Supervisor	ACR	Y Andrew Reilly	Planner, Wendel
KF	N Ken Farrell	Attorney/resident	LEV	Y Leanne Voit	Project Manager, Wendel
LH	Y Laura Hackathorn	Village of Hamburg Trustee	NR	N Nancy Raca	Highland Planning
MM	Y Mark Melewski	Grants Consultant	CG	N Charvi Gupta	Highland Planning
ML	Y Mark Lorquet	Conservation Advisory Board	WWS	N Wendy Salvati	WWS Planning
JK	Y Joe Kilian	Waterfront Committee	<b>For Notification Only</b>		
TW	N Tim Wllard	Town Building and Code Enforcement	TM	Tom Moses	Mayor, Village of Hamburg
RD	N Ric Dimpf	Hamburg ZBA	RH	N Rob Hefner	Mayor, Village of Blasdell
RC	Y Rich Clark	Resident, Hamburg	JMP	N Janet MacGregor Plarr	Administrator, Village of Blasdell
DS	Y Doug Schawel	Planning Board			
SdJ	Y Sarah desJardins	Planning Dept, Hamburg			

### I. Status Update

- Committee information
  - Attendees confirmed the above committee list is accurate
- Schedule
  - (see attached updated schedule...these dates are rough estimates and may adjust)
  - Agricultural Grant
    - Town has received ag grant from Erie County for Agricultural Protection. Wendel has been approved through resolution to perform this work, however a contract adjustment and scope of work is still needed.
    - New section will be added to the Comp Plan
    - In appendix will have a "new ag zoning district" and/or an "ag overlay"
    - Mark, Beth and Drew worked on the grant
    - LEV to work with EF to finalize scope and approve contract

### II. Review Working Document sent to the Committee (5:45-6:25)

- Confirm Overall Layout/TOC
  - Wendel has added a chapter to Section 2 to address Agricultural Protection
  - No changes identified
- Confirm Guiding Principles as FINAL
  - These will apply to everything the Town does and act as a "check in" for Town decisions
  - Wendel has added a Guiding Principle to address Agricultural Protection
  - RH: focus on gateways, connections between communities...should we add this?
  - LH: "look at the Town of Hamburg in a holistic way"...mention the importance of the villages...embracing the attributes of the villages within the Town of Hamburg"
  - LH: acknowledge walkability...didn't come up high in the survey. When village incorporated walkability 20 years ago it wasn't on anyone's radar either, but now it is very important
  - LH: village considered the pedestrian experience in all decisions
  - MW: parks and Rec survey had walking paths and connectivity as a high item

- SD: see the mission statement from the IDA that was sent via email...when you use the word "sustainable" people tend to think environmental and not economic. Maybe add wellness, job opportunities, economic welfare, etc. Is there another word to use? Economic stability and environmental sustainability.
- SdJ: agrees with sustainability statement from SD
- Accessibility for everyone throughout the Town! Connectivity
- LEV/ACR to make revisions to send to the committee. Will ultimately poll the community
- Review each section
  - Section 1
    - See comments above re: Guiding Principles
  - Section 2
    - Where we live: Zoning sub-committee will meet next week
    - Where we play: who will continue to assist us with this sub-committee (Beth will reach out the Marty)?
      - Marc Lorquet: underused parks, baseball diamonds throughout the Town...will the Town go through the process of converting underutilized parks or play areas to community gardens, etc
      - 2015 map by Jennie that shows all of the Town owned lands, including parks, etc.
    - Environmental Assets:
    - Economic Base: SD and his sub-committee to expand on this. Can we add some visuals to demonstrate the data as opposed to written language
    - Infrastructure: add Drainage, discuss solar
    - Regulate and Control: housing court judge needed?
      - EF: there are a lot of stipulations and guidelines to follow
      - CH: eviction items? City is being addressed in Erie County Court?
      - ACR: there are grants available for communities to work together to implement
    - Historic Preservation:
      - Will be referenced throughout (town now has an official committee).
      - Need to get their input/vision
  - Section 3
    - Nothing to share with committee
  - Appendix
    - GIS mapping
      - Gateways maps need review by Sub-Committee
      - All committees to review maps
    - Assessment mapping
      - Public Projects
        - MM to review with sub-committee
      - Zoning and Land Use Opportunities
        - Zoning and Land use sub-committee to review
  - GENERAL:
    - Make language more positive!!!
- Discuss Agriculture Section and Approach
  - Keep Ag as part of the community
  - Establish an Ag Committee ASAP...does one exist already? Megan Comerford is liaison
    - Existing committee members?
      - Beth, Mark L, ACR to set up a committee (start with Megan)
    - Members of the Ag community?
      - Include Fairgrounds rep.

### III. Discuss Assignments to Committee/Sub-committees

- Provide comments by sub-committee: each head of the sub- committee will either collect comments or meet with others to send one set of comments.

- Comments due to LEV by 4/8

#### IV. Public Outreach (6:40-6:50)

- Website
  - No additional information needed (for now)
  - JR: Information Flyers at the Board meetings...maybe a different flyer each month
  - Post State of the Town boards to Facebook page
  - Add a button to Facebook or website that leads people right here
  - LEV to reach out to Highland Planning for next Public Outreach steps
- Public Meeting
  - Tentative April 19 (no known conflicts found) . Doors open at 5:30, presentation 6:00-7:00.
  - Can we do this the same way as "State of the Town" at Hilbert?
    - In person, but also available by zoom
    - Ask the Chamber to help us?
    - JR to contact Hilbert
      - Flyer into the School (Beth)
      - Need to develop a flyer!
  - Focus on visioning and direction of the Plan
  - Get ideas from public
- Roles/expectations of committee
  - GET WORD OUT – Outreach by Committee
    - Wendel/Highland to develop materials for distribution
    - Need more blogs/articles in advance

#### V. Actions

- NOTE: SC refers to Sub-Committees
- Committee to provide Wendel with comments by **Friday 4.8.2022**
  - All documents for review can be found on DropBox in the folder "220316\_Draft to Committee" (link in email)
  - Chapter 1 (01 SECTION 1\_220316.pdf)
    - General comments needed
  - Chapter 2 (02 SECTION 2\_220316.pdf)
    - Review all sections and provide comments
      - Extra focus on information relative to your committee
  - Appendix (Appendix AB Mapping220316.pdf)
    - GIS Mapping:
      - All SC's to Review each Existing Conditions map, provide comments
      - Extra focus on existing mapping relative to your committee
      - Gateways Committee: Please review the two gateway maps
    - Assessment Mapping
      - All SCs to provide comments on mapping
      - Public Projects SC:
        - review the Public Projects Map...is there anything missing? Are boundaries shown correctly? Should anything be removed?
  - Zoning and Land use SC:
    - review the two Zoning and Land Use Maps
- Committee:
  - GET THE WORD OUT: Let people know about the Comprehensive Plan, start to advertise for the public meeting
  - Take pictures, find pictures, save to Dropbox (LEV to send link) for use in the plan!
- Wendel team
  - Schedule public meeting
  - Develop flyers for public meeting
  - Continue working on Draft of Plan – provide to committee end of April

The above notes represent Wendel's understanding of the major topics discussed. Please provide additions/deletions to the undersigned within 5 business days of receipt.

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Prepared By:

Wendel

Signed:



Dated:

3.28.22

Printed Name:

Leanne Voit, AICP

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TOWN OF HAMBURG TOWN BOARD MEETING – 10/24/22  
COMPREHENSIVE PLAN

- I. Status Update (6:00-6:05)**
  - Schedule Update
- II. Public Information meeting and Committee meeting (6:05-6:15)**
  - What did we hear at public meeting?
  - What have we heard from the committee?
  - Any issues to be discussed?
- III. Draft of Plan (6:15-6:25)**
  - Review overall Plan
- IV. Potential changes/additions to the document (6:25-6:35)**
  - Ag section
  - Other items we have heard
  - What should we append to the document?
    - Existing reports?
    - Other information?
- V. Implementation Matrix (6:35-6:40)**
  - Review the matrix
  - How should we proceed with summarizing this document?
    - How should we define the actions specific to the recommendations?
- VI. Next Steps**
  - Authorization to begin process at next meeting (SEQRA LA, County referral and PH)



# Appendix F

## ENVIRONMENTAL

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A Comprehensive Plan is categorized as a Type 1 action under the State's Environmental Quality Review (SEQR) Act. As such, the Town, as Lead Agency, is required to examine the potential environmental impacts of the plan. To facilitate this requirement, the comprehensive plan itself can be set up to represent the components of a GEIS (see §272-a.8 of Town Law). This format enables the reviewers, the Lead Agency, all involved and interested agencies, and the public to review one comprehensive document that outlines existing conditions, future plans and the potential environmental implications of these plans. The inclusion of this chapter is intended to help in the environmental evaluation of this plan. It should be noted that all future actions will require their own environmental review as the detail of these actions need to be fully evaluated.

### **A. Potential Significant Adverse Environmental Impacts**

The underlying purpose and a major goal of a Comprehensive Plan is to promote appropriate land use and avoid significant adverse environment impacts in the community that it covers. The Part 2 of the FEAF does not identify any potentially moderate to large impacts and no significant environmental impacts, except for those that are positive in nature. Many of the actions are more protective of the environment than existing conditions. However, it is important here to acknowledge and discuss potential adverse impacts.

#### **Short Term/Long Term and Cumulative Impacts**

Based on the environmental setting of the Town of Hamburg, the following potentially significant adverse environmental impacts could occur if the community does not plan adequately and provide the proper tools for the management of growth and development. The comprehensive plan is designed to properly guide growth in the Town to lessen the negative impacts of land use and development decisions.

#### **Impacts on Land (see Environmental Features and land use Maps)**

- The Town of Hamburg has urbanized areas, suburban type areas and rural areas. Many of these components are valued, but each area has assets that must be protected. Inappropriate planning and development actions could negatively impact the land resources of the overall Town and these different areas of the Town.
- The Town of Hamburg has areas of hydric soils, and some wetlands and floodplains. There are also some areas in the Town with slopes greater than 15 percent. Improper development of these areas could result in drainage, flooding and/or erosion problems within the Town and in downstream areas.
- There are some areas in Hamburg where the soils are categorized as prime farmland, or prime farmland when drained. Many of these areas have had some level of development, but some include vacant lands and some farms. Development of these areas could result in the loss of irreplaceable resources.
- Some locations in the Town of Hamburg contain areas of mature woodland. Inappropriate development of these areas could have a negative impact on the character of the Town and important open space.

#### **Impacts on Water**

- There are many major waterways (including a Critical Environmental Area – 18 Mile Creek) that run through the Town of Hamburg and the Town has an extensive waterfront along Lake Erie. Floodplains surround some portions of these waterways. Inappropriate development could lead to flooding or drainage problems, and hazards to public safety. These waterways, rivers and creeks are also important for environmental protection, open space preservation, drainage, wildlife habitat, and aesthetics.
- Most residences in the Town are on public sewers and few discharge sanitary waste (septic systems) to groundwaters. Because many areas are urbanized and suburban, there are other threats to groundwater systems (usage of herbicides and pesticides).
- There are areas of wetlands and hydric soils. Inappropriate development in these areas could lead to flooding and drainage problems, and adversely impact groundwater resources.

### **Impacts on Flora and Fauna**

- The Town's areas of non-developed lands, fields and woodlands, steep slope areas, as well as the wetlands and creek corridors, support many non-threatened and non-endangered plant, avian and animal species. These areas provide important habitat for many resident species and are an important element of the character of the Town. Over-development and poor site planning decisions could adversely impact these resources.

### **Impacts on Agricultural Land Resources**

- Portions of the Town are in a County designated, State certified agricultural district. Although not currently a major component of the Town, Agriculture and related agricultural activities are important land uses and economic activities that the Town wishes to have continue and potentially expand. Agriculture also helps with the protection of the Town's character.

### **Impacts on Aesthetic Resources**

- The aesthetic resources of the Town of Hamburg include significant views (especially in areas around the creek corridors, along its waterfront and in the Southeastern corner of the Town), open spaces, parks, and historic buildings. These resources contribute to the atmosphere and character of the Town and could be negatively affected by inappropriate development.

### **Impact on Open Space, Parks and Recreation**

- Town and County Parks, recreation areas, forests, the waterfront, and fishing access sites are invaluable assets to the Town, drawing use from both residents and visitors.
- The Town also has important open space resources, with portions of the Town including undeveloped woodlands and meadows.
- Inappropriate development, including increased demands caused by population increases, could have an adverse effect upon these resources.

### **Impact on Critical Environmental Area**

- There is one official critical environmental area (CEA) within the Town of Hamburg. The 18 Mile Creek corridor has been a CEA in the Town for over 30 years and represents a significant resource for the Town. This CEA was identified by the Town so it can be protected from environmental degradation.

### **Impact on Transportation**

- The transportation system in the Town of Hamburg is heavily based upon roadways and automobiles. Public transportation does exist in many areas of the Town and is provided by Bus service.
- Rail lines within the Town are used for commercial and freight uses only. No passenger rail is available.
- Travel for pedestrians and bicyclists are provided in many areas of the Town primarily through sidewalks, designated bike lanes and some trails. In many areas of the Town pedestrian and bike travel can be difficult.
- Poorly planned development in the Town has the potential to adversely impact the transportation network. Some of the roadways and intersections are experiencing level of Service (LOS) problems. Other localized problems could occur if development is not planned and designed properly. Development in the surrounding communities may also have impacts on the Town's transportation system.
- Additional development may also increase potential conflicts between automotive and non-automotive modes of transportation.

### **Impact on Growth and Character of Community or Neighborhood**

- The population of the Town of Hamburg continues to increase. The Town has seen a 26% increase in population since 1970 and a 5.5 % increase from 2010 to 2020.
- The Comprehensive Plan acknowledges continued residential growth, but in a way that supports the vision of the Town.
- The Town supports commercial and industrial growth in targeted designated areas of the Town to support tax base and employment opportunities. Many of these opportunities exist in revitalizing and transforming these existing areas. Some areas need to be shifted from their current zoning/land use to those that better meet the needs and vision of the Town.
- With targeted, well-planned growth, the Town's character should not be adversely affected.

### **Adverse Environmental Impacts that Cannot be Avoided**

With or without the adoption and implementation of a Comprehensive Plan, the Town and region will continue to have new development that will impact the environment. The adoption of this plan and implementation of the suggested actions will allow the Town to better manage growth and development and reduce potential environmental impacts. All development actions taking place after the completion of this study will still be subject to the State Environmental Quality Review (SEQR) process on a site-specific basis. This plan can assist with the review of those future development actions.

### **Growth Inducing Aspects of the Plan**

Most of the implementation actions outlined in this study will help to control and moderate growth within the Town and encourage growth in specific areas where it can be best supported. The Plan does not include any recommendations to encourage additional growth, but is focused on revitalization and modernization.

## **B. Mitigation Measures**

It is the objective of any comprehensive plan to help to reduce the potential impacts that could be caused by the present development trends in the planning community. This can be accomplished by providing techniques for changing the development trends of a community, such as amending zoning or other development regulations, or by providing tools to help mitigate the possible impacts of those development trends, such as providing for improved infrastructure, increased/improved standards for development, etc. A good comprehensive plan will supply techniques for modifying or clarifying the direction of the community, and the tools for reducing the impacts of development that themselves do not create other adverse environmental impacts. The following section discusses the study's general recommendations (there are many priority and non-priority recommendations) and the logic as to why and how they help mitigate the potential impacts of future growth.

### **Impacts on Land**

- The plan recommends numerous measures to protect the land and environmental resources of the community. Some of zoning tools and legislation, and others relate to additional studies and actions that the Town must take.
- The plan strongly supports the protection of remaining agricultural lands in the Town and the encouragement of new agriculture and agricultural related uses. Techniques include completing an Agricultural Protection Plan, strengthening the economic viability of farms, encouraging agricultural support services, and providing creative agricultural and agricultural related uses including agri-tourism.

### **Impacts on Surface Water**

- The plan supports directing development away from the designated stream corridors and recommends updating the Town's Overlay districts.

- The plan also supports the ongoing completion and then implementation of the Town of Hamburg LWRP Update.
- The plan supports continued enforcement of drainage standards and avoidance of poor soil areas to further reduce impacts to surface waters from development. It also supports the completion and implementation of the region's watershed management planning.
- New requirements, when necessary, will also help to protect these resources.
- Directing growth to areas with public infrastructure (especially sewers) will help in the protection of groundwater and surface water resources in the Town of Hamburg.
- The Plan also recommends removal of the unsewered areas from the County sewer district.

#### **Impacts on Plants and Animals**

- As discussed previously, the Hamburg community will continue to take efforts to protect and preserve the stream corridors and open spaces in the community. By targeting these important habitats for protection, the Town is minimizing impacts to the flora and fauna of the region.
- The plan also identifies important features like floodplains, wetlands, and unique environmental features, so that they can be incorporated into designs and/or preserved.

#### **Impacts on Agricultural Land Resources.**

- As previously discussed, the Town will be coordinating activities to protect, preserve and promote agricultural land and agricultural operations.
- Other programs and ideas will be attempted as needed to try and assist farmers to stay in business. If the economics of farming (related to Agriculture) can be helped, farming may continue which will assist with the agricultural land preservation.

#### **Impacts on Aesthetic Resource**

- The protection of community character is one of the major goals of this Plan. Community character includes the aesthetic resources of the community such as significant views, open spaces, farmland, historic resources, and the Town's overall character. The community has identified these resources and the plan identifies actions to be taken by the community to protect these features.
- Development guidelines will help to maintain the rural character of this community.

#### **Impacts on Open Space, Parks and Recreation**

- The plan identifies these resources and provides methodologies to protect and preserve them from and during development.
- The Town has a Parks and Recreation Plan that needs to be implemented and continuously updated. This plan also recommends that the Town update its outdated open space and greenspace plan (using components of this plan). Open space, parks and recreation are an integral part of the Town's future.

#### **Impacts on Transportation**

- Transportation in the community is heavily based on roadways and automobiles. There are some areas that the public describes as having congestion and localized level of service problems along major routes. The Town will continue to work with the NYSDOT and Erie County to address these areas.
- Improvements to public transportation and to the accommodation of pedestrians and bicycles will also help in reducing the "strain" on the Town's roadway system.
- The railroads running through Hamburg are important assets to the Town and region. The community has planned around this feature (continuing access to industrial areas and preventing encroachment of incompatible uses) and is strongly interested in the railroad being improved and remaining active.

### **Impact on Growth and Character of Community or Neighborhood**

- Population trends suggest that the growth rate in the Town of Hamburg will remain high as compared to other communities in the region. The Town's population, like Erie County's overall is aging. The recommendations of this plan acknowledge this growth and the type of growth and attempts to direct this growth to minimize its impacts.
- Economic development and local jobs are an important component of the Town and its future. This plan attempts to proactively support businesses, revitalize areas that are stressed, protect important industrial assets, and promote creative re-use of areas that did not fit the vision and direction of the Town.

### **C. Evaluation of Alternatives**

Throughout the planning process, alternatives for helping the Town achieve its goals and objectives were evaluated. These recommendations and implementation alternatives were evaluated for not only their desired results, but also their impact to the environment, the needs of local residents, private property rights, and the vitality of the community. It must be noted that long term recommendations (and those they may be considered in the future) were not thoroughly evaluated in this section since these actions are only to be considered in extenuating circumstances where the Town is seeing unique issues of growth pressure or where short-term recommendations are not achieving the desired results. Under the present growth conditions in the Town, the "No Action" alternative was considered. However, to enable the Town to properly plan for its chosen future, to prepare for potential development activity over the coming years, and to better direct and manage such growth and development, this alternative was deemed inappropriate. Furthermore, the chosen action plan will provide greater protection to the environment than the present course of action.

The plan also requires yearly reviews and updates of the plan to ensure its success.



# Appendix G

## **DEFINITIONS**





## Acronyms Used

There are numerous agencies, organization, and planning references used throughout this document. The following list provides the acronyms for the most commonly used names and titles:

- » ACS: American Community Survey
- » NYSDEC: New York State Department of Environmental Conservation
- » NYSDOT: New York State Department of Transportation
- » DPW: Department of Public Works
- » EC: Erie County
- » NYS: New York State
- » PB: Planning Board (Hamburg)
- » PD: Planning Department (Hamburg)
- » SEQRA: State Environmental Quality Review Act
- » TB: Town Board (Hamburg)
- » WNYLC: Western New York Land Conservancy

## Definitions

**Agricultural District:** An area where the continued use of farmland for agricultural production is encouraged through a combination of landowner incentives and protection that are intended to forestall the conversion of farmland to non-agricultural uses. Article 25-AA of the New York State Agriculture and Markets Law authorizes the creation of local agricultural districts pursuant to landowner initiative, county review, state certification, and county adoption.

**Cluster Development:** Refers to a residential development designed to preserve open space by grouping the homes on a portion of a property only, leaving the remainder as open space. Clustering also allows a developer to develop lots that are smaller than those specified in the zoning ordinance, provided that the land saved is reserved for permanent common uses such as open space or recreation.

**Community Character:** The distinguishing identity or elements of a place, neighborhood, or any other part of the Town. See also "Sense of Place."

**Community Facilities:** Services or facilities provided by the Town of Hamburg or other public agencies for the benefit of town residents. Examples include parks, police protection, and public schools

**Context-Sensitive Design:** An approach to urban design that emphasizes collaborative planning with stakeholders to develop solutions that are in keeping with the scale, massing, use, and location of existing conditions

**Endangered Species:** Any species whose prospects for survival are in immediate danger because of a loss or change in habitat, over-exploitation, predation, competition, disease, disturbance, or contamination.

**Gateway:** Refers to any major points or course of arrival into the Town or into a particular area of the Town, such as a neighborhood or business district or coastal area. Gateways can mark the physical entrance to the area, or the location where most people would feel they have entered an area.

**Greenway:** A continuous linear corridor of open space that links recreational, cultural, and natural focal points and lands. Greenways may be undeveloped or may feature walking/biking paths or town and utilities rights-of-way. See also “Open Space.”

**Infill Development:** Development of vacant or underutilized properties within a predominantly built-up neighborhood or commercial area

**Low Impact Development:** An approach to managing stormwater runoff that minimizes disturbance of natural areas, reduces the number of impervious surfaces (buildings and pavement), and, to the extent possible, infiltrates stormwater on site. See also “Stormwater Management.”

**Mixed-Use:** Refers to development projects or zoning classifications that provide for more than one use or purpose within a shared building or development area. Mixed-use development may allow the integration of commercial, retail, office, medium to high-density housing, and in some cases light industrial uses. These uses can be integrated either horizontally or vertically in a single building or structure.

**Neighborhood Commercial Center:** An area of development and activity located at highway intersections along traditional, suburban and commercial highways. These centers are primarily pedestrian-oriented with accommodations for automobiles and are the preferred locations for smaller businesses that provide goods and services to meet the daily needs of residents in one or more surrounding neighborhoods

**Open Space:** Publicly or privately owned land that is not intensively developed devoted to uses characterized by vegetative cover or water bodies, such as agricultural uses, pastures, meadows, parks, recreational areas, lawns, gardens, cemeteries, ponds, streams, etc.

**Quality of Life:** The general well-being perceived by a person or society, subjectively viewed in terms of health and happiness as measured by indicators related to physical and mental health, degree of independence, interpersonal relationships, family, religious beliefs, education, level of optimism, income and wealth, access to local services, amenities and transport, employment, social standing and social mobility, housing, and the environment.

**Redevelopment:** Refers to public and/or private investment made to re-create the fabric of an area, replacing, or rehabilitating old buildings or infilling development on vacant parcels. Redevelopment can help to meet market needs for residential and/or commercial development in older parts of the Town but needs to be carefully managed.

**Regional:** Pertains to activities or economies beyond those of Hamburg’s borders, and affecting a broader geographic area which, for the purposes of the Comprehensive Plan, include all of the cities, towns, and villages in Erie and Niagara Counties.

**Rezoning:** Process by which the Hamburg Town Board changes or modifies the authorized zoning district designation of a property.

**Screening:** The use of landscape planting, fences or other structures to obscure vision of an unsightly or undesirable land use, to prevent outdoor lighting from intruding on neighboring property or to create privacy. See also “Buffer.”

**Setback:** The required distance between the structure and each of the property/lot boundaries.

**SEQR:** State Environmental Quality Review Act passed in 1975, requires all state and local government agencies to consider environmental impacts equally with social and economic factors in decision-making.

**Stormwater Management:** Refers to the natural and/or constructed features of a property which function to treat, collect, convey, channel, hold, inhibit, or divert the movement of surface water.

**Sustainability:** fulfilling the needs of current generations without compromising the needs of future generations, while ensuring a balance between economic growth, environmental care and social well-being

**Vision Statement:** A shared expression of community values and aspirations. The Comprehensive Plan’s Vision Statement provides a “word picture” that defines community expectations for the future, frames the mandate for Plan policies and action programs, and provides the benchmark to measure progress in implementing the Plan.

**Waterfront Activity Center:** Location along the Erie Canal and Tonawanda Creek where mixed-use development is encouraged that celebrates the waterfront and the area’s heritage, attracts residents and visitors, and provides access to the water, including boating services. These locations are as defined in the Joint Local Waterfront Development Plan (JLWRP) for Amherst and Pendleton.

**Watershed:** A catchment area defined by the topography of the ground surface that drains to a watercourse or contributes flow to a body of water.

**Wetland:** Land area that is sufficiently saturated by surface water or groundwater as to be able to support vegetation or aquatic life requiring saturated soil conditions for at least part of the year. In Amherst, the NYSDEC has designated and regulates over 1,500 acres of wetland. In addition, Federal jurisdictional wetlands (U.S. Fish & Wildlife Service and U.S. Army Corps of Engineers) are delineated on a case-by-case basis.

**Wetland Mitigation:** Creation of a new wetland of equal or greater value when an existing wetland must be filled. This can either be done directly through the creation of a new wetland or by the purchase of credits from a party that has already established a wetland (referred to as a wetland mitigation bank).

**Zoning:** Regulatory mechanism through which the Town regulates the location, size, and use of properties and buildings. Zoning regulations are intended to promote the health, safety and general welfare of the community, and to lessen congestion, prevent overcrowding, avoid undue concentration of population, and facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public service



# Appendix H

## REGIONAL PLANS

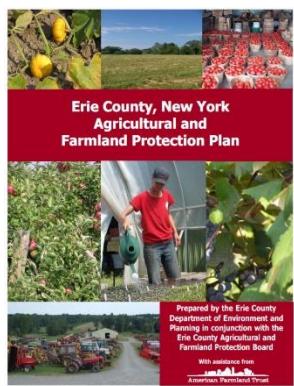
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The communities surrounding the Town of Hamburg reflect and impact the different areas of the Town that adjoin them; therefore we must acknowledge their impact. From the urbanized and industrial areas in the City of Lackawanna to the north to the rural agrarian nature of the Town of Eden to the south, these communities help to shape the character of Town of Hamburg.

Since the last Town of Hamburg Comprehensive Plan, New York State and the Western New York Region have experienced major changes and undertaken new planning initiatives. Regional plans have been created along with newly formed regional planning entities, such as the Regional Economic Development Council and One Region Forward. The Town of Hamburg acknowledges and supports these efforts, understanding that the Region's and the Town's success are tied together. The policies and principles of these regional efforts were incorporated and embraced in this Plan. A sustainable, economically, and environmentally responsive future is important to all.

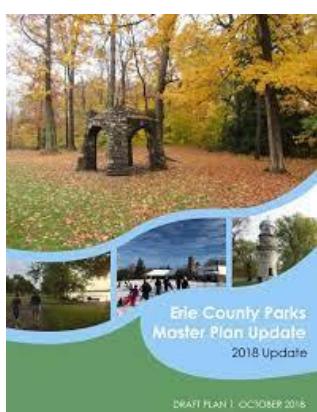
### **Erie County Agriculture and Farmland Protection Plan**



The Erie County Agriculture and Farmland Protection Plan was developed by the Erie County Agricultural and Farmland Protection Board in 1998; an update to this plan was developed by the American Farmland Trust in 2012. The preparation of this plan was made possible through grant funding from the New York State Agricultural and Farmland Protection Program, which is administered by the State Department of Agriculture and Markets. The goal of the Erie County Agricultural and Farmland Protection Plan strategy is to maintain a productive, open landscape that is viable for future generations and that does not preclude more intensive activity when the demand exists. It also sets forth strategies to promote and expand markets for agricultural products. The findings in

the plan indicate that Erie County has diverse, productive, vital farmland that is located near a sizable population. The County benefits from prime farm soils, a climate that is moderated by Lake Erie, and farmers with years of experience, as well as new farmers who are eager to take on the challenge of agriculture. Additionally, a growing interest in local farms and farm products has boosted agriculture as a visible economic driver that is creating new opportunities for farming in both urban and rural areas of Erie County.

### **Erie County Parks Master Plan**



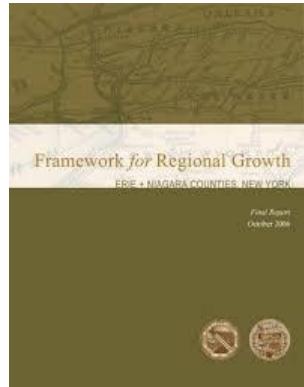
The Erie County Parks Master Plan Update (2019) is a comprehensive plan, first prepared in 1961 and updated every 15 years thereafter. The Plan inventories the County's extensive park system and provides recommendations to preserve, enhance, and improve the existing system assets and landscaping setting. Due to the diversity and variety of the County parks, a park classification system was developed to serve as a guide for future management and use. The classifications include the following:

- Heritage Parks – The four original County parks, and Akron Falls Park.
- Waterfront Parks – Parks along the waterfront with significant views and waterfront recreation.
- Special Purpose Parks – Parks fulfilling a specific function within the recreation delivery system (e.g., golf, camping).
- Conservation Parks – Formally undeveloped parks that are intended to remain in a natural state.
- Forest Management Areas – Lots comprised primarily of plantation forests.

The Plan defines Eighteen Mile Creek as a Conservation Park, due to its undeveloped nature. Located on the southern edge of the Town of Hamburg, Eighteen Mile Creek Park is a 466-acre County-owned Park. The Park is located between the fork of the North Branch and South Branch of the Creek. The center of the park is accessible only via South Creek Road, a narrow, two-lane town road. The area around the property is largely rural, with a few newer residences and housing developments nearby.

Access is extremely difficult to the Creek and parking is currently extremely limited; however, this portion of the Creek is a hot spot for fishing. While the park's landscape character is dramatically marked by a 60'-deep gorge cut by Eighteen Mile Creek, most of the Park's land above the gorge and between the two branches of the creek is very flat. The Erie County Parks Master Plan calls for maintaining the natural setting of this area, improving the health of Eighteen Mile Creek, minimal trail enhancements, and creating connectivity to the surrounding areas.

### Erie Niagara Framework for Regional Growth



The Erie Niagara Framework for Regional Growth (FRG), adopted in 2006, was prepared and supported by Erie and Niagara Counties. It sets forth a blueprint to support the actions of county and regional agencies as they relate to the area's physical development. It is designed to inform state and local governments, private developers, and non-profit organizations about the process and actions County government could undertake when making decisions affecting the region's development. The Framework establishes basic policies and principles to guide the future growth and development of the region

The Framework's core policies and strategies offer guidance regarding the type and pattern of development for three broad geographic areas: *Developed, Developing, and Rural*. *Developed* areas extend out from the major cities in the region and include contiguous blocks of urban and suburban development that are served with public sewer, water, and transportation infrastructure. *Developing* areas include each lately developed and carefully settled areas that are experiencing development strain and a growing demand for the extension of utilities and infrastructure. *Rural* areas include the region's least intensely developed areas, where there are large, continuous blocks of farmland and/or forested land, as well as compact commercial, public, and residential uses clustered in hamlets or incorporated villages. The Plan also identifies "Rural Centers", Growth Corridors, "Natural Systems", and Heritage Assets.

For each of these three geographic areas, the Framework offers:

- high level policy direction for regional decision-makers
- guidance for municipal officials and community stakeholders regarding regional preferences for future development and conservation
- a baseline to compare future conditions to existing conditions and FRG growth targets

The Town of Hamburg has many unique features and includes two of the three policy areas (Developed and Developing), three rural centers (Village of Hamburg, and Wanakah and Athol Springs hamlets), a Growth Corridor along the Erie Lake Front, the "Lackawanna Gateway" Regional Center (which includes the Village of Blasdell) and the Seaway Trail. South Central Hamburg is recognized as a developing area in the framework, while most of the rest of the Town is classified as being developed. The Town believes that part of the South Central part of the Town

is actually a Rural Area. Many of the Town of Hamburg's goals are in alignment with the policies of this Regional Framework for Growth.

### **One Region Forward – Regional Plan for Sustainable Development**

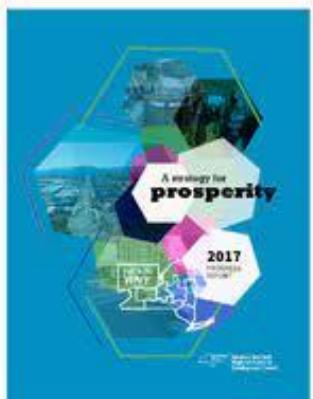


One Region Forward's Plan for Sustainable Development, entitled "A New Way to Plan for Buffalo Niagara," builds upon the Framework for Regional Growth in Erie and Niagara Counties. It weaves together nearly three years of research, community engagement, partnership building and planning by over 5,000 citizens and more than 700 local organizations (including events in the Town of Hamburg). The plan explores potential strategies to align values, providing a basic framework for moving the region towards a more sustainable, resilient, prosperous, and opportunity-rich future. It offers insights on the future impacts of various approaches to regional development and provides guidance on how the region can work together to create a sustainable, livable Buffalo-Niagara for the 21<sup>st</sup> Century. Utilizing citizen input and other local data, the Plan sets forth guidance for:

- Sprawling Smarter – building where we have already grown;
- Villages in the Region – building and protecting walkable communities;
- Transportation – better connect the region through a diversity of transportation options;
- Resource Recognition – protecting farmland, parks, and natural areas; and
- Improving Public Services – maintain fiscally sound local governments.

These guiding policies align with the goals and planning vision for the Town of Hamburg and are recognized in the strategies in this Plan.

### **Western New York Regional Economic Development Strategic Plan: A Strategy for Prosperity**

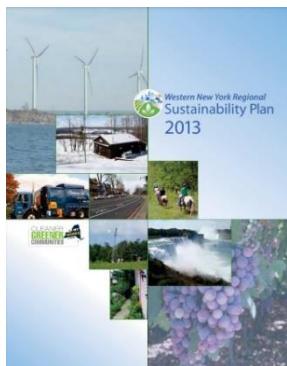


The Western New York Regional Economic Development Strategic Plan is a comprehensive plan first prepared on behalf of the Western New York Regional Economic Development Council in 2011, with annual updates. It is intended to create a more dynamic and sustainable economy for the region. The Plan reflects the values, perspectives, and aspirations of the people in the region. The Plan is aimed at making fundamental improvements in the economy to ensure sustainable and long-term growth in jobs and income in the five-county area, and to contribute to the resurgence of the broader economy of New York State.

The Strategy for Prosperity focuses on three fundamental issues that, if addressed properly, can create the right environment for achievement. These issues include job readiness, smart growth, and entrepreneurship. The Strategy also identifies ways to capitalize on opportunities in eight industry sectors where Western New York is the strongest.

The Town of Hamburg's goals and the recommendations of this Plan are aligned with the overall strategy of the Plan. The Town has targeted areas for job readiness and encourages entrepreneurship through the use of creative zoning tools (see land use section and recommendations). Smart Growth is defined as growth in accordance with a well-reasoned Plan that acknowledges and supports regional initiatives. This Plan represents that Smart Growth strategy.

## Western New York Regional Sustainability Plan



The Western New York Regional Sustainability Plan was prepared in 2013 for the New York State Energy Research and Development Authority (NYSERDA) under the Cleaner, Greener Communities (CGC) program. It was developed to create a future where social and environmental issues in the five-county region are addressed within the framework of a sustainable regional economy. The Plan promotes the creation and maintenance of conditions under which Western New York (WNY) communities utilize their resources in the most effective ways to permit social and economic growth, while preserving natural resources. The Plan serves as a planning resource for the WNY Regional Economic Development Council (REDC), the five WNY counties, and the hundreds of local communities that are covered in the plan. It identifies a wide range of priority projects and programs for energy conservation and efficiency, production of renewable energy, and innovations that promote economic development. It also sets goals for promoting more efficient land use, improved transportation, better management of solid waste and water resources, and protection and promotion of agriculture and forestry.

The Town of Hamburg takes inspiration from The Western New York Regional Sustainability Plan, which can be seen from some of the Town's goals regarding sustainability and environmental conservation. These goals include:

- Support and implement actions in coordination with regional sustainability efforts;
- Protect the Town and its neighborhoods from flooding and localized drainage problems;
- Make Hamburg a greener community; and
- Protect important watersheds and consider developing increased standards, including green infrastructure, for stormwater and other development impacts.

## 2020 Bike Buffalo Initiative Regional Bicycle Master Plan



The purpose of the 2020 Bike Buffalo Initiative Regional Bicycle Master Plan for Erie and Niagara Counties is to guide the development of a comprehensive network of on-street and off-street pathways, bike lanes, greenway trails, and other facilities that safely connects neighborhoods to key destinations. The plan identified current and future desired conditions for bicycling in the region.

This plan serves as a guide for the Greater Buffalo Niagara Regional Transportation Council (GBNRTC), State agencies, counties, municipalities, advocacy groups, and private businesses and foundations to work together to provide a transportation system that safely integrates bicyclists in a coordinated and holistic manner. The Plan builds upon recent efforts and identifies deficiencies and opportunities moving forward. It also builds upon new research and advances in bicycle facility design best practices in order to develop a plan that will serve the Buffalo Niagara region in the coming years. The goals and strategies in the plan aim to make bicycling a more viable form of transportation, benefiting residents and visitors alike.

This plan builds upon four key goals:

- Plan, design, build, and sustain high quality infrastructure that increases safety, accommodates a wide variety of trip purposes, and appeals to a wider range of people;
- Build network connections that get people where they want to go, whether for work, school, daily errands, recreation, or fitness;
- Incorporate innovation through new and evolving technologies to improve safety, navigation, increase access, improve data collection and quality, and attract new users to the network; and
- Build a regional culture that respects and embraces bicycling as a legitimate form of travel and integral part of daily life.

The plan includes a prioritized list and mapping of recommended corridors that form the network, intended for implementation of a ten-year period. Implementation actions include the construction of on- and off-road bike lanes and trails and other biking facilities, with design standards for development of new or improvement of existing resources.

### Moving Forward 2050

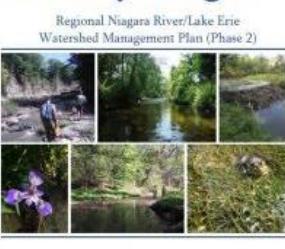


The GBNRTC, in conjunction with community partners and regional stakeholders, developed Moving Forward 2050 for the Buffalo-Niagara region. This is the region's most up to date long-range transportation plan. The Moving Forward 2050 plan evaluates the way we commute, travel to work, connect to shopping and schools, and move throughout the Erie-Niagara region. It takes a fresh approach to solving present and future transportation challenges in the region and offers strategies and targeted transportation projects aimed at creating a more efficient, greener, smarter, and sustainable transportation system for future generations.

This Plan examines existing roads and highways, public transportation, pedestrian and bicycle travel, and freight and commerce and offers strategies for moving forward and revitalizing auto-dependent corridors with mobility upgrades to improve walkability, integrate technology, optimize various modes of travel. For instance, the plan includes advanced planning for NYS Route 5, from Hamburg Town Beach to Ridge Road in the City of Lackawanna. Moving Forward 2050 proposed big strides for making the transportation system more innovative, safe, reliable and efficient.

### Regional Niagara River Lake Erie Watershed Management Plan

#### Healthy Niagara



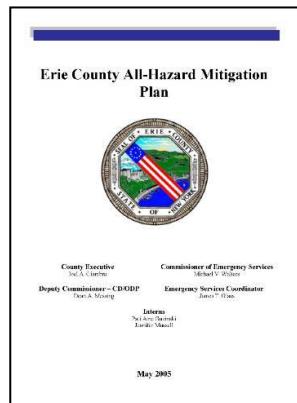
The Healthy Niagara Regional Watershed Management Plan is a multi-phased planning effort, which focuses on assessing the current conditions, trends, and major contributors to water quality conditions in the Niagara River watershed. The plan provides watershed stakeholders and citizens with current information on the health of the watershed, recommends what can be done to improve water quality, and informs citizens as to how they can be involved in watershed protection and restoration. The Niagara River watershed is approximately 903,000 acres in size and consists of eleven sub-watersheds in Erie, Niagara, Genesee, Wyoming, and Orleans counties.

The sub-watersheds in Hamburg include Eighteen Mile Creek and Smokes Creek. The Town of Hamburg shares similar goals with The Niagara River Watershed Management Plan, in relation to best management practices for both watersheds. These goals include:

- Updating and Upgrading Septic Systems
- Incorporating Green and Living Infrastructure
- Developing Stream Stabilization Techniques
- Adding Vegetation
- Promoting Community Education and Engagement

The Town of Hamburg will use the Niagara River Watershed Management Plan to help with evaluating current water resources in the Town. This includes identifying all the contributing factors, issues and trends affecting those water resources, setting goals for improvement, and developing strategies to meet those goals, as well implementing the plan's strategies, and tracking their progress and effectiveness.

### **Erie County All-Hazards Mitigation Plan**



The Erie County All-Hazard Mitigation Plan sets forth the County's approach for mitigating natural, technological, and man-made disasters that may result in federal disaster declarations with the County. This plan is not intended to serve as a reference for immediate disaster response; rather it is focused on actions that can be implemented prior to disaster events in order to reduce potential loss of life and damage to property. It is also intended to assist with the identification and prioritization of mitigation opportunities immediately occurring after a major disaster. The Plan focuses on maximizing and adequately responding to such situations to minimize injury, speed recovery, and protect public health and welfare. It consists of three components: multi-hazard disaster prevention and mitigation; disaster response; and

disaster recovery. The All-Hazards Plan defines roles and responsibilities in prevention, response, and recovery, including a detailed chain of command during an emergency. The Plan places an emphasis on the role of local jurisdictions as first-line responders but identifies the key role that County departments play in the process. The Plan points out the importance of land use controls and development regulations in hazard-prone areas (e.g., floodplain development) for disaster avoidance and minimization. The Town of Hamburg is one of 44 municipalities that passed a resolution to formally accept the Plan, which is reviewed annually and updated as needed to reflect changes in municipal planning strategies or disaster situations. These strategies are recognized in the Comprehensive Plan.

There are numerous other regional and County documents that provide additional information about what is going on in the region and what regional goals have been set. One such document is the Erie County Comprehensive Housing Affordability Strategy which concluded that many renters in Erie County are paying too much of their income on rent. The Town of Hamburg's local plans (some are listed below) also include statistics on housing and support the need for more affordable housing in the Town.

# Appendix I

## RECOMMENDATION SUMMARY MATRIX

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## Recommendations

The following table/matrix is a summary of the recommendations of the Plan, with the identification of its priority, costs/funding sources, and assignment. Once the CPIC is formed, this list should be reviewed on an annual basis with specific actions identified as priorities.

Recommendation	Priority	\$ Source	Assigned to	Status
<b>WHERE WE LIVE</b>				
<b>The Waterfront Neighborhoods and Hamlets</b>				
Create a <u>Gateway</u> feature for the entrance into the Woodlawn hamlet area.				
Utilize the County's façade program for businesses along Route 5 in Woodlawn and other commercial districts along NYS Route 5, and other tax incentives (Enhanced 485 b program) for <u>commercial revitalization</u> .				
Create <u>multi-modal connections</u> from NYS Route 5, the Woodlawn hamlet, and the Village of Blasdell to Woodlawn Beach State Park.				
Utilize the NYS Brownfield program (complete and begin to implement the Brownfield Opportunity Area Study) to determine brownfield conditions in the Woodlawn hamlet area and to develop a Plan for the <u>redevelopment/re-use</u> of this area (including the properties adjoining the existing Steel Winds II energy-generating facilities).				
Support and complete the <u>waterfront projects</u> related to Hoover Beach, a new Marina and Woodlawn Beach State Park.				
Support the completion of the studies and planning for the Shoreline Multi-Use Trail project and the Waterfront Multi-modal project.				
Continue to develop plans to provide <u>protection</u> from rising lake levels.				
Work with Erie County and the State on the completion of necessary environmental studies to improve the environmental conditions in waterfront areas (including reducing the number of beach closures at the Woodlawn Beach State Park).				
Complete the LWRP update, in coordination with this Comprehensive Plan, and implement the recommendations of that Plan.				
Continue to work with New York State on <u>improvements</u> to Woodlawn Beach State Park.				
<b>Central Hamburg – Carnegie and Scranton</b>				
Develop a Plan and new zoning regulations for the area around the Camp Road interchange. Rezone those lands to encourage the development/redevelopment of these lands in a manner that would reduce potential impacts to surrounding, stable residential neighborhoods and provide quality development that supports this gateway area.				
Work with the NYSDOT on traffic improvements along the Camp Road corridor; a new signal at Howard Road, continued improvements at the Camp Road interchange, well planned South Shore development connections, etc.				

Recommendation	Priority	\$ Source	Assigned to	Status
Develop a “neighborhood needs” plan for these areas. Meet with the residents of these neighborhoods to prioritize their needs.				
○ Consider further study of student routes taken to/from schools and transportation methods used. Study should recommend solutions addressing safety of these routes.				
<b>Central Hamburg – Brierwood, South Shore, Mission Hills</b>				
Work with the NYSDOT/GBNRTC in creating a Traffic/Transportation Plan for Southwestern Blvd. and Camp Road.				
Create and promote new multi-modal connections/features in coordination with the Traffic/Transportation Plan.				
Incorporate recommendations of the “Go Bike” Study and the Amsdell/Cloverbank connectivity study.				
Provide and promote new connections to the lakefront neighborhoods and hamlets and Town facilities.				
The traffic light planned at Howard Road and Camp Road should be installed as soon as warranted.				
The development planned for the South Shore golf course property should be a mixed-use development plan that respects the environmental and greenspace features of the site. Transportation and connectivity issues are other important issues that will need to be addressed.				
Encourage the transitioning out of the remaining industrial/heavy commercial uses in this area.				
The plan for Brierwood Planned Unit Development (PUD) for the corner of Southwestern Blvd. and Rogers Road needs re-evaluation to exclude retail development (currently, a residential use has been approved on part of this area of the PUD).				
Any proposed changes to the approved Brierwood PUD plan will need to respect and incorporate the important greenspace, open space, and recreational components of the site.				
For all new PUD's, there should be a requirement that the PUD be acted upon within 1 year of approval, and that the PUD be completed in a reasonable time period. The applicant would then be required to return to the Town Board if the project is not completed in the prescribed time.				
Continuation of the build-out of the Wal-Mart site will need to reflect aesthetic and community character issues and have sound transportation components.				
<b>Central Hamburg – Brierwood, South Shore, Mission Hills</b>				
Create new commercial zoning district (more rural and incorporate character requirements) for some of the existing commercially zoned areas (Southwestern Blvd/Heltz Road/Lakeview Road areas).				
Remove the commercial (C-2) zoning designation for some of the areas not abutting Southwestern Blvd. (existing residential homes).				
Continue to “not rezone” any additional areas to commercial zoning.				
Prohibit additional sewer expansions in the Lakeview area.				
Promote the protection of the Heltz Woods and the Lakeview Woods areas (see neighborhood map)				
Develop a multi-modal plan for Lakeview.				
Update and improve the Lakeview Overlay (separate out from the Southern Overlay)				
Develop a Context Sensitive design plan for Lakeview Road.				

Recommendation	Priority	\$ Source	Assigned to	Status
Implement the recommendations of the LWRP, including support for lakeshore protection.				
Continue the Lakeshore trail plan and afford other connections to assets in the area such as the Graycliff Estate.				
Create a “downtown” Lakeview revitalization plan.				
Work with the Hamburg Development Corporation and HIDA to promote the development of existing commercially zoned sites.				
The NYS Route 5 Overlay zoning district should be revised to create a specific Lakeview section of the Overlay.				
<b>Eastern Hamlets of the Town</b>				
For areas along the Orchard Park border (Windom and Armor), the Town should reach out to Orchard Park to discuss forming a joint planning committee to evaluate initiatives and actions that could be taken in this cross-border area (the Towns of Amherst and Tonawanda are doing this along their municipal border).				
Complete a specific walkability plan for these areas, including an evaluation of multi-modal opportunities (especially with the needs and plans associated with the new Bills stadium).				
See the section related to the “Stadium Impact Area” below.				
<b>Village Transition Areas</b>				
Implement the recommendations of the Town of Hamburg/Village of Hamburg Gateway improvement plan.				
Create zoning in these areas that acknowledges and complements the adjacent areas of the respective Villages.				
Create a Gateway plan for the Town of Hamburg/Village of Blasdell Gateway areas.				
Continue to work with State and County partners in improving pedestrian and bicycle access and connectivity in these areas. <ul style="list-style-type: none"> <li>For example, with respect to South Park Avenue, there should be connectivity from the Hilbert College campus into the Village of Hamburg.</li> </ul>				
Create Town zoning that complements the respective Village. Zoning should reflect not only appropriate uses but also character and pedestrian accessibility issues				
<b>Northeast Corner of the Town</b>				
The Hamburg Industrial Development Agency should meet with the owners of industrial properties in this area to discuss their plans for these sites and how the Town can help with the potential re-use of the vacant lands and the continued operations of existing development and structures.				
No additional industrial zoning should be allowed in this area.				
As part of a joint planning effort with Hamburg and the Town of Orchard Park, discussed in previous sections, the two Towns should coordinate initiatives and actions along this section of Abbott Road. Incorporate design standards and zoning regulations that compliment planning for each respective Town and create a better sense of place.				
This area should be considered for mixed use zoning projects.				

Recommendation	Priority	\$ Source	Assigned to	Status
<b>Parker Road Area</b>				
Create a zoning overlay or new zoning category for this area that reflects the above key issues and objectives.				
Do not approve any residential rezoning that would allow for greater development densities (cluster development would be allowed to meet the goals of the area).				
Create a Context Sensitive Design plan for Parker Road.				
As part of the context sensitive design, incorporate pedestrian and bicycle access.				
Carefully follow the planning for the new Stadium and help to address impacts to this area.				
<b>Southeastern Area</b>				
No standard Commercial rezoning.				
Allow no increases in residential development densities for single family homes.				
Continue to allow agriculture and agri-tourism uses and facilities; some changes to zoning are needed for this area.				
Protect the viewsheds; bring back the overlay district and the requirements for protecting the scenic resources and viewsheds.				
Protect the 18 Mile Creek corridor and watershed and continue to implement projects that protect and improve the quality of this designated Critical Environmental Area (CEA). Work with the Buffalo Niagara Waterkeepers on these efforts.				
Improve connectivity to the Village of Hamburg for pedestrian and bicycle activity.				
The Town Golf course is important asset, both environmentally and for recreation. Continue to invest in this asset and make improvements for recreation and for the environment.				
Boston State Road is a Gateway; a context sensitive design plan is needed along with gateway elements.				
Cluster subdivision design that protects rural character and open space (only be allowed for the protection of important features and viewsheds).				
Guidelines are needed for the Water Valle hamlet along Gowanda State Road (no expansion of commercial uses in this area).				
<b>South Central Hamburg</b>				
Create a new zoning district for this area that allows agriculture, agricultural related uses, agri-tourism, and low-density housing (see Agricultural Section of this Plan).				
Allow no commercial rezoning or rezoning that would allow greater residential development densities.				
Re-establish the South-Central Overlay, concentrating on rural design guidelines and other restrictions for land use and development.				
Update the 18 Mile Creek CEA requirements in the Town Code for better environmental protection of this area.				
Work with Erie County to remove some areas where sanitary sewer service has not been extended, from the sewer district.				
Investigate grant opportunities for homeowners to utilize in upgrading their on-site septic systems.				

Recommendation	Priority	\$ Source	Assigned to	Status
Work with the Buffalo Niagara Waterkeeper on other projects to protect and enhance this important CEA.				
Implement the recommendations of the LWRP (new plan includes 18 Mile Creek).				
Continue investing in the Nike Recreation facilities (include possible connections to the Eighteen Mile Creek County Park).				
Work with Erie County on their plans for maintaining the County parklands as important passive recreation for the Town and region.				
Improve multi-modal connections from the Village to the Nike Recreation facilities.				
Complete a multi-modal connection plan (to other Town areas) for the Nike Recreation facilities.				
Create a plan for this area that illustrates how the major features (Nike Base facilities and the County Park) of this area can work together.				
<b>“Seven Corners”/Big Tree Area</b>				
Work with NY State, Erie County, and the Town of Orchard Park on how this area will be impacted by the construction of the new Buffalo Bills Stadium- and how it should be developed/redeveloped. <ul style="list-style-type: none"> <li>• Hamburg needs to be part of the planning process. Transportation, land use, economic development, parking, protection of surrounding residential neighborhoods, events at the stadium, etc., are all important issues.</li> <li>• If the ECC campus is removed or downsized, this site should be an integral part of economic development in this area. The ECC lands need to be rezoned from their current zoning (R-3) to a new zoning district that accommodates economic development, such as ancillary uses to the stadium.</li> <li>• Public transportation and other means of access to the stadium will need to be developed. Connectivity to other features in the area will also need to be developed.</li> </ul>				
Create and implement a gateway plan and wayfinding for the area.				
Create and implement an access management plan for this area.				
A new zoning district may need to be created and zoning map revisions made for the area along the north side of Southwestern Boulevard.				
Although recently updated, the “Seven Corners intersection” may need additional traffic improvements.				
The area on McKinley, north of “Seven Corners”, needs careful consideration for zoning revisions. Past plans included the creation of the HC zoning district (low impact commercial) that respected the residential areas adjacent to the road frontage properties. Future rezonings could include mixed use developments if pedestrian accessibility can be improved. “Heavier” commercial uses, due to the nature of the area, should be avoided.				
<b>Major Roadway Corridors – NYS Thruway – Milestrip Interchange</b>				
The land across from the entrance needs proper zoning to allow for mixed use/commercial development that respects the environmental constraints of the land and lends protection to the adjacent residential area to the south.				
Gateway feature/way finding is needed in this area.				

Recommendation	Priority	\$ Source	Assigned to	Status
Traffic improvements are a high priority (Milestrip Road, especially at the intersection with South Park Avenue).				
Village of Blasdell transition area – connections from the Town to the Village are needed, as well as revitalization of the area.				
Retail plaza(s) to the east need traffic/interior movement solutions to better manage traffic flow.				
McKinley Mall revitalization – Working with the property owners, a plan needed for redevelopment of this site, utilizing the principles of the existing incentive zoning as guidance.				
Incorporate/utilize parks and open space as protective features between surrounding residences and the mall property.				
Multi-modal improvements are needed in this area, especially if the mall is redeveloped under a community center concept.				
<b>Major Roadway Corridors – NYS Thruway – Camp Road Interchange</b>				
New zoning on west side – include thruway lands and other properties (see proposed plan) and look at industrial lands on Southwestern Boulevard (potentially get rid of this industrial zoning in this area).				
Protect surrounding residential development, with some limited connections depending on the use proposed for the redevelopment of the surrounding lands.				
The zoning of properties on east side needs to decide on potential locations for new for C-1 zoning.				
Gateway/wayfinding features are needed in this area.				
In areas throughout the Town, where the NYS Thruway acts as a barrier, routing plans need to be developed for multi-modal access to important assets throughout the Town.				
<b>Major Roadway Corridors – Route 62 (South Park Avenue)</b>				
Prohibit any additional C-2 zoning along this corridor.				
Some areas would be suitable for development of mixed-use buildings (near the Villages).				
Work with the current property owner to reimagine the existing business park at South Park, Riley Boulevard and Southwestern Blvd. The business park appears to be transitioning to a mixed-use development site. It is imperative that a new plan be put together by the property owner to illustrate how these uses would fit together.				
Work with the NYSDOT/GBNRTC on the overall planning of South Park Avenue.				
Build upon the “sponsor signage program” started along this route.				
Although important along the entire corridor, focus sidewalk efforts from the Hilbert College area to the Village of Hamburg, and around the Village of Blasdell.				
<b>Major Roadway Corridors – Milestrip Road</b>				
Focus efforts on the Milestrip Road/South Park Avenue intersection and the connection to the NYS Thruway.				
See the other recommendations made in the Thruway interchange section.				
Plan for multi-modal transportation in the area around the McKinley Mall				

Recommendation	Priority	\$ Source	Assigned to	Status
<b>Major Roadway Corridors – Route 5/Lakeshore Road</b>				
Improve the Route 5 Overlay district.				
Work with the NYSDOT and GBNRTC on the long-term planning of this important roadway (incorporate features that improve the driving experience – consider guidance provided in the Moving Forward 2050 Plan).				
Implement the recommendations of the Town's LWRP				
Multi-modal transportation is key to this roadway's success, along with connections to the other important Town and Village features.				
Wayfinding signage needed with elements that represent this important Seaway Trail system.				
Continue to implement non-automotive connective features and specifically implement the studies being completed along the NYS Route 5 corridor.				
<b>Major Roadway Corridors – Route 20 (Southwestern Blvd)</b>				
Continue to work with the NYSDOT on the plan for improving road safety.				
Develop an access management plan and incorporate this plan into the zoning requirements of the Town.				
See the recommendations made in other sections of this Plan that relate to specific areas along this Southwestern Blvd.				
<b>Major Roadway Corridors – Camp Road</b>				
Complete and implement the gateway Improvement project.				
Remove industrial zoning along Camp, especially near the Village.				
Improve the Camp Road Overlay.				
Develop a new zoning district that compliments the Village and provides opportunities to redevelop these older industrial/commercial areas of the Town.				
Work with NYSDOT and GBNRTC on the long-term planning of this roadway. Incorporate traffic calming features to improve the safety of pedestrians and motorists.				
<b>Major Roadway Corridors – McKinley Pkwy</b>				
Complete and implement the McKinley Road/Clark Street project, focusing on multi-modal uses.				
Amend the zoning of the lands between Rosetta, Bayview and Sowles Roads (remove the existing commercial zoning designation).				
No commercial rezoning south of Seven Corners to the Village line.				
Specific properties used for or associated with agriculture should be considered for a new agricultural zoning designation.				
<b>WHERE WE PLAY/GATHER</b>				
Finalize the plan for the unutilized parcels of land that the Town owns, taking into consideration the goals of this Plan and the needs of the residents.				
<ul style="list-style-type: none"> <li>• If these sites include important environmental features or provide a “buffer” to surrounding residential uses, consider maintaining these areas as such.</li> </ul>				

Recommendation	Priority	\$ Source	Assigned to	Status
<ul style="list-style-type: none"> <li>A typical modern goal is to have a park, recreation area, public open space feature or trail within a ten-minute walk of every resident in the Town. In looking at this “ten-minute walk”, the Town should also consider the conditions (sidewalk, trail, on street, etc.) of this “walk”</li> </ul>				
Task the Town’s Recreation Advisory Board with evaluating the 2017 Parks and Recreation plan, reviewing the status of projects and progress the Town has made, and determine next steps including updating the Study to address some of the key issues noted above. <ul style="list-style-type: none"> <li>Include discussions about the underutilized parcels</li> <li>Plan for the “ten-minute walk”</li> </ul>				
Continue the efforts of the Hamburg Moves Committee to review and implement the recommendations in the 2017 Multi-modal Trails Master Plan.				
Develop a Greenway Trail Plan for appropriate sections of the 18 Mile Creek corridor.				
Prioritize the use of “Trust and Agency” monies that the Town has collected for “recreational purposes”.				
Evaluate the open space requirements for new development within the Zoning Code. <ul style="list-style-type: none"> <li>Consider minimum dimensions for preserved greenspace areas.</li> <li>Consider adding requirements for subdivisions and new development that support walkable or bikeable connections from residential to commercial areas within the Town.</li> </ul>				
Increase awareness of the waterfront activities by supporting projects that increase public access. <ul style="list-style-type: none"> <li>Identify public recreation opportunities along 18-mile Creek, Smokes Creek, and other creeks for trail access and enhancement of natural areas (minimize mowing and allow meadow and forest regeneration, where possible).</li> </ul>				
As discussed in other sections of the Plan, develop multi-modal connections to the Town’s major recreational features.				
As part of the Town’s LWRP, ensure that waterfront access and recreational activities are preserved.				
<b>PROTECTING OUR ENVIRONMENTAL ASSETS</b>				
Complete the LWRP update that includes the Lake Erie waterfront and the length of 18 Mile Creek within the Town of Hamburg: <ul style="list-style-type: none"> <li>Consider the 18 Mile Creek corridor and Lake Erie waterfront as a place for recreation and trails, where feasible.</li> <li>Woodlawn Beach State Park is part of tourism economy – work with State on marketing park and region.</li> <li>Connect the Woodlawn hamlet and Village of Blasdell to Woodlawn Beach State Park</li> <li>Provide non-vehicular connections to waterfront park assets.</li> </ul>				
The Hoover Beach Revitalization Project is focused on the protection of the shoreline adjacent to the Hoover Beach community (which is located just north of the Athol Springs hamlet along the lakefront) through the construction of a breakwater/pods. The project proposes inclusion of a public multi-use path along the beach to provide connectivity from the existing bike path at Woodlawn beach to the clock tower in the Hoover Beach area. This project and recommendations should be supported as it meets many of the preferences of the community.				

Recommendation	Priority	\$ Source	Assigned to	Status
Continue to prohibit sanitary sewer expansion along 18 Mile Creek corridor:				
Review laws for approval of on-site septic systems.				
Pursue grants to assist homeowners/businesses to upgrade their septic systems.				
Promote the use of green infrastructure throughout the Town:				
<ul style="list-style-type: none"> <li>Expand/update current laws, particularly stormwater management regulations</li> </ul>				
Review Erie County's recommendations within the watershed plan and put steps in place to protect the watershed.				
Work with the Buffalo Niagara Waterkeeper for shoreline protection and restoration along local creeks and streams.				
Develop an updated map of the environmental assets in the Town that includes the above referenced assets, lands under conservation easements, land controlled by the Town, and other regional initiatives. Develop a plan based upon the principals and vision of this Comprehensive Plan that determines the actions necessary to protect, enhance, and in some cases preserve, the environmental features identified and prioritized on this updated map.				
The Town must complete its updates to the Conservation Area section of the Town's Zoning Law and reference the above map.				
Identify wetlands and habitat projects to engage in for the future and to consider when development projects are proposed to ensure that these resources are protected from the impacts of development (sometimes beyond the basic protections offered under state and federal regulations).				
To protect our important watersheds consider developing increased standards, including green infrastructure, for stormwater and other development impacts as larger storm events are becoming more frequent.				
Identify strategies to maintain/protect the character of the Town based on environmental assets.				
<ul style="list-style-type: none"> <li>Identify the assets in specific hamlets and neighborhoods that add to the community character and quality of life in the Town.</li> </ul>				
Finalize the Town's streetlighting conversion project and the other energy savings projects identified in the Town's study on energy reduction.				
Consider advancing the policies of a green energy community; implementing EV charging stations and other zoning/building requirements that promote these policies.				
Utilize Trust and Agency funds to acquire conservation easements or ownership of important lands.				
<b>AGRICULTURE</b>				
Work with NY State Department of Agriculture and Markets to prepare a formal Agricultural Protection Plan.				
Work with Erie County to ensure that the County's Agricultural Protection Plan supports and acknowledges the agricultural components of the Town.				
Amend the Town Zoning by creating an agricultural zoning district that will allow more flexibility for agricultural operations, agricultural related uses, and other creative uses that help these operations to survive and thrive (see Appendix for draft copy).				

Recommendation	Priority	\$ Source	Assigned to	Status
Work with Erie County to protect the existing Agricultural District and encourage renewals to help to ensure that the district stays intact and grows.				
Prohibit the extension of sewers into the South-Central area of the Town, and if possible, the southeastern areas, and petition Erie County to have these areas removed from the Sewer District.				
In accordance with Chapter 110 – Farming, establish a formal Agricultural Advisory Committee to protect farming rights and assist with agricultural-related planning issues.				
Consider the potential benefits of Purchase of Development Rights or Transfer of Development Rights programs for agricultural land protection.				
<b>ECONOMY</b>				
Evaluate the existing zoning in commercial and industrial areas throughout the Town. Zoning should provide flexibility for redevelopment, while having sufficient standards to ensure high quality, low-impact new development. <ul style="list-style-type: none"> <li>For example, the C-1 zoning district (Local Retail) does not provide proper direction and uses for many of the sites that are zoned as such. The town should reevaluate this district and create a new district that reflects the needs of the “local community”</li> </ul>				
Undertake the Brownfield Opportunity Area Phase I study in Woodlawn and investigate other Industrial areas of the Town where similar improvements/support are needed.				
Pursue grants funding for future planning efforts for redevelopment of the McKinley Mall				
Develop a plan to address the area surrounding the Camp Road interchange. <ul style="list-style-type: none"> <li>Establish appropriate zoning districts that blend in with surroundings yet allow for the effective development of the lands in this area (see guidance in the “Where We Live” Section A. of this Plan).</li> </ul>				
Work with the Villages of Blasdell and Hamburg to establish connections between their commercial districts and those in the Town of Hamburg (see Gateway discussions in Section 2.A).				
Work with Hamburg Community Development Department and the Southtowns Chamber of Commerce to assist developers with identifying existing properties that are ripe for re-use/revitalization.				
Develop a more robust assistance program to promote redevelopment efforts (tax incentives, re-zoning opportunities, grants).				
Encourage transition to buildings that can be adapted for re-use for other things once existing use is no longer viable.				
The Hamburg IDA should focus on tools to incentivize the re-use of existing buildings, including consideration of the adoption of an enhanced 485b program that targets existing retail corridors in the Town.				
Streamline the planning and approval process to encourage and facilitate the re-use/rehabilitation of existing buildings.				

Recommendation	Priority	\$ Source	Assigned to	Status
<b>INFRASTRUCTURE</b>				
Highway Department to assess the existing system for updating and maintaining Town-owned roads and make improvements to best address the community's needs.				
Implement Context Sensitive Design measures for roadway improvements.				
Implement the recommendations of the Town-wide drainage study				
Remove areas from the Erie County Sewer district in the south-central part of the Town that should not be serviced by public sanitary sewers.				
Finalize the LED street lighting project and finalize plans for implementation of other energy saving projects for Town properties.				
Consider becoming a Climate Smart community through NYSERDA.				
Update the Town's codes and laws to reflect the electrification of NY State. For example, work on establishing EV charging stations throughout the Town (see recommendations of the 2050 Moving Forward Plan).				
Implement the plans identified for improving walkability and biking in the Town (reducing car travel).				
Evaluate the road design requirements in the Town's subdivision regulations and reduce the number of new subdivision roads that need to be dedicated to the Town.				
<b>REGULATE AND CONTROL</b>				
Code Committee should review the suggested zoning opportunities (see maps above and in appendix) and prioritize decisions and determine need for specific property rezonings or changes to the code.				
Ensure that the Code Committee in the Town continues to include representation from the Planning Board and Planning Department, the Zoning Board of Appeals, the Building Department, Engineering Department, the Legal Department, and the Town Board. This will help to ensure the creation or amendment of laws and regulations that are well written, implementable, and enforceable.				
A Comprehensive Plan Implementation committee will be formed (see Implementation section of this Plan for more information on this committee) and work by the Code Committee will be coordinated and assigned through this committee and the Town Board.				
Consider working with surrounding communities in hiring a judge to operate a "housing court".				
Work with the Code Enforcement Officer/Building Department in making sure time is dedicated to the enforcement of local laws (may need budget allocations or additional staff).				
Create an automated complaint system (GIS based or other methodology).				
Create a better coordinated Town review process. Advisory boards/committees, Town departments and staff, emergency service providers, and others are very important to the Town's overall approval process. Each entity should have a standardized review report and schedule to provide input to the Town's Planning Board, Zoning Board of Appeals, and Town Board.				

Recommendation	Priority	\$ Source	Assigned to	Status
OTHER				