

Town of Hamburg

COMPREHENSIVE PLAN



November 2022
DRAFT

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TOWN OF HAMBURG 2022 COMPREHENSIVE PLAN

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Comprehensive Plan Advisory Committee

Councilwoman Elizabeth Farrell, Christopher Hull, Robert Hutchison, Joe Killian, Ken Farrell, Village of Hamburg Trustee Laura Hackathorn, Mark Lorquet, Mark Walling, Ric Dimpfl, Rich Clark, Sean Doyle, Sarah desJardins, Village of Blasdell representatives and William Clark

Hamburg Town Board

Randy Hoak, Town Supervisor
Shawn Connolly
Karen Hoak
Megan Comerford
James Shaw, former Supervisor

Hamburg Planning Board

Hamburg Agricultural Committee

Other Contributors

Mariely Ortiz, Erie County Department of Environment and Planning
Town of Hamburg Residents
Town Departments and Staff
EECG Consulting LLC
Hamburg Chamber of Commerce
Jennifer Robertson, Hamburg IT

Project Consultant Team

Wendel
Highland Planning LLC
WWS Planning

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A. PURPOSE

Enabling Legislation

In New York State, towns and villages are given the power of zoning with one requirement, that zoning must be in accordance with a Comprehensive Plan. As zoning and land use issues have changed and become more complicated in the 21st century, it has become increasingly important to have a modern, up-to-date Comprehensive Plan. Comprehensive Plans must address not only the zoning issues of the community but many of the other factors that could affect the citizens' day to day life and the community's vision for the future.

This document, the "*Town of Hamburg Comprehensive Plan*," (the Plan) represents the official Town of Hamburg Comprehensive Plan in accordance with New York State (NYS) Town Law, Article 16, Section 272-a. It includes the background of how this plan was created, the recommendations and guidance for the future, and a strategy to ensure that the Plan is implemented. It is a concise document that allows the reader and those entities involved in its implementation to quickly understand the town's vision and the actions to be taken to accomplish that vision. Supporting materials for this plan are found in the Appendix and can be referenced for specific issues and needs.

A good Town
Comprehensive
Plan must also
respect the
communities
that exist within
its borders
and those
surrounding
them.

B. PROCESS

In 2020, as we entered a new decade, the Town of Hamburg acknowledged that their existing Comprehensive Plan had become outdated. Public concern about vacant buildings/changing economies, changes in transportation patterns, loss of green space, outdated/non-sustainable development patterns, and other issues raised the bar for the preparation of a new plan to help guide the Town. A Comprehensive Plan Committee was formed that compiled the issues and concerns about the future of the and what may need to be done to achieve a renewed vision for the future. Subcommittees were also formed to work on specific study areas and to gather further input on these topics.

The Comprehensive Plan Committee utilized existing surveys that had been completed about specific concerns, and through the assistance of a consulting team, also created and implemented a new survey of community residents (including residents of both the Town and Villages). Through these surveys and Town meetings, the committee heard from over 2000 residents of the community.

This information was used to create the overarching priorities/guiding principles for the community and this Plan. Based on the topics generated, the Town gathered data and information to understand these issues, and through analysis and development of the guiding principles created the actions necessary to implement the Plan.

Through the Town's website, the community was invited to follow the creation of the Plan and comment on its direction. A working draft of the Plan was then further vetted through an additional public outreach program in early 2022. Once the draft was completed, official public hearings were created, and the Town completed the required adoption process.

C. PRIOR PLANNING EFFORTS/ REGIONAL DOCUMENTS

A good Town Comprehensive Plan must also respect the communities that exist within its borders and those surrounding them. The Town of Hamburg is blessed with two vibrant Villages – Blasdell and Hamburg - that help to make the Town what it is today. Each is unique and must be respected for the characteristics and vision that set them apart.

Although each Village has its own zoning and vision for the future, the Town understands the importance of creating a Town Plan that respects and supports the goals of each Village (The Village of Hamburg has its own Comprehensive Plan). Representatives from the Villages of Hamburg and Blasdell were included on the Steering committee that guided the preparation of this Plan, and the recommendations contained in this Plan complement each Village.

We started our efforts by looking to local and regional documents that were written since the last Town of Hamburg Comprehensive Plan. These documents formed the initial basis for the Plan, and through community input and work with the Committee, we built off the guidance within these plans.



Local Documents

The Town of Hamburg has prepared many plans and code revisions since the date of the last Comprehensive Plan. These plans, and their recommendations, were considered as part of the preparation of this Comprehensive Plan. Specific local documents are referenced throughout the sections of this plan, which include but are not limited to:

- Local Waterfront Revitalization Program (LWRP) Update (ongoing)
- Hamburg Multimodal Trails Master Plan (2017)
- Town-wide Drainage Study (ongoing)
- Town of Hamburg Energy studies
- Open space/greenspace plan (outdated)
- Brownfield Opportunity Area Study (not started)
- Village of Hamburg Comprehensive Plan (and other plans)
- Various Code and Land Use revisions since the last Comprehensive Plan

The following reports are referenced throughout this document and are also incorporated into this Comprehensive Plan.

- Town of Hamburg Parks & Recreation Master Plan (August 2017)
- Town of Hamburg, Hamburg Gateway Revitalization Design Project (September 2022)
- Analysis of Impediments to Fair Housing Choice (February 2020)

Regional Plans

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.

Specific regional documents are referenced throughout the sections of this plan, and a summary is included in the Appendix. These plans include, but are not limited to:

- Erie County Agriculture and Farmland Protection Plan (2012)
- Erie County Parks Master Plan Update (2019)
- Erie Niagara Framework for Regional Growth (2006)
- One Region Forward – Regional Plan for Sustainable Development
- WNY Regional Economic Development Strategic Plan: A Strategy for Prosperity (2011)
- Western New York Regional Sustainability Plan (2013)
- 2020 Bike Buffalo Initiative Regional Bicycle Mater Plan
- Moving Forward (2050)
- Regional Niagara River Lake Erie Watershed Management Plan
- Erie County All-Hazards Mitigation Plan

D. GUIDING PRINCIPLES

Having heard from thousands of residents, analyzed what has been happening over the last two decades, and taking into consideration regional planning guidance that has been developed, the goals and focus of this Plan are based on the following guiding principles:



Cultivate and protect our strong and healthy neighborhoods and hamlets.

Protect and enhance our environmental assets.

Respect our agricultural past and incorporate it into our future.

Help and encourage a strong economic base that leads to a sustainable future.

Focus on re-use and revitalization.

Sustain and improve where we gather and play (community facilities and our parks and recreation areas).

Maintain and revitalize our infrastructure where necessary.

E. UTILIZATION OF PLAN

In accordance with Section 272-a of New York State Town Law, towns have the power to undertake comprehensive planning and to adopt a plan to help promote the health, safety, and general welfare of the municipality, and to give due consideration to the needs of the people of the region of which the town is a part. By law (Sections 272-a and 7-722), the adoption of a comprehensive plan has the following effect:

- a. All town or village land use regulations must be in accordance with a comprehensive plan adopted pursuant to §272-a.11. (a) or 7-722.11. (a).
- b. All plans for capital projects of another government agency on land included in the town or village comprehensive plan, adopted pursuant to Section 272-a or 7-722, shall take such plan into consideration.

Once adopted, the Town of Hamburg will begin to implement the plan by amending land use regulations to conform to the comprehensive plan and consider the plan in all land use decisions (site plans, subdivisions, and re-zoning actions). Yearly, the Town will utilize the plan in determining its capital project plan and in helping to determine what projects and other implementation actions should be undertaken in the following year. Copies of the adopted comprehensive plan must be filed with County and State agencies and would be utilized by those agencies when planning projects and actions that could affect the planning community.



02 THE PLAN

OUR SENSE OF COMMUNITY

The motto of the Town of Hamburg is “The Town that Friendship Built”. Hamburg is built around and comprised of a variety of neighborhoods, shopping areas, parks and open space, and places of industry and commerce. The Town has established itself as a stable and prosperous suburban community with a lot to offer. It has a long expanse of waterfront along Lake Erie and recreational assets that provide opportunities for public access, health, and enjoyment. The availability of quality natural resources and infrastructure services, are other factors that add to the quality of life in the community.

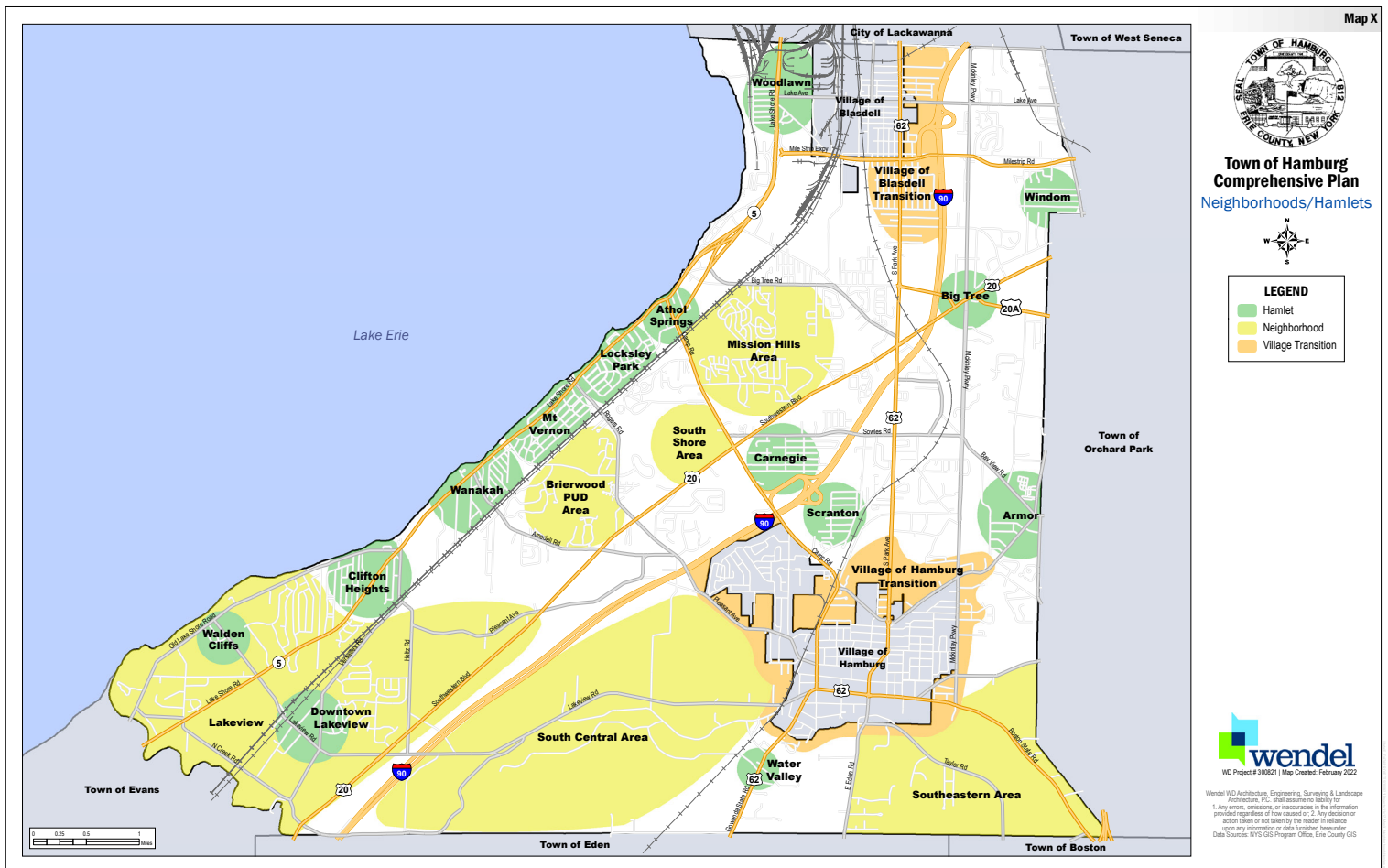
This section of the Comprehensive Plan examines existing conditions, assets, and constraints, with discussion focused on the vision, goals, and themes that were identified through data analysis and what we heard from the public throughout the planning process. Recommendations are included that provide more specific actions that can be implemented to achieve a vision for the future.

A. WHERE WE LIVE: STRONG NEIGHBORHOODS

The Town of Hamburg is blessed with many diverse neighborhoods, hamlets, and communities. These areas range in size, age, and type but have a common characteristic of being strong and sustainable. They also make Hamburg a great place to Live, Work and Play.

Surveys indicate that Town residents ranked **“Neighborhood and Community”** as the primary reason that they live in Hamburg, which supports the Town’s motto, “A Town That Friendship Built”. Map 1 illustrates the approximate hamlets, neighborhoods, and other community places in the Town.

Although each of these areas have their unique assets and constraints, some common themes exist that include maintaining a high quality of life, strong and sustainable infrastructure, community character, and preserving greenspace. These themes were created based on the information, comments, and suggestions we heard from the community.



What We Heard

The following is a summary of what we heard about “Where We Live” in the Town of Hamburg. For this input most of the comments were about the Town in general. Any specific comments about a certain area of the Town were considered in the sections to follow.

- A need for housing that meets the needs of all the citizens of the Town – housing for all.
- Targeted growth areas.
- Controlled rate of growth – sustainable.
- Development that respects the environmental and character issues of the Town and its neighborhoods.
- Development that “pays for itself”

Neighborhoods, Hamlets, and Community Areas

This section outlines the neighborhoods, hamlets and community areas shown on Map 1, and discusses their key issues, objectives, and recommendations (Reference the Neighborhoods and Hamlets map for geographical context to these areas):

The Waterfront Neighborhoods and Hamlets

The waterfront areas stretch south from the more urbanized hamlet of Woodlawn through the historical waterfront neighborhoods of Athol Springs, Locksley Park, Mount Vernon, Wanakah and Clifton Heights, to the rural Lakeview and Walden Cliffs areas.

Woodlawn is a stable residential area, with some businesses primarily located along Route 5, that has strong ties to the industrial history of this area. Woodlawn is in close proximity to the Village of Blasdell and the City of Lackawanna to the east and north, respectively. The hamlet is bounded to the west by the Lake Erie waterfront, which includes Woodlawn Beach State Park.

The lakefront also provides the western backdrop for the Athol Springs, Locksley Park, Mount Vernon, Wanakah and Clifton Heights neighborhoods, which are well established waterfront communities where some of the residential homes were originally utilized for summer housing. NYS Route 5 (locally known as Lake Shore Road south of Athol Springs) connects these areas and has small areas of commercial use that service these neighborhoods and the traveling public. NYS Route 5/Lake Shore Road is a designated part of the NY Great Lakes Seaway Trail. The areas south of Clifton Heights includes, an area known as Walden Cliffs and includes properties on the lakeside of Old Lakeshore Road (the seaward extension of Lake Shore Road) that are part of the Lakeview neighborhood. This neighborhood includes many rural estate lots.

Key Issues/Objectives:

- Revitalization of Woodlawn and the surrounding areas (including the NYS Route 5 and the business district).
- Invest in and encourage the continuation of the vibrant industrial uses and industrial parks in the area (the Ford Stamping Plant facility, Lake Erie Commercial Center, Ravenwood North, etc.).



- Protecting the residential areas from the potential adverse effects from industrial uses.
- Planning and developing new and appropriate uses in abandoned waterfront industrial areas.
- Improving connections throughout the waterfront areas, including multi-modal opportunities, in particular the provision of non-automotive connections between Blasdell and Woodlawn to the waterfront.
- Promoting investment in and development of publicly accessible lands in the waterfront area.
- Considering other investments in new waterfront projects.
- Protecting and improving environmental resources and conditions along the waterfront areas and this important watershed.
- Providing public access to the lakefront and creating more opportunities to enjoy the Lake, without infringing on the existing lakefront residents.
- Connecting important waterfront features with the rest of the community.
- Maintaining and improving the waterfront character of the area.
- Improving the experience of traveling along the Route 5/Lake Shore Road corridor (the Seaway Trail).
- Protecting waterfront areas from the rising levels of the Lake.
- Providing sustainable infrastructure improvements.

Recommendations (not listed in order of priority):

- a. Create a Gateway feature for the entrance into the Woodlawn hamlet area.
- b. 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 commercial revitalization.
- c. Create multi-modal connections from NYS Route 5, the Woodlawn hamlet, and the Village of Blasdell to Woodlawn Beach State Park.
- d. 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 redevelopment/re-use of this area (including the properties adjoining the existing Steel Winds II energy-generating facilities).
- e. Support and complete the waterfront projects related to Hoover Beach, a new Marina, and Woodlawn Beach State Park.
- f. Support the completion of the studies and planning for the Shoreline Multi-Use Trail project and the Waterfront Multi-modal project.
- g. Continue to develop plans to provide protection from rising lake levels.
- h. 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).
- i. Complete the LWRP update, in coordination with this Comprehensive Plan, and implement the recommendations of that Plan.
- j. Continue to work with New York State on improvements to Woodlawn Beach State Park.



Central Hamburg Neighborhoods

The central neighborhoods in the Town are represented by the older developed areas that established around the Camp Road Thruway interchange (Carnegie and Scranton), newer developments that expanding in the Brierwood and Mission Hills neighborhoods, and the areas that will grow and transition in the future (South Shore Golf Course site, and other areas proposed for development in central portion of the Town). This section of the Plan focuses on these areas, and two subsections: the Camp Road interchange area and the older neighborhoods in that area; and the Mission Hills, South Shore, Brierwood areas).

CARNEGIE AND SCRANTON

As noted previously, there are two older, well established residential neighborhoods located directly north and south of the Camp Road interchange of NYS Interstate 90. These neighborhoods, which currently struggle with impacts of growth in the Town, will be affected by potential development planned for lands in the vicinity of the interchange. Additionally, the continued development of the newer neighborhoods in central Hamburg also has the potential to exacerbate existing issues in the Carnegie and Scranton neighborhood areas, as discussed below.

Key Issues/Objectives:

- Maintaining and improving the connections to the major highways around the Carnegie and Scranton neighborhoods. Presently these areas experience traffic problems that make accessing the main highways from their local streets difficult.
- Providing alternative (multi-modal) means of connections in these areas; especially connecting to the surrounding commercial areas, community features, and Hamburg Middle and High Schools.
- See the “Hamburg Gateway Revitalization Design Project” for more information and objectives in this area.
- Improving community facilities that service these neighborhoods, such as parks, playgrounds, etc.
- Protecting these areas from the impacts of surrounding commercial growth and revitalization activities (making sure proper mitigations reduce any potential impacts).
- Development at the new Camp Road interchange will impact the surrounding residential neighborhoods and will provide an important economic opportunity.
- Continue to treat the Camp Road interchange area as an important gateway to the Town of Hamburg.

Recommendations (not listed in order of priority):

- a. 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.
- b. 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.
- c. Support and build upon the “Hamburg Gateway Revitalization Design Project”
- d. Develop a “neighborhood needs” plan for these areas. Meet with the residents of these neighborhoods to prioritize their needs.
- e. Consider further study of student routes taken to/from schools and transportation methods used. The study should recommend solutions addressing the safety of these routes.

Within the Central Hamburg Neighborhood, the “newer” developments have their own list of issues, objectives, and recommendations:

BRIERWOOD, SOUTH SHORE, MISSION HILLS

The area between the waterfront hamlets of Wanakah, Mount Vernon, Locksley Park and Athol Springs and Southwestern Boulevard includes the Brierwood development (the first large scale Planned Unit Development in the Town), the Mission Hills development area (a large mixed residential development area of newer and older apartments, mobile homes, single-family homes, and other multi-family buildings), and the South Shore Golf Course site (which is in the early stages of being planned for development). The location of this area near the Camp Road interchange, and two major transportation corridors (Southwestern Blvd. and NYS Route 5), provides tremendous opportunity but also the potential consequences of development pressures. As these developing neighborhoods are located near, and have direct access to Southwestern Blvd., they have the potential to further impact the traffic situation along Southwestern Boulevard and the area around the Camp Road interchange.

Key issues/Objectives:

- Rapidly developing areas are creating traffic and community character concerns.
- Need for improvement of the roadways and for development of multi-modal connections.
- Greenspace and other environmental assets need to be protected.
- This area is transitioning; changes to Brierwood, Mission Hills, South Shore and some commercial areas will create opportunities for improvements to the overall area.
- Need to create a well-planned future for this area that blends the old and new

Recommendations (not listed in order of priority):

- a. Work with the NYSDOT/GBNRTC in creating a Traffic/Transportation Plan for Southwestern Blvd. and Camp Road.
- b. Create and promote new multi-modal connections/features in coordination with the Traffic/Transportation Plan.
- c. Incorporate recommendations of the “Go Bike” Study and the Amsdell/Cloverbank connectivity study.
- d. Provide and promote new connections to the lakefront neighborhoods and hamlets and Town facilities.
- e. The traffic light planned at Howard Road and Camp Road should be installed as soon as warranted.
- f. 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.
- g. Encourage the transitioning out of the remaining industrial/heavy commercial uses in this area.
- h. 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, residential use has been approved on part of this area of the PUD).
- i. 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.
- j. For all new PUD’s, there should be a requirement that the PUD be acted upon within 1 year of approval, and that each phase of the PUD be completed in a reasonable time. The applicant would then be required to return to the Town Board if the project is not completed in the prescribed time.
- k. Continuation of the build-out of the Walmart site will need to reflect aesthetic and community character issues and have sound transportation components.

Lakeview

Lakeview comprises a mix of the older “downtown” hamlet area, and the housing developments first established in the 1980’s, 1990’s and that continue to grow around



the hamlet into present day. The Lakeview area does not have a discernible boundary but can be generally described as the area in the southern part of the Town bordered by the Town of Evans to the south, the NYS Thruway to the east, the lakefront and approximately Pleasant Avenue to the west. The area’s remoteness and isolation enhance its rural character but also requires automotive transportation for daily needs and services. Representatives of Lakeview are concerned about development in the Lakeview area, but also acknowledge the lack of services and the need for businesses to provide everyday needs – without the requirement to get in a car and drive.

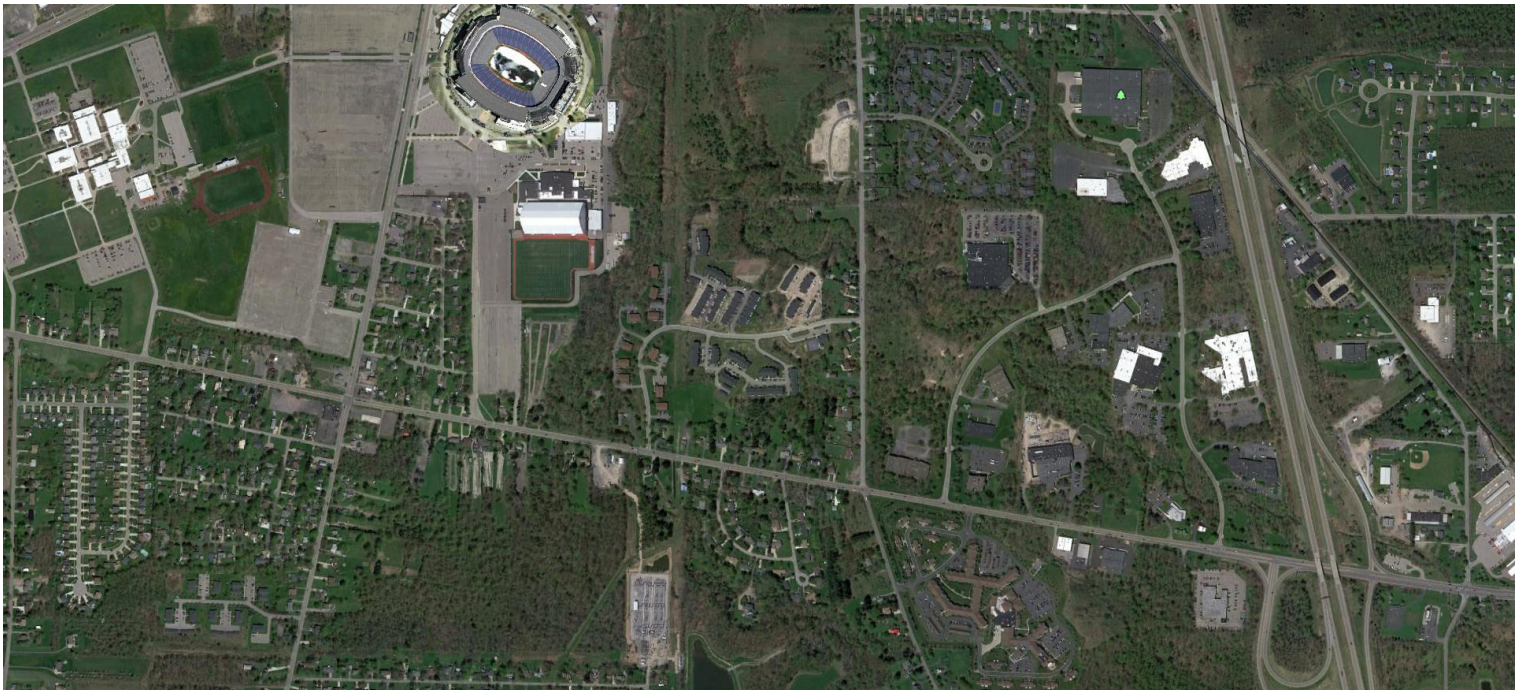
PHOTO PROVIDED BY DONALD SPITTLER, UNOFFICIAL LAKE VIEW HISTORIAN.
[HTTP://SEIZ2DAY.COM/LAKEVIEWNY/LAKEVIEWPHOTOS.HTM](http://seiz2day.com/lakeviewny/lakeviewphotos.htm)

Key Issues/Objectives:

- Continue to restrict additional commercial development in the Lakeview area (no commercial rezoning, unless creative such as Agri-tourism, etc.).
- Identification and promotion of some of the existing commercial areas to be developed for support services to the Lakeview area (for example, the old Post Office property).
- Control and help in preventing the “suburbanization” of this area (restrict denser residential development but allow in a sustainable manner).
- Some of the existing commercially zoned areas (see Zoning Opportunities Map) should be rezoned to a new, less intensive commercial zoning to match the character of the area.
- Support and encourage the revitalization of Lakeview hamlet and other commercially developed sites in this area.
- Improve connectivity in the area; make it more walkable (creative solutions needed), and bikeable. Establish connection features from neighborhoods to important community resources and destinations. Build upon the “Go Bike” study and GBNRTC Regional Bicycle Master Plan.
- Continue to protect the environmentally sensitive areas that exist in this area (see the existing Town Open Space Greenspace Plan). It is also recommended that this open space plan be updated. Some important features need immediate attention to help preserve them (For example, the Heltz Woods – see map).
- Continue to improve the “downtown Lakeview” area

Recommendations (not listed in order of priority):

- a. Create a 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).
- b. Remove the commercial (C-2) zoning designation for some of the areas not abutting Southwestern Blvd. (existing residential homes).
- c. Continue to “not rezone” any additional areas to commercial zoning.
- d. Prohibit additional sewer expansions in the Lakeview area.
- e. Promote the protection of the Heltz Woods and the Lakeview Woods areas (see neighborhood map)
- f. Develop a multi-modal plan for Lakeview.
- g. Update and improve the Lakeview Overlay (separate out from the Southern Overlay)
- h. Develop a Context Sensitive design plan for Lakeview Road.
- i. Implement the recommendations of the LWRP, including support for lake-shore protection.
- j. Continue the Lakeshore trail plan and afford other connections to assets in the area such as the Graycliff Estate.
- k. Create a “downtown” Lakeview revitalization plan.
- l. Remove the mis-zoned industrial land along the railroad tracks and help to transition some of the older industrial properties.
- m. Work with the Hamburg Development Corporation and HIDA to promote the development of existing commercially zoned sites.
- n. The NYS Route 5 Overlay zoning district should be revised to create a specific Lakeview section of the Overlay.



Eastern Hamlets of the Town

The hamlets of Armor, Big Tree, and Windom are identified hamlets located along the eastern side of the Town. They are all unique, with Windom being an older residential area abutting the Town of Orchard Park, Big Tree being a mixed-use area in the very busy area of the old “Seven Corners”, and Armor being a combination of older and newer residential development with a small commercial area, abutting Orchard Park.

Key Issues/Objectives:

- Protecting these areas from the consequences of commercial development.
- These areas should be walkable.
- Acknowledging and preparing for what is happening in the adjoining community (Windom and Armor abut Orchard Park, and Big Tree will be impacted by the changes at the Buffalo Bills stadium).

Recommendations (not listed in order of priority):

- a. 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).
- b. 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).
- c. See the section related to the “Stadium Impact Area”.

Village Transition Areas

Established for this Comprehensive Plan, these parts of the Town are the important areas around the Villages of Hamburg and Blasdell. Recognition of these areas represents an opportunity to plan and manage land use and development in concert with the planning principles of both Villages.

Key Issues/Objectives:

- Create consistency/continuity between the Town and the Villages.
- Create opportunities for joint planning initiatives that can lead to successes in both communities.
- Improve and enhance connectivity (multi-modal).
- Establish gateway features/elements.

Recommendations (not listed in order of priority):

- Implement the recommendations of the “Town of Hamburg: Hamburg Gateway Revitalization Design Project”.
- 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.
 - o For example, with respect to South Park Avenue, there should be connectivity from the Hilbert College campus into the Village of Hamburg.
- Create Town zoning that compliments the respective Village. Zoning should reflect not only appropriate uses but also character and pedestrian accessibility issues.

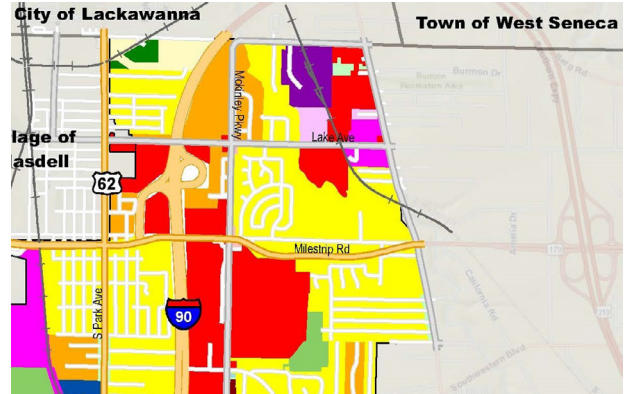


OTHER PLACES AND COMMUNITY AREAS

Although not specifically labeled on a map as a hamlet or neighborhood, the following areas of the Town have been individually identified as having some unique characteristics and issues.

Northeast Corner of the Town

This area of the Town includes some vestiges of Industrial uses, newer commercial uses, and vibrant residential areas, including Windom located just to the south of this area. It also abuts Orchard Park along Abbott Road and Lackawanna to the north along Willet. The Town of West Seneca is also located just to the northeast of this part of the Town.



Key Issues/Objectives:

- Need a plan for use and revitalization of vacant industrial land.
- Need a long-term plan for existing industrial development.
- Need for consistency of planning between Hamburg and Orchard Park along Abbott Road.
- Promote and support this area for mixed use – neighborhood commercial; how does all this work together?

Recommendations (not listed in order of priority):

- a. 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.
- b. No additional industrial zoning should be allowed in this area.
- c. 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 complement planning for each respective Town and create a better sense of place.
- d. This area should be considered for mixed use zoning projects.

Parker Road Area

Parker Road is located west of Abbott Road, between Big Tree Road and Bayview Road. The area around this roadway offers some unique opportunities and challenges for the Town. This area, located near the Orchard Park border, has vestiges of its Agrarian past and a rural feel to it, but it also includes residential subdivisions that have been built over the last couple of decades. It is also located near some commercial corridors (and Highmark Stadium), and it continues to see development pressure.

Key Issues/Objectives:

- Employ the principals of “Context Sensitive Design” to Parker Road.
- Maintain the rural character of the area.
- Consider zoning modifications for the lands surrounding Parker Road.
- Protect the established residential areas from the impacts of non-compatible development patterns (through zoning modifications).
- Protect and enhance the environmentally sensitive features of the area.
- Any future development should be creatively designed and avoid standard road frontage lots and development characteristics.
- Improve walkability and bicycle access.
- Plan for the potential impacts from redevelopment of the future Buffalo Bills Stadium site.

Recommendations (not listed in order of priority):

- a. Create a zoning overlay or new zoning category for this area that reflects the above key issues and objectives.
- b. 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).
- c. Create a Context Sensitive Design plan for Parker Road.
- d. As part of the context sensitive design, incorporate pedestrian and bicycle access.
- e. Carefully follow the planning for the new Stadium and help to address impacts to this area.
- f. Consider sites for rezoning to the proposed new AG zoning district (see AG section of the plan and appendix for draft zoning district).

Southeastern Area of the Town

As you leave the south/southeastern corner of the Village of Hamburg (traveling on Boston State Road, Taylor Road, East Eden Road, or Gowanda State Road) and enter the Town of Hamburg, the area quickly becomes rural in character. The Boston hills are seen to the east and as you head south you quickly encounter agricultural uses. This area has seen some residential development growth and includes a brewery and small winery. It also includes the Town’s Golf course and Town Cabin facility, as well as significant acreage of protected open space in the area closer to Hamburg Village.



Key issues/Objectives:

- Maintain the rural character of the area.
- Continue the trend towards Agri-business and Agri-tourism uses.
- Improve connectivity to the Village of Hamburg and other Town assets in the area.
- Multimodal connections are necessary.
- Scenic resources and viewsheds need to be protected.

Recommendations (not listed in order of priority):

- a. No standard Commercial rezoning.
- b. Allow no increases in residential development densities for single family homes.
- c. Continue to allow agriculture and agri-tourism uses and facilities; some changes to zoning are needed for this area.
- d. Protect the viewsheds; bring back the overlay district and the requirements for protecting the scenic resources and viewsheds.
- e. 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.
- f. Improve connectivity to the Village of Hamburg for pedestrian and bicycle activity.
- g. The Town Golf course is an important asset, both environmentally and for recreation. Continue to invest in this asset and make improvements for recreation and for the environment.
- h. Boston State Road is a Gateway; a context sensitive design plan is needed along with gateway elements.
- i. Cluster subdivision design that protects rural character and open space (only be allowed for the protection of important features and viewsheds).
- j. Guidelines are needed for the Water Valley hamlet along Gowanda State Road (no expansion of commercial uses in this area).

South Central Hamburg

This area is not a specific hamlet or neighborhood, but an area specifically identified in previous Town Comprehensive Plans as an area that is more rural in nature, contains agricultural lands, and has limited sewer infrastructure. It can generally be described as the area bounded by the Town of Eden to the south, the Village of Hamburg/NYS Route 62 to the east, Lakeview and the NYS Thruway to the west/northwest, and Pleasant Avenue to the north. It also includes 18 Mile Creek and its associated Critical Environmental Area (CEA).

Key Issues/Objectives:

- Continue to restrict the extension of sanitary sewer service in this area (remove any non-sewered portions from the sewer district) to limit further development in this area.
- Be proactive in the protection, enhancement, and encouragement of agriculture and agricultural related activities, including agri-tourism.
- Limit development, especially denser residential development, to protect resources and rural character.

- Correct the zoning issues in this area.
- Protect and enhance the 18 Mile Creek corridor and watershed.
- Work with Erie County on maintaining and improving the passive recreation opportunities in the Eighteen Mile Creek County Park.
- The Town should continue to update and improve the Nike Base recreational facilities.
- Provide additional non-automotive connections to the Village of Hamburg and surrounding residential areas.

Recommendations (not listed in order of priority):

- 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 (or create a new overlay focused on agriculture and open space protection), 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.
- 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.
- Rezone identified “mis- zoned” properties (including mis-zoned industrial properties – this is not an industrial area).

“Seven Corners/ Big Tree Area”

Historically known as “seven corners” and Big Tree, the intersection of Southwestern Boulevard, Big Tree Road, and McKinley Parkway and the area around this intersection is an important gateway area in the Town. It is located just west of the Erie County Community College South Campus, Highmark Stadium and Orchard Park and is along two major roads that connect areas to the north that include the McKinley Mall and Blasdell, and to the south, the Village of Hamburg.



It is important to note that this intersection is the terminus of NYS 20A which runs east from US 20 in Hamburg to the Finger Lakes Region, and connects Hamburg to Orchard Park and East Aurora

Key issues/Objectives:

- “Stadium Impact Area” - The construction of a new Buffalo Bills Stadium will have tremendous direct impact on this area and this needs to be planned correctly.
- Seven Corners Commercial Development – zoning changes needed for the protection of surrounding residential uses.
- This is an important gateway area of the Town.
- Rush Creek “Park” needs planning direction.
- Traffic and multi-modal issues need to be incorporated into the area.
- The future of the SUNY Erie Community College (ECC) south campus.
- Determination on potential revisions to the zoning of the C-3 properties in this area.
- Zoning issues on McKinley Parkway, north of the Seven Corners intersection.
- Maintaining the rural character of McKinley south of the Seven Corners intersection; maintain and improve the landscaped boulevard.
- The future of the ECC campus is of major importance to the Town and region. The area should not just be a parking lot but an important destination for this area.

Recommendations (not listed in order of priority):

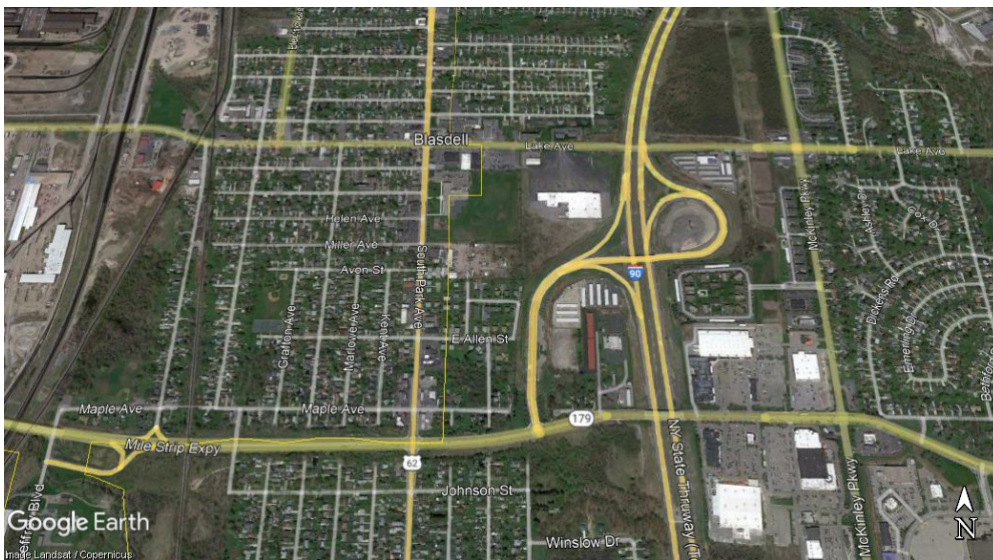
- a. Work with NY State, Erie County, and the Town of Orchard Park on how this area will be impacted by the construction of the new Buffalo Bills Stadium and how it should be developed/redeveloped.
 - o Hamburg needs to be part of the planning process. Transportation, land use, economic development, parking, protection of surrounding residential neighborhoods, events at the stadium, etc., are all important issues.
 - o 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.

- o 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.
- b. Create and implement a gateway plan and wayfinding for the area.
- c. Create and implement an access management plan for this area (work with the NYSDOT and Erie County).
- d. A new zoning district may need to be created and zoning map revisions made for the area along the north side of Southwestern Boulevard. It is a commercial area but needs uses and restrictions that protect the surrounding residential areas.
- e. Although recently updated, the “Seven Corners intersection” may need additional traffic improvements.
- f. 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. Any remaining C-3 zoning needs to be removed (rezone).

Major Roadway Corridors

The Town has a very strong auto-dependent transportation system that includes some major roadways that have a strong influence on the Town’s character, development patterns, and the Town’s connection to the surrounding communities, County, and region. These roadways include the following major corridors.

The NYS Thruway (Interstate 90): This interstate highway traverses the entire State, from Massachusetts and New York City to Pennsylvania to Western New York. The Thruway bisects the Town of Hamburg from north to south (diagonally) and has two interchanges, one in the northern part of the Town at Milestrip Road (SR 179), near the Village of Blasdell; and one at Camp Road in the south – central part of Town, near the Village of Hamburg. This major, limited access, highway has had a tremendous effect on the growth of the Town and will continue to impact the Town’s future.

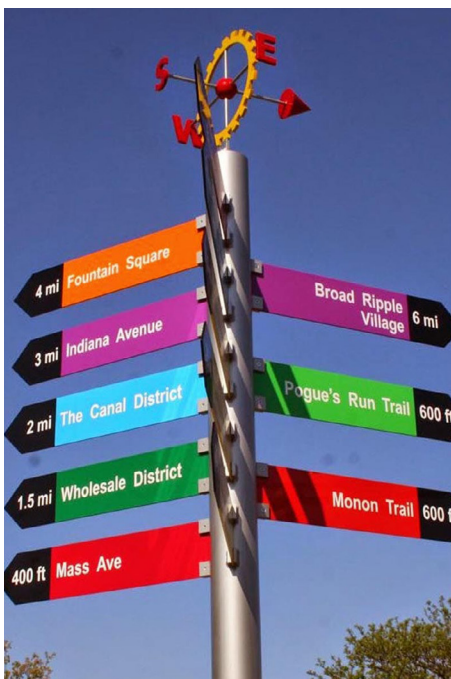


The Camp Road interchange has recently been modified and lands that will be “sold” by the NYS Thruway Authority need to be zoned for appropriate development. The Milestrip Road interchange provides access to the Village of Blasdell, important industrial areas along the lakefront, the McKinley Mall and surrounding retail areas, and to surrounding communities and assets such as the Bills Stadium. Although it provides access through the Town and region, it also is a physical barrier within the Town’s borders, limiting access from east to west, and west to east.



Key Issues/Objectives:

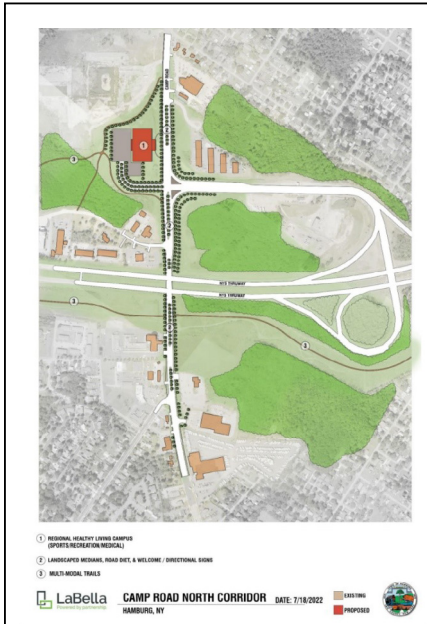
- Help to ensure that the thruway interchanges continue to function well, are properly designed to manage traffic flow, and effectively serve the Town.
- **Development around the interchanges is needed to enhance the Town and present an enhanced image for the Town.**
- The thruway represents a barrier, and roadways that span the thruway are vital to the cross-Town movement of people. Especially important is the access (multi-modal) to community assets, including the waterfront.



Recommendations (not listed in order of priority):

Milestrip Road interchange:

- 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.
- 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.



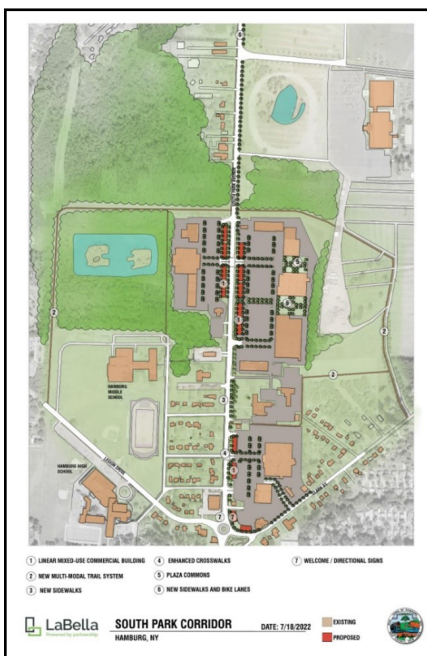
- h. Multi-modal improvements are needed in this area, especially if the mall is redeveloped under a community center concept.

Camp Road Interchange:

- Create a new zoning district for the west side of Camp Road (old truck stop area) that better represents this area – include thruway lands (old cloverleaf) and other properties (see proposed plan) and look at industrial lands off Southwestern Boulevard (potentially get rid of this industrial zoning in this area).
- Protect surrounding residential development, with some limited, non-auto-motive, connections, depending on the use proposed for the redevelopment of the surrounding lands.
- The zoning of properties on east side (currently C-2 and C-1) need to be reconsidered for the new zoning district (especially the C-2 lands). The C-1 zoning area has always been problematic due to it abutting residential and access issues. Careful consideration of the types of uses proposed at this location are necessary (possible mixed use zoning area).
- 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.

Route 62 (South Park Avenue): South Park Avenue is a New York State highway that runs north/south through the Town, connecting the Village of Blasdell and City of Lackawanna to the Village of Hamburg and communities to the south. This roadway includes numerous multi-family residential developments, commercial developments, Hilbert College, the Erie County Fairgrounds, and the Town Hall along its path.



Key Issues/Objectives:

- Maintain and support the improvement of the public transportation that is provided along this road.
- Improve connectivity, including sidewalks, especially into the Villages. Connecting the important regional features including Hilbert College, the Fairgrounds and Town Hall facilities is also a high priority.
- Context sensitive design, access management, and other measures are needed to improve the experience of traveling along this roadway.
- Streetscaping and other actions are needed to improve the character of this roadway.
- Specifically implement the recommendations of the Gateway improvement project at the boundary with the Village of Hamburg (Need creativity in these areas).
- The Village transition areas should include uses in the Town that complement the Villages (see Gateway Project).
- Recommend and support highway improvements along this entire corridor.
- Evaluate the zoning at the intersections along this route.

Recommendations (not listed in order of priority):

- a. Prohibit any additional C-2 zoning along this corridor.
- b. Some areas would be suitable for development of mixed-use buildings (near the Villages).
- c. 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.
- d. The other C-2 zoned lands near the South Park/ Southwestern Boulevard intersection need to be evaluated. Existing C-2 uses could remain, but new uses should fit into the character of this area – creativity is needed (potential mixed uses).
- e. Work with the NYSDOT/GBNRTC on the overall planning (including public transportation and non-automotive transportation) of South Park Avenue.
- f. Build upon the “sponsor signage program” started along this route.
- g. 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.
- h. Implement the recommendations of the Gateway Project.

Milestrip Road: A short stretch of this State highway runs east to west through the northern part of the Town, connecting the Town of Orchard Park to the Town of Hamburg, Village of Blasdell and the NYS Route 5 corridor/waterfront area. This highway also includes the northern Thruway interchange in the Town. It provides access to the McKinley Mall, other commercial plazas, and the major industrial parks and areas in the northeastern part of the Town and the southern portion of the City of Lackawanna.

Key Issues/Objectives:

- Continue to work with the NYSDOT on improving the transportation/traffic concerns of this roadway.
- Development along this roadway should be carefully planned to not adversely impact this corridor.

Recommendations (not listed in order of priority):

- a. Focus efforts on the Milestrip Road/South Park Avenue intersection and the connection to the NYS Thruway.
- b. See the other recommendations made in the Thruway interchange section.
- c. Plan for multi-modal transportation in the area around the McKinley Mall.

Route 5/ Lakeshore Road: Lakeshore Road is a major NYS highway that connects the City of Buffalo (and Lackawanna) and other areas to the north with the Town of Hamburg and south into the Town of Evans and beyond. The roadway is also part of the NY Great Lakes Seaway Trail. It runs along the western edge of the Town and lakefront area.

Key Issues/Objectives:

- Multimodal features are needed to improve safety and efficiency.
- Located in the designated Waterfront Revitalization Area (WRA), maintaining, and enhancing the physical and aesthetic character of this roadway is important.
- The provision of connective elements and wayfinding to important Town facilities is needed.
- Context sensitive design is also needed for this roadway.

Recommendations (not listed in order of priority):

- a. Improve the Route 5 Overlay district.
- b. 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).
- c. Implement the recommendations of the Town's LWRP.
- d. Multi-modal transportation is key to this roadway's success, along with connections to the other important Town and Village features.
- e. Wayfinding signage needed with elements that represent this important Seaway Trail system.
- f. Continue to implement non-automotive connective features and specifically implement the studies being completed along the NYS Route 5 corridor.

Route 20 (Southwestern Boulevard): Southwestern Boulevard is another major State highway that runs diagonally across the Town, from the Town of Orchard Park to the Towns of Eden /Evans. Areas of the roadway extend through residential areas, which has led to traffic concerns and safety issues.

Key Issues/Objectives:

- Traffic/Transportation improvements are needed to improve traffic flow and safety.
- High quality design is needed to improve the character and aesthetics of this road.
- Transitional areas between commercial and residential development are important to create less conflicts.

Recommendations (not listed in order of priority):

- a. Continue to work with the NYSDOT on the plan for improving road safety.
- b. Develop an access management plan and incorporate this plan into the zoning requirements of the Town.
- c. Mixed use zoning could be considered (needs a good plan) for current C-1 zoned lands between Camp Road and Riley Boulevard.
- d. See the recommendations made in other sections of this Plan that relate to specific areas along this Southwestern Blvd.

Camp Road: A NYS roadway with a Thruway Interchange that allows for connections to Route 5 and the Village of Hamburg.

Key Issues/Objectives:

- Coordination with the Village of Hamburg (see Gateway project).
- Planning for areas around the Interchange – Image/Character issues.



- Revitalization of existing commercial properties.
- Transition/border areas with the Village need proper planning. Old industrial areas need to be changed and targeted for new and appropriate development.

Recommendations (not listed in order of priority):

- Complete and implement the Gateway Revitalization Design Project.
- Remove industrial zoning along Camp, especially near the Village, and for the lands abutting the old South Shore golf course (old planned Industrial Park).
- 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.
- See other recommendations in the Plan.

McKinley Parkway: This roadway is a county road and, in sections, a NYS highway that runs directly north to south along the eastern side of the Town. It connects the City of Lackawanna and Town of West Seneca to the Village of Hamburg and communities to the south. At its northern end in the Town of Hamburg, this roadway abuts the McKinley Mall and other major commercial uses, and at its southern end it transitions to a more residential and rural roadway with a landscaped median.

Key Issues/Objectives:

- Context Sensitive Design: this roadway includes rural, suburban, urban, and transitional areas. The boulevard area (south of “Seven Corners” – previously discussed) should be protected and improved upon.
- Zoning should follow the context of the roadway and the area.
- Continue to work with the County and NYSDOT to ensure that traffic flows efficiently as the surrounding areas are redeveloped.

Recommendations (not listed in order of priority):

- a. Complete and implement the McKinley Road/Clark Street project, focusing on multi-modal uses.
- b. Amend the zoning of the lands between Rosetta, Bayview and Sowles Roads (remove the existing commercial zoning designation).
- c. No commercial rezoning south of Seven Corners to the Village line.
- d. Specific properties used for or associated with agriculture should be considered for a new agricultural zoning designation. Plan for multi-modal transportation in the area around the McKinley Mall.

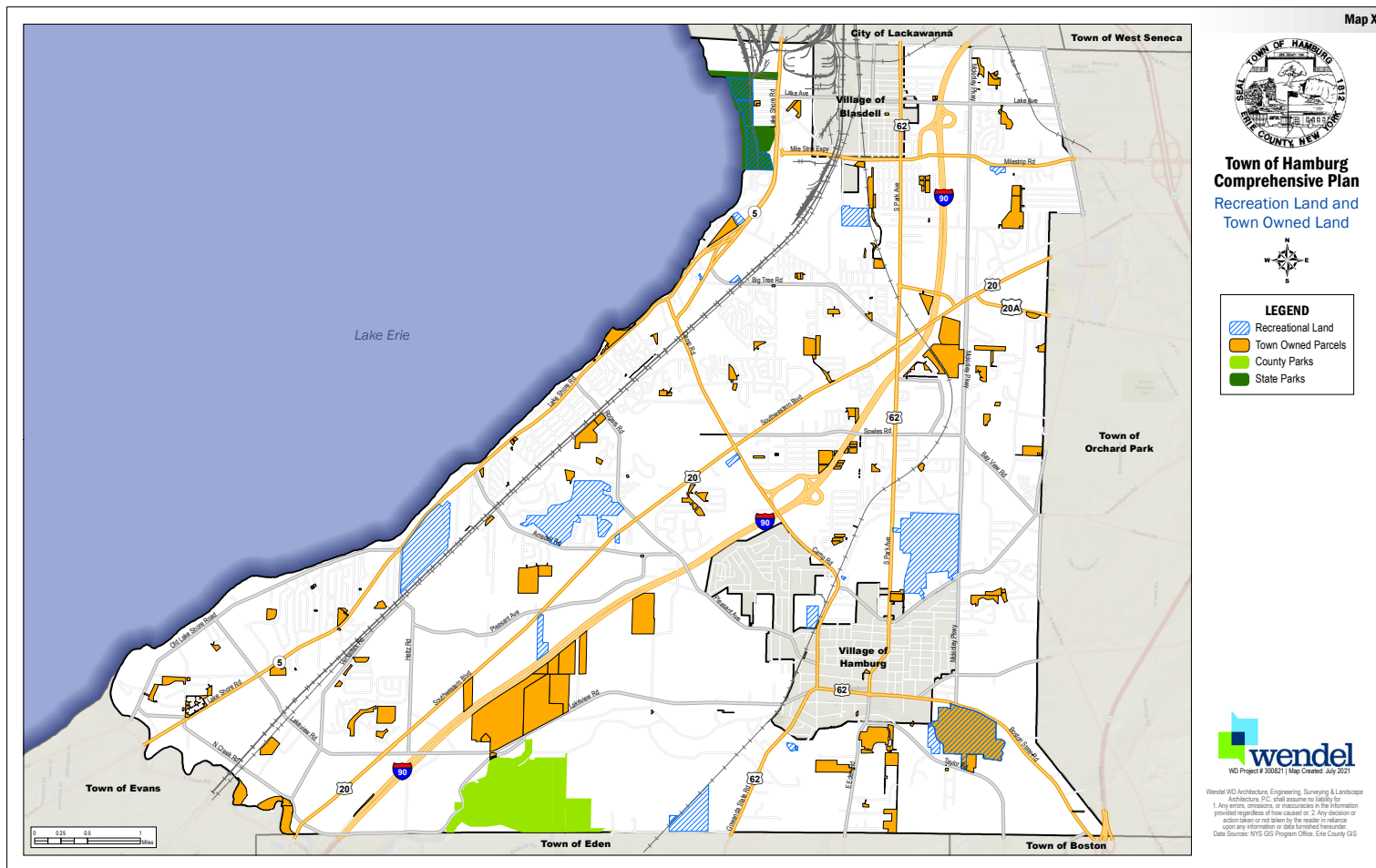
B. WHERE WE PLAY/GATHER

Introduction

The Town of Hamburg residents have access to many parks, greenspaces, and community spaces throughout the Town, and in the surrounding communities. The Town also sits on the shores of Lake Erie, and through both Town and State-owned properties, residents have access to the waterfront from various access points.

In 2017, the Town of Hamburg prepared a Parks and Recreation Study that assessed existing community recreation spaces. That report, and its results, are available for viewing on the Town of Hamburg’s website. The study examined the park properties and equipment at eleven Town facilities, as illustrated on the map below. The assessment evaluated buildings, play equipment, sports fields, picnic shelters, site infrastructure, such as parking lots, and site amenities.





In general, it was found that the facilities and equipment in the Town parks were in overall good condition. The Study pointed out where there are needs for maintenance or upgrades, and recommended improvements to modernize the facilities to meet current recreational demands (refer to the full study for overall and site-specific recommendations). The study also indicated that there is a desire by residents for multi-use trails, both on- and off-road, in the Town.

The Town has a limited number of recreational trails and pathways. The 2017 Hamburg Multimodal Trails Master Plan is a conceptual planning study that was funded by the Town and Village of Hamburg to identify potential opportunities for improvement. This plan evaluated areas in the Town that are ripe for improvements to enhance opportunities for non-automotive travel and transportation alternatives. As noted in the following discussion, surveys indicate that Town residents desire the creation of new on- and off-road multi-use trails. Many of the concepts identified in this master plan are being discussed by the “Hamburg Moves” Committee and recommendations will guide upcoming Transportation Alternatives Program (TAP) grant applications and subsequent projects. Implementation of this plan would be beneficial for improving quality of life in the Town.

The Town owns numerous (over 100) parcels of land across the community, as shown in the following graphic. Some of these parcels are utilized as small recreation areas (playgrounds, etc.), some are local passive parks for a neighborhood and represent potential opportunities for small scale recreational or open space purposes. Other properties are too small or scattered to be suitable for recreational use.

The Town should evaluate these parcels, considering alternative uses such as passive green space, park space, connectivity. It is important to consider the recent post-pandemic trend of citizens utilizing park space and being outdoors more. 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.

The Town also owns numerous public spaces such as Town Hall, the Senior Center, the Seaway Trail Visitor's Center in Wanakah, the Hamburg Public Library (in the Village of Hamburg), and the Lake Shore Library branch on NYS Route 5. These facilities provide a range of services and activities that enhance the quality of life for Town residents. Other important facilities, such as the Penn-Dixie Fossil Park, are privately owned. (These facilities are described in the appendix)

In addition to the Town parks and recreational facilities and other public spaces/facilities discussed above, there is one large Erie County Park (passive recreation) and one large NY State Park located in Hamburg.



Eighteen Mile Creek Park (Erie County)

The Erie County Parks Master Plan 2019 Update defines Eighteen Mile Creek Park as a conservation park, due to its relatively undeveloped nature. Located on the southern edge of the Town of Hamburg, Eighteen Mile County Park is a 466-acre park that is located between the fork of the North Branch and South Branch of the Creek. The center of the park is accessible only from 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 very limited, however, this portion of the Creek is popular for fishing. While the 60-foot-deep gorge cut by Eighteen Mile Creek is the park's dramatic landscape feature, 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 and improving the health of Eighteen Mile Creek. The Plan recommends minimal trail enhancements and creating connectivity to the surrounding areas.



Woodlawn Beach State Park (New York State)

Woodlawn Beach State Park is located on the eastern-most terminus of Lake Erie, at the northern end of the Town of Hamburg. This park offers a beautiful, one-mile-long stretch of natural sand beach that provides panoramic views of Lake Erie, the Canadian shoreline, and the Solar Winds energy-generating turbines to the north, as well as spectacular sunsets.



This park supports a diversity of wildlife habitats including one of the finest freshwater sand dune areas remaining on Lake Erie. Recreational opportunities at this facility include picnicking, swimming access at the beach, beach volleyball, and nature trails. An interpretive nature boardwalk extends through wooded wetlands guiding you to the beach.

As demonstrated by the various plans already in place, including the 2017 Parks and Recreation Study, the Town of Hamburg (in some cases in partnership with Erie County and NY State), is focused on making improvements to parks and recreational facilities within the Town. As of the writing of this Comprehensive Plan, there are several on-going projects that will impact the places that we play/gather within the Town of Hamburg (refer to Public Projects Map in Appendix.) These include:

- Erie County has been developing and constructing a multi-modal trail system known as the Shoreline Trail. There are completed sections located north of the Town, in the City of Buffalo and City of Lackawanna, which extend along portions of NYS Route 5. However, a gap still exists in the Town of Hamburg, limiting access for bicyclists and pedestrians to access the waterfront and park facilities, and reducing transportation options for the residents within the Woodlawn and Lakeshore communities. The Town should coordinate with the County in pursuing design work within this corridor to advance planning and design for a connection to Woodlawn Beach State Park and beyond.
- The Town of Hamburg is currently conducting a feasibility study for waterfront improvements and will focus on the portion of the shoreline extending from the Athol Spring hamlet to Woodlawn Beach State Park. The intent is to provide a new marina facility and increased public access to the lakefront, as well as extending protection to the adjacent shoreline throughout this area.
- The Town of Hamburg is currently preparing an update to the Local Waterfront Revitalization Program (LWRP). The Waterfront Revitalization Area (WRA) encompasses the full length of the Lake Erie waterfront in the Town and is being expanded to include the entire length of the Eighteen Mile Creek corridor. The LWRP will include an updated list of projects and other recommendations that will focus on protecting and enhancing the waterfront lands and resources within the WRA.

This will enable the Town to pursue grants funding for project implementation. One suggested project that may be funded out of this plan is an 18 Mile Creek Greenway Master Plan.

- Private donations and grants are being used to develop an improved Skate Park in the Town. The facility would be an approximately 10,000 square-foot concrete area in Electric Park, which is located off Sowles Road. The Town is supportive of this project.
- Other projects being explored by the Town are recreational improvements at the Hamburg Recreation Center (former Nike base) on Lakeview Road, between NYS Route 20 and the Village of Hamburg; and to the 18 Mile Creek Golf Course, which is located immediately east of the Village of Hamburg.

What We Heard

As part of the Town's Recreation Plan in 2017, residents were surveyed about the Town's recreational needs. In general, respondent's at the time indicated that residents are satisfied with the Town's Recreation Department and its programs and facilities (refer to Parks and Recreation Master Plan for further details). Respondents ranked the need for a multi-sport athletic complex high, while also supporting the need for trails, and trail connections between major destinations.



...improve and increase connectivity throughout the Town through infrastructure improvements for paths and trails.

In response to the survey conducted for this Comprehensive Plan, greenspace and sustainability were highly valued. Among respondents to the question about what future growth in the Town should look like, preserving undeveloped land (47%) was the most frequently selected scenario. A focus on sustainability was second, backed by 42% of respondents. 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, exceeded only by the issue of empty retail spaces.

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. A second focus of residents is preserving recreational and open space opportunities along the waterfront. Ranking third and fourth on the list of priority issues was protection of waterfront assets (43%) and improving waterfront access and development (40%).

The open-ended comments within the survey included requests to improve and increase connectivity throughout the Town through infrastructure improvements for paths and trails, the creation of a town-specific indoor/outdoor athletic facility, and increased maintenance of existing parks. When asked what areas the Town of Hamburg should target for revitalization in the next three years, the respondents leaned towards projects that had to do with outdoor quality of life such as: waterfront access and design, walkability, pedestrian-focused infrastructure, and the Lake Erie shoreline, as well as parkland and playgrounds. A summary of survey results is included in the appendix. The various stakeholder interviews further supported the need to plan for the revitalization and maintenance of existing parks, recreation, and waterfront facilities. There was also support for the prioritization of the waterfront, especially improvements at the Town Beach, protecting the shoreline, and improving beach access.

Key Issues/Objectives:

- Maintaining existing recreational facilities in good condition and repair.
- Improving existing recreational facilities to provide enhanced services and amenities for Town residents.
- Improving access to the waterfront (Town Beach, Woodlawn State Park, Athol Springs).
- Need for multi-modal trails and connectivity within and between existing parks and recreation areas.
- Discouraging accumulation of small, fragmented sites of vacant lands in Town ownership.
- Reducing the trend of requiring open space as a part of new subdivisions that is comprised of a thin strip of land around the perimeter of the development. This does not provide usable greenspace and should be aimed at creating preserved greenspace, connectivity, passive recreation areas, etc., that benefit residents of the development.

- Protect, promote, and improve areas for tourism and recreation, with an emphasis on the Town's waterfront lands; State, County and Town Parks; on-and off-road paths and trails; and the Penn Dixie Fossil Park.
- Maintain and improve our Town public service facilities, such as Town Hall, the Senior Facility, the libraries. and volunteer fire halls.

Recommendations (not listed in order of priority):

- 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.
 - If these sites include important environmental features or provide a "buffer" to surrounding residential uses, consider maintaining these areas as such.
 - 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".
- 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.
 - Include discussions about the underutilized parcels.
 - Plan for the "ten-minute walk" as mentioned above.
- 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.
 - Consider minimum dimensions for preserved greenspace areas.
 - Consider adding requirements for subdivisions and new development that support walkable or bikeable connections from residential to commercial areas within the Town.
- Increase awareness of the waterfront activities by supporting projects that increase public access.
 - 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).
- 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.
- Work with the IDA and other entities to coordinate the tourism features of the Town, incorporating places like the Penn Dixie site and future Agri-tourism related facilities.



The Town
values ...
environmental
assets because
of their
importance to
the future of
the Town...

C. PROTECTING OUR ENVIRONMENTAL ASSETS

Introduction

The Town of Hamburg is blessed with many important environmental resources and assets such as the Lake Erie waterfront, 18 Mile creek (a critical environmental area – CEA), numerous other creeks and streams and their watersheds, freshwater wetlands, floodplains and floodways, woodlands, important wildlife habitats and conservation areas, parks and passive recreational areas, and various places that offer significant scenic views. Agricultural lands and the “remnants” of these uses also make up an important part of the environmental conditions of the Town.

The Town consists of urbanized, suburban, and rural areas. Each of these areas include their unique set of environmental features that affect the character and quality of life in those areas. These assets sometimes are specific to a particular area of the Town or can be spread out over a much larger area. These assets, whether isolated or spread over a much larger area, are important to the overall direction and environmental quality of the entire Town and their protection (or lack thereof) can have regional and sometimes much larger implications.

The Town, Erie County, New York State, and the federal government have adopted laws and regulations, and completed numerous projects to help protect and enhance these assets. The goal of this Plan is to ensure that the environmental assets in the Town are protected and enhanced to ensure a sustainable future for the community. The Town has an Open Space/Greenspace Plan that was completed in 1994 and has implemented some of the recommendations of that Plan. The Plan is outdated and needs updating.

What We Heard

The Town values these environmental assets because of their importance to the future of the Town, its character, the sustainability of the Town, their use as passive and active recreation, as wildlife corridors, and to protect the health, safety, and welfare of the citizens of the Town.

Key Issues/Objectives

- Protect the 18 Mile Creek corridor.
- Preserve and protect the Erie County Agriculture district and individual properties designated as such.
- Protect remaining areas of prime farm soils or soils of Statewide importance.
- Protect the “natural” community character of the Town.
- Protect freshwater wetlands to ensure they remain viable habitat areas.
- Protect greenspace, which is considered essential to quality of life in Hamburg.
- Protect the creeks and streams that are part of the Lake Erie watershed.
- Protect and enhance water quality in the lake, creeks, and streams.
- Focus on shoreline protection and improvements to recreational facilities along the lake, including Woodlawn Beach and Hamburg Town Beach.
- Evaluate creation of shoreline protection for the private residential community at Hoover Beach (located along the lakeshore, north of Athol Springs).
- Increase tree coverage in the Town to help address issues related to climate change.
- Identify, respect, and protect other important environmental assets including:
 - o Scenic vistas and views of Lake Erie,
 - o Areas with steep slopes, including the gorge along 18 Mile Creek,
 - o Unique Trees and wildlife habitats; and,
 - o Woodlands and wooded lots.
- Support and implement actions in coordination with regional sustainability efforts to make Hamburg a more “green community”.
- Protect the Town and its neighborhoods from flooding and localized drainage problems.

Recommendations (not listed in order of priority):

- a. Complete the LWRP update that includes the Lake Erie waterfront and the length of 18 Mile Creek within the Town of Hamburg:
 - o Consider the 18 Mile Creek corridor and Lake Erie waterfront as a place for recreation and trails, where feasible.
 - o Woodlawn Beach State Park is part of the tourism economy – work with the State on marketing the park and region.
 - o Connect the Woodlawn hamlet and Village of Blasdell to Woodlawn Beach State Park.
 - o Provide non-vehicular connections to waterfront park assets.
- b. 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.
- c. Continue to prohibit sanitary sewer expansion along 18 Mile Creek corridor:
 - o Review laws for approval of on-site septic systems.
 - o Pursue grants to assist homeowners/businesses to upgrade their septic systems.

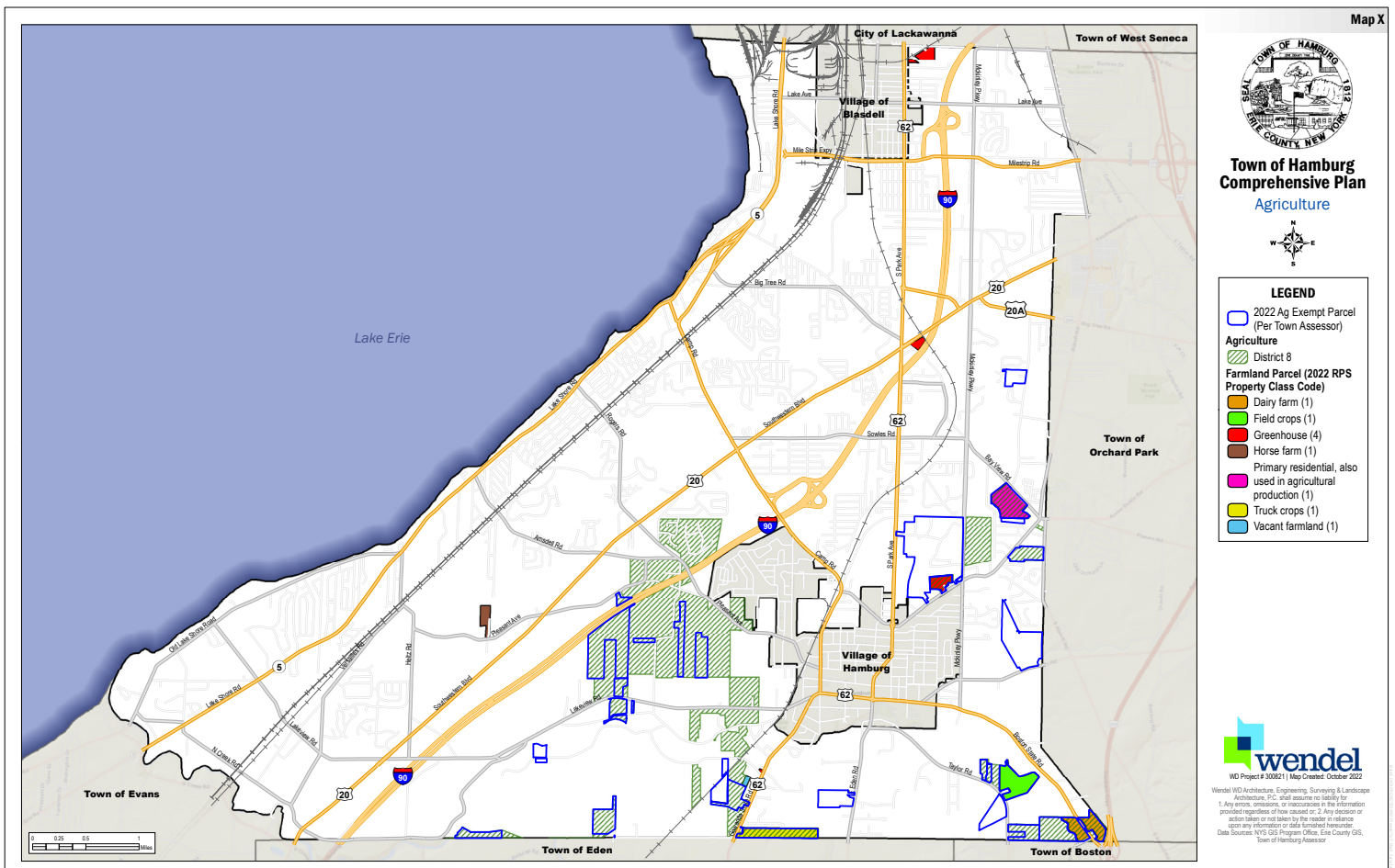
- d. Promote the use of green infrastructure throughout the Town:
 - o Expand/update current laws, particularly stormwater management regulations.
- e. Review Erie County's recommendations within the watershed plan and put steps in place to protect the watershed.
- f. Work with the Buffalo Niagara Waterkeeper for shoreline protection and restoration along local creeks and streams (Potential CFA for a Comprehensive Stream Corridor Assessment).
- g. 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. This would build upon the 1994 Plan and represent an update to that Plan.
- h. The Town must complete its updates to the Conservation Area section of the Town's Zoning Law and reference the above map.
- i. 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).
- j. 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.
- k. Implement the recommendations of the Town's Townwide Drainage Study.
- l. Identify strategies to maintain/protect the character of the Town based on environmental assets.
 - o Identify the assets in specific hamlets and neighborhoods that add to the community character and quality of life in the Town.
- m. Finalize the Town's streetlighting conversion project and the other energy savings projects identified in the Town's study on energy reduction.
- n. Consider advancing the policies of a green energy community; implementing EV charging stations and other zoning/building requirements that promote these policies.
- o. Utilize Trust and Agency funds to acquire conservation easements or ownership of important lands.
- p. Work with the Town of Hamburg Conservation Advisory Board in continuing to identify and implement actions that help to protect the Town's important environmental assets. Examples include restricting the use of pesticides and other chemicals within the Town, tree planting programs, open space and conservation easement programs, input on proposed subdivisions in the Town (design improvements, updates to the Town's wetland protection law, and joint efforts with the Buffalo Niagara RiverKeepers).

D. AGRICULTURE AND ITS ROLE IN OUR COMMUNITY

Introduction

The Town of Hamburg, like many Western New York communities, began as an agricultural community. Agricultural uses dominated the landscape throughout the Town, but over the years, many of the farms, nurseries, and other agricultural lands have been sold off, converted to residential and commercial development, or just not farmed anymore. The continued extension of public infrastructure, in particular sanitary sewers, has also contributed to the loss of productive farmland as land became more valuable for higher density development, increasing pressure for land conversion.

Agricultural lands, as discussed in the Environmental Assets section of this Plan, are an important component of the character and environmental conditions of the Town. They also provide for diversity in the Town's economy. Agriculture also influences the natural environment through maintenance of woodlots, planting of perimeter shrubs that provide habitat for wildlife, and management of surface water runoff that reduces sedimentation of creeks and streams. Agricultural uses also generate higher amounts of tax revenue than they demand in public services, helping to balance the tax base. For these reasons (and many more), the Town should strive to protect remaining farms and agricultural uses and encourage the establishment of new and more diverse uses of this nature. Building agricultural-tourism and agricultural support businesses in the Town, to further diversify the Town's economy, should also be explored.



Agricultural lands...are an important component of the character and environmental conditions of the Town.

Since agriculture is no longer a predominant land use in the Town of Hamburg, the extent of Erie County Agricultural District No. 8 in Hamburg, has diminished. This district primarily has lands in the Town of Eden, with some lands in the Town of Orchard Park and smaller amounts in the Town of Hamburg. The Town of Hamburg still participates in the County Agricultural Districts Program, with 1,633 acres of land still included in District No. 8. This district and the associated NY State laws help to protect and enhance Agricultural operations within this district. The lands in the Town still included in District No. 8 are in the southeastern and south-central portions of Hamburg, primarily east/southeast and west/southwest of the Village of Hamburg (see Mapping of agriculture in the appendix). These are areas where good farm soils remain, no sewers exist, and the character of the community remains rural in nature. Some other small agricultural properties exist throughout the Town. The remnants of the Town's Agricultural past exist in areas such as around the Erie County fairgrounds and off Parker Road in the northeast part of Town, which are located in areas surrounded by development.

Erie County has an "Agricultural and Farmland Protection Plan" that was created from 2010 to 2012 and per the Plan had a planning period of one decade. Its major strategies included keeping land in agricultural production and informing the public and leadership on the importance of Agriculture. The Plan looked for opportunities to strengthen and encourage the next generation of farming. It included a recommendation to incorporate agricultural issues into local Comprehensive Plans (provided funding for this Plan). It also acknowledged the changing nature of agriculture, supporting Agri-tourism, and the need to support local farms (buy local). The Plan does not include any specific recommendations for Hamburg or identifies any important farmland or farmland soils.

It is important to note that the Erie County Agricultural Society, whose mission is "To enhance and preserve the agricultural and historical legacy of New York State, and to provide the residents of Western New York with the education resources and programs to expand their knowledge of agriculture and animal care in New York State", resides in the Town of Hamburg, along with the Erie County Fairgrounds.

The Town of Hamburg has adopted a Right-to-Farm Law (Chapter 110 – Farming). This law finds that agriculture and family farms have contributed to the landscape, culture, and quality of life in the Town, and are a valued part of the community. Agriculture provides locally produced, fresh commodities, and maintains open space by promoting environmental quality and not increasing the demand for services provided by the town. To maintain viable farming in Hamburg, farmers must be afforded the opportunity to continue to farm without undue economic and social pressures on their operations. When non-agricultural land uses expand into agricultural areas, farm operations are sometimes forced to cease/decrease operation or are discouraged from making further investments in agricultural improvements. The purpose of Chapter 110 is to reduce the loss of agricultural resources in the Town by practices inherent to, and necessary for, the business of farming to proceed and be undertaken free of reasonable and unwarranted interference or restriction.



To accomplish the goal of keeping agriculture and agricultural related businesses as part of the Town’s future and potentially bringing back more farming and farm-related businesses, more must be done.

Understanding the importance of agriculture in NYS, Erie County and the Town of Hamburg, the Town received a grant from Erie County to incorporate additional analysis and recommendations into this Comprehensive Plan.

What We Heard

The Town heard little through its public outreach efforts for the Comprehensive Plan on issues related to agriculture (these issues were not targeted in original outreach meetings and surveys). In response to this, the Town formed an Agricultural sub-committee, with representatives of the farming community and farm-related businesses. This committee met two times during the development of this Plan and the committee reached out into the community to get additional input. A public meeting was held on October 19, 2022, to obtain specific input on agricultural related issues. Comments gathered at these meetings included the following:

- It is difficult to quantify agricultural uses in the Town as they tend to be smaller uses with other uses on the site and many are non-traditional farming or related farming operations (Note, the authors of this document had difficulty finding accurate data and information that was not outdated on agricultural activities in the Town).
- Farmers need additional tax breaks and programs to encourage them to stay in business, expand their business, and encourage new types of operations.
- To be successful, coordination and cooperation with farmers in surrounding Towns will be necessary.
- Taking away of the farmer’s property rights is not the solution.
- Creativity is needed for Agriculture to survive and flourish in the Town.
- A concern was raised about improperly run agricultural operations that impact surrounding properties.
- Many people equate agriculture with preserving open space and protecting community character.
- Agriculture is different today than it was 20 years ago and will look different 10 years from now.

Expanding upon the overall objectives of the Plan and incorporating the comments that were made on Agriculture in the Town, the following key issues and objectives were established:

Key Issues/Objectives

(Note: these are key issues and objectives determined through input from the committee and residents. The more difficult part will be to develop actions that can achieve these. Some actions are identified in the recommendations section):

- Protect and enhance the existing agriculture and agriculture related activities in the south-central and southeastern portions of the Town.
- Maintain the rural character of the areas located in the south-central and southeastern portions of the Town to protect the agricultural environment.
- Encourage existing property owners to maintain their lands in the agricultural district to sustain farming activities.
- Encourage and support agriculture, agriculture related businesses, and support businesses that still exist throughout the Town of Hamburg.
- Create zoning that allows these types of agricultural uses to flourish and to allow for creative uses (sometimes non-agricultural in nature) that can support the ability of these businesses to survive.
- Provide mechanisms to assist new agricultural businesses to locate in the Town.
- Identify hobby farming opportunities for residents who want to undertake farming activities for their personal or small-scale, non-commercial use.
- Identify opportunities for new agri-tourism/agricultural related businesses to locate in the Town, which are valuable to residents and visitors.
- Be flexible in understanding and legislating agricultural uses.

Recommendations:

- a. Work with NY State Department of Agriculture and Markets to prepare a formal Agricultural Protection Plan (apply for grant).
- b. Work with Erie County to ensure that the next update to the County's Agricultural and Farmland Protection Plan supports and acknowledges the agricultural components of the Town of Hamburg.
- c. 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).
- d. In support of other recommendations of this Plan and to help maintain the rural character of these areas, re-establish the South-Central and South-eastern Overlay districts. The South-Central Overlay district should be an Agriculture and Open Space Protection Overlay district.
- e. Work with Erie County and Town leaders to protect existing Agricultural District #8 and encourage renewals to help to ensure that the district stays intact and potentially grows.
- f. 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 County Sewer District (as there are no existing or planned sewer extensions in these areas).

- g. In accordance with Chapter 110 – Farming, establish a formal Agricultural Advisory Committee to protect farming rights and assist with agriculture-related planning issues including identifying grants and other economic tools to help the Agricultural uses be economically viable.
- h. Based on the results of a Hamburg Agricultural Protection Plan, consider the potential benefits of Purchase of Development Rights or Transfer of Development Rights programs for agricultural land protection. Other recommendations may also come out of this Plan including Purchase of Agricultural Easements (PACE), other tax incentives, Incentive zoning, grants for farmers, estate planning, creative uses of the sites, etc.
- i. While completing the Agricultural Protection Plan (and after), the Hamburg IDA should investigate and implement specific programs and tax incentives to assist all forms of agriculture and agricultural related uses. Assist these users with identifying and obtaining grants for their businesses.
- j. Complete a database for Agri-tourism and agriculture-related type businesses that exist in the Town and work on identifying other opportunities that capitalize on existing businesses and other tourism that is taking place in the Town.

E. CREATING AN ECONOMICALLY SUSTAINABLE FUTURE

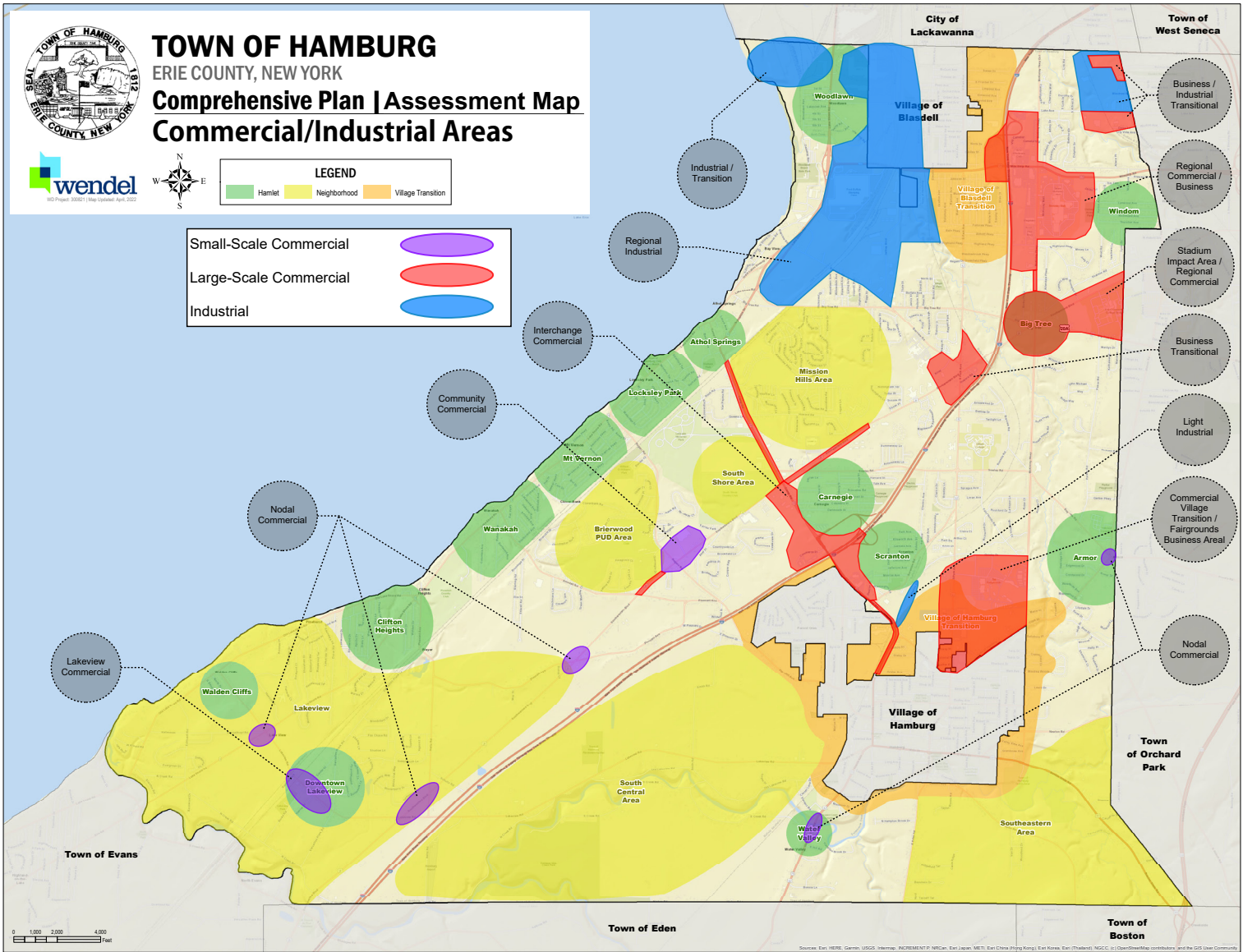
Introduction

The Town of Hamburg has a diverse economic base that includes a variety of retail, commercial and industrial offerings. Anchors for the Town's economic base include the two vibrant mixed-use Villages, Town and privately-owned industrial parks, the McKinley Mall, and various retail strip plazas along South Park Avenue, Camp Road, and McKinley Parkway, as well as other nodes of commercial activity. The Town's hamlets have smaller retail/commercial cores that are locally important to provide jobs and services to neighboring residents. The Town's economic base also benefits from industrial uses, including the Ford Stamping Plant, the Lake Erie Commerce Park, and Ravenwood North Industrial Park. Other assets that help support economic activity include the Hamburg Fairgrounds and Gaming on South Park Avenue and the Town's waterfront/tourism resources along the Lake Erie shoreline. These varied assets provide tax revenue, jobs, and economic activity within the Town. See the map at the end of this section that illustrates these commercial and industrial areas and their geographical relationship with the Town's hamlets, neighborhoods, and places, and with the Villages of Hamburg and Blasdell.

As the Town continues to grow and the economy changes, the Town will need to adapt to these changing conditions to ensure that the vital economy of the Town supports the community's goals, the citizen's needs, and the economic needs of the business community.

The Town's economic base also benefits from assets and employment opportunities that exist in neighboring communities, including SUNY Erie Community College's (ECC) south campus and Highmark (Buffalo Bills) Stadium, which are located just to the east in the Town of Orchard Park; and the redeveloping former Bethlehem Steel property, which is located to the north in the City of Lackawanna.

...maintain a solid mixed-use base of uses and activities and build upon its economic strengths...



It is a goal of the Town of Hamburg to continue to maintain a solid mixed-use base of uses and activities and build upon its economic strengths. The Hamburg Development Companies, which include the Hamburg Development Corporation and the Hamburg Industrial Development Agency, have an overall mission to stimulate economic development within the Town of Hamburg. These entities market the Town to potential businesses, companies, and investors and currently have multiple projects underway supporting the Town's economic development. The Town has also established an ad hoc committee to look at economic development in the Town; this committee conducted a survey to poll the residents on economic development issues. One of the surveys dealt with the issue of the amount of retail development in the Town and retail vacancies. This survey was completed before the pandemic and should be considered outdated. See the results of this survey in Appendix.

On-going economic development projects in the Town include the McKinley Mall Reuse project, the Lake Erie Commerce Center project, and improvements to Ravenwood North Industrial Park. The Town participates in the State's 485b tax incentive program, which offers a partial tax exemption for improvements to commercial property to encourage investment in existing facilities.

The tax exemption, which applies only to the new improvements, is gradually phased out over a set time. While the Town has not opted to take this approach, this program can be targeted to specific areas of the Town under an ‘enhanced’ program.

The Town is also exploring the possibility of designating a Brownfield Opportunity Area (BOA) in the Woodlawn area of the Town. The BOA program offers State assistance to redeveloping areas that are affected by brownfield issues. State support includes technical assistance for site evaluation and funding for implementation of recommended improvements. The goal of the proposed Woodlawn BOA would be to revitalize this important waterfront hamlet community that was impacted by former industrial activity in the vicinity. The Town will currently be completing a Part 1 BOA study to determine if the area meets the requirements of the State’s BOA Program. This study will provide the Town with redevelopment scenarios for this area.

What We Heard

Town residents support improving upon the existing economic base. There is strong support for reuse and revitalization of existing commercial and retail spaces. What has been ahead for the last few years is that one of the greatest concerns is over the McKinley Mall and surrounding plazas, and the plazas located on South Park Avenue. Previous surveys on this issue showed that sixty percent of respondents strongly agreed that the McKinley Mall area needed to be revitalized, with an additional 28% agreeing, for a total of 88% of respondents that desire improvements. The next greatest concern was over the Town Hall and Big Lots Plazas on South Park Avenue, where a total of 83% of respondents agreed (28%) or strongly agreed (55%) with the need for revitalization of these areas. The remainder of respondents were largely neutral. Very few respondents (less than 3%) felt there was no need for new investment in these areas. Perceived high vacancy rates are a concern, and residents would like to see these areas targeted for new uses. When asked in a separate question to prioritize areas for revitalization, the results were similar, with the Town Hall Plaza achieving the



highest priority ranking, and McKinley Mall ranking second, with scores significantly higher than other listed options.

There is some concern, but at lower levels, for other retail areas. A majority (60%) agreed that revitalization was needed along the Lake Avenue corridor, from South Park Avenue to McKinley Parkway, in the Village of Blasdell; while roughly 58% of respondents agreed that both the Lake Street corridor in the Village of Hamburg and the Camp Road corridor, from NYS Thruway Exit 57 to Lake Street, could use reinvestment. Respondents were mostly neutral about the other retail strips noted in the survey.

Residents support economic development and job creation. Over 91% agreed that 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. Nearly 90% agreed that the Town has the potential to attract new and sustainable businesses, and 87% agree that the Town should try to attract new businesses, new jobs and sustain the tax base.

There is support for a more sustainable style of development. In response to a question about how best to approach revitalization of vacant and underutilized retail space, the top response was to create walkable shopping districts, with an 88% approval rating. The second most popular approach was to add streetscaping and lighting improvements to existing shopping plazas (83%), followed closely by encouraging alternative and mixed-use development (81%). Respondents also overwhelmingly supported engaging and collaborating with potential developers (80%) and strengthening laws regarding retail property maintenance (78%). All these approaches had very low disapproval ratings, ranging from 3 to 5%.¹ Survey respondents were less supportive of tax incentives, with only 51% in favor, and 22% opposed.

Residents also approve of economic development arising out of the Town's recreational and waterfront assets. 86% of survey respondents agreed that the Town should develop what it called its "green infrastructure", which it defined as the Lake Erie waterfront, 18-Mile Creek, and undeveloped parkland for recreational trails. Another 82% agreed that the Town should be a destination for individuals and families throughout the Western New York region.

There is support for continued growth in the Town. Over three-quarters (78%) agreed that the Town has the capacity for growth, and 76% agreed that the Town should continue to grow at a sustainable pace. A slightly smaller percentage (72.5%) agreed that the Town currently has the amenities to attract young families.

Written comments provided by survey respondents reinforce these observations. Residents are concerned about commercial vacancies and want to see the existing retail areas of the Town be rejuvenated.

¹ The remaining responses were 'neutral'.



There is interest in non-traditional and mixed-use approaches to redevelopment, including the potential for commercial sports facilities. At the same time, residents do not want over development, and support incorporating and expanding greenspace to create appealing retail areas. Residents support enhancement and revitalization of existing commercial areas in Hamburg and discourage expansion of commercial and retail uses in undeveloped areas. There were also concerns about the older Industrial areas that are spread throughout the Town and the future of these areas. The Town has seen tremendous growth over the last 50 years and some of these areas no longer fit into these developed and developing areas.

The Town's economic development ad hoc committee determined that there is demand for additional industrial development in the Town. Nationally, the vacancy rate among industrial properties is 7.6%, whereas in Hamburg, it is only 2.5%. Given higher vacancy rates in retail areas, it is worth exploring whether some retail properties could be transitioned to light industrial, with proper design standards to minimize impacts to surrounding land uses.

In terms of office space, the committee noted the key need appears to be for smaller spaces (less than 5,000 square feet). It was undetermined whether demand will drop due to changing workspace patterns and employees working from home due to the Covid pandemic.

Retail space in the Town is experiencing a high vacancy rate, estimated at 28%. This is significantly higher than the Western New York average, which is 14.4%. The committee suggested evaluating the Town's zoning to promote a more flexible approach to repurposing this retail space.

As in the last Plan, there was a mixture of sentiments about the expansion of commercial development in the Lakeview area. Some want to have additional services in that area, and some want to protect its rural character.

Key Issues/Objectives

- Encourage balanced growth to provide for a diverse living and working environment for people in the Town.
- Support re-use and revitalization of existing commercial and retail spaces throughout the Town, rather than expanding new development into new areas.
- Incorporate higher design standards in support of sustainable, attractive, and appealing retail strips and development areas.
- Revitalize commercial businesses through adaptive re-use of existing commercial areas, including incorporation of mixed uses and potential light-manufacturing (assembly) uses.
- Consolidate areas of regional commercial development for safety and convenience.
- Support existing industrial development and expansion of vital industrial areas to accommodate Town needs, support the local tax base, and provide more local employment opportunities.

- Re-imagine outdated industrial areas with innovative adaptive reuse or determine how to revitalize these areas as strong and sustainable contributors to the local economy.
- Create modern zoning that better reflects the modern, vibrant uses of the present and future, and accomplishes the vision of the Town.

In addition, there are some specific geographic areas to be addressed for commercial revitalization:

- Development sites on Southwestern Boulevard, east of McKinley.
- Underutilized land at ECCC – the Town should be involved in any future studies or decision making that is centered around the construction of a new football stadium in this area.
- Re-use of the McKinley Mall.
- The Lakeview area is the fastest growing area in the Town, but there is limited commercial development in this area, and some local support for additional commercial uses and some opposition to additional commercial uses.
- Downtown Lakeview could serve as a community center for the surrounding neighborhood and, therefore, needs investment to strengthen existing commercial uses and activities;.
- See the “Where We Live” Section A. of this Plan for additional information on local commercial areas and land uses.

Recommendations:

- a. 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, modern development.
 - i. For example, the C-1 zoning district (Local Retail) does not provide proper directions 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”
 - ii. Eliminate outdated Industrial uses and areas that do not represent the vision of the Town. Incorporate modern uses into the Town’s zoning codes and eliminate outdated uses. See the recommendations for zoning map revisions for Industrial and Commercial property discussed in other sections of this Plan.
 - iii. Update the Town’s zoning codes as they relate to Industrial districts to better match the overarching vision of the Town and those specific areas of the Town. Eliminate uses in the Codes that no longer fit within the Town, for example, lumber yards and coal yards, cement mixing plants, storage of petroleum products as a primary use, and the processing of bituminous products.
- b. Undertake the Brownfield Opportunity Area (BOA) Phase I study in Woodlawn and investigate other Industrial areas of the Town where similar improvements/support are needed.
- c. Pursue grants funding for future planning efforts for redevelopment of the McKinley Mall.

- d. Develop a plan to address the area surrounding the Camp Road interchange.
 - i. 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).
- e. 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).
- f. Work with Hamburg Community Development Department and the South-town’s Chamber of Commerce to assist developers with identifying existing properties that are ripe for re-use/revitalization.
- i. Develop a more robust assistance program to promote redevelopment efforts (tax incentives, re-zoning opportunities, grants).
- g. Encourage transition to buildings that can be adapted for re-use for other things once existing use is no longer viable.
- h. 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.
- i. See the Agricultural section of this Plan for recommendations on how to improve, support and encourage redevelopment of agricultural, agricultural businesses and agricultural related and support businesses.
- j. Streamline the planning and approval process to encourage and facilitate the re-use/rehabilitation of existing buildings.

F. INFRASTRUCTURE ASSETS

Introduction

The Town of Hamburg benefits from a strong public infrastructure system that includes an Erie County sanitary sewer system in large areas of the Town; a Town-wide Erie County public water system; a roadway system that includes Town, County, and State Highways; the NYS Thruway with two interchanges in the Town; electric and natural gas services and systems; stormwater management and drainage systems throughout the Town; and strong private internet, cable, and telephone/cellular services and systems.

It had become increasingly difficult for the Town to operate and maintain some of these systems on its own. Most of the public drinking water system has been turned over to the Erie County Water Authority, and the sanitary sewer system is primarily incorporated into the County’s system. The Wastewater Treatment Plant, although located in the Town, is owned, and maintained by Erie County (and is currently undergoing improvements). The Wanakah sewer district, which is the remaining sewer system under Town control, is currently undergoing improvements so that it can be turned over to the County.

The Town continues to maintain the Town-owned roads and the drainage systems that are part of the roadway system, and other drainageways that have been dedicated to or prescribed for maintenance by the Town. Understanding the importance of these drainage systems (including recognition that climate change is affecting these systems), the Town is working on a Town-wide drainage study.



PROPOSED SOUTH PARK CORRIDOR CONCEPT FROM GATEWAY REVITALIZATION DESIGN PROJECT BY LABELLA

The Town currently has a roadway maintenance and paving program that tries to maintain these roadways in an efficient and cost-effective manner.

The Town understands that “5G” telecommunications services are coming to the Town and the Town recently updated the Telecommunications law to address” 5G” service. The “electrification” of NYS and the nation continues to happen and the systems within the Town will need to reflect this. The Town adopted new Solar Energy and Battery Energy Storage Systems laws in response to these changing conditions. The Town is also completing an LED streetlighting conversion project and has identified other projects to reduce power and other energy costs.

What We Heard

Through conversations with the committee and stakeholder outreach the consensus was to continue to maintain what is in the town, including roads and drainage systems. There is also a need to improve areas where public health and safety issues warrant improvement.

In general, walkability and non-auto dependent modes of travel did not receive the highest rating in the survey, however the importance of these was brought up throughout other public outreach efforts for this Plan. Regional plans point to improving walkability and multi-modal transportation as high priorities, and are regionally and locally important.

We also heard from the community about traffic problems, and the Town also routinely receives complaints. The Town Planning Board, when dealing with development projects, typically has concerns about traffic impacts.

Key Issues/Objectives

- Improve drainage systems within the Town, making them more sustainable.
- Prepare for continued climate change through revisions to local laws and other actions to improve existing infrastructure systems.
- Improve the Town’s Roadway maintenance program.
- Make the Town’s roadway systems more multi-modal as recommended in the 2050 Moving Forward Plan prepared by the NYSDOT.
- Complete the Wanakah Sewer system improvements, finalizing turnover of this sewer system to Erie County.
- Encourage and work with the County, State and Regional agencies on improvements to County and State roadways (and incorporating multi-modal components)
- Continue to reduce the Town’s energy costs through improvements to existing systems.
- Acknowledge, plan for, and act on “electrification”.
- Work with the telecommunications industry to provide quality services, like 5G, to the residents of the Town, in a way that respects community character.

Recommendations:

- a. Highway Department to assess the existing system for updating and maintaining Town-owned roads and make improvements to best address the community’s needs.
- b. Implement Context Sensitive Design measures for roadway improvements.
- c. Implement the recommendations of the Town-wide drainage study.
- d. 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.
- e. Finalize the LED street lighting project and finalize plans for implementation of other energy saving projects for Town properties.
- f. Consider becoming a Climate Smart community through NYSERDA.
- g. 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).
- h. Implement the plans identified for improving walkability and biking in the Town (reducing car travel).
- i. 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.

G. HOW WE REGULATE AND CONTROL

Introduction

In New York State, a Town’s primary means of regulating land use/development is Zoning. This power is granted to Towns by the State of New York through their enabling legislation. Many communities in NYS have standard “Euclidean” zoning that focuses on “use” and “bulk” zoning requirements. In today’s world we understand that requirements like “what use can go where and how far a building must be setback from an adjoining property” are not the best means to accomplish the Town’s land use goals and vision. The land use goals, and vision are tied to community character, sustainability, walkability, environmental protection, economic prosperity, transportation and multi-modal needs, accessibility, and overall quality of life.

Town must
make sure
that their rules,
regulations, and
laws are better
implemented
and ultimately
properly
enforced.

The Town of Hamburg's current zoning is a combination of mostly standard Euclidean provisions with a few more modern code elements. The newer, more modern sections of the zoning code include overlay districts, pre-permitted zoning designations, incentive zoning, solar and wind energy generating regulations, a Park/Recreation zoning district, a Fairgrounds zoning district, Planned Unit Development and Planned Residential Development zoning regulations, and clustered housing and townhouse regulations.

Other laws in the Town Code that affect development include wetlands, farming, flood damage prevention, subdivision of land, conservation easements, fair housing, tree management, stormwater management, and waterfront revitalization, among others. These laws are found in the General Legislation section of the Town of Hamburg Town Code and have been primarily created and revised over a period of approximately 40 to 50 years. These laws are presently implemented through the Town's Planning Board, Zoning Board of Appeals, and the Building Department. The Building Department is also the enforcement arm for these land use laws and has the ability to "take people to court" for non-compliance with local regulations.

The Town Board is responsible for creating or amending these local laws and for any changes to the Town's Zoning Map. The Town currently has a Code Review Committee that has two responsibilities/duties. First, any requests for potential rezoning of property and/or rezoning applications are reviewed by the Code Committee and recommendations are made to the applicant and ultimately to the Town Board. Second, any needs for potential revisions or new codes are assigned to the committee to develop draft recommendations for these new or revised codes. The Code committee employs other Town staff and consultants to generate these recommendations.

This Plan includes numerous recommendations for changes to the Zoning and other land use laws, and to the zoning map of the Town. The implementation section of the plan summarizes all of these recommendations that are found throughout this document.

As in most communities in New York State, the code enforcement/building department is the enforcement arm of the Town when it comes to land use and building issues. Enforcement can also be accomplished through the Town's court system.

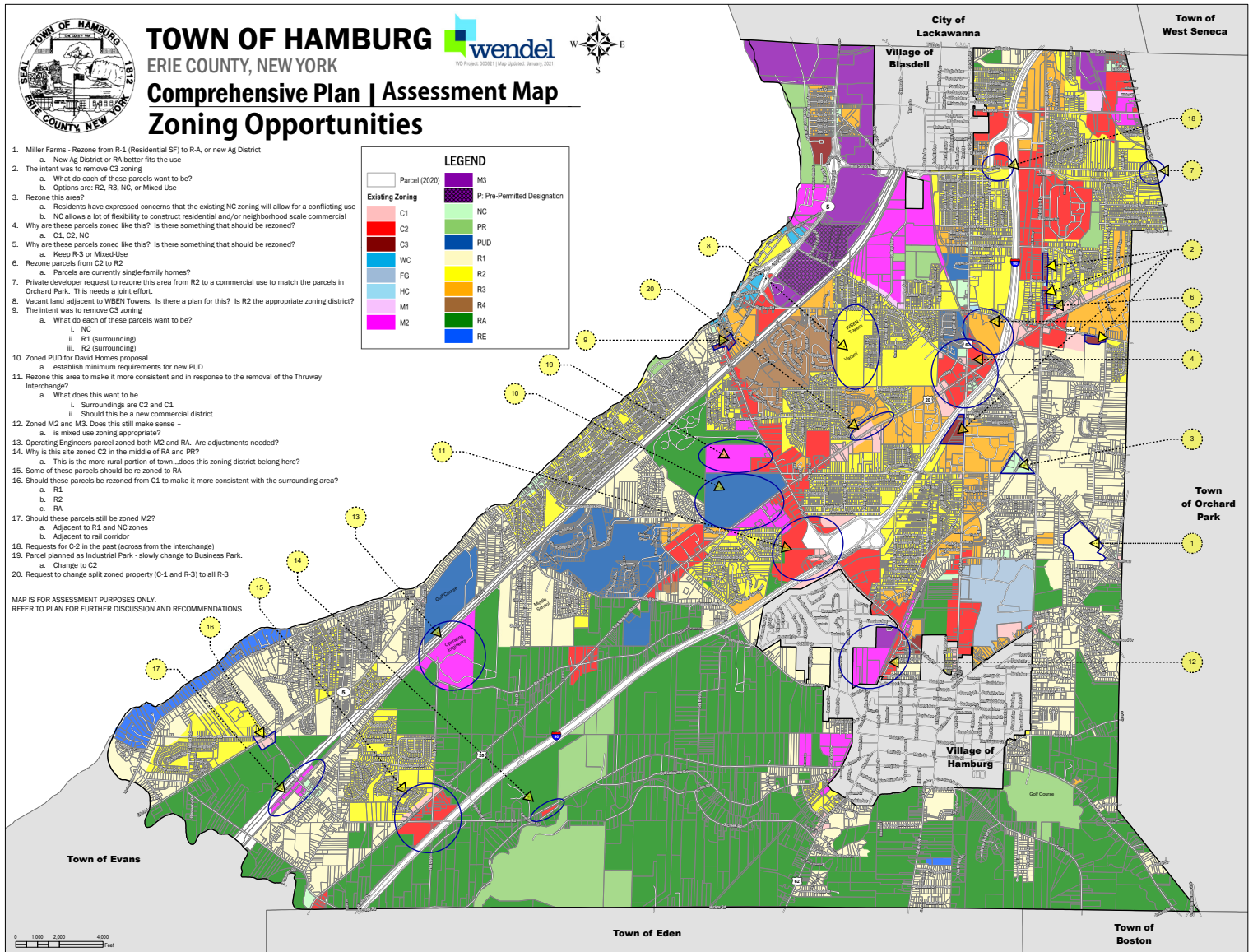
It must be clearly understood that zoning and land use laws are not the only means of achieving the Town's vision. Other actions, projects, incentives, and tools must be utilized to accomplish the Town's Goals and Objectives.

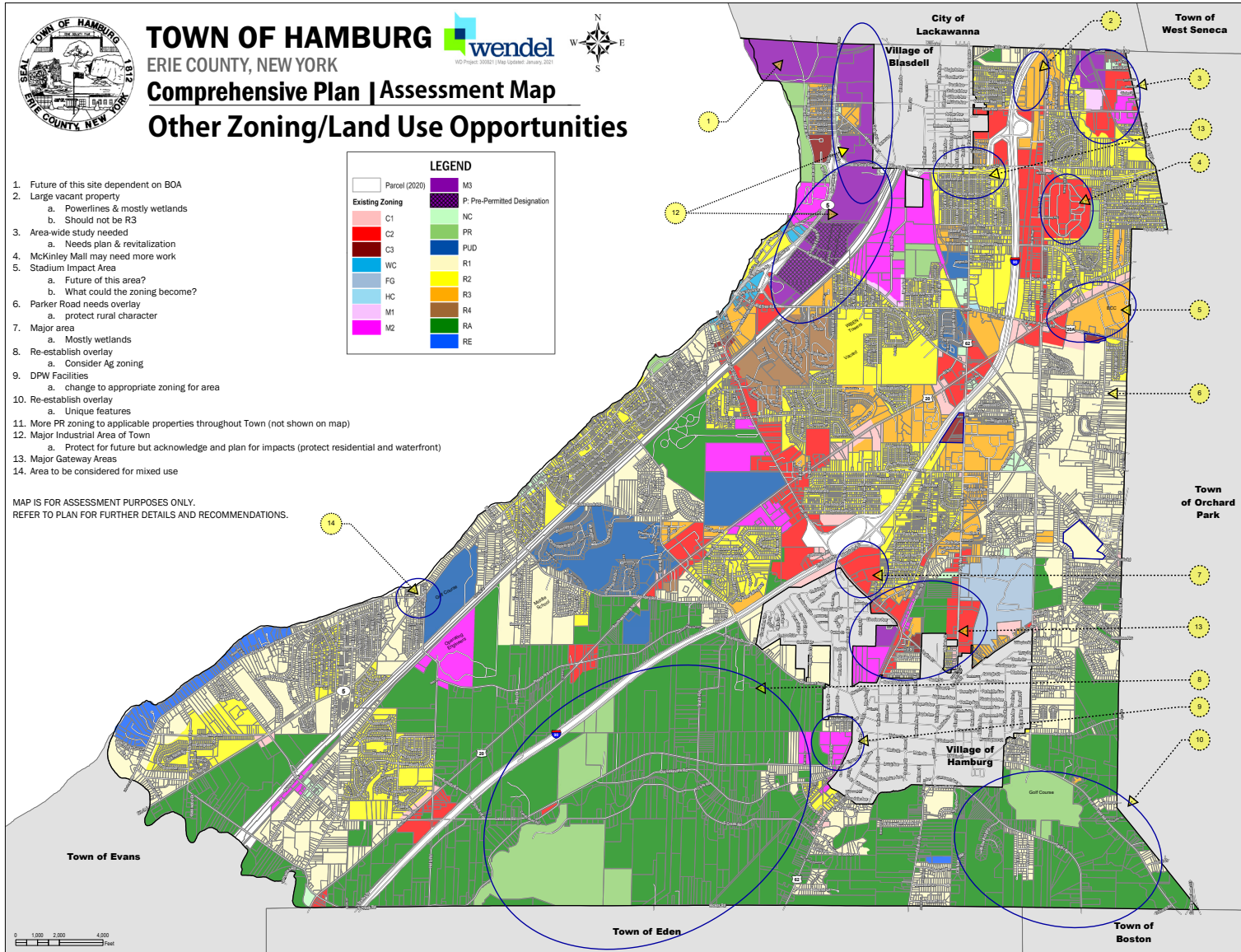
What We Heard

One of the primary things we heard during this planning process is that the Town must make sure that their rules, regulations, and laws are better implemented and ultimately properly enforced. The Town must promulgate laws that are clear and can be effectively enforced. The Town may also need other methodologies for code enforcement.

We also heard specific requests for zoning map revisions and changes to the Code. The maps below illustrate and summarize these zoning comments and requests. These specific comments/requests must be balanced with the Vision of the Town and the other recommendations of this Plan.

To assist with the efforts of the CPC, the following Assessment Maps were created to summarize what was heard through outreach efforts. These maps are not final recommendations, but rather a way to track zoning and land use issues that the Town may want to consider.





Key Issues/Objectives

- Promulgate laws and regulations that are well written, understandable, implementable, enforceable, and that support the vision of this Plan.
- Develop other means of enforcement.

Recommendations:

- The Town Code Committee should review the suggested zoning opportunities (see maps in this section and in the appendix) and prioritize decisions and determine the 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.

- c. 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.
- d. Consider working with surrounding communities in hiring a judge to operate a “housing court”.
- e. 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).
- f. Create an automated complaint system (GIS based or other methodology).
- g. 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.

H. BRINGING IT ALL TOGETHER

Introduction

Having established priority issues and recommendation actions for six prime initiatives of this Plan and the Town, this section further elaborates on how these issues and actions will best work together, how they meet the overall Vision of the Community, and what other actions may be needed to achieve success. This will help to ensure that the Plan’s recommendations do not conflict with each other, and in some cases, work together to achieve a community goal. Although the Town is made up of very different geographic areas, from urbanized to rural agrarian, these differences and the guidance of this Plan allow the Town to better serve its residents and achieve many of the overarching goals of the Town.

The Town’s overarching goals are identified through the Town’s Guiding Principles and relate to the Town’s strong neighborhoods, its environmental and agricultural assets, building a strong economic base that focuses on re-use and revitalization, improving our community facilities and infrastructure, and encouraging growth that supports these principles. These guiding principles work together and if properly implemented will help the Town achieve its vision.

The previous sections discussed the key issues and priority actions for our hamlets, neighborhoods, community facilities, environment, economy, infrastructure, and the regulations of the Town. Looking at the Town as a whole and considering the specific focus areas identified in the “Where We Live” section of this Plan, the following discusses how the recommendations in each section work together towards achieving the Town’s Vision and what other actions may be needed.



Key Issues/Opportunities and Recommendations:

Throughout this Plan and its recommendations, the issues of accessibility, walkability and alternate forms of transportation have been discussed. The Town has already begun to work on these issues, including the completion of a Hamburg Gateway Plan and Bike Plan. The Town needs to build upon this work. These are townwide issues and a specific group needs to be formed to put together all the work that has been done to date, obtain and analyze additional information, and evaluate and prioritize actions needed throughout the Town. This will also help to make sure that these plans work together and create the most efficient solutions. An example of this would be to develop a Town-wide sidewalk plan that can be utilized in budgeting, prioritizing, and looking for grant opportunities for these projects. This Plan would also be of great assistance to the Planning Board in making decisions about sidewalks in projects that they approve of.

Important environmental and aesthetic assets have been identified throughout the Town. The Town will need to update or create a new Open Space and Greenspace Plan utilizing this Plan, other work that has been completed or needs to be completed, regional plans, and the efforts of groups such as the Conservation Advisory Board and the “Waterkeepers”. This new Plan will help to prioritize and coordinate the actions (including recommendations of this Plan and other Plans including the LWRP) needed to accomplish the Town’s goals.

This Plan has also identified many older areas of the Town that are going through transitions, revitalizations or are identified as needing changes/revitalization. There are common elements of these changes that can offer opportunities for efficiency. Individual Plans are needed for these areas that build upon the needs for community facilities, infrastructure improvements, and reflect the assets and goals of these areas. This work must be coordinated so that efficiencies and any conflicts can be identified.

Many of the ideas and recommendations of this Plan will have direct or indirect impacts on surrounding communities and the Villages within the Town or can work synergistically. Actions by these other communities can also impact the Town of Hamburg and its abilities to implement this Plan and achieve its goals.

The Town of Hamburg should assign a Town Board member as liaison to each of the surrounding communities (Lackawanna, West Seneca, Orchard Park, Eden, and Evans) and the Villages. These liaisons can work with a committee and coordinate specific implementation actions with these communities, keep an open dialogue with them, and look for ways that they can work together on projects and look for funding to support these projects.



An immediate, high priority issue relates to the construction of the new Buffalo Bills stadium on the Town boundary with Orchard Park that will have long term impacts on the entire Town, its residents and businesses, and the Town's assets. Discussions should continue with the County and the new NYS stadium entity to discuss these town impacts and the long-term vision for this area. The Town should share its plans, concerns, and needs with these entities and work together to accomplish the common goal of a vibrant stadium area and region.

Throughout almost all the areas of the Town, the issue of business development and redevelopment is a concern, and this Plan has included recommendations relating to zoning and other actions that the Town can take to accomplish the goals of the Town. Many of these recommendations will affect how businesses can react to changing markets and continue to grow and flourish in the Town. A common element to these recommendations and the business community, is the Hamburg IDA and Development offices. These organizations should be represented on some of the committees to be formed and have their own group focused on implementation of the Plan.



Community character is one of the most important priorities of the Town and this Plan. Due to the diverse nature of the Town, as described in this Plan, community character is different from one end of Town to the other. Recommendations vary for different areas of the Town and include protecting rural or agrarian character, revitalizing older commercial and residential areas, developing gateway areas between the Town and Villages, preserving important viewsheds and environmental assets, creating context sensitive roadways, improving design standards, implementing LWRP recommendations to protect and enhance the waterfront, improving neighborhoods, and directing growth in accordance with this Plan. There are sometimes not clear boundaries to the different areas of the Town, so care needs to be taken in those transition areas between two or more different areas.



It should be noted that during the comprehensive planning process we heard from the Town's residents and businesses concerning specific issues that they would like to see addressed by the Town. Some of these specific requests have already been addressed in the previous Priority Issues and Actions sections, but others can be addressed through the process of implementing this Plan. As the Town is working on specific recommendations of the Town relating to certain areas of the Town, the Town will refer to the requests made and are noted in the "zoning opportunities" mapping and in the minutes and surveys.



03 Path to Success

A. INTRODUCTION

The purpose of this section is to provide the tools necessary for the successful implementation of the Comprehensive Plan. It provides a flexible but targeted methodology to achieve the goals and recommendations of the Plan. For the Plan to be successful it must not only be utilized on a regular basis but must also be kept up to date – it is a living document! This implementation strategy includes the steps that must be taken shortly after adoption on a regular basis (monthly, bi-yearly, and yearly) and over the course of the planning period. The Plan includes information on who is responsible and who can help with the implementation, how it may be done, potential alternatives, and how it could be financed. The Plan itself and the implementation of the Plan must be flexible and be able to adapt as events and other changes dictate. The success of the Plan will be based on its implementation and sustainability.

B. THE BASICS

To accomplish the implementation of the Comprehensive Plan, there are some basic steps that the Town of Hamburg must take, and processes that must be put in place. These basic steps must pass the test of time and become part of the Town's daily routines.

PATH TO SUCCESS

Shortly after adoption, the Town Board will create a formal Comprehensive Plan Implementation Committee (CPIC).

This committee will consist of representatives of the Town Board, Town staff, other Town Boards and Advisory Boards, and some community representatives.

Plan Availability and Use by Others

After adoption, the Plan must be made available to Town staff, its Boards and Advisory Boards, the residents and businesses of the Town, people looking to do business in the Town, and government agencies at County, Regional and State levels.

For Town staff and boards, a special link can be set-up, and a document developed on how they can and should utilize the Plan.

For residents, businesses, and those looking to come to the Town, the Plan will be made available on the Town's website, and hard copies located in Town Hall, libraries, and other municipal buildings. A press release should be completed to inform the public on the availability/location of the Plan. This press release can also be utilized to advertise for advocates and potential committees to work on the Plan implementation.

The Final Plan should also be provided to the two Villages and a special committee set up to ensure that the coordination between the two Villages continues during the Plan implementation.

The other government agencies (county, regional, and state) should be informed of the Plan's adoption and how they can access it. The Town, through its Implementation Committee, the Town Board and its department heads should understand that when actions are taken by these other government agencies, they must be aware that the Plan needs to be referenced and utilized in their actions and projects.

The Implementation Committee, Champions, and Community Groups

For the Plan to be successful, the Town must involve not only the Town's government leaders, but all levels of Town staff, residents and businesses, and other groups and organizations in the community.

Shortly after adoption, the Town Board will create a formal Comprehensive Plan Implementation Committee (CPIC). This committee will consist of representatives of the Town Board, Town staff, other Town Boards and Advisory Boards, and some community representatives. The Town Board will be responsible for funding the costs of this committee, which may necessitate a secretary, and other potential other costs incurred. This committee will meet at least four times per year, but in the first and second years may need to meet monthly. This committee will be responsible for helping to set up the processes, actions, and tools necessary to ensure that the Plan is implemented, revised as necessary, set priorities for the coming year, report on the plan, and help to assign tasks to others.

The committee will set up an agenda for each meeting, but will generally consist of the following activities:

1. Review of the agenda
2. Acceptance of meeting minutes
3. Review of assignments from the previous meeting
4. Implementation actions being worked on
5. Implementation items coming up
6. Sub-committees/other groups



7. Town Department reports/assignments
8. Required reports (see below)
9. Issues affecting the plan/need for revisions
10. Funding needs
11. Assignments/due dates

When actions are identified for implementation, a “champion” will be identified to ensure that the action moves forward and remains as a focus for the Town. Depending on the implementation action, the champion can be a Town Board member, department head or other Town official.

For the committee to be successful, they will need to involve others from the community and will need to form sub-committees to focus on specific issues.

The following are some sample sub-committees that could be formed to help with the implementation of the Plan. These sub-committees would assist the Comprehensive Plan Implementation committee and Town Board with specific implementation actions that are needed. Through these sub-committees, the Town can get others in the community involved, bring their expertise and passions to the important actions needed to implement the plan and keep it up to date.

- Zoning
- Stadium Impact area
- Transportation (includes cars and multi-modal)
- Economic Development
- Environment
- Community Services and Infrastructure

Required Reporting

The CPIC must continually keep the Town Board updated on their recommendations, therefore, the following reports will be provided to the Town Board:

1. Annual Report to the Town Board by the CPIC
 - a. What was done for the year
 - b. What was started but not finished
 - c. Potential Actions/projects for the coming year
 - d. Results from actions previously implemented (are they working?)
 - e. What has changed in the community that may impact the Plan?
 - f. Recommendation on revisions to the Plan
2. Annual Funding request report to the Town Board by the CPIC (Meet Town budget schedule)
3. Biannual Reports from Hamburg Departments to the CPIC (incorporate into annual report)
4. Biannual Reports from sub-committees to CPIC (incorporate into annual report)
5. CPIC meeting reports/minutes to the Town Board, once accepted by the CPIC



The above processes will allow the Town to ensure that the Plan is being utilized, reported on, and being updated as necessary. Each year, the Town's committees will report on accomplishments for the year, what they recommend for the coming year (including needs and budgets), and recommendations for revisions/updates to the Comprehensive Plan. These updates or revisions can also include appending any studies and reports that have been completed in that year. This Plan is intended to be a living document that adapts to a changing world but still acknowledging and staying true to the Town's vision.

C. TOOLS AND FUNDING

To accomplish the implementation of this Plan, the Town Board must include monies in the yearly Town budget (should create a Comprehensive Plan Funding line). By identifying actions/projects and including costs in the town budget, this commitment will also help with securing any grants that could be utilized for this work.

As noted above, the CPIC will need to provide their annual report and annual funding request early in the Town's budget process. This information will be utilized by the Town Board to set budgets to accomplish the implementation of the Plan and for keeping the Plan up to date.

D. UTILIZATION, COMMITMENT, AND ENFORCEMENT

Systems must be put in place to ensure that the Plan is utilized, the Town shows continuing commitment to the Plan and its implementation, and the use of the Plan and the resulting actions are enforced.

Utilization

The Plan will be sent to respective Erie County and NYS Agencies for their use. When projects are proposed by these entities, the Town (usually through the Town Board) will ensure that the Plan is referenced and incorporated into their projects.

Copies of the Plan will be provided to boards, departments and advisory boards and commissions for use by them. The Town Board will authorize training in the use of this plan.

The Town Board will reference the Plan for all rezoning or zoning text amendment requests. They will also utilize the Plan when developing any capital projects in the Town. The Plan will also be utilized during each year's budget process, and specific monies will be included for implementation. The Town Board will also be responsible for setting up the committees and processes necessary for the Plan to be properly utilized.

The Plan will be available to the public through the Town's website and advertisement of its availability will be completed to ensure that Town residents, businesses and organizations are aware of the plan's location. A synopsis of the Plan and how it is used should also be provided.

Commitment

The Town Board will show its commitment to the Plan by adopting the Plan, referencing the Plan in its actions, providing the budget needed for its implementation, keeping the Plan updated through the processes recommended in this plan, and establishing the Town Board liaisons and champions needed for the success of the Plan and its vision.

The Town Board will also be responsible for keeping the Plan up to date. Reporting from the implementation committee and sub-committees will help the Town Board to establish priority updates. An update can also include the appending of future studies, plans and reports to the Comprehensive Plan.

The Town's departments, boards and committees will show their commitment by utilizing the Plan when developing their recommendations for the town budget and for their projects and referencing the plan when reviewing actions and approving projects.

Ultimately, the citizens of the Town of Hamburg will show their commitment to the Plan by volunteering for boards and committees and supporting the Town in its actions and projects needed to implement the Plan.

Enforcement

A Comprehensive Plan carries the weight of law in one respect, zoning must be in accordance with a Comprehensive Plan. It typically does not have an enforcement section of the law/plan. It is only potentially enforced when a rezoning action is challenged in Court through an Article 78 proceeding.

From another “enforcement” perspective, the Town Board will be responsible for setting up the systems, organizations, and laws to ensure that the Plan is utilized, that the goals of the Plan are achieved, and that the recommendations are implemented.

E. IMPLEMENTATION MATRIX

The Comprehensive Plan includes a list of recommendations for each of the neighborhoods/hamlets identified in this document, as well as additional recommendations under each section of Chapter 2. These are consolidated into one document, called the recommendation summary, included in the Appendix.

The Comprehensive Implementation Committee, with input and funding from the Town Board, will utilize this matrix to determine what actions will be taken for the coming year and to make assignments to the subcommittees.

The following action table/matrix identifies the DRAFT priority actions and recommendations of the plan that could be implemented in the coming year, with the identification of its priority, costs/funding sources, assignment, status, and coordination (other groups, committees, or boards that this work should be coordinated with). The entire list of recommendations can be found in the appendix.

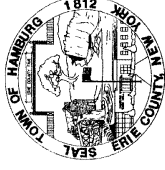
Each year the matrix will be reviewed by the CPIC, where they will make updates and add new actions/recommendations for the next year.

Action	Priority	\$ Source	Assigned To	Status	Coordination
Form a Comprehensive Plan Committee	High	NA	Town Board		Villages
Identify and form Sub-committees	High	NA	CPIC	In progress	Town Board
Zoning committee to provide final rezoning recommendations to the Town Board (refer to recommendations and assessment maps for guidance)	High	NA	Planning/Code committee	In progress	
Town Board to re-zone properties	High	Town budget	Town Board	In progress	
Complete LWRP update	High	NA	LWRP team	In progress	Waterfront Committee
approve LWRP Update	High	NA	Town board		
Completion of the "Go Bike" Study	High		Go Bike team		
Approve the "Go Bike" Study	High		Town Board		
Implement recommendations from the Hamburg Gateway Revitalization Design Project	High	Grants needed	Gateway Committee		
Develop a sub-committee to focus on the Stadium Impact Area that will work closely with NY State, Erie County and Orchard Park (see specific recommendations)	High	NA	Town Board	Needs authorization	Orchard Park
Finalize the Town's streetlighting conversion project	High	Budget	Engineering	In progress	
Apply for an Agriculture Protection Grant through New York State	High	Budget	Ag Comm.		
Prepare a formal Agricultural Protection Plan	High	Budget/Grant	Ag Comm.	Needs grant	
Create new Ag Zoning District	High	Grant	Planning	In progress	Erie County
Create new Ag and Open Space Overlay	High	Grant	Planning	In progress	Erie County
Update/create Lakeview and SE Overlay	High	Budget	Planning/Ag	Authorization needed	
Complete BOA for Blasdell area	High	Grant/budget	Town Board	In progress	Blasdell
Form a pedestrian access committee - sidewalk plan	High	Budget/grant	TB		
New commercial zoning and rezonings in Lakeview	Medium - High	Budget	TB/Planning		
Implement recommendations from the Gateway Plan, consider additional recommendations in Appendix	Medium-High	Grants needed	Gateway Committee		Village of Hamburg
Implement recommendations from the Drainage Study	Medium-High	Grants needed	Town Engineer		
Implement LWRP recommendations	Medium-High	Grants needed	Town Board		Waterfront Committee
Implement Recommendations from Go Bike study	Medium-High	Grants needed	Town Board		Sub Committees
Zoning Committee to make recommendations to edit the PUD section of the code	Medium-High	NA	Planning	Done	
Town Board to revise the PUD code	Medium-High	NA	Town board	Done	
Zoning Committee and Transportation committees to review the NYS Route 5 Overlay district and make recommendations for revisions	Medium-High	NA	Zoning Committee, Transportation Committee	LWRP needs completing	

Action	Priority	\$ Source	Assigned To	Status	Coordination
CPIC to work with Orchard park to form a Planning Committee to evaluate initiatives and actions that can be taken at cross-border areas (esp. Windom and Armor)	Medium-High	NA	CPIC		Orchard Park
Recreation Committee/Recreation Advisory board to evaluate 2017 Parks and Recreation plan and suggest updates	Medium-High	Town budget	Rec Committee		Villages
Develop an update map of environmental assts in the Town	Medium-High	Town budget	CAB		
Develop a plan to address the area surrounding the Camp Road interchange	Medium-High	Budget	TB/ Planning		
Sub Committee to work with Hamburg Community Development Department and the south towns chamber of commerce to assist developers with identifying existing properties that are ripe for re-use/revitalization	Medium-High	Budget	Comm. Dev., TB, HIDA		
Work with surrounding communities to hire a judge to operate a “housing court”	Medium-High	Budget	Town Board		

Appendix A

GIS MAPPING



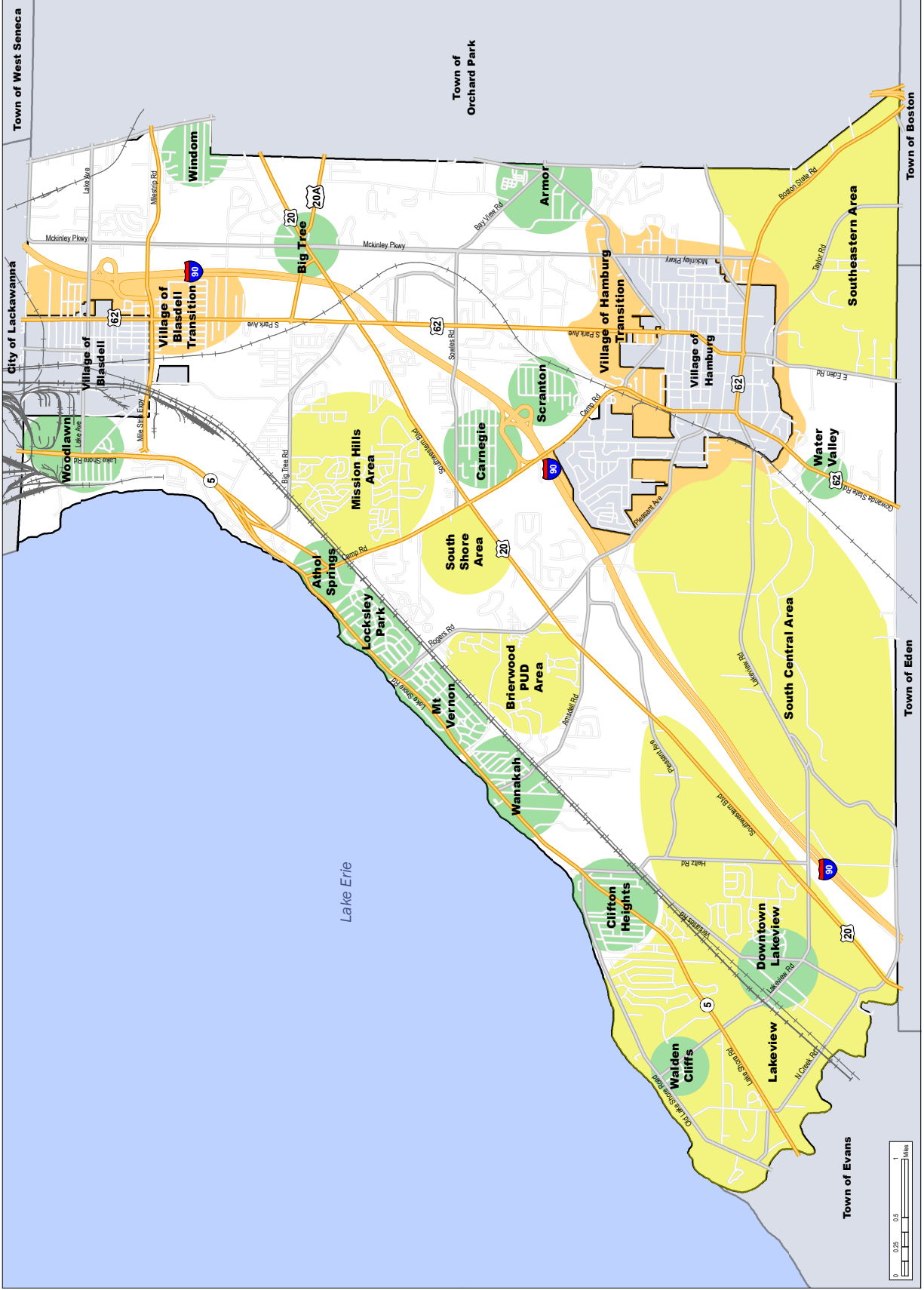
Town of Hamburg **Comprehensive Plan** Neighborhoods/Hamlets



LEGEND	
■	Hamlet
■	Neighborhood
■	Village Transition

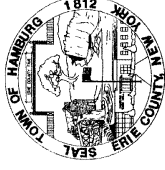


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 Data Sources: NYS GIS Program Office, Erie County GIS



Neighborhoods/Hamlets Map

The Town of Hamburg is filled with strong, resilient, and unique neighborhoods, hamlets, and villages. This map is based on historical data as well as discussions with the Comprehensive Plan Committee. Many of these communities are informal, and are included on this map for context. Each community within the Town has its own set of assets and goals, which all come together to make the Town a vibrant place to live and work in. The hamlets of Athol Springs, Locksley Park, Mount Vernon, Wanakah, and Clifton Heights take advantage of Hamburg's waterfront and are more urbanized in nature than the Walden Cliffs hamlet. Other hamlets in Hamburg include Downtown Lakeview in the Lakeview neighborhood in the southwest section of the Town, Water Valley in southern Hamburg, Carnegie and Scranton in central Hamburg, Windom, Big Tree, and Armor in eastern Hamburg, and Woodlawn, which borders the Town of Blasdell in northern Hamburg. Central Hamburg contains the neighborhoods of Mission Hills, Brierwood and South Shore, and are characterized by older development along Camp Road that has blended in with the growing development that exists today. The Town of Hamburg also has village transition areas around the Village of Hamburg and the Village of Blasdell, that provide connections between the Town and the Villages, and where opportunities can be found to improve the gateways between each community.

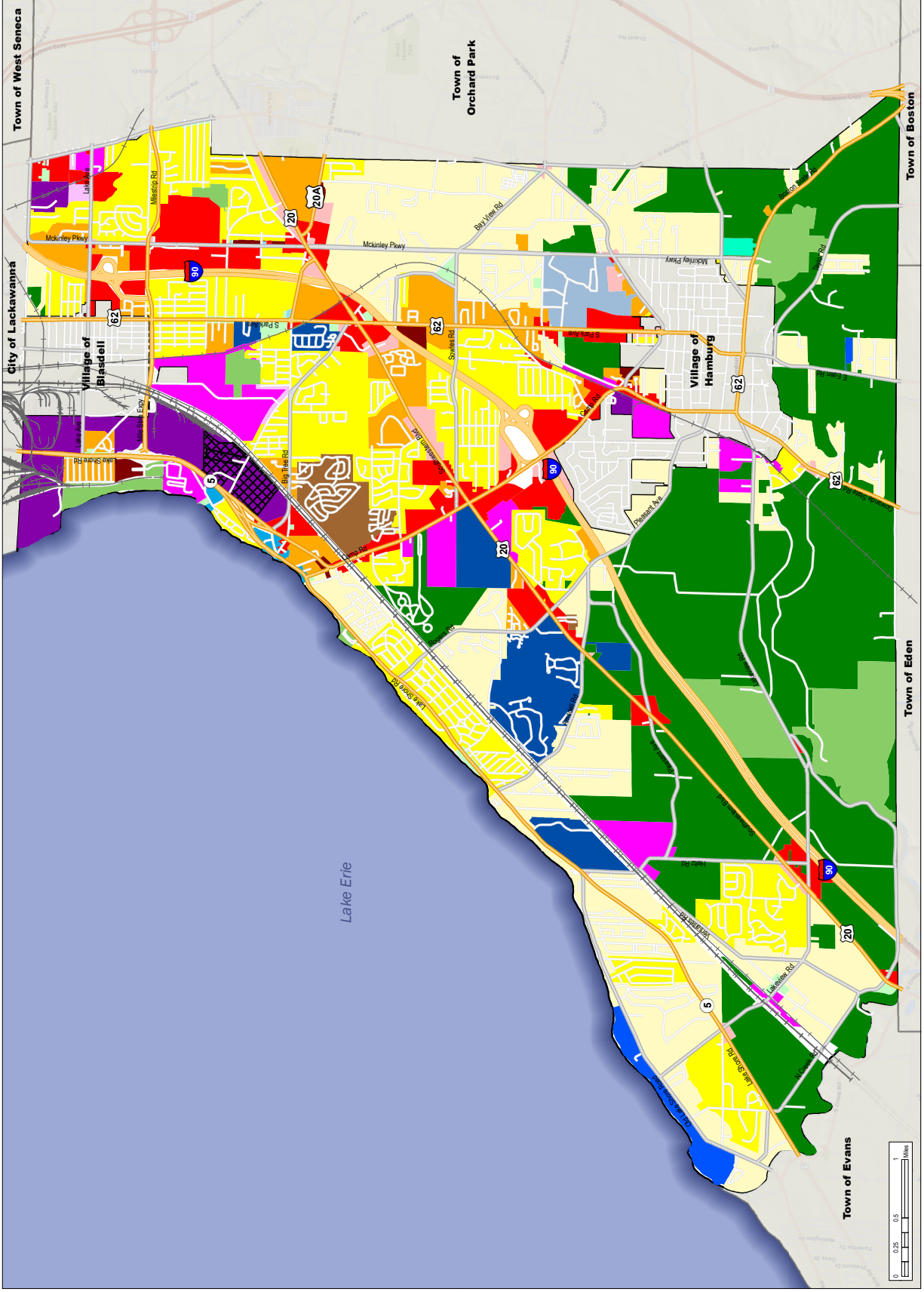


Town of Hamburg **Comprehensive Plan** **Existing Zoning Districts**



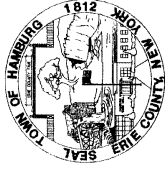
LEGEND	
Existing Zoning Districts (as of 10/24/2022)	
C1	Light Industrial
C2	Medium Density Industrial
C3	Heavy Industrial
WC	Community Center
FG	General Office
HC	Health Care
M1	Medium Density Residential
M2	Single-Family Residential
M3	High-Density Residential
P	Pre-Permitted Designation
NC	Neighborhood Commercial
PRD	Professional Office
PR	Professional Office
PUD	Public Use District
R1	Single-Family Residential
R2	Two-Family Residential
R3	Three-Family Residential
R4	Four-Family Residential
RA	Residential Attached
RE	Residential Estate

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 W.D. Project # 300821 | Map Created November 2022
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 Data Sources: MNS GIS Program Office, Erie County GIS.
 Zoning Updated from Town as of 8/31/2021



Existing Zoning District Map

The Town of Hamburg, not including the Village of Hamburg and the Village of Blasdell is divided into numerous traditional zoning districts. These include three commercial zoning districts (C1, C2, C3), a waterfront commercial district (WC), a fairgrounds district (FG), the Hamburg Commercial district (HC), three industrial zoning districts (M1, M2, M3), pre-permitted designation (P), a planned residential development district (PRD), a park/recreation lands district (PR), a planned unit development district (PUD), and seven residence districts (R1, R2, R3, R4, RA, RE, NC). Most of the Town is made up of residential zoning. Specifically, R1 and R2 zoning throughout the Town, and RA (Residential-Agricultural) in the southern area of the Town bordering the Towns Eden and Boston. As is the case in traditional subdivisions, the Commercial zoning tends to be located along the major thoroughfares of the Town.



Town of Hamburg Comprehensive Plan Land Use

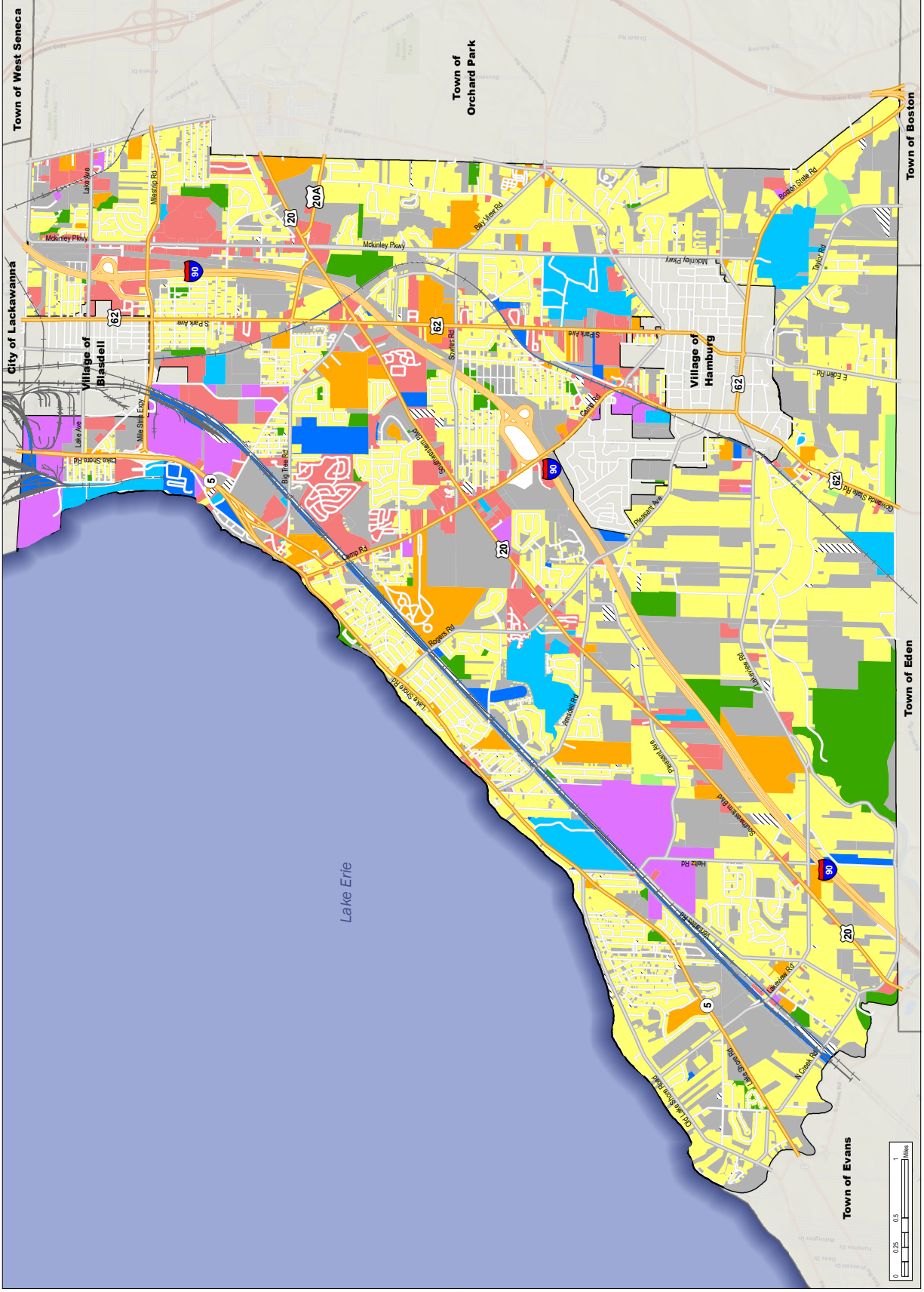


LEGEND

Land Use	
	No Data (1.3%)
	Agriculture (0.5%)
	Residential (41.2%)
	Vacant Land (27.7%)
	Commercial (8.8%)
	Recreation and Entertainment (4.2%)
	Community Services (5.1%)
	Industrial (4.2%)
	Public Services (2.7%)
	Wild, Forested, Conservation Lands and Public Parks (4.2%)

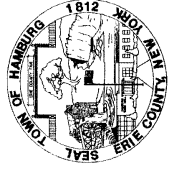


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Data Source: NYS GIS Program Office, Erie County GIS



Land Use Map

The smallest land use in the Town is agriculture, which makes up only 0.2% of all land uses in Hamburg and is geographically concentrated in the southern tier of the Town, near the border of the Town of Boston. The next largest land use is public services, at 2.7%. Conservation lands and public parks, industrial, and recreation and entertainment all make up about 4.2% each of land uses in Hamburg. A public park exists in the southern section of Hamburg right at the border of the Town of Eden, with other park and conservation and land uses existing near Mile Strip Rd and McKinley Parkway. Recreational land uses include the Hamburg Fairgrounds to the north of the Village of Hamburg, 18 Mile Creek Golf Course to the southeast of the Village, Woodlawn Beach, and numerous country clubs that are scattered across the Town. Industrial land uses are clustered to the northwest section of the Town, as well as to the southwest, near Heltz Road. The rest of the Town land use is made up of community services (5.1%), commercial (8.8%), vacant land (27.7%) and residential (41.2%). Noticeably, vacant land is seen clustered around residential and industrial land uses, especially in the southern section of Hamburg. Commercial areas are clustered around major thoroughfares in the Town, including Camp Rd, Southwestern Blvd, S Park Ave, and McKinley Parkway. Residential, which is the predominant land use in the Town, is seen throughout the entire town, with clusters everywhere.



Town of Hamburg
Comprehensive Plan
Transportation



LEGEND

- Jurisdiction**
- NFTA Bus Routes
 - NYS Bicycle Routes 5 & 517
 - Thruways
 - State Routes
 - County Roads
 - Local Roads

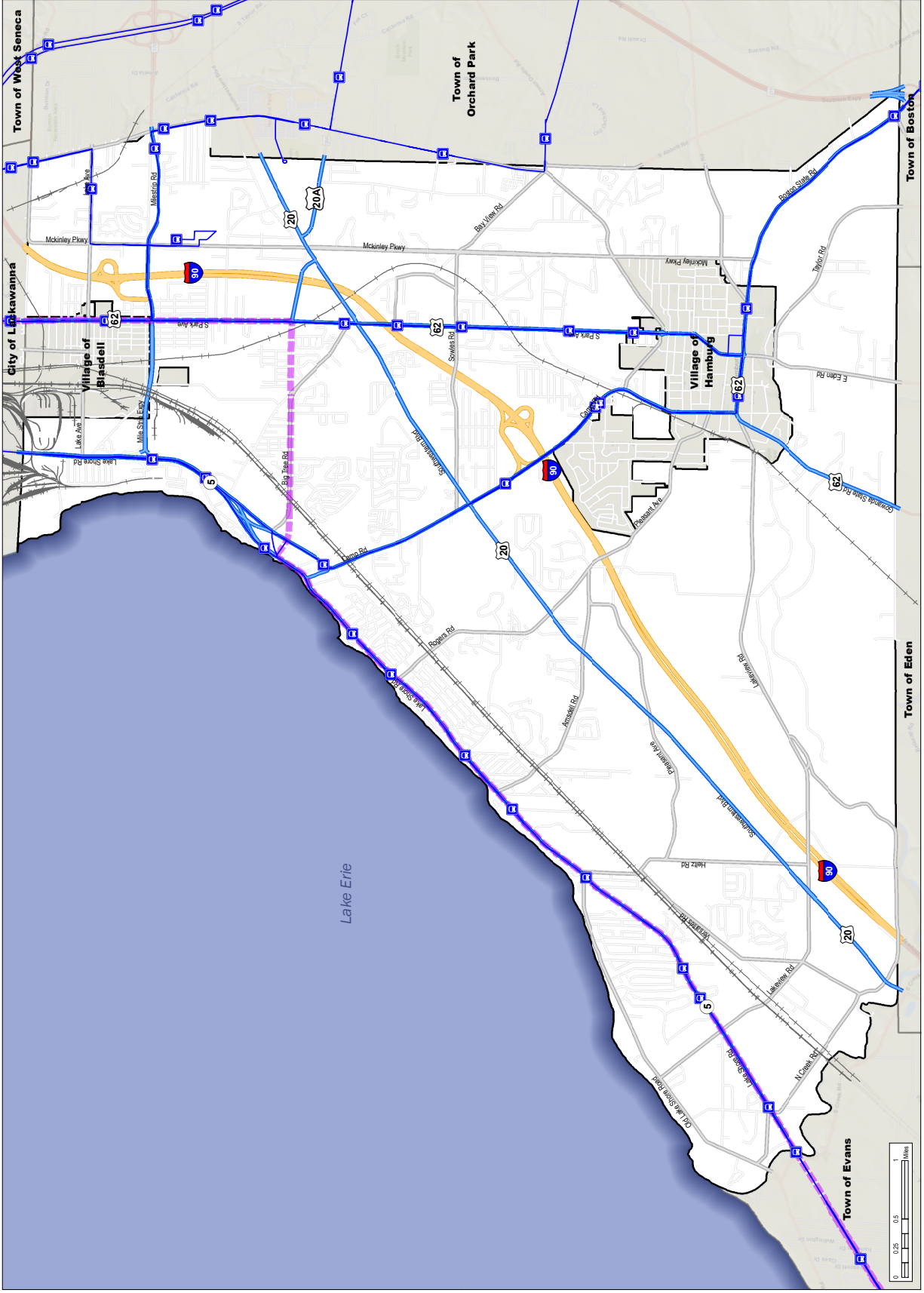


WD Project # 300821 | Map Created: July 2021

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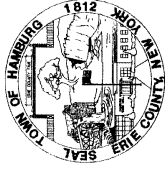
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Data Sources: NYS GIS Program Office, Erie County, GS, Esri, HERE, Garmin, USTG, Intermap, INCREMENT P, INC, ANI, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Swisstopo, Swisstopo, Esri Korea, Esri (Taiwan), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Transportation Map

The Town of Hamburg has transportation infrastructure that provides residents with alternative options other than private vehicles to get in and out of the town, as well as a roadway system that includes local town roads, state routes, county roads, and the NYS Thruway that has two interchanges within the Town. There are numerous bus routes in the Town that are concentrated on Lake Shore Road, S Park Ave, and Camp Rd, with other bus routes traveling into Orchard Park, the City of Lackawanna, and The Town of West Seneca. Bike routes 5 and 517 travel along Lake Shore Road, Big Tree Road, and S Park Ave, up into the City of Lackawanna. There is opportunity for additional bus and bike routes to be implemented in the Town of Hamburg that can reach a wider array of people and provide more transportation alternatives for Town residents.



Town of Hamburg Comprehensive Plan Recreation Land and Town Owned Land

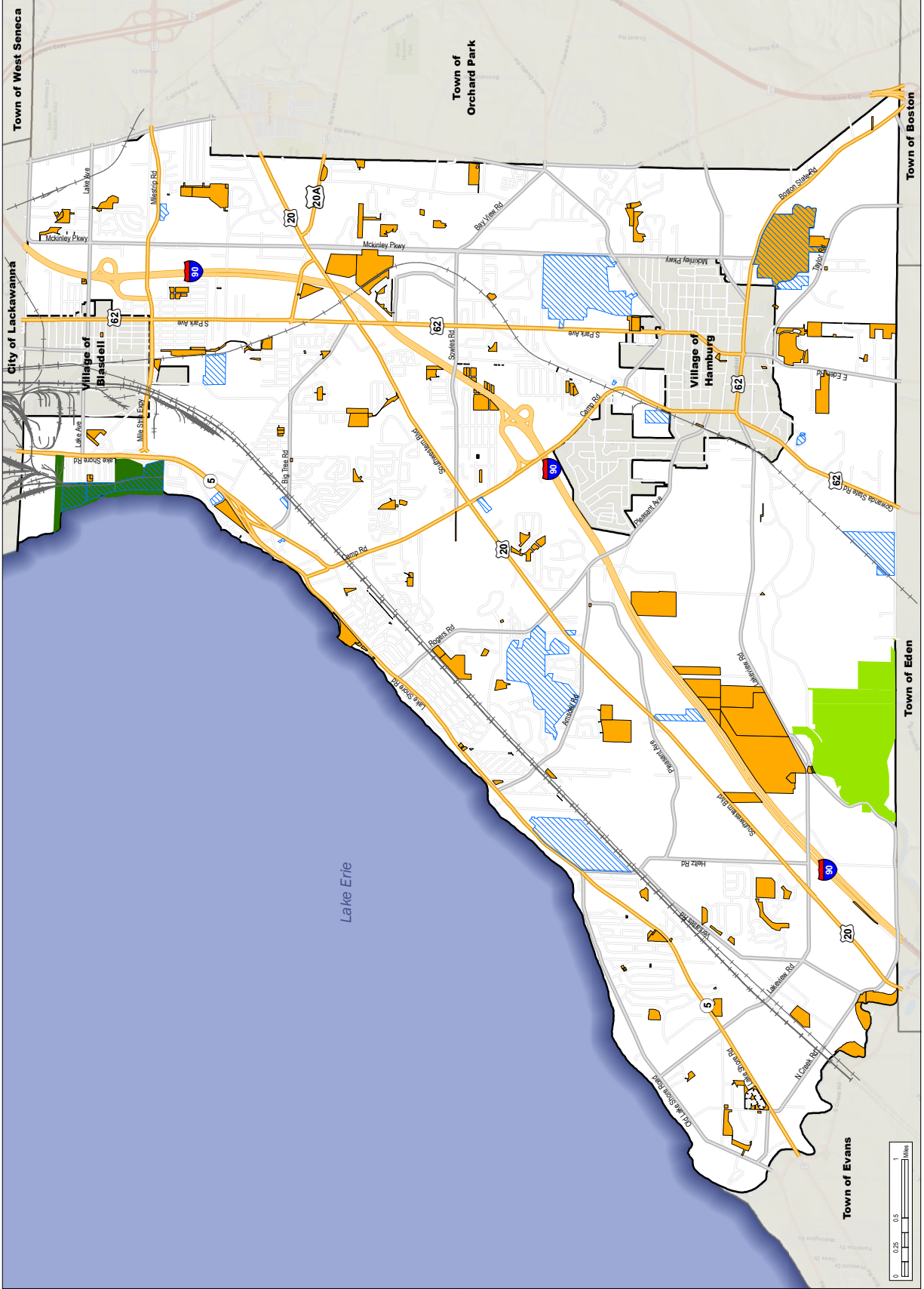


LEGEND

- Recreational Land (Blue hatched box)
- Town Owned Parcels (Orange box)
- County Parks (Yellow box)
- State Parks (Green box)



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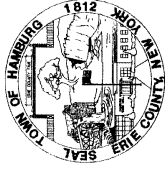


Recreation Land and Town Owned Land

The Town of Hamburg has plenty of state-owned parks, county-owned parks, recreational land, and Town-owned parcels that help to keep their residents engaged, active, productive, and happy. Many of these Town-owned parcels are concentrated in the southern tier of the Town, alongside the I-90, with other clusters alongside McKinley Parkway, and another in southeast Hamburg, south of the Village. Much of the Town-owned land is vacant, however the recreational land that is owned by Hamburg includes the Hamburg Recreation Center in the south-central part of the Town, Lakeview Park in the southwest, William D. Williams Park and Hamburg Town Park, which is alongside the waterfront, Taylor Road Park and 18 Mile Creek Golf Course in southeast Hamburg, as well as Orchard Acres Park in the northeast corridor of the Town, and Rush Creek which is to the east of the Thruway.

Environmental Map

The Town of Hamburg contains numerous land and water features that play an integral role in shaping the environmental makeup of the Town. Lake Erie acts as the largest and most dominant feature of the Town, as it completely borders the western side of Hamburg. Other important assets include South Branch of Smoke Creek, Rush Creek, 18-Mile Creek, Woodlawn Beach (State owned), and Hamburg Town Beach. . Large areas of wetlands encompass the southern end of Hamburg. NYSDEC wetlands and the related 100' "checkzone" have the largest impact on this area of town, with scattered Federal Freshwater emergent and freshwater forested wetlands also located in this area, and into the adjacent Town of Orchard Park. .In the vicinity of the major waterways in the Town there are FEMA 100 Year Flood zones, which are areas that will be besieged by flood events having a 1-percent chance of being equaled or exceeded in any given year. These flood zones are located the west of the Village of Blasdell in the northwest section of the Town, as well as in an area surrounding Rogers Rd in the central section of the Town, and in the southeast section of the Town, immediately south of the Boston State Rd. The Town also contains some freshwater ponds, small lakes, creeks, and other riverine.



Town of Hamburg Comprehensive Plan Agriculture



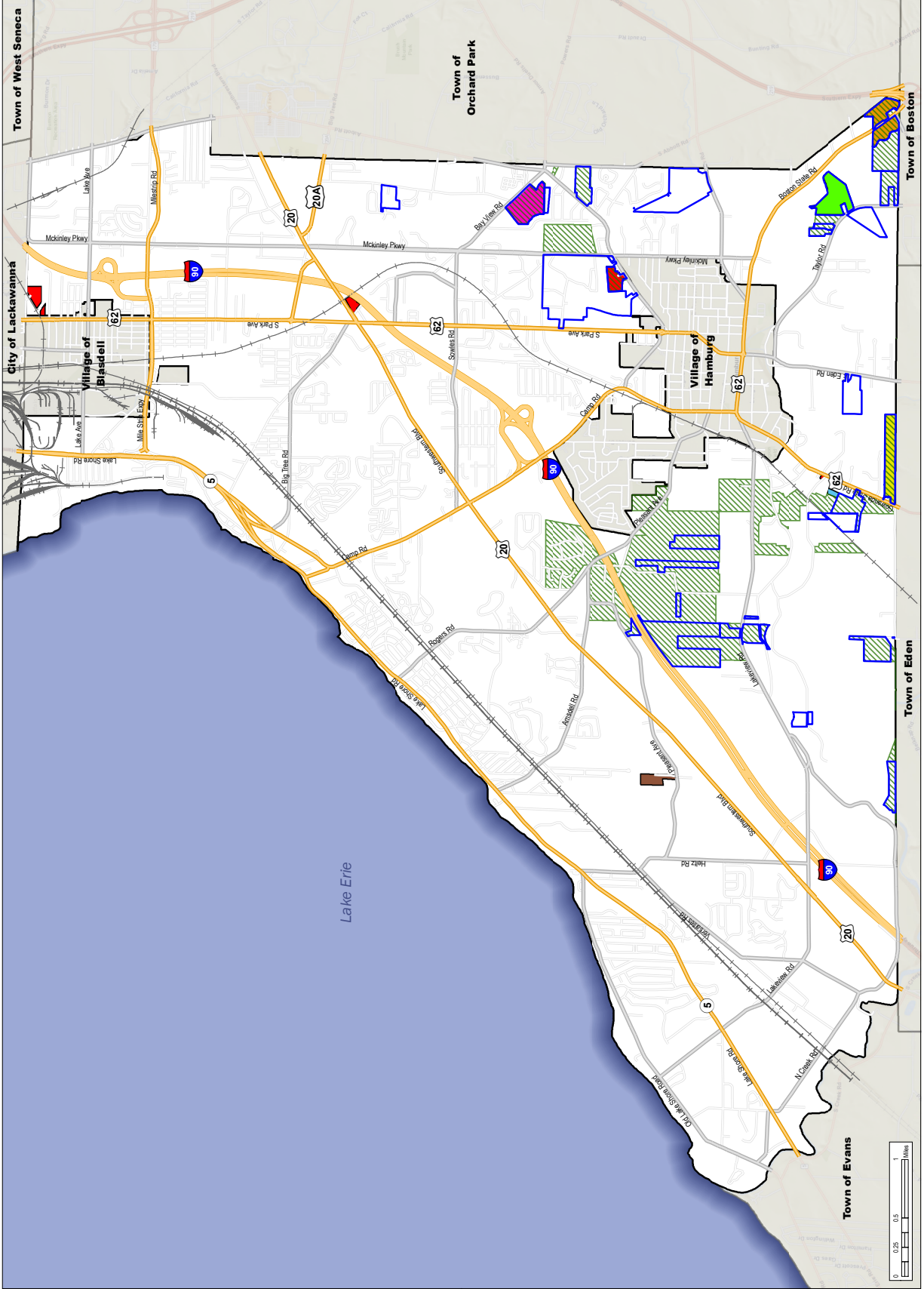
LEGEND	
	2022 Ag Exempt Parcel (Per Town Assessor)
	Agriculture
	District 8
	Farmland Parcel (2022 RPS Property Class Code)
	Dairy farm (1)
	Field crops (1)
	Greenhouse (4)
	Horse farm (1)
	Primary residential, also used in agricultural production (1)
	Truck crops (1)
	Vacant farmland (1)



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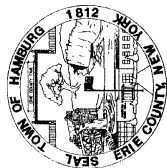
WD Project # 200821 | Map Created: October 2022

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Agriculture Map

The Town of Hamburg has a diverse makeup, merging urban, suburban, and rural landscapes into one municipality. Based on data from the Natural Resource Conservation Service, we have identified a wide range of farmland/agricultural soils. Much of the Town is made up of farmland/agricultural soils of statewide importance, or farmland that would be available if they were drained. Scattered throughout the town are areas of prime farmland, with clusters to the south of the Village of Hamburg, and clusters around the I-90 and McKinley Parkway border. There is a substantial amount of land in the Town that is not classified as prime farmland, with the greatest cluster seen in the northwest corridor, to the west of the Village of Blasdell. While this map shows that much of the Town can be classified as farmland, this is based on historical record of soils, and it should be noted that many of these areas have already been developed with residential and commercial developments. There are clusters of non-prime farmland that exist in the southern section of Hamburg, in areas bordering the Towns of Eden and Boston. Aside from a few parcels in the southeast corner of the town, vacant farmlands and other types of farmlands including horse farms, field crops, and truck corps are minimally seen. Erie County Agricultural District, Southwest #8, covers clusters of parcels in the southeast corner of the Town.



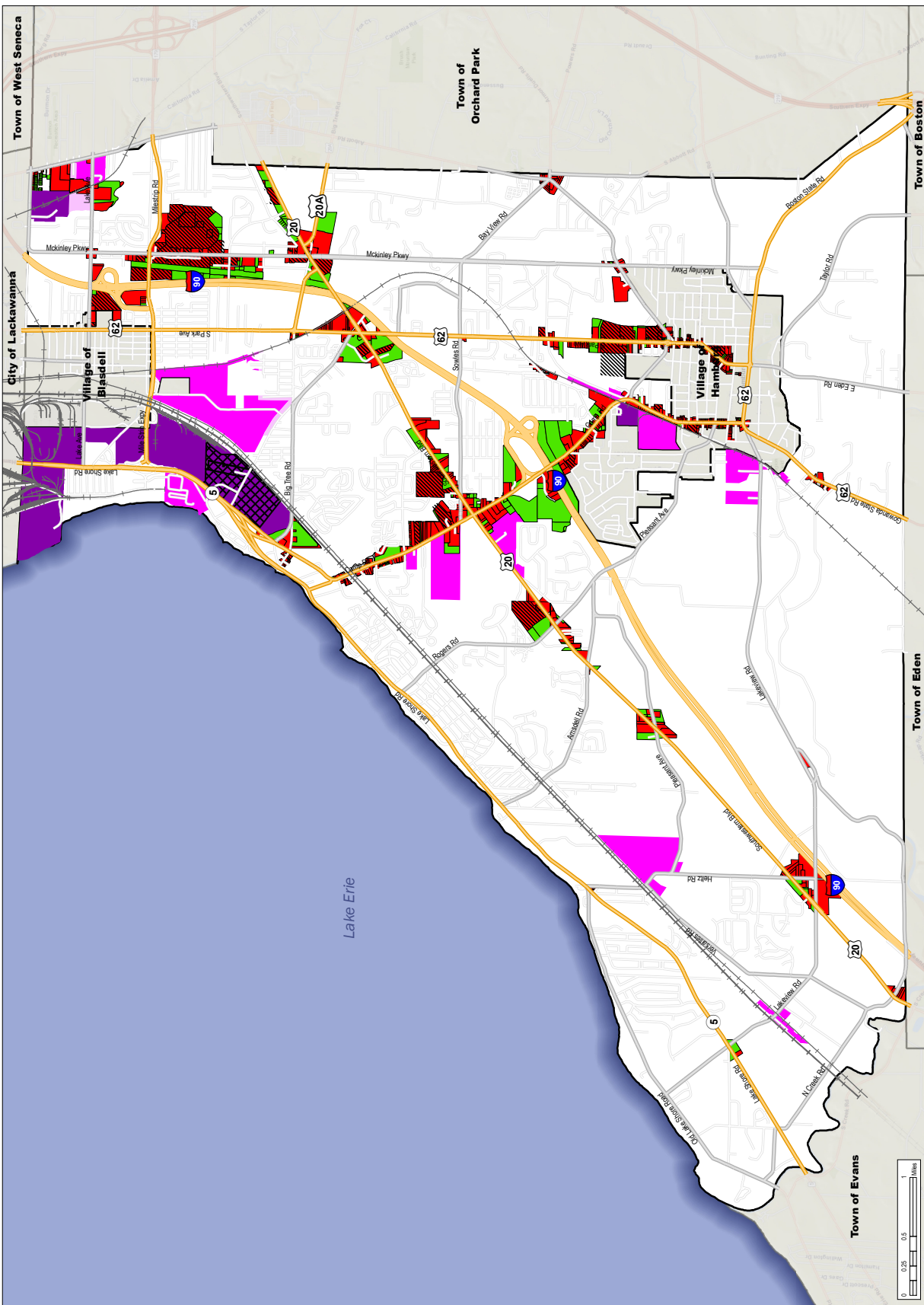
Town of Hamburg Comprehensive Plan Economic Development



LEGEND	
	Retail Plaza
	C1, C2 Parcels (Clipped to C1, C2 Zoning)
	Developed (1,087 acres)
	Undeveloped (487.2 acres)
	No Data (6.9 acres)
Industrial Zoning	
	M1
	M2
	M3
	P: Pre-Permitted Designation

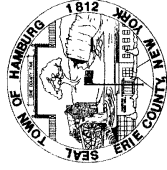


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Economic Development Map

There are numerous assets that exist within the Town of Hamburg and its surrounding communities that can provide opportunity for economic growth and vitality. The Town has a unique economic base, that includes retail, mixed-use and industrial features. There are over 1,087 acres of developed parcels in the Town of Hamburg, that are zoned within C-1 (Local Retail Business) and C-2 (General Commercial) districts. Within these same zoning districts, over 487 acres are undeveloped land, and an additional 7 acres are unclassified. Much of the developed commercially zoned land is located in the vicinity of the McKinley Mall in the northern section of the Town, and in the southeast section of the Town bordering the Village of Hamburg. Multiple clusters of developed land can be found along Southwestern Boulevard continuing into the nearby Town of Orchard Park. Hamburg is abundant in industrially zoned land, with parcels being broken down into three districts, including M1 (Industrial Park – Research and Development), M2 (Light Industrial) and M3 (General Industrial). Many of these industrial uses are centered in the northwest and northeast sections of the Town, bordering the Village of Blasdell, and the Town of West Seneca. The largest section of M3 zoning can be found on the east side Lake Shore Road/Route 5 from the City of Lackawanna to Big Tree Road.



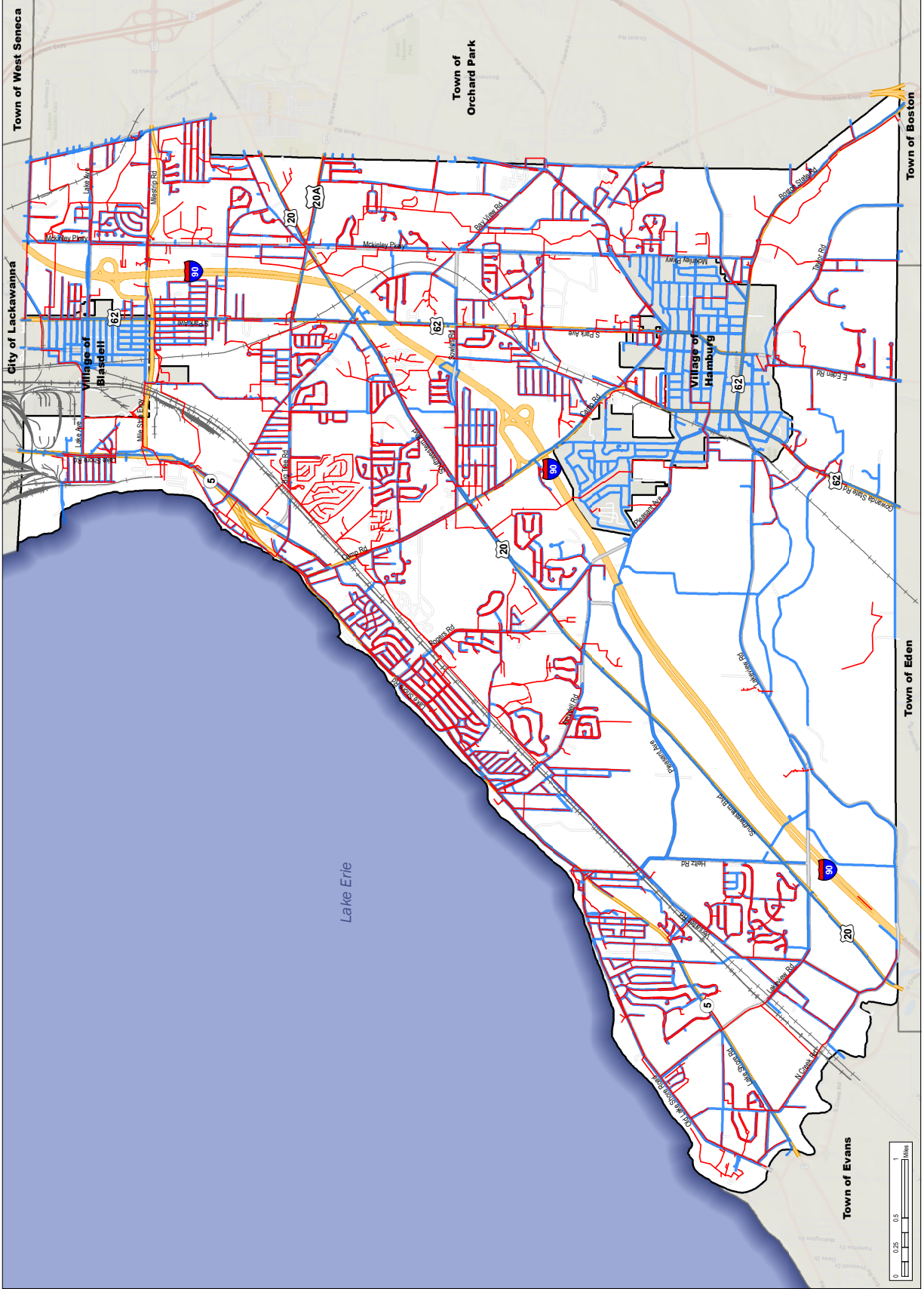
Town of Hamburg Comprehensive Plan Infrastructure



- LEGEND**
- Sanitary Sewerline
 - Waterline



Wendel W.D. Architecture, Engineering, Surveying & Landscape
300 West 10th Street, Suite 200, Erie, PA 16590
Tel: 814.833.1234 Fax: 814.833.1235
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Data Sources: NYS GIS Program Office, Erie County GIS



Infrastructure Map

Infrastructure in the Town consists of both public and private utilities. Specifically., there are waterlines along most of the streets throughout the Town. Sanitary sewer lines are less prevalent, focusing on the developed areas of the Town. Sewers are not as abundant in the southern portion of the Town, especially in the area west of the Village of Hamburg and east of Hill Road.

Appendix B

ASSESSMENT MAPPING (what we have heard)

The following maps were used for collecting and assessing comments received on zoning and land use concerns, and for summarizing the proposed public projects. These maps do not define actions but shall be used by the CPIC sub-committees for developing recommendations as they implement this plan.



TOWN OF HAMBURG

ERIE COUNTY, NEW YORK

Comprehensive Plan | Collaboration Map

Public Projects in the Town

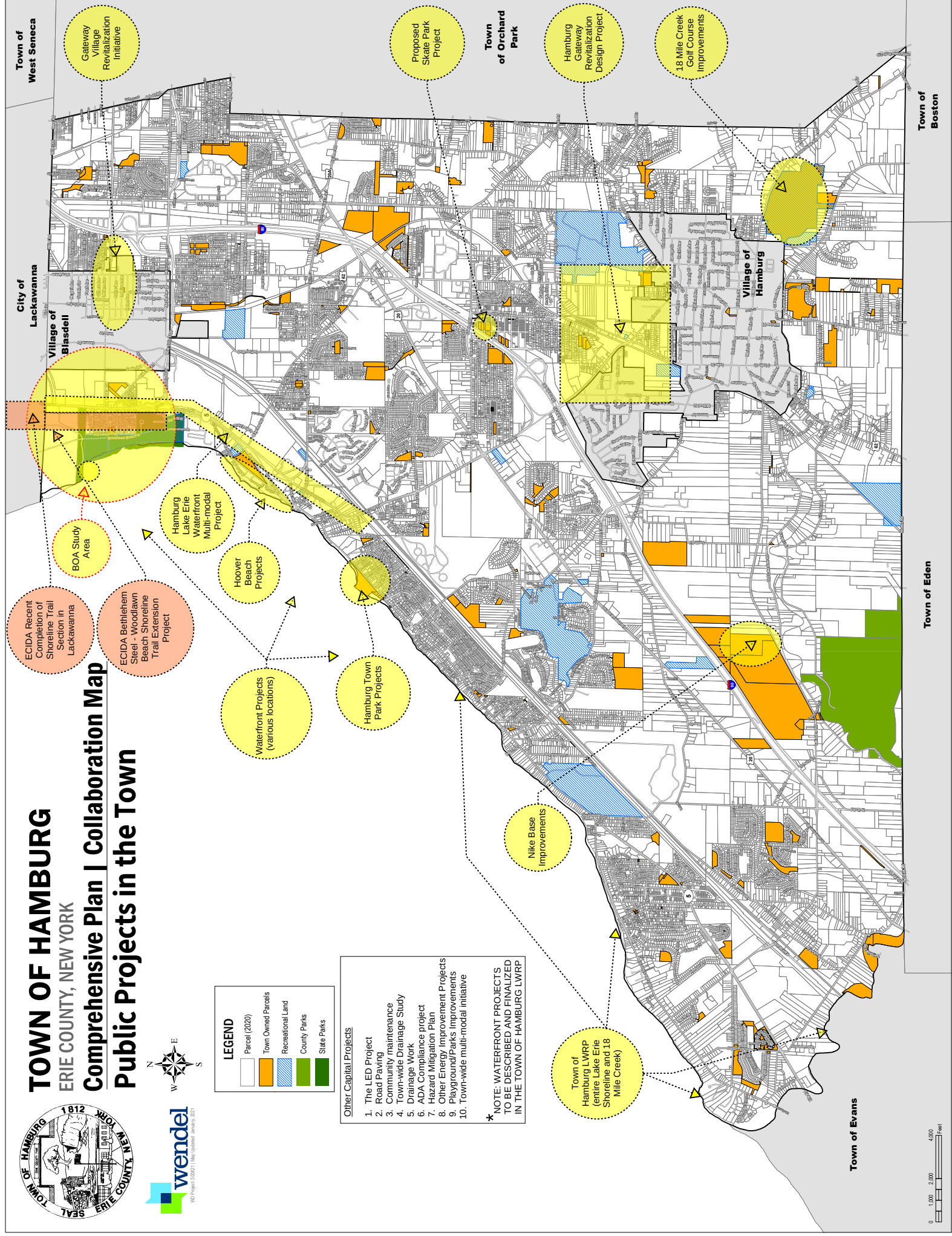


LEGEND	
	Parcel (2020)
	Town Owned Parcels
	Recreational Land
	County Parks
	State Parks

Other Capital Projects

1. The LED Project
2. Road Paving
3. Community maintenance
4. Town-wide Drainage Study
5. Drainage Work
6. ADA Compliance project
7. Hazard Mitigation Plan
8. Other Energy Improvement Projects
9. Playground/Parks Improvements
10. Town-wide multi-modal initiative

★ NOTE: WATERFRONT PROJECTS TO BE DESCRIBED AND FINALIZED IN THE TOWN OF HAMBURG LWRP





TOWN OF HAMBURG

ERIE COUNTY, NEW YORK

Comprehensive Plan | Assessment Map

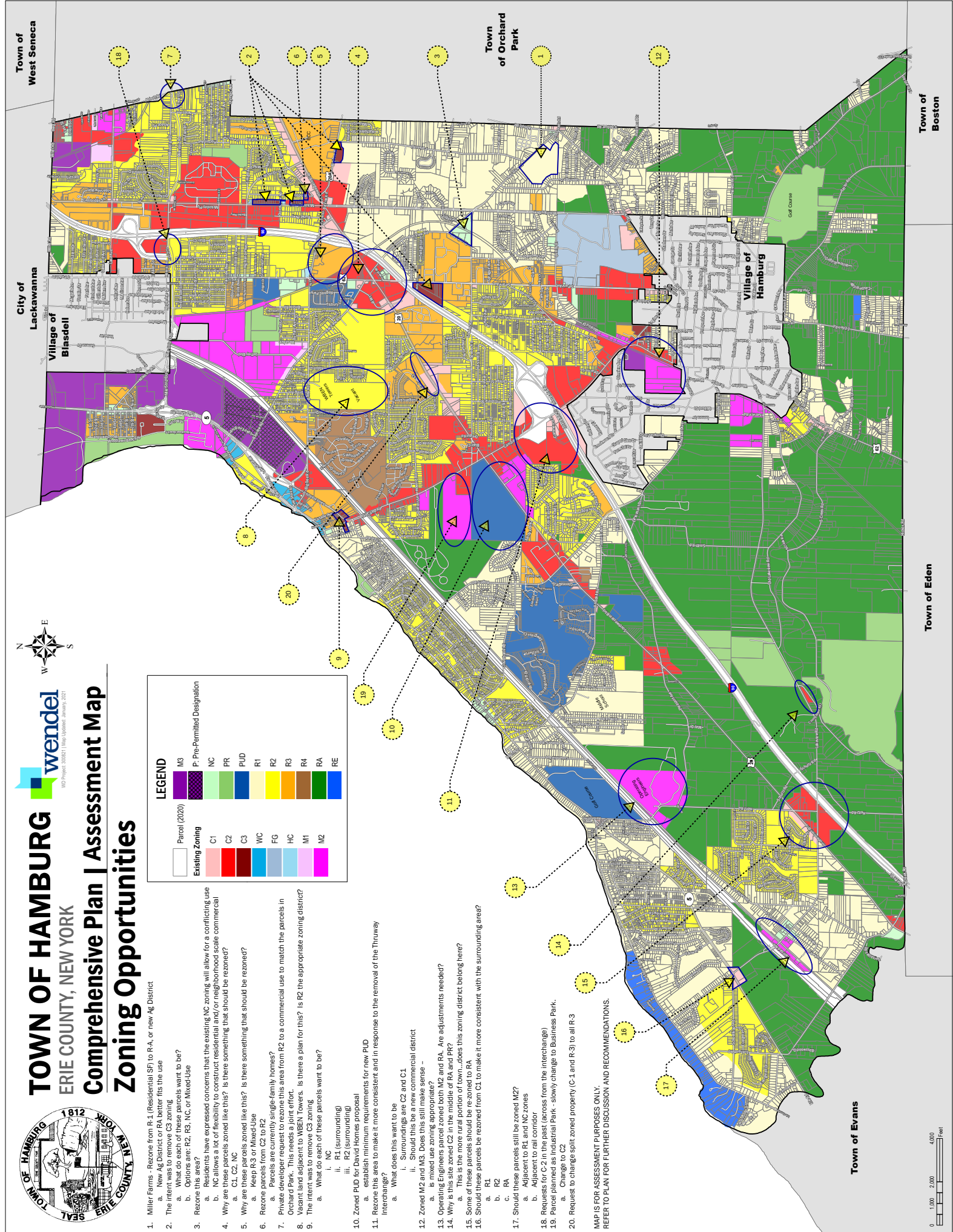
Zoning Opportunities

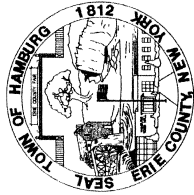


LEGEND	
Parcel (2020)	M3
Existing Zoning	P: Pre-Permitted Designation
C1	NC
C2	PR
C3	PUD
WC	R1
FG	R2
HC	R3
M1	R4
M2	RA
	RE

- Miller Farms - Rezone from R-1 (Residential SF) to R.A. or new Ag District
 - New Ag District or RA better fits the use
- The intent was to remove C3 zoning
 - Why are these parcels zoned like this? Is there something that should be rezoned?
- Options are: R2, R3, NC, or Mixed-Use
 - Residents have expressed concerns that the existing NC zoning will allow for a conflicting use
 - NC allows a lot of flexibility to construct residential and/or neighborhood scale commercial
 - Why are these parcels zoned like this? Is there something that should be rezoned?
 - a. C1, C2, NC
- Why are these parcels zoned like this? Is there something that should be rezoned?
 - Keep R3 or Mixed-Use
- Rezoning parcels from C2 to R2
 - Parcels are currently single-family homes?
 - Private developer request to rezone this area from R2 to a commercial use to match the parcels in Orchard Park. This needs a joint effort.
- Vacant land adjacent to WEN Towers. Is there a plan for this? Is R2 the appropriate zoning district?
 - The intent was to remove C3 zoning
 - a. What do each of these parcels want to be?
 - NC
 - R1 (surrounding)
 - R2 (surrounding)
- Zoned PUD for David Homes proposal
 - establish minimum requirements for new PUD
- Rezoning this area to make it more consistent and in response to the removal of the Thruway Interchange?
 - What does this want to be?
 - Surroundings are C2 and C1
 - Should this be a new commercial district
 - Should this still make sense -
 - Is mixed use zoning appropriate?
- Operating Engineers parcel zoned both M2 and R4. Are adjustments needed?
 - Why is this site zoned C2 in the middle of RA and PR?
 - a. This is the more rural portion of town, does this zoning district belong here?
- Some of these parcels should be rezoned to R4
 - Should these parcels be rezoned from C1 to make it more consistent with the surrounding area?
 - R1
 - R2
 - R3
 - RA
- Should these parcels still be zoned M2?
 - Adjacent to R1 and NC zones
 - Adjacent to rail corridor
- Requests for C-2 in the past (across from the interchange)
- Parcel planned as Industrial Park - slowly change to Business Park.
 - Change to C2
- Request to change split zoned property (C-1 and R-3) to all R-3

MAP IS FOR ASSESSMENT PURPOSES ONLY.
REFER TO PLAN FOR FURTHER DISCUSSION AND RECOMMENDATIONS.





TOWN OF HAMBURG

ERIE COUNTY, NEW YORK



WED Project 200621 / Map Update: January 2021

Comprehensive Plan | Assessment Map

Other Zoning/Land Use Opportunities

1. Future of this site dependent on BOA
2. Large vacant property
 - a. Powerlines & mostly wetlands
 - b. Should not be R3
3. Area-wide study needed
 - a. Needs plan & revitalization
4. McKinley Mall may need more work
5. Stadium Impact Area
 - a. Future of this area?
 - b. What could the zoning become?
6. Parker Road needs overlay
 - a. protect rural character
 - b. Mostly wetlands
7. Major area
 - a. Re-establish overlay
 - b. Consider Ag zoning
8. DPW Facilities
 - a. change to appropriate zoning for area
10. Re-establish overlay
 - a. Unique features
11. More PR zoning to applicable properties throughout Town (not shown on map)
12. Major Industrial Area of Town
 - a. Protect for future but acknowledge and plan for impacts (protect residential and waterfront)
13. Major Gateway Areas
14. Area to be considered for mixed use

MAP IS FOR ASSESSMENT PURPOSES ONLY.
REFER TO PLAN FOR FURTHER DETAILS AND RECOMMENDATIONS.

LEGEND	
	Parcel (2020)
	Existing Zoning
	C1
	C2
	C3
	WC
	FG
	HC
	M1
	M2
	M3
	P: Pre-Permitted Designation
	NC
	PR
	PUD
	R1
	R2
	R3
	R4
	RA
	RE

