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1/7/97
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December 11, 1996

Mr. Howard Harris, Chairman
North Collins Planning Board
10368 Larkin Road
North Collins, New York 14111

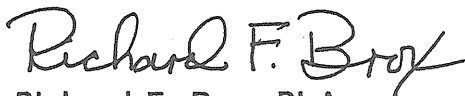
RE: Town of north Collins Comprehensive Plan

Dear Mr. Harris,

I am pleased to submit to the Planning Board the comprehensive plan update that we have been working on for the past year. It was a pleasure to have a planning board that really worked with so much enthusiasm on such a complex project.

I want to thank all of the Planning Board members for their input and hard work. Individually I wish to acknowledge the work of Chuck Alessi, Mike Eder, Howard Harris, John McNamara, Karen Schmitz, Phil Tremblay, Ray Vanni, and the board secretary Kathy Schwertfager for their assistance in this project. The end product is the result of your dedication to the community and it's future.

Yours truly,



Richard F. Brox RLA
Planning Consultant

TOWN OF NORTH COLLINS
2010 COMPREHENSIVE PLAN

RICHARD F. BROX RLA
PLANNING CONSULTANT
119 WESTFIELD ROAD
AMHERST, NEW YORK 14226
DECEMBER, 1996

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EXECUTIVE SUMMARY

2010 COMPREHENSIVE PLAN TOWN OF NORTH COLLINS

The Town of North Collins commissioned a study in 1996 to update, Town land use and development policy. The resulting Comprehensive Plan provides a framework to evaluate the changes and their impacts on future development for the year 2010; it enables the Town to document current conditions, identify environmental limitations, anticipate future growth and enhance public investments in infrastructure.

The 2010 Master Plan is the culmination of an extensive review process with the Town Planning Board, the general public and the Town Board. It has been adopted by the Planning Board and approved by the Town Board for use in guiding long-range land use and development. While the Plan depicts anticipated uses, it is not meant to indicate current use or zoning.

The Comprehensive Plan is a product of detailed planning analysis which represents anticipated land use in the forecast year -2010. It is also a policy document to guide future development decisions and public improvements. The Comprehensive Plan is a product of the following land development elements:

- population
- development trends
- housing needs
- environmental constraints/conservation
- agricultural conservation and open space
- public infrastructure -including transportation, utilities and drainage
- land use -residentiall commercial, industrial, public and semi-public uses.

The Comprehensive Plan reflects a prospective growth of 10 percent in population (from 2167 in the 1990 Census to 2389 in 2010). Over the next thirteen years, population and household projections based on births deaths and migration, indicate that the Town will maintain its priority for single-family dwellings. Population is expected to moderate to about five percent per decade. Recent development trends indicate modest growth projections to a target of about 2400 in 2010. Town employment will focus primarily on service employment, while manufacturing should stabilize or increase slightly.

Development in the Town of North Collins has concentrated along the two major arterial highways, US Route 62 and NYS Route 75 and the rate and extent of development has, produced an increase in demand for public services. Anticipated residential growth to 2010 can easily be accommodated via available land in existing developed areas. In this manner, the Town can capitalize on previous investments in infrastructure and simultaneously restrict sensitive environmental areas (steep slopes, flood plain, etc.). Existing neighborhood patterns in the Town are reinforced and the Plan promotes the efficient use of land for all purposes.

An assessment of current housing needs and problems was undertaken as part of the Comprehensive Plan to establish future goals for housing in the Town, and determine residential needs. This assessment provides the identification of unique areas of housing needs, and defines housing problems. Major housing problems identified, included: age, lack of facilities, and a lack of sanitary sewage hookup.

The natural attributes of the Town of North Collins represent resources that should be reserved for future generations and limitations to the capacity of land must be respected by future development. Environmental constraints of land development are incorporated in the Comprehensive Plan and include flood plains, wetlands, critical drainage basins, woodlands, soils, steep slopes and agricultural districts. These are noted to inhibit development for ecological reasons. Future land use is designed to reflect their limitations and coordinate with their restrictions. Soil limitations were also taken into account, by restricting high intensity uses in those areas where soil-bearing or stability were marginal. Locationally, much of the wood-land areas coincide with steeply sloped areas, and therefore should be spared from intense development and retained as future open space or large lot housing.

An Open Space Index was developed to combine development limitations with the designation of future recreation lands and the community facilities necessary to accommodate Town growth. The Index documents four basic types of open space to accommodate resident recreation needs.

They include:

- 1) Active Recreation playgrounds, ball fields;
- 2) Passive Recreation trailways, picnic and other social activities;
- 3) Aesthetic Space - scenic, cultural and educational opportunities;
and
- 4) Conservation Space - protection of natural resources and environmental areas.

There are also sites of cultural/historic significance ie: cemeteries and structures, built circa 1840 such as the Friends Meeting House and several homes.

The provision of public services and utilities must be adequately planned to accommodate future growth. These services include sewer, highway, drainage and water. The Town of North Collins is well served by existing State and County highways, the 219 expressway with two interchanges and the NYS Thruway. The three arterials in Town are US 62 and NYS 75 & 249 that carry the primary traffic through the Town. Driveway access should be limited to avoid congestion and interruption of traffic flow along these routes. Consolidation of commercial access and subdivisions and/or reverse frontage of residential lots will also improve traffic flow. This technique should also be used on critical collector streets.

The Town of North Collins is partially served by Erie County Sewer District #2. There is adequate capacity to handle future development needs. The water supply emanates from two principal sources - groundwater aquifers and the Town/Village public water supply system. Future development approvals should be tied to the availability of public water and sewer facilities, to avert future supply and/or health problems. Development in other parts of the Town should be limited to low-density, rural growth (five acres, more or less, per dwelling unit), based on specific site, slope, soil and drainage conditions.

The 2010 Land Use Plan provides for coexistence between future urban development and environmental concerns. The Plan indicates the various forms of future land uses, including residential use in subdivisions, and

commercial use in centralized shopping areas, rather than spread along main highways. Industrial, public and semi-public uses are also accommodated to insure an adequate employment base for the Town and control sprawl.

Residential areas are concentrated in the three hamlets and along road frontage. Green areas should be utilized along the major arterials to prohibit continuous development and provide relief to the urbanized farm. These Green areas are composed of active agricultural land that should be conserved in the future due to the excellent buffers that they provide. Adequate land exists in the town for both viable farming and future growth in a complementary manner. Due to the lack of public facilities (sewer, water) and marginal soils, the hills, and most uplands are planned for low-density housing and agriculture.

Commercial land use patterns were planned for the 2010 Comprehensive Plan, they include neighborhood and highway commercial facilities, recreational activities and hamlet centers. All these types of activities are located in areas well-suited to accommodate Town growth, access and commercial needs.

Industrial uses require particular locational attributes to succeed.

These include: accessibility to modern highway facility, favorable physical sites, adequate soil conditions to support the construction of industrial structures, availability of utilities and proximity to both market and product users. The industrial and uses proposed for the Town of North Collins are primarily light industrial or agribusiness located along major arterials. The total industrial land proposed is approximately 150 acres. Additional land is suitable southwest of the Rice and Genesee Road Interchanges of the 219 Expressway, but will require separate sewer treatment facilities and should await development of the major arterial areas.

The majority of the public and semi-public uses for the Town Comprehensive Plan are provided in urban and urbanizing parts of the Town. These uses are related to recreation, schools, fire protection, police protection, library and refuse disposal.

Town of North Collins

INTRODUCTION

This document is the comprehensive plan for the Town of North Collins.

It is the end-product of a process designed to inventory the community's resources, develop a vision for the community's future, and refine goals and objectives into a plan that will aid the community in its efforts to realize its vision. For purposes of this plan, goals constitute statements regarding the end product of community actions. Objectives, for planning purposes, are identifiable or measurable changes related to the attainment of one or more goals.

Comprehensive planning activities play an important role in the continued development of a community. The planning process is an organized manner by which a community can identify its needs and establish goals and objectives for future action. Development and implementation of a comprehensive plan are effective and efficient means to achieving meaningful and desired change in a steady, incremental manner. Furthermore, the comprehensive plan serves to identify changes or trends that are desirable or undesirable in the community.

Location

The Town of North Collins is located approximately 25 miles south of the City of Buffalo. The town occupies 43 square miles of land in southwestern Erie County.

Purpose and Need

The purpose of this comprehensive plan is to define the community's vision for the Town of North Collins in the form of a physical plan to organize and control natural growth and to provide the framework for achieving the community's goals and objectives. It is designed to be used

by the community as a tool for reviewing proposed projects and as a guide in determining the best use of a piece of property.

The current comprehensive planning effort is in response to anticipated pressures resulting from the outward movement of suburban growth from the city of Buffalo . This increased growth pressure is expected, in large part, to the open rural nature of the town. These growth pressures have begun to raise concerns over the future pattern of land use, and its impact on open space resources and the rural character of the community. New growth parameters and guidelines must now be developed to replace those in the existing comprehensive plan. The primary focus of this update to the 1969 plan is to address the future land use of the Town, and to refit many of the previous planning elements to meet today's needs and challenges.

The Town of North Collins is currently being guided by a Comprehensive Plan that was prepared in 1969 by Charles R. Dawson, AIP.

EXISTING LAND USE AND DEVELOPMENT TRENDS

The Town of North Collins is a predominantly rural community that began to experience the pressures of suburban development during the 1960's and 1970's as residential growth occurred. The improvement in regional highways and the availability of vacant farmland brought urban residents to the Town seeking an attractive, rural lifestyle within easy commuting distance of their jobs. As a result, North Collins has become a dual community, coexisting as both a bedroom suburb of the Buffalo area and a rural home for substantial agricultural interests. How the Town can deal with these two demands in the future is the subject of this Comprehensive Plan.

North Collins occupies approximately forty-three(43) square miles of land in, rolling countryside. An analysis of past uses of the land, how it has changed over the years and the people who reside there provide insights to understanding future development needs and activity patterns.

A. Existing Land Use

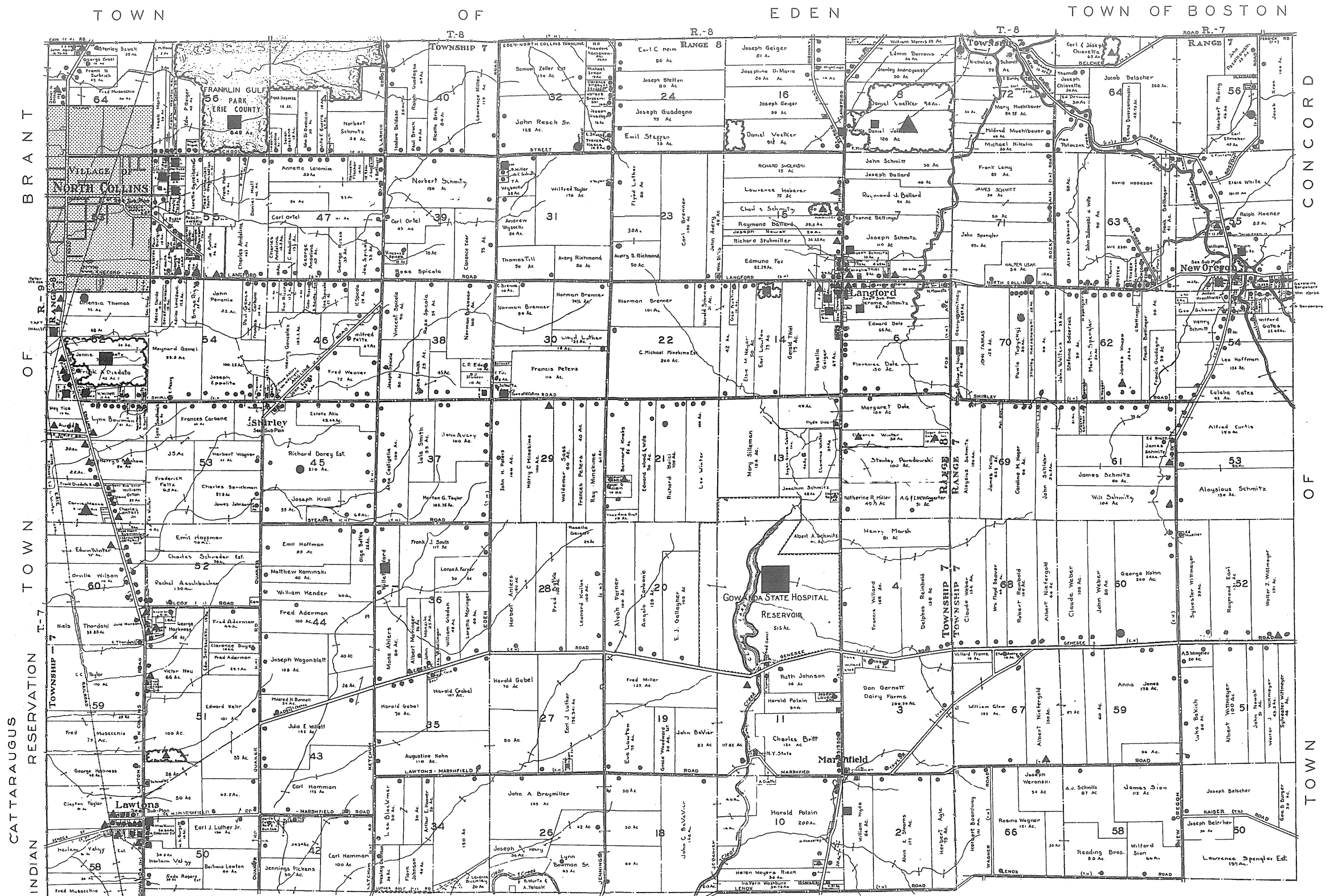
Current land use for the Comprehensive Plan was collected in 1995 and included residential (dwelling units and acreage), commercial, industrial, public/semi-public, transportation/communication/utility, woodlands, active agricultural and vacant uses. These are graphically depicted on Map 1.

A summary of acreages by land use category was drawn from this map to evaluate current land use patterns (Table 1).

North Collins is still considered a rural community with less than 20 percent of its land developed (5586 acres out of 27,027 acres). Vacant or underutilized land represents 48.4 percent of the Town, while active agriculture is 31 percent (8400 acres). The largest proportion of developed acreage is in residential uses (39.4 % of developed land) and this is dominated by single-family units (38.4 % of all residential use).

The majority of residential units are located along routes US 62, NYS 75 and Town roads (90 % of residential units). They are primarily concentrated in the Hamlets of Langford, New Oregon and Lawtons at a collective density of .6 units per acre. The remainder is scattered along farm and backroads in the Town on larger lots at 1.0 units per acre.

Commercial and industrial uses represent 18.7 % of developed land. This is a small portion of active uses and indicates that many residents may go outside the Town for services and employment.



KEY

- SINGLE FAMILY
- TWO FAMILY
- ▲ COMMERCIAL
- COMMERCIAL RECREATION
- PUBLIC/QUASI PUBLIC
- PARK/RECREATION
- VACANT/FARM

EXISTING LAND USE
MAP OF
THE TOWN OF
NORTH COLLINS
ERIE COUNTY, N.Y.

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MAP 1

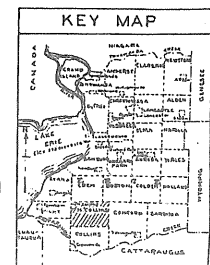
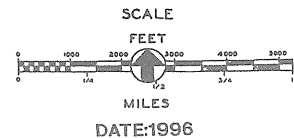


Table 1
Summary of Existing Land Use

Town of North Collins

Category	Acreage	Percent Developed	Percent of Total
Residential alltypes	2186	39.4	8
Single-Family*	2148		
Doubles	38		
Commercial	717	12.9	2.8
Industrial	35	.1	.1
Public/Semi-Public	1617	29.8	5.9
Transportation/ Communication/Utility	<u>1031</u>	<u>18.7</u>	<u>3.8</u>
Total Developed	5586 Acres	100.0%	20.6
Active Agriculture	12,800		47.5
Vacant/Woodlands	<u>8641</u>		<u>31.9</u>
Grand Total**	27,027		100.0%

SOURCE: 1978 Land Use Survey (Map 1).

*Allows 2 Ac. per housing unit

** Excludes Village

These will probably be adequate for future development needs. However, agricultural land is a substantial use in the Town (12,800 acres; 47.5,% of total Town land). It represents both employment and a viable commercial activity (farming and agribusiness) that is otherwise declining in Erie County. The prime farmland along the U.S. 62 and N.Y.S. 75 corridors has already been displaced by residential and urban development, leaving only 3275 acres of active agriculture along these roads. Steps should be taken to help preserve this resource and accommodate future development while simultaneously providing for the conservation of remaining agriculture land in the area.

Public and semi-public lands include parks, recreation, schools, churches, cemeteries and government facilities. They comprise 28.9% of developed land or 1617 acres. However, four uses in this category; the Erie County Park/Larkin Woods on School Road, the golf course at the end of School Road, the Town Park on US 62 south of the village, and the Reservoir protected area represent 89.8 % (1453 acres) of the total. Nearly 1031 acres (18.7 % of developed land) is devoted to transportation, communication and public utilities. North Collins enjoys the accessibility of U.S. Route 62, N.Y.S. 75, and U.S. 219 via Rice and Genesee Roads, through the Town of Boston, a major north-south expressway, which has been the impetus for some development in the southeastern portion of the Town. The New York State Thruway is also accessible via State Route 249 and Eden-Evans Center Road. Numerous County, Town, and farm roads provide circulation and access throughout the balance. The Buffalo-Southern railroad right-of-way parallels U.S. 62 along the towns western edge.

A further analysis of vacant land was undertaken to assess its location and availability for future development (table 2). Nearly 202 acres of vacant land is developable as subdivided lots, in accessible areas of the hamlets and in adjacent areas east of the village , which are only partially developed now. This excludes land currently identified as active agricultural use. While this represents only 2.3 % of all vacant land, it comprises a substantial amount of land that may be suitable for Town growth. Another area identified was the land west of the Rice Road, and Genesee Road interchanges. This includes vacant land within five miles of the interchanges along intersecting roads and is over 690 acres. The remaining acres lie on the hills and hillsides, much of which is limited by steep slopes, woodlands and major drainage watersheds that restrict development.

Table 2

Analysis of Vacant Land
Town of North Collins

	Acreage	Percent Developable/ Undeveloped	Percent of Total
Developable Land:			
in Existing Subdivisions	202 Acres	18.6	2.3
In Eighteen Mile Creek Valley	191	17.7	2.2
In Outlying rolling land	<u>690</u>	<u>63.7</u>	<u>9.1</u>
SUBTOTAL	1083 Acres	100.00%	13.6
Undeveloped Land:			
US 62 corridor	321 Acres	4.2	3.7
Rest of Town	<u>7327</u>	<u>95.8</u>	<u>83.3</u>
SUBTOTAL	<u>7558 Acres</u>	100%	<u>87.4%</u>
GRAND TOTAL	8641 Acres		100.00%

SOURCE: 1995 Land Use Survey (Map 1).

B. Demographics

The composition of the Town's population and future projections help determine growth needs and services to accommodate development. The various demographic components provide guidance to establish estimates of housing quantity, type, support services required and anticipated community needs. Future land use can then be planned in response to demands for new development and not either significantly overbuilt or underbuilt.

The Town of North Collins experienced moderate population decline from 1980 to 1990, decreasing from 2295 persons to 2167 persons during the decade (8% decrease). Subsequent changes reflected a more modest trend as County suburbanization declined (Table 3). An 8 percent decrease in population was noted from 1970 to 1980 and a 7 percent decrease from 1980 to 1990. During the later time periods, housing units experienced a slightly higher increase (6.9% from 1990 to 1995, no accurate records were kept prior to 1990). However, North Collins has historically attracted larger households relative to other Erie County communities and retains a stable household size.

While the County declined from 1,015,472 in 1980 to 968,532 in 1990, North Collins went from 2295 to 2167 during the same period. North Collins currently possesses the 5th largest household size in the County. The reason for North Collins relative stability is the in-migration of older, established families with children that characterize much of its past growth. The median age in North Collins increased slightly to 33.1 years in 1990 from 32.5 years in 1980. This reflects the increase in sixty-five and over age groups (from 8.6 % in 1980 to 10.5 % in 1990), but is substantially lower than the County (15.6 %, 65 and over in 1990) and is partially off-set by a drop in the 5-17 year age group (34 % in 1980 to 32.5 % in 1990). Median household income was quite high in North Collins, at \$32,089 in 1990. Erie County median income was \$13,650 indicating the selective immigration of stable families into the Town.

The stability in North Collins households is expected to continue in the future, unlike other communities in Erie County. Population and household projections based on births, deaths and migration (Table 3) indicate that the Town will maintain its priority for single-family dwellings. Population increases are expected to moderate to about 5 percent per decade, resulting in a target population of 2389 persons by 2010. Recent County projections for North Collins range from a low of 5940 to a high of approximately 6615 including the village.

Table 3 .

Demographic Trends and Projections
Town of North Collins

	1980	1990	2010
Population	2295	2167	2389
Percent of Change	-8	-7	+10
Households	1163	1196	1315
Percent of Change	-8	-7	+10
Household Size	2.06	2.95	2.81
Percent of Change	-	+.69	-.08
School Children	857	922	1014
Percent of Change	-	+.92	+.90
Labor Force	-	1683	1851
Participation	-	1513	1664
Total Employment	(100.0%)	77.6%	77.4%
Service	-	538	591
Retail	-	243	267
Agriculture	-	117	128
Other	-	615	678
Median Age (Years)	-	33.1	35.2
Median Income (Household)	-	\$30,269	\$34,039

SOURCE: U.S. Census; Consultant Calculations.

Recent development trends support the more modest projection and confirm a target of 2400 people for 2010.

Household size is expected to stabilize at 2.8 persons per household, resulting in 1315 housing units in 2010. While there will be a need to accommodate some single-person (elderly, female, etc.) households, the single-family dwelling will continue to be the predominant residential use in the Town.

Labor force and participation rates are rising in the Town as in the County. This reflects the increases in female participation in the labor force and the shift in industrial sectors from heavy manufacturing to service and trade employment. Most of the employed labor force works outside of North Collins, however, place-of-work employment in the Town (Table 3) is expected to follow these trends. Service employment (professional/technical, transportation, business services, etc.) based on regional trends will rise by nearly 10% above the current levels (to 986 employees), while manufacturing will stabilize or increase slightly. This will provide a better balance to the Town's economic base and should be appropriately located to accommodate newer service firms in the future.

C. Development Trends

As previously indicated, the majority of urban development has been in the Eighteen Mile Creek Valley, and along the major arterial highways Road. The prime residential areas have concentrated in the existing communities of Langford, New Oregon and Lawtons, with scattered subdivision of farm lots on the outlying areas.

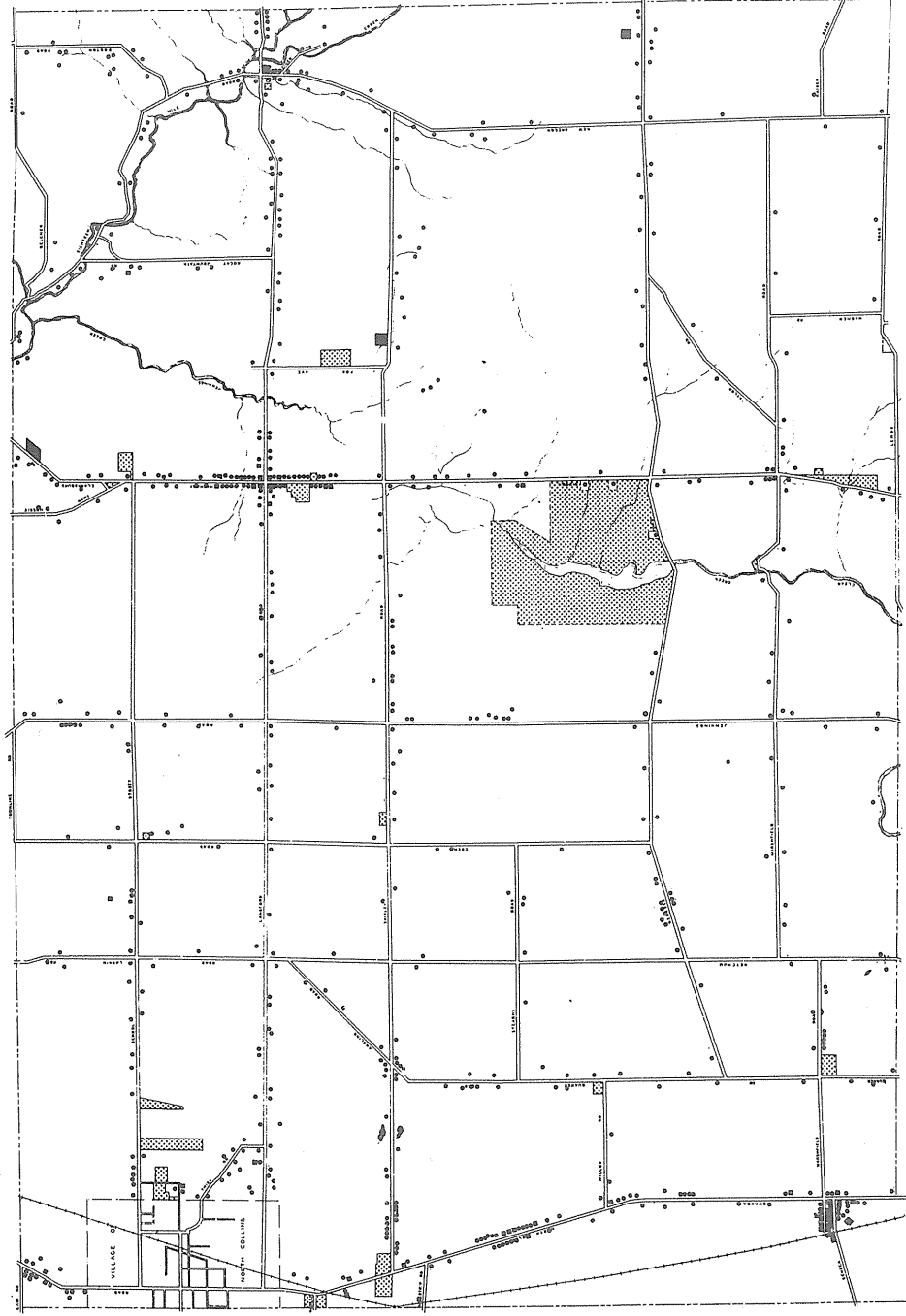
The village area has received the bulk of this growth, being nearest to the Buffalo area. The Post Office and other commercial activities are centered in these three hamlets, also. Recently, however, development has spread out as strip commercial along US 62 and subdivision growth occurred east of the Village. Land use changes from 1968 to 1995 (Map 2) demonstrate this development spread and have, with it, brought the demand for increased public services.

During that time, 68 new dwelling units and 4 non-residential structures were built. This growth has created the need for some sanitary sewers and caused water and other problems east of the Village.

Several subdivided lots still remain vacant and should be utilized as well as the development of new areas. An evaluation of Town Building Permits provides a better view of development rates and future residential

LAND USE PATTERN 1968

TOWN OF NORTH COLLINS

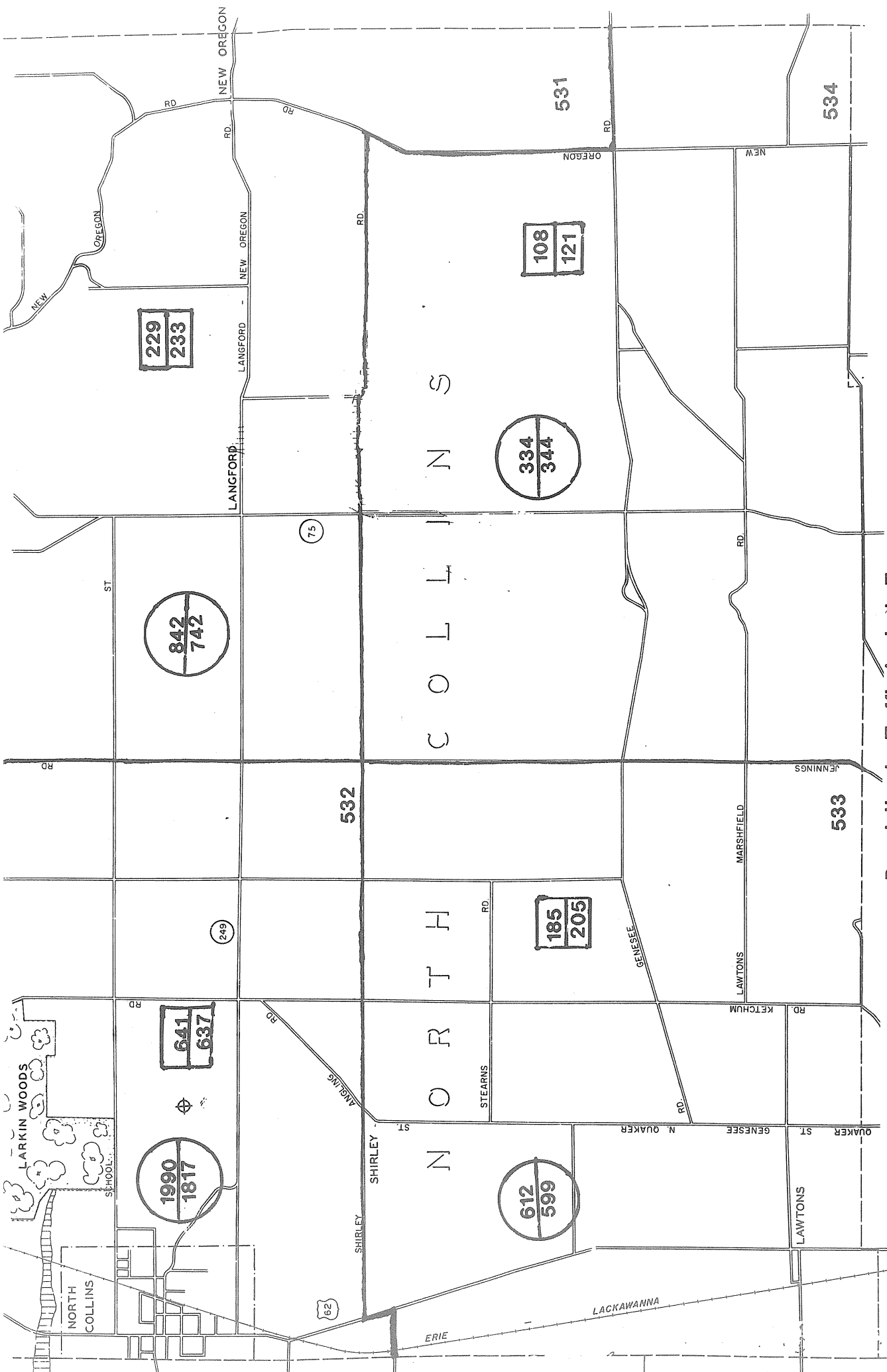


MAP 2

demand. Table 4 summarizes building permit activity between 1990 and 1996, showing an average of 13.9 residential permits per year. Utilizing this rate to estimate residential growth to 2010 results in about 195 additional units (Table 5) or a total of 1201 units in North Collins. This compares quite favorably with the demographic projections of 1315 housing units in 2010. The additional units would require about 657 acres of land to accommodate projected population (2389 persons, 1315 households). As noted earlier, 202 acres are vacant, subdivision lots which can absorb 30 percent of the residential demand. The remaining 455 acres (657 minus 202) can readily be absorbed in existing, vacant developable land along the Eighteen Mile Creek Valley and in areas adjacent to the hamlets of Langford, Lawtons, and New Oregon (1083 acres total) without diminishin any agriculture or wooded lands. Therefore, the Town can easily accommodate future development without extension of existing developed areas and could better concentrate on the planning of current areas to consolidate urban growth. This philosophy would also make better use of public facilities and encourage efficient land use in North Collins.

Map 3 shows estimated distributions of projected population growth to Sub-Town areas (regional Traffic Analysis Zones). They follow development trends in the Town and most likely concentrate in and around the Village and the three hamlets. The distribution of 1990 and 2010 population, households and total employment is summarized in Table 6 by T A Z areas, indicating anticipated growth in the Town and the area adjacent to the Village and the area around the hamlets. The only unexpected shift may be the impact from the Rice and Genesee Roads interchanges. This may induce additional growth in the interchange vicinity, if other development factors are available (sewer, water, adequate soils, etc.).

Commercial and industrial development between 1980 and 1995 only added 4 new structures to the Town. At that rate (.26 structures per year), North Collins would need to accommodate another 4 structures by 2010 or approximately 8 acres of land (averaging 2 acres per use). While recent locations have occurred indiscriminately along the major arterial roads and especially route US-62, future commercial activities should be consolidated in the hamlets consistent with residential concentrations to discourage strip development and subsequent traffic problems. The proposed industrial area in the southeastern part of North Collins can accommodate most industrial land needs.



Population

Households

included village

NFTC 1992

MAP 3

Table 4
Building Permits
Town of North Collins

	Residential Dwelling Units			Industrial/ Comercial	Additions/ Alterations Other	Total
	Singles	Doubles	Multiples			
1990	7				34	41
1991	17				36	53
1992	9				32	41
1993	12			2	44	58
1994	18				<u>45</u>	63
1995	16			<u>2</u>		19
1996	<u>17</u>					<u>17</u>
TOTALS	97			4	191	292
Average Per Year	13.9			.5	27.2	41.7

SOURCE: North Collins Building Inspector; Consultant Calculations.

Table 5

Current and Estimated Residential Development Rates
Town of North Collins

	Singles	Doubles	Multiples
Building Rates: 1990-1995			
Dwelling Units Rate (Average/Year)	13.9	.2	
Estimated Development: 2010			
Dwelling Units	195	24	36
Acreage	289	48	72

Five year rate (1990-1995) projected to 2010.

SOURCE: Table 4; Consultant Calculations.

Table 6
Selected Demographics by TAZ
Town of North Collins

TAZ-	Population		Households		Total Employment	
	1990	2010	1990	2010	1990	2010
TOTALS						
531.....	742	567	233	235	83	56
532.....	1818	2123	637	829	730	649
533.....	599	502	205	198	47	-0-
534.....	344	330	121	131	58	95
	3502	3522	1196	1393	918	800

NFTC Traffic Analysis Zones.

SOURCE: 1990 Census; Consultants Estimate

D. Housing Needs

An assessment of current housing needs was undertaken as part of the Comprehensive Plan. North Collins upon review of the Census data ,Town and Village are not separated, indicates that there are very few problem areas. Specific areas of need evaluated included housing conditions, family types (65 years of age and over, female-headed. A review of 1990 Census data on housing (Table 7) indicates that the village contains the bulk of housing, therefore the majority of problem areas in the Town, while possessing 38 percent of the Town's population.

The Hamlets, Langford ,Lawtons and New Oregon, contain the bulk of the Towns housing and therefore the few problem areas that may exist. North Collins households were 10.5 percent elderly (65 years old and over). Female headed households represented 8 percent of the population, and 248 households were identified as below the poverty level. Owner households were more than 3 times the renter households, 917 vs 272. Minority households were an insignificant number.

Major housing problems identified included age, over 51 percent are over 50 years old, and some plumbing deficiency, 11 units were identified as without full kitchen or bath facilities.

E. Education

The town has an excellent level of educational attainment 76.9 percent of the population has a high school education or higher. Over 44 percent of the residents have a high school diploma, while 32.7 percent have some college through graduate degrees.

Table 7

1990 Census Data

Town of North Collins
(includes the village)

Population.....3502
Persons 65 and Over.....368
(Percent Elderly
of Total Population).....10.5
Owner Households.....917
Renter Households.....272

Number of Persons
Per Household.....2.92
Female-Headed
Households105
(Percent Total
Female-Headed
Households).....8.0

Housing units.....1297
over 50 yrs old.....668
Percent over 50 yrs.....51.5
Units With
Deficient Plumbing:.....11

Population below poverty level 248
Minority Householdsinsignificant

Education persons 25 years and over 2165
High school graduate.....958.....44.2%
Some college.....269.....12.4%
college degree 2 yr.....206.....9.5%
4 yr.....126.....5.8%
Graduate or porfessional degree.109.....5.0%

II ENVIRONMENTAL CONSTRAINTS/CONSERVATION

The natural attributes of the Town of North Collins represent resources that should be preserved for future generations and limitations to the capacity of the land that must be respected by future development. These critical elements of the environment depict varying degrees of restriction to future land use and create a balance between urban development and natural attributes of the land. While some elements (topography, soil, woodlands) can be integrated into urban development through engineering technology and planning, others (flood plains, wet areas, aquifer pollution prone areas) are sensitive to public health or safety and should be prohibited from intensive development.

A. Topography

The construction of roads in areas with slopes of more than fifteen percent require severe cuts or fills. In fact, streets with grades of more than ten percent are considered too steep. The use of machinery for agricultural production has a limit of fifteen percent slopes. It was, therefore, determined that areas of the Town with slopes greater than fifteen percent should be protected from development so that they can remain in their "natural state".

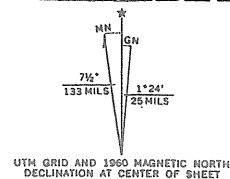
The majority of the steeply sloped (areas over 15% slope) land in the Town of North Collins are located along the valley walls on both sides of the valley bottom of Eighteen Mile Creek (Map 6). Other significant groupings of steeply sloped lands are found along the valleys of Franklin Gulf, Jennings Creek, Hussey Gulf and Clear Creek. In addition to being steeply sloped, these areas are also heavily wooded. The rest of the Town is generally 3-8 percent slope.

B. Flood Prone Areas

Areas that are prone to flooding, seasonally wet, or that are poorly drained (swampy) should be protected from development. Not only will the development of wetlands result in flood damage and economic loss; but, it will prohibit the natural runoff of storm water. This could cause more serious flooding conditions than would normally occur if no development were permitted. It is for this reason that future development of structures and septic systems in flood prone or wetlands be discouraged.



Mapped by the Army Map Service
 Edited and published by the Geological Survey
 Control by USGS, USC&GS, and USCE
 Topography by photogrammetric methods from aerial
 photographs taken 1942. Field checked 1943
 Culture revised by the Geological Survey 1960
 Polyconic projection. 1927 North American datum
 10,000-foot grid based on New York coordinate system,
 west zone
 1000-meter Universal Transverse Mercator grid ticks,
 zone 17, shown in blue



PHYSICAL CHARACTERISTICS MAP TOWN OF NORTH COLLINS



RICHARD F. BROX RIA
 PLANNING CONSULTANT

ROAD CLASSIFICATION
 Heavy-duty
 Medium-duty
 Light-duty
 Unimproved dirt
 U.S. Route
 State Route

NORTH COLLINS, N.Y.
 SW/4 EDEN 15' QUADRANGLE
 N4230—W7852.5/7.5

1960 DATE 1996

MAD 4

Major areas of flood prone land were identified in the Town of North Collins.

These include:

1. Eighteen Mile Creek, running southeast to northwest in the eastern portion of the Town;
2. Jennings Creek at Eighteen Mile Creek;
3. Franklin Gulf ;
4. Hussy Gulf, located in the western portion of the Town;
5. Clear Creek and tributaries, located in the south-central portion of the Town.

C. Critical Drainage Basins

Upland areas that are part of the drainage for streams that flow through restricted valleys form a distinctive environmental feature that requires special attention. Land use changes and intensive development can radically alter the rate of storm water runoff into the narrow stream valleys and result in more critical flooding. Special development techniques (e.g. retention/impoundment areas, special vegetation cover, storm sewer systems, etc.) need to be employed to protect lowlands from flooding. While these are not prohibitive to development, they do require special consideration to preserve their natural function. Three distinct drainage basins were identified in the Town of North Collins.

These include:

1. South Branch of Eighteen Mile Creek, Jennings Creek;
2. Franklin and Hussey Gulf tributary to Big Sister Creek, and;
3. Clear Creek and it's tributaries;

In addition, the runoff from the hillsides also represents a critical drainage area that facilitates storm water flow to Eighteen Mile/ Jennings Creeks and may create a hazard to development on the hillsides or the valley areas below.

D. Woodlands:

Aerial photography was utilized to plot the woodland masses on the existing land use map presented earlier in this report. Since wooded areas are both an aesthetic and economic resource to a community, it is recommended that as much of the existing woodlands as possible be spared from urban development and retained as future open space.

Locationally, most of the woodland areas coincide with the steeply sloped areas in the Town of North Collins. The majority of the wooded

land with slopes of less than fifteen percent are found in the upland portions of the Town. In many cases, the wooded uplands are also included in the critical drainage basins. Removal of the tree cover in these areas would result in increased rate of storm water runoff and increase the potential for serious flooding of the lowland areas. The small marsh area that exists, at the headwaters of Clear Creek should be conserved for it's ecological value.

E . Soils

Most of the land area in the Town of North Collins contains soil types that are not suited to the successful operation of septic systems without extremely large leach fields. As a result, it is recommended that lots of less than two acres be confined to areas where public sewers can be utilized.

Additionally, soils along the hillsides and around New Oregon possess marginal foundation support capabilities which make them prohibitive to intense development.

Soil slumping in the Town occurs along the hillsides and major drainage channels. Soil conditions in these areas (Map 5) are particularly critical due to a tendency to be relatively stable in the natural state (slight to moderate slumping capability), but becoming severe when manipulated and subject to sloughing. This creates the potential for foundation sliding and/or utility trench cave-in when soils are altered for construction and makes the hillsides particularly sensitive to development.

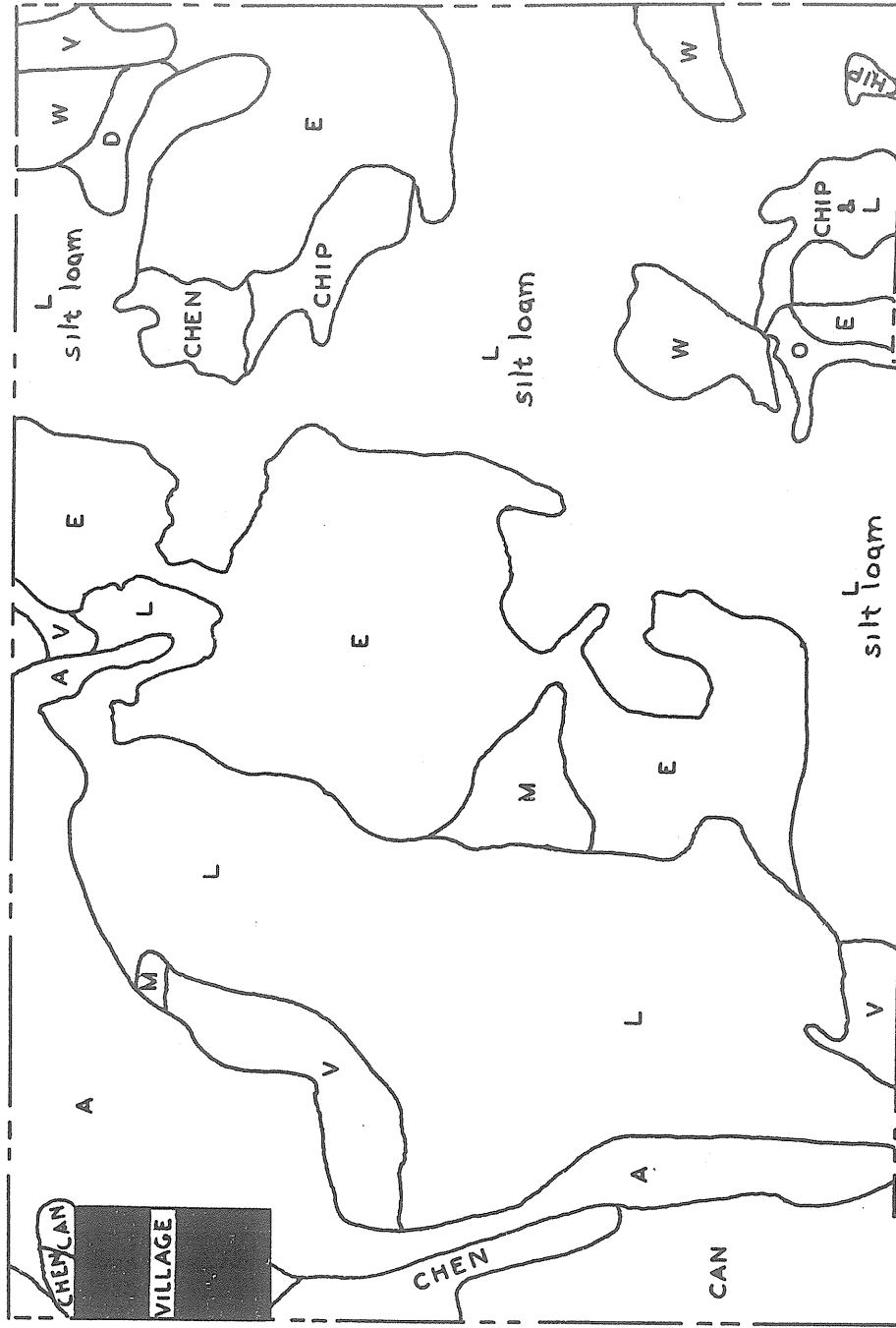
Map 4 summarizes soil limitations in the Town that present restrictions to development activity or would require extraordinary construction cost to overcome. The map indicates areas of soil characteristics prohibitive to septic systems or subject to slumping or stability problems.

F. Agricultural Conservation

The Town of North Collins enjoys some excellent farmland that is an important part of the Town's economic base. Much of this land is contained in three agricultura] districts (Map 6) located in the north-central and south-central portions of the Town (Eden-Langford and Concord Districts, Brant-Evans 1 also affects a small area along the Town's western edge). Since having been established , these districts are set for eight years before re-evaluation or renewal. Their protection

MAJOR SOIL ASSOCIATIONS

TOWN OF NORTH COLLINS



SOIL TYPES

- | | |
|-----------------|---------------|
| A - ALLIS | L - LANGFORD |
| CAN - CANADEA | M - MAHONING |
| CHEN - CHENANGO | O - OTISVILLE |
| CHIP - CHIPPEWA | V - VOLUSIA |
| D - DUNKIRK | W - WOOSTER |
| E - ERIE | |

DATA FROM E. C. AGRICULTURAL EXTENSION SERVICE

KEY

Family Residential Density Residential



Industrial School



Conservation Area

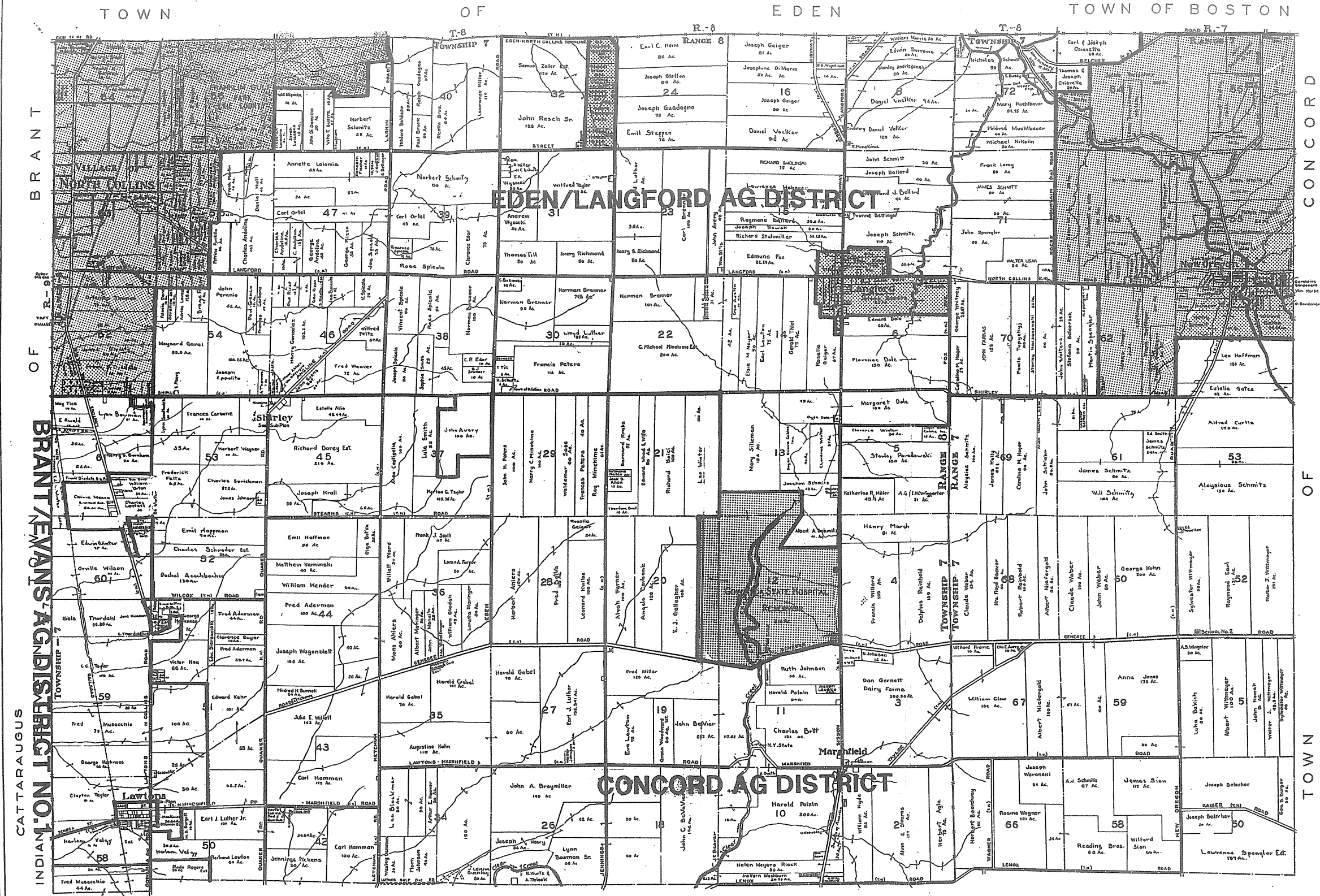


TOWIN OF NORTH COLLINS

2010 COMPREHENSIVE DIARY

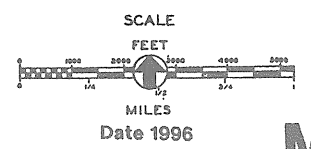
This map is conceptual and only intended to illustrate a possible land use arrangement within the town in a manner consistent with existing development and the goals and objectives of the Community Development Plan. This map is not intended to establish rigid future zoning district boundaries.





AGRICULTURAL DISTRICT MAP
THE TOWN OF
NORTH COLLINS
DATA FROM: Erie County Department of Environment and Planning

Excluded Areas



Richard F. Brox RLA Planning Consultant
119 Westfield Road
Amherst, New York

MAP 6

from future growth not only protects a diminishing resource in Erie County, but also inhibits inefficient land use spread outside of areas already invested with public facilities (sewer, water, recreation, etc.).

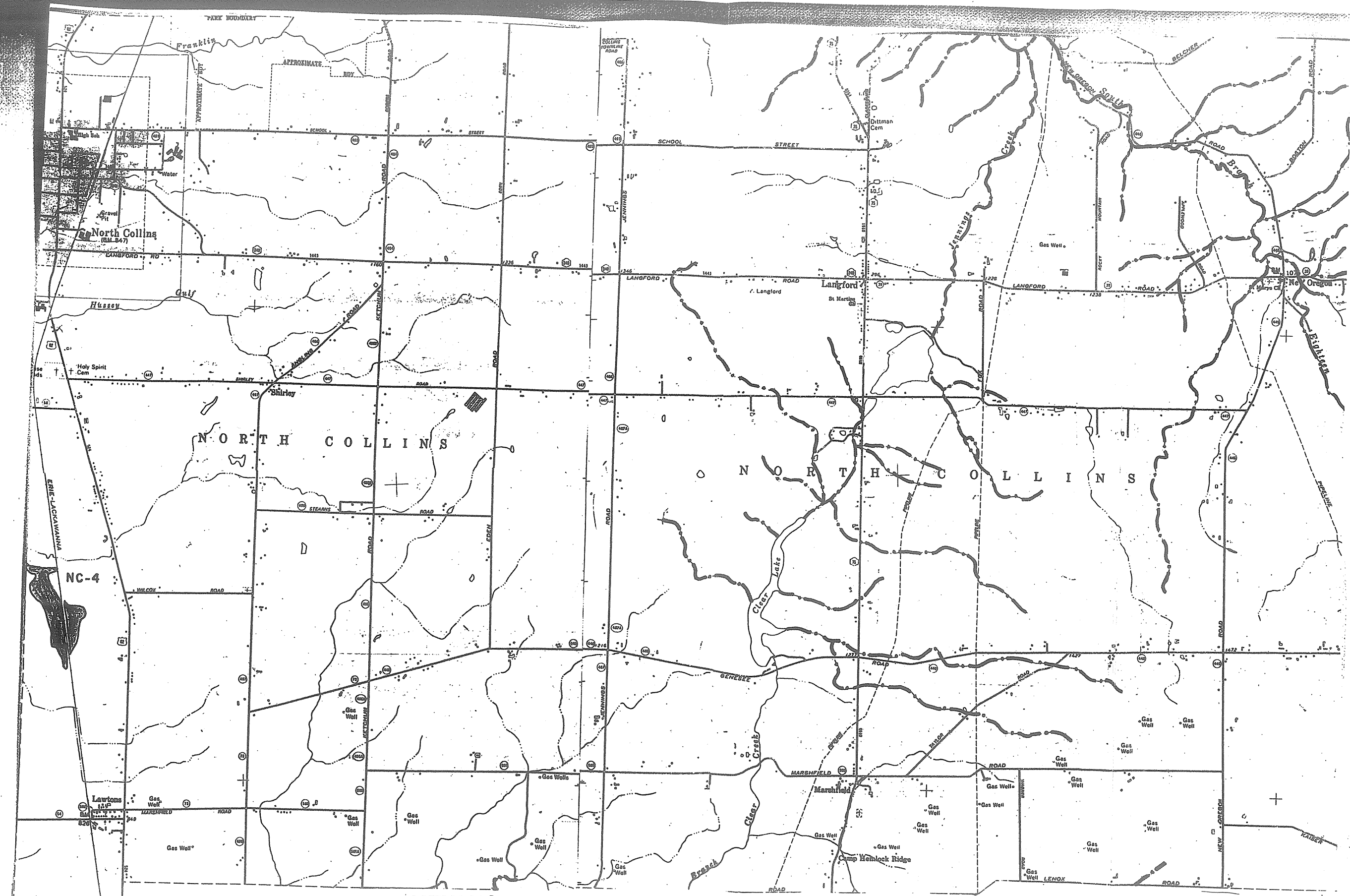
Unfortunately, some of the most prime farm land exists in the U.S. 62 and N.Y.S. 75 corridors which conflict with prime development areas in the Town. Attempts should be made to carefully plan the coexistence of these two uses to compliment each other, possibly, provide a break in continuous development through selective conservation of corridor farm land. This should not be difficult, as it has been previously demonstrated that adequate vacant land exists to accommodate future growth in the Town of North Collins.

G. Open Space Index

The Open Space Index combines the development limitations previously identified with the designation of future recreation lands and the community facilities necessary to accommodate Town growth. The Index documents for basic types of open space to preserve from future development:

1. Active recreation - playgrounds, ball fields, etc.;
2. Passive recreation - trailways, picnic and other social activities;
3. Aesthetic space - scenic, cultural and educational opportunities;
and,
4. Conservation space - protection of natural resources and
environmental areas.

These different functions should be provided in varying amounts for the well-being of the community. Recreation lands should be provided at ten (10) acres per one thousand (1000) population, plus seventy (70) acres of total open space per one thousand (1000) population. This would mean about 22 acres of active recreation and 150 hundred acres of total open space for future needs. Total open space is adequate with over 1600 hundred acres in the Town of North Collins and the added conservation space in the Index. Recreation space is concentrated at the Town parks adjacent to the Village and Langford with a lack of space in the expanding area east of the Village; except for the undeveloped Franklin Gulf County Park. Consolidation of developed recreation space centrally located in new areas (e.g., near Lawtons and New Oregon) would be adequate for future residents. New subdivisions, as they are proposed, should be required to provide appropriate land or in kind recreation fees, depending upon location.



Data From N.Y.S. DEC. 1996

Protected streams — • —

NEW YORK STATE REGULATED WETLANDS MAP TOWN OF NORTH COLLINS

MAP 7

Richard F. Brox RLA Planning Consultant
110 Westfield Road
Amherst, New York



Date: 1978 Aerial Photography
U.S. Department of the Interior

Richard F. Brox Planning Consultant
119 Westfield Road
Amherst, New York

Due to the high congestion/traffic on U. S. 62 and N. Y. S. 75, parallel trailways should be sought for walking/biking.

All land for open space/recreation and conservation are shown on the state and federal wetland (Maps 7-8). Appropriate accompanying policies include the recognition of conservation areas in the planning/development approval process (agricultural land, steep slopes, woodlands, and critical soil and drainage areas); sensitive environmental areas will be restricted from certain development (floodplain, wet/marsh areas); recreation land expansion will be made to serve existing and future residents; and the trailway system should be initiated through easement and/or acquisition to provide linkages to recreation areas as an alternate to the arterial highways.

Sites of cultural/historic significance in the Town of North Collins are also shown in the Index. These include old cemeteries and structures, built in the early 1900's. These are noted for their part in Town history and to restrict them from disturbance by future public or private development.

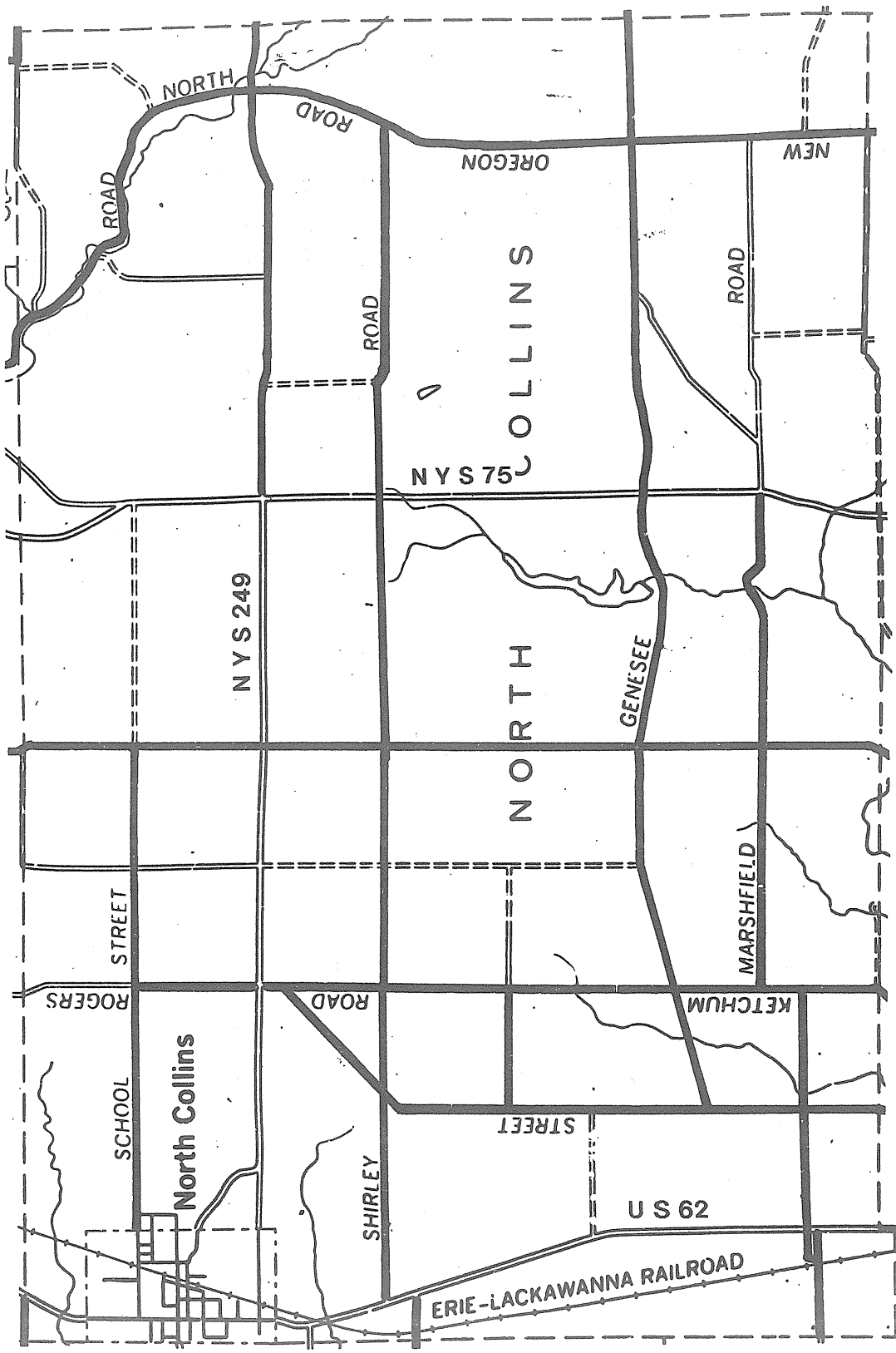
III PUBLIC INFRASTRUCTURE

The provision of public services and utilities- highways, sewer, water- is known as the development infrastructure or support services that must be adequately planned to accommodate future growth. The Town of North Collins, being a rural community, must not overbuild its infrastructure beyond anticipated needs, but must provide basic services to Town residents.

A. Circulation

The existing Town highway system includes three rural arterial highways U.S. 62, N.Y.S. 75, and 249, five major regional collectors, Shirley and Genesee, east/west, with Ketchum, Jennings and New Oregon north/south; and numerous local collector roads that service the balance of the town.

The major arterials U.S. 62 and NYS. 75 and 249 carry primary traffic through town and driveway access should be limited to reduce congestion. Consolidation of commercial access and subdivision development rather than single homes will improve traffic flow. This technique should also be used on critical collector roads such as Jennings, Genesee, Langford, Shirley and others depending upon the proposed development. Map 9 indicates the principal highways in North Collins, and



TOWN OF NORTH COLLINS

MAJOR TRAFFICWAYS PLAN

Rural Arterial

Major Collector

their relative importance to future development. These roads are more than adequate to handle future traffic needs.

B. Sanitary Sewers

The Town of North Collins is served by part of Erie County Sewer District Number Two. The main interceptor runs generally along U.S. 62 through the Village and includes numerous service laterals along village streets to adjacent land at the village edges (Map 10). There is also a small community sewer system that services the Lawtons hamlet.

The interceptor sewer flows into the Village treatment plant and is then discharged in a tributary of Big Sister Creek. The regional Southtowns Sewer Treatment Plant on Lake Shore Road, north of Bay View Road, has a sixteen million gallon per day capacity and is adequate to meet the needs of its service area, including the expected growth. The large amount of vacant land within the sewer district relative to future growth indicates the adequacy of sewered land to accommodate 2010 development.

No additional areas should be considered for sewer district expansion until adequate utilization of existing facilities are made to offset initial costs. Only one new sewer line is suggested to connect the industrial area on Route 62 to the interceptor sewer for future industrial expansion. This encourages industrial growth in this area in concert with anticipated improvements. Development in other parts of the Town should be limited and any sewer extensions should be subjected to review and justification as part of the North Collins Capital Improvement Program, to assess the timing and consistency with Town development.

C. Water Supply

The water supply in the Town of North Collins emanates from two principal sources - ground aquifers that provide well-water to scattered residences in rural areas and the public water supply system covering The Village and adjacent areas of the Town.

Most aquifers in the Town that are utilized for potable water are low-yield and inadequate for urban densities of development. There are also instances of owners drilling second and third wells to obtain adequate quantity for consumption. Development in areas served by wells must be restricted (e.g., minimum two-acre lots) to avoid compounding existing problems or depleting the available water supply utilized by

existing development. In known problem areas, development approval should be tied to the availability of public water and sewer facilities to avert future supply and/or health problems.

Public water supply in the Village is obtained from the well system southwest of the village in the Town of Brant which has adequate capacity for future area needs (1,300,000 gallons per day, maximum). Water is provided by the Village via 8 and 6-inch transmission mains and distributed to developed areas of the Town adjacent to the village. Two water tanks, with a total capacity of 417,000 gal. just east of the Village provide the only reserve storage in the system.

The principal problem in the public water supply system is the lack of adequate quantity and sufficient reserve storage for emergency service. As indicated before, the Town supply system is dependent on that area served by and adjacent to the Village. A continuation of development under the existing water system will tend to increase water pressure problems, create higher residential insurance rates, jeopardize public safety and generally diminish water service.

The extension of Village facilities to the Town of North Collins is shown on Map 10, and is subject to approval and authorization by the Village of North Collins.

IV.

2010 COMPREHENSIVE PLAN

The Comprehensive Plan is a culmination of the various elements that have been evaluated in this study. It depicts the physical expression of these elements and identifies the prospective land use necessary to satisfy the growth and development needs of the Town of North Collins in the year 2010. The plan reflects the decisions of the past and creates a guide for the development of the future, in order to adequately accommodate new investments and insure the continued vitality of the community and its environment.

The Comprehensive Plan is an overview for future development decisions and public improvements. It is not meant to indicate either zoning or the actual use of individual parcels. It is not intended to show ownership or property lines, nor does it suggest a specific staging for development approval. It does, however, provide a general description of future land use in different areas of the Town and the relationship between those uses as they would exist. The plan illustrates, on one map, the implications of future development policy visually and establishes a context for the determination of Town growth by the Town Board, Planning Board and private developers in North Collins.

The plan consists of goals and objectives to guide future land development, growth policies to help direct development approvals and interpret the plan and a map of generalized anticipated land use in the Town of North Collins.

Incorporated within these elements is the target population of 2389 people, current and anticipated trends in housing, public facility needs and the estimated support services of commercial and industrial uses necessary to provide a balance of future land development. Paramount within the Comprehensive Plan, however, is the protection of its rural atmosphere and areas of dramatic landscape as a valuable asset. The conservation of these Town resources was a major consideration in determining future land use and development policies. They are reflected in the goals and objectives and provide the framework for the accommodation of growth in the Town of North Collins.

A. Goals and Objectives

The goals and objectives of this Comprehensive Plan are an expression of community values about future growth and provide a basis for orderly Town development as depicted in the 2010 plan.

(1) Residential Goals

The basic goal for residential land use is to obtain a balance of residential land use patterns that are consistent with local needs and are harmonious with future land uses. The following objectives are recommended:

- To maintain and improve established residential areas by restricting the introduction of incompatible land uses;
- To insure that adequate living space, in terms of minimum lot sizes and open space, is provided;
- To discourage residential development in areas where physical limitations (i.e., poor drainage, steep slopes, flooding, etc.) would result in risks to public health/safety or expensive public costs;
- To encourage residential development patterns that respect the natural and man-made assets in the Town of North Collins;
- To promote residential development that respects and maintains agricultural development in the Town;
- To insure that no residential development occurs without adequate sewerage disposal systems, water supply systems, and other utilities;
- To encourage the development of housing types for all income levels and age groups; and
- To eliminate and prevent conditions that would contribute to the creation or perpetuation of blighted conditions.

(2) Commercial Goals

The primary goal of the commercial land use is to provide for a diversity of commercial facilities to meet Town needs. Three commercial patterns are envisioned for the Town of North Collins. The first is the neighborhood commercial area which emphasizes the sale of "day-to-day" commercial items or services and has a relatively limited service area. The second is the highway commercial area which contains businesses that are oriented toward the automobile. The third is the special activity commercial area that provides a unique service that must be developed in a specific area of the Town because it emphasizes the use of a

specific natural feature (i.e., ponds , golf courses etc.). The suggested objectives are:

- To cluster commercial uses into shopping "areas" rather than creating "strip" commercial development along major traffic routes;
- To encourage neighborhood commercial centers for the provision of convenience goods.
- To separate "pedestrian-oriented" commercial uses from "auto-oriented" commercial uses;
- To provide adequate buffering between commercial and residential uses.

(3) Industrial Goals

The basic industrial goal is to promote new industrial development to meet future Town needs and strengthen the industrial base of the Town of North Collins. The primary industrial objectives include:

- To encourage consolidated industrial development in areas adjacent to major highway facilities;
- To buffer industrial uses from non-industrial uses; and
- To discourage industrial development that might create hazards to the public health and safety.

(4) Public and Semi-Public Goals

An important goal of the comprehensive planning process is to coordinate the development or expansion of community facilities with that of the private sector in order that the needs of the area's residents can be met economically, harmoniously, and systematically. The following objectives to accomplish this are:

- To promote the creation of a park and recreation system that will be convenient to all the Town's residents;
- To provide quality municipal services and facilities that will satisfy existing and anticipated future needs;
- To provide for the logical extension of utilities (water and sewer) into those areas of the Town that can best accommodate future urban growth through Capital Improvement Programming and coordination of development needs;
- To encourage the "in-filling" of vacant, developable land by directing future growth in areas with adequate public services;
- To provide for adequate access and street design to insure the

safe, efficient movement of traffic in the Town.

(5) Natural Resources/Conservation Goals

The resources of the Town will be protected by preserving the natural assets and environmental sensitive areas that affect the overall capacity of the land for development and limit growth, commensurately.

Objectives include:

- To protect streams, flood plains and critical drainage areas from development that could inhibit their natural function;
- To identify major natural resources (woodlands, marshes, hillsides, etc.) and encourage their protection from future development;
- To restrict areas of poor soil and drainage characteristics that limit the type or intensity of future growth;
- To conserve prime agricultural land and agricultural districts in the Town and protect them from urban growth.

B. 2010 Land Use Plan

As development pressure in the Town of North Collins increases, the need for adherence to intelligent land use planning practices will become more essential. The purpose of this portion of the comprehensive plan is to explore traditional and new forms of development patterns that may be applicable to the Town of North Collins.

General growth patterns in the Town focus on the existing hamlets of New Oregon, Langford, Lawtons, and the area adjacent to the village, and a full utilization of investments in infrastructure (sewer, water, highways). New development for 2010 is therefore concentrated in the potentially sewered residential areas where adequate, available land already exists. At the same time, attempts are made to provide greater compatibility between land uses, retard "strip" development that increases congestion and conserve prime resources in the Town.

The land use pattern expressed by the 2010 Land Use Plan (attached) creates a coexistence between future urban development and environmental concerns. Conservation areas of prime agricultural land are established around each hamlet to limit sprawl and provide open space relief along the major arterial roads. Similarly, the hillsides are restricted from development and inhibit spread of urban density uses. It is further suggested that residential uses be primarily concentrated in clusters or subdivisions, while commercial uses be encouraged in centralized areas. This will reinforce the viability of the hamlets as centers of Town development and discourage inefficient sprawl along the arterials with its resultant congestion and community costs.

The following sections describe the 2010 Land Use Plan in detail.

(1) Residential Land Use

To date, most of the residential development in the Town of North Collins have been scattered development along existing roads in the rural areas or "grid-iron" subdivisions in the urbanized portion of the Town. Scattered residential development has created small "pockets" of development in the outlying portions of the Town. The majority of the new homes that have, or will, locate in the rural area typically are occupied by non-farm people. Many of these people have left more urbanized areas in "search" of open space and rural privacy. Unfortunately, most of these new residents are accustomed to urban services and the romance with rural living is diminished by construction of near-by homes, repeated break-

downs in the septic system or wells, and/or the use of fertilizers on adjacent farm land. Gradually a demand for sewers or water systems will begin to increase. The cost of these new services could place a financial hardship on large land owners (i.e., farmers, hunting camp owners, etc.) whose land must be crossed with utilities in order to reach the scattered pockets of development. By discouraging scattered, non-farm development; required utility services can be more economically provided without disturbing prime agricultural areas or disrupting undeveloped portions of the Town.

The "grid-iron" subdivision, typical of the more urbanized portion of the Town of North Collins, works relatively well on flat or gently sloped areas. It is composed of a series of right angle roadways upon which all of the houses face. With the exception of streets, all land is in private ownership. Building setbacks are generally the same and landscaping is limited to a few trees and shrubs. The only open space must be acquired by the community and is not necessarily convenient to the majority of the residents. As much as 25% of the land area in a "grid-iron" subdivision is taken up by street rights-of-way. Since the streets form either square or rectangular blocks, little regard is given to topography during the layout. As a result, steep streets or monotonous development patterns are not uncommon.

One of the greatest problems with the "grid iron" development pattern is the disregard for topography as stated before. Examples of this problem can be found along the bottom of the valley walls along New Oregon Road, and the hillside east of U.S. 62.

The "curvilinear Subdivision" pattern is a pattern that came into general use in the late 1950's. It contains streets that tend to follow the contour of the land. The "blocks" tend to be, long, narrow and curving. This type of subdivision requires less lineal feet of road, less lineal feet of utility lines and tends to create a more varied aesthetic pattern. With proper landscaping and retention of wooded areas, the monotony of the "grid-iron" pattern can be overcome.

As residential planning became more refined and the need for recreational open space became more obvious, two development patterns emerged nationally. They are referred to as the "natural focal point subdivision" and the "residential/recreational subdivision".

The "natural focal point subdivision" preserves and emphasizes some unique natural feature(s) (i.e., a lake, stream valley, wooded area, natural rock formation, etc.). The "choice" lots in the subdivision face the natural

focal point, thereby giving the subdivision a unique character. The roads in the subdivision provide access to both the residential properties and the open space. In this way, the greatest harmony between the natural features and the residential development can be achieved and the open space is made available to all residents. The "residential-recreational subdivision" combines some major recreational facility into the subdivision. There are many examples which utilize a golf course or a water feature with residential areas surrounding them. The integration of recreational facilities into the subdivision provides both an attractive setting for the housing units and helps meet the recreational requirements of the residents. Many times drainage basins can be utilized for recreational purposes and thereby are protected from urban development that might otherwise increase flooding potential.

In addition, streets can be constructed parallel to contour lines and stream beds. As a result, storm water runoff from a subdivision can be caught by storm sewers along the streets since the streets create terraces down the sloping hillsides. This permits controlled water runoff and controlled discharge into natural waterways.

Relatively recent concepts in urban planning have been the development of "cluster subdivisions" and "planned unit developments". In a "cluster subdivision", housing sites are grouped around access courts or "cu]-de-sacs". The number of housing sites per gross acre (density) of the subdivision remains the same as that permitted under normal subdivisions; however, the individual lot sizes are slightly reduced. The "extra land" (land resulting from reduced lot size) is either left in its natural state or developed into recreational uses.

The cluster subdivision offers a number of desirable advantages not feasible under normal subdivision. Reduced lot sizes permit greater flexibility in road alignment and spares scenic areas or environmentally delicate areas from development. The reduction in lot size has advantages for the property owners by reducing individual maintenance responsibilities. The loss of privately owned land through reduced lot sizes is more than compensated by the availability of large common open space or recreational facilities. In addition, clustering housing sites may substantially lower development and maintenance costs. For example, a cluster subdivision usually has 18% less street paving and utility lines than the "grid-iron" subdivision discussed previously. Both subdivisions have the same number of housing sites. Due to the flexibility in street location, fewer feet of roadway are required in the cluster subdivision

than would be required in the "grid-iron" subdivision.

The developer's savings would probably be passed on to the customer through lower purchase prices. The Town of North Collins would also benefit from this type of development practice by having the environment protected, reducing street maintenance costs and reducing municipal service costs. The real estate tax generation of the subdivision would not substantially change; therefore, the tax return versus service costs for the Town would be significantly improved.

In summary, clustering can provide a residential environment of greater variety, safety, economy, and amenity than possible under usual development techniques. The advantages accrued go to the home buyer, the developer, and the Town. While cluster development is capable of providing an improved residential environment, it also raises certain concerns for the ownership of the common open space and how it shall be maintained. Two possible ways of handling these concerns are through either public ownership or common ownership.

The Town could assume (through dedication or acquisition) the ownership of the common open space. The more common approach is the use of a "neighborhood association" or "homeowners association" under which the homeowners are jointly responsible for the ownership and maintenance of the open space.

The "planned unit development" concept utilizes the basic premise that a "neighborhood" instead of an individual lot becomes the unit for planning new residential development. The planned unit concept can include single-family homes, multi-family dwellings, shopping facilities, recreational facilities and perhaps even educational facilities. The general objectives of a planned unit development include: flexibility in site design, variety in physical development pattern, and encouragement of more effective and desirable use of open land. It basically differs from the cluster concept in that it allows for a greater variety of land uses and housing types since cluster subdivisions are limited to only one type of use.

Usually planned developments embody the following basic principles:

1. The gross population density conforms to the basic overall density requirement of the zoning district in which it is located.
2. Residential lot sizes relating to single-family units may be reduced in order that common open space can be produced.

3. A variety of housing types ranging from single-family residential to townhouses and garden apartments are encouraged.
4. Supportive ancillary uses, such as recreation areas, shopping and employment facilities and community facilities are encouraged.

The planned unit development concept attempts to integrate all the uses and facilities one normally associates with a well developed neighborhood.

There are many illustrations of planned unit developments containing single-family building sites, apartment development sites, open space and a small neighborhood commercial area. All of the home and apartment sites have access to a "linking open space system". This permits the separation of pedestrian and vehicular movement and creates a safer environment.

Variations of planned unit developments can be utilized that eliminate shopping or employment facilities. Such variations are commonly referred to as "planned residential developments" in which only a variety of housing types and common open space is emphasized. In either case, the planned unit or the planned residential development can provide many advantages to the Town's future development pattern. Variety in housing type and land use, flexibility in site design adequate separation of vehicular and pedestrian traffic, expansion of open space and recreational areas, and decreased development costs as well as decreased public maintenance costs can be attained.

Within the actual subdivision, a number of concepts can be utilized to overcome certain physical obstacles or create aesthetical amenities.

Normally, the "boulevard concept" is used in subdivisions that cater to more expensive housing. It must be pointed out, however, that the "boulevard concept" can be used in small lot subdivisions, thereby creating an effect of openness not normally associated with small lot development.

The "staggered setback concept" is especially helpful for development along an existing road where some physical barrier (such as a steep hillside) would prevent development because the normal setback requirements could not be met. The basic concept is that the setback distance remains constant in terms of distance between homes; but, one side of the street would have the homes closer to the road right-of-way than usual. In no case, however, would the setback be less than fifty (50) feet from the right-of-way line.

An attempt has been made to incorporate new residential development patterns into the future land use plan for the Town of North Collins. The 2010 Land Use Plan map shows the general locations of various land uses based on development limitations, development amenities, municipal philosophy toward development, and land use planning goals. Six broad categories of residential land use development have been envisioned for the Town of North Collins.

They include: Large Lot Rural Residential, Low Density Residential without public sewers, Low Density Residential with public sewer, Medium Density Residential, Mobil/Manufactured Homes, and Agricultural.

a) Large Lot Rural Residential - All areas that are outside of the practical limits of anticipated gravity flow sanitary sewers are not in critical drainage areas or environmentally critical areas (steep slopes, wetlands, heavily wooded, etc.) are designated as rural residential areas. The Planning Board has recognized the need to protect rural and/or agricultural areas from unnecessary or premature, non-farm and facilities development.

To support this effort, the Plan proposes that the majority of the upland areas of the Town of North Collins be left basically as it is. Minimum lot sizes would be large enough to preserve the "rural character" of this upland area. The bulk of new residential development would be encouraged only in areas where "public" sewers can be made available. This will allow the most economic and efficient extension or maintenance of municipal services

b) Low Density Residential (Without Public Sewer) There are some areas of the Town where septic systems will work sufficiently well to permit low density (one dwelling unit per 2 acres) residential development. The majority of this area is located in the hillside area east of US 62. The purpose of the low density residential use is to permit the development of residential concentrations on lots suitable for septic systems that are not likely to have public sewers available in the near future. The larger lot development (of approximately 2 acres) would permit eventual subdivision into smaller lots when "public" water and sewer systems are extended and constructed.

c) Low Density Residential (With Public Sewers) - The area along School and Langford Roads have been designated for low density residential on lot sizes that would permit densities of approximately two to three units per acre. Where subdivisions do not now exist, potential

street layouts can be drawn from examples discussed earlier in this plan. Special effort should be made to have street layouts that would observe existing topography, reduce curb cuts and driveways on the major transportation routes, and provide a "continuous" street system that reduces the number of "dead end" streets.

d) Medium Density Residential - New medium density residential areas are shown on the Land Use Plan map. All of these new medium density residential areas are located in the areas adjacent to existing or potential commercial areas. The placement of this type of residential land use has been predicated upon the need to be close to commercial areas for convenience of shopping, provision of services, and to act as a "buffer" between the commercial areas and the lower density residential areas. The overall development density would be approximately 5.5 units per acre which could be accomplished through the use of some type of multi-family construction using large minimum lot sizes.

e) Mobile/Manufactured Home areas -Although no mobile/manufactured home park areas are shown on the Land Use Plan map. The growth of this housing form suggests the need for at least one area within the Town to provide for an attractive medium density (5 units per acre) facility.

F) Agricultural - Specific portions of the Town of North Collins are located in environmentally sensitive areas or critical drainage areas that should be spared from unnecessary development. These areas are primarily located on the steeply sloped areas east of US 75 and in the drainage basins for Hussey Gulf, Clear Creek, Jennings Creek, and the South Branch of Eighteen Mile Creek. It is recognized, however, that the scenic amenities of these areas will attract "estate" development or "seasonal" lodges; therefore, it has been recommended that large minimum lots (ten acres or more) be required for individual building sites. This will reduce the adverse impact on the environment and protect or conserve the natural beauty of these areas.

(2) Commercial Land Use

Four separate commercial land use patterns were evaluated for the 2010 Land Use Plan for the Town of North Collins. They include: Neighborhood Commercial Facilities, Special Activity Commercial Facilities, Highway Commercial Facilities and a Community or Sub-Regional Shopping Center.

The Neighborhood Commercial Facilities are conceived by the Comprehensive Plan to serve the day-to-day needs of the neighborhood within an approximately 1/2 to 3/4 mile radius. Ideally, each neighborhood commercial area should serve approximately 250 dwelling units (500 to 750 people). Each neighborhood commercial area should contain between three to ten stores and cover at least four to eight acres of land. The commercial buildings should be designed to be compatible with adjacent residential uses.

Three Neighborhood Commercial Facilities are provided for on the Land Use Plan map. They include: NYS Rt 75 at Langford Road and the area surrounding the intersection of US Route 62 and Wilcox Road, and the Lawtons, Route 62 intersection area.

Special Activity Commercial Facilities are also suggested in the Lawtons area to create an Antique Marketplace or similar special use to attract tourists and US 62 highway users.

Highway Commercial Facilities contain "auto-oriented" commercial uses (i.e., auto sales, motels, drive-in restaurants, service stations, building and lumber supplies, etc.). Each store or facility stands by itself with adequate off-street parking of its own. Each facility is located on a relatively large lot with controlled access (i.e., entrances and exits) that are conveniently and safely designed. Highway commercial facilities are indicated at various locations along Routes 62 and 75.

The fourth commercial land use pattern is the Community Shopping Center. This type of facility should be located on a major roadway, since it would be depending upon a wide service area. The Town of North Collins will not be likely to be able to support such a major shopping facility until the resident population reaches at least 5,000 people. Although a proposed location was considered south of the Village it was not anticipated that it would be constructed in the foreseeable future (before the year 2010). The construction of a small scale full service market, 30,000 square feet or so should be actively pursued at this time to serve the needs of the residents.

(3) Industrial Land Use

Industrial land uses have particular locational requirements that are not generally associated with other land uses. The key locational requirements include: accessibility to modern highway facilities; favorable physical sites (level land with slopes not exceeding 5%);

adequate soil conditions to support the construction of industrial structures; availability of utilities (water, sewer, gas, electric, etc.); and proximity to both labor market and product users.

The industrial land uses proposed for the Town of North Collins are primarily of the light industrial or agri-business varieties. Two areas are shown on the Land Use Plan map. The smaller area is shown north east of the Townvillage. The larger area is a potential industrial park area west of US Route 62 . Approximately 150 total acres are delineated. This should be enough land area to contain industrial facilities that would accommodate all the projected resident population who will be employed in industrial job classifications in the year 2010.

(4) Public and Semi-Public Land Use

The majority of the public and semi-public uses for the Town of North Collins Comprehensive Plan have been provided in the urbanized and urbanizing parts of the Town. The primary expansion in public and semi-public facilities and services are related to recreation, schools, fire protection, Police protection, library, and refuse disposal.

If the Town of North Collins reaches its estimated population of 2400 persons by the year 2010, considerable changes will be needed in community facilities. Existing Town recreation areas are shown in the expanding areas west of Langford and north of New Oregon. These are about 3 to 5 acres each and should be adequate for future needs. Their expansion and/or development would await the completion of the town park, adjacent to the new senior center, and further development growth in each area.

The eventual development of these recreation areas would eliminate the need for small individual land reserves in each subdivision and can be financed by recreation fees per lot in lieu of land reservation.

Extensive conservation space has been added in the plan to identify areas of development limitation and/or open space. These include flood plains (restricted development), woodlands/steep slope (limited development), prime agricultural land (prohibited development) and major drainage ways (restricted development). These areas should be utilized by the Planning Board in their review of new development to preserve land capacity in the Town and protect existing Town resources.

APPENDICES

- A. 1990 United States Census Data
- B. Erie County Census Data
- C. N.Y.S.D.E.C. List of Protected Streams and Wetlands
- D. N.Y.S.D.E.C. Archeologically Sensitive Areas
- E. Community Questionair
- F. Focus Group Questions

1990 CENSUS OF POPULATION & HOUSING

SUMMARY INFORMATION REPORT

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INCOME AND POVERTY STATISTICS

1990 Census of Population and Housing

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INCOME IN 1989

Households.....	1,196
Less than \$5,000.....	26
\$5,000 to \$9,999.....	92
\$10,000 to \$14,999.....	100
\$15,000 to \$24,999.....	250 468
\$25,000 to \$34,999.....	205
\$35,000 to \$49,999.....	287
\$50,000 to \$74,999.....	183
\$75,000 to \$99,999.....	35
\$100,000 to \$149,999.....	14
\$150,000 or more.....	4
Median household income (dollars).....	30,269
Families.....	959
Less than \$5,000.....	15
\$5,000 to \$9,999.....	47
\$10,000 to \$14,999.....	55
\$15,000 to \$24,999.....	176
\$25,000 to \$34,999.....	180
\$35,000 to \$49,999.....	258
\$50,000 to \$74,999.....	175
\$75,000 to \$99,999.....	35
\$100,000 to \$149,999.....	14
\$150,000 or more.....	4
Median family income (dollars).....	35,307
Nonfamily households.....	237
Less than \$5,000.....	11
\$5,000 to \$9,999.....	46
\$10,000 to \$14,999.....	48
\$15,000 to \$24,999.....	74
\$25,000 to \$34,999.....	23
\$35,000 to \$49,999.....	27
\$50,000 to \$74,999.....	8
\$75,000 to \$99,999.....	0
\$100,000 to \$149,999.....	0
\$150,000 or more.....	0
Median nonfamily household income (dollars).....	16,205
Per capita income (dollars).....	11,826

INCOME AND POVERTY STATISTICS

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INCOME TYPE IN 1989

Households.....	1,196
With wage and salary income.....	967
Mean wage and salary income (dollars).....	32,087
With nonfarm self-employment income.....	133
Mean nonfarm self-employment income (dollars).....	11,921
With farm self-employment income.....	58
Mean farm self-employment income (dollars).....	15,531
With Social Security income.....	355
Mean Social Security income (dollars).....	8,587
With public assistance income.....	67
Mean public assistance income (dollars).....	4,441
With retirement income.....	246
Mean retirement income (dollars).....	6,954

POVERTY STATUS IN 1989

All persons for whom poverty status is determined.....	3,490
Below poverty level.....	248
Persons 18 years and over.....	2,518
Below poverty level.....	166
Persons 65 years and over.....	368
Below poverty level.....	38
Related children under 18 years.....	972
Below poverty level.....	82
Related children under 5 years.....	259
Below poverty level.....	27
Related children 5 to 17 years.....	713
Below poverty level.....	55
Unrelated individuals.....	300
Below poverty level.....	62
All families.....	959
Below poverty level.....	57
With related children under 18 years.....	490
Below poverty level.....	36
With related children under 5 years.....	174
Below poverty level.....	16
Female householder families.....	105
Below poverty level.....	26
With related children under 18 years.....	51
Below poverty level.....	18
With related children under 5 years.....	10
Below poverty level.....	7

INCOME AND POVERTY STATISTICS

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Percent below poverty level:

All persons.....	7.1
Persons 18 years and over.....	6.6
Persons 65 years and over.....	10.3
Related children under 18 years.....	8.4
Related children under 5 years.....	10.4
Related children 5 to 17 years.....	7.7
Unrelated individuals.....	20.7
All families.....	5.9
With related children under 18 years.....	7.3
With related children under 5 years.....	9.2
Female householder families.....	24.8
With related children under 18 years.....	35.3
With related children under 5 years.....	70.0

HOUSING CHARACTERISTICS SUMMARY

1990 Census of Population and Housing

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Total housing units..... 1,297

YEAR STRUCTURE BUILT

1989 to March 1990.....	2
1985 to 1988.....	27
1980 to 1984.....	20
1970 to 1979.....	115
1960 to 1969.....	146
1950 to 1959.....	241
1940 to 1949.....	78
1939 or earlier.....	668

BEDROOMS

No bedroom.....	2 ✓
1 bedroom.....	85
2 bedrooms.....	287
3 bedrooms.....	582
4 bedrooms.....	249
5 or more bedrooms.....	92

SELECTED CHARACTERISTICS

Lacking complete plumbing facilities.....	3 ✓
Lacking complete kitchen facilities.....	8 ✓
Condominium housing units.....	0

SOURCE OF WATER

Public system or private company.....	588
Individual drilled well.....	547 ✓
Individual dug well.....	143 ✓
Some other source.....	19

SEWAGE DISPOSAL

Public sewer.....	571
Septic tank or cesspool.....	717 ✓
Other means.....	9

Occupied housing units..... 1,189

HOUSE HEATING FUEL

Utility gas.....	791
Bottled, tank, or LP gas.....	32
Electricity.....	46
Fuel oil, kerosene, etc.....	189
Coal or coke.....	5
Wood.....	124 ✓
Solar energy.....	0
Other fuel.....	2
No fuel used.....	0

HOUSING CHARACTERISTICS SUMMARY

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YEAR HOUSEHOLDER MOVED INTO UNIT

1989 to March 1990.....	116
1985 to 1988.....	275
1980 to 1984.....	152
1970 to 1979.....	256
1960 to 1969.....	139
1959 or earlier.....	251

1189

TELEPHONE

No telephone in unit.....	35
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VEHICLES AVAILABLE

Occupied housing units.....	1,189
None.....	50
1.....	363
2.....	533
3 or more.....	243

MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

Specified owner-occupied housing units.....	607
With a mortgage.....	322
Less than \$300.....	2
\$300 to \$499.....	83
\$500 to \$699.....	140
\$700 to \$999.....	80
\$1,000 to \$1,499.....	12
\$1,500 to \$1,999.....	2
\$2,000 or more.....	3
Median (dollars).....	609
Not mortgaged.....	285
Less than \$100.....	6
\$100 to \$199.....	44
\$200 to \$299.....	147
\$300 to \$399.....	63
\$400 or more.....	25
Median (dollars).....	265

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989

Specified owner-occupied housing units.....	607
Less than 20 percent.....	366
20 to 24 percent.....	73
25 to 29 percent.....	66
30 to 34 percent.....	38
35 percent or more.....	64
Not computed.....	0

HOUSING CHARACTERISTICS SUMMARY

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GROSS RENT

Specified renter-occupied housing units.....	250
Less than \$200.....	7
\$200 to \$299.....	63
\$300 to \$499.....	128
\$500 to \$749.....	20
\$750 to \$999.....	2
\$1,000 or more.....	0
No cash rent.....	30
Median (dollars).....	358

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989

Specified renter-occupied housing units.....	250
Less than 20 percent.....	102
20 to 24 percent.....	28
25 to 29 percent.....	10
30 to 34 percent.....	23
35 percent or more.....	57
Not computed.....	30

SOCIAL CHARACTERISTICS SUMMARY

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URBAN AND RURAL RESIDENCE

Total population.....	3,502
Urban population.....	0
Percent of total population.....	0.0
Rural population.....	3,502
Percent of total population.....	100.0
Farm population.....	157

SCHOOL ENROLLMENT

Persons 3 years and over enrolled in school.....	922
Preprimary school.....	83
Elementary or high school.....	674
Percent in private school.....	4.9
College.....	165

EDUCATIONAL ATTAINMENT

Persons 25 years and over.....	2,165
Less than 9th grade.....	166
9th to 12th grade, no diploma.....	331
High school graduate.....	958
Some college, no degree.....	269
Associates degree.....	206
Bachelor's degree.....	126
Graduate or professional degree.....	109
Percent high school graduate or higher.....	77.0
Percent bachelor's degree or higher.....	10.9

RESIDENCE IN 1985

Persons 5 years and over.....	3,237
Lived in same house.....	2,278
Lived in different house in U.S.....	951
Same State.....	852
Same county.....	809
Different county.....	43
Different State.....	99
Lived abroad.....	8

DISABILITY OF CIVILIAN NONINSTITUTIONALIZED PERSONS

Persons 16 to 64 years.....	2,283
With a mobility or self-care limitation.....	72
With a mobility limitation.....	42
With a self-care limitation.....	48
With a work disability.....	171
In labor force.....	64
Prevented from working.....	79
Persons 65 years and over.....	368
With a mobility or self-care limitation.....	74
With a mobility limitation.....	48
With a self-care limitation.....	36

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CHILDREN EVER BORN PER 1,000 WOMEN

Women 15 to 24 years.....	211
Women 25 to 34 years.....	1,615
Women 35 to 44 years.....	1,727

VETERAN STATUS

Civilian veterans 16 years and over.....	403
65 years and over.....	91

NATIVITY AND PLACE OF BIRTH

Native population.....	3,427
Percent born in state of residence.....	88.8
Foreign-born population.....	75
Entered the U.S. 1980 to 1990.....	2

LANGUAGE SPOKEN AT HOME

Persons 5 years and over.....	3,237
Speak a language other than English.....	190
Do not speak English 'very well'.....	51
Speak Spanish.....	25
Do not speak English 'very well'.....	13
Speak Asian or Pacific Island language.....	0
Do not speak English 'very well'.....	0

ANCESTRY

Total ancestries reported.....	4,867
Arab.....	5
Austrian.....	9
Belgian.....	2
Canadian.....	24
Czech.....	21
Danish.....	9
Dutch.....	67
English.....	353
Finnish.....	8
French (except Basque).....	152
French Canadian.....	16
German.....	1,829
Greek.....	4
Hungarian.....	29
Irish.....	507
Italian.....	747
Lithuanian.....	11
Norwegian.....	0
Polish.....	527
Portuguese.....	0
Romanian.....	0
Russian.....	20
Scotch-Irish.....	27

SOCIAL CHARACTERISTICS SUMMARY

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Scottish.....	59
Slovak.....	17
Subsaharan African.....	0
Swedish.....	36
Swiss.....	3
Ukrainian.....	17
United States or American.....	130
Welsh.....	10
West Indian (excluding Hispanic origin groups).....	0
Yugoslavian.....	9
Other ancestries.....	219

LABOR FORCE AND COMMUTING SUMMARY

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LABOR FORCE STATUS

Persons 16 years and over.....	2,657
In labor force.....	1,689
Percent in labor force.....	63.6
Civilian labor force.....	1,683
Employed.....	1,513
Unemployed.....	170
Percent unemployed.....	10.1
Armed Forces.....	6
Not in labor force.....	968
 Males 16 years and over.....	 1,288
In labor force.....	961
Percent in labor force.....	74.6
Civilian labor force.....	955
Employed.....	845
Unemployed.....	110
Percent unemployed.....	11.5
Armed Forces.....	6
Not in labor force.....	327
 Females 16 years and over.....	 1,369
In labor force.....	728
Percent in labor force.....	53.2
Civilian labor force.....	728
Employed.....	668
Unemployed.....	60
Percent unemployed.....	8.2
Armed Forces.....	0
Not in labor force.....	641
 Females 16 years and over.....	 1,369
With own children under 6 years.....	199
Percent in labor force.....	44.2
With own children 6 to 17 years only.....	256
Percent in labor force.....	69.9
 Own children under 6 years in families and subfamilies...	 314
All parents present in household in labor force.....	124
 Own children 6 to 17 years in families and subfamilies.....	 635
All parents present in household in labor force.....	420
 Persons 16 to 19 years.....	 230
Not enrolled in school and not high school graduate.....	9
Employed or in Armed Forces.....	4
Unemployed.....	2
Not in labor force.....	3

LABOR FORCE AND COMMUTING SUMMARY

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COMMUTING TO WORK

Workers 16 years and over.....	1,485
Percent drove alone.....	78.1
Percent in carpools.....	10.9
Percent using public transportation.....	0.4
Percent using other means.....	0.5
Percent walked or worked at home.....	9.9
Mean travel time to work (minutes).....	25.1

OCCUPATION

Employed persons 16 years and over.....	1,513
Executive, administrative, and managerial occupations.....	101
Professional specialty occupations.....	188
Technicians and related support occupations.....	37
Sales occupations.....	130
Administrative support occupations, including clerical.....	185
Private household occupations.....	9
Protective service occupations.....	23
Service occupations, except protective and household.....	216
Farming, forestry, and fishing occupations.....	108
Precision production, craft, and repair occupations.....	259
Machine operators, assemblers, and inspectors.....	110
Transportation and material moving occupations.....	81
Handlers, equipment cleaners, helpers, and laborers.....	66

INDUSTRY

Employed person 16 years and over.....	1,513
Agriculture, forestry, and fisheries.....	117
Mining.....	6
Construction.....	106
Manufacturing, nondurable goods.....	75
Manufacturing, durable goods.....	196
Transportation.....	79
Communications and other public utilities.....	50
Wholesale trade.....	43
Retail trade.....	243
Finance, insurance, and real estate.....	62✓
Business and repair services.....	58✓
Personal services.....	34✓
Entertainment, and recreation services.....	8✓
Health services.....	157✓
Educational services.....	158✓
Other professional and related services.....	61✓
Public administration.....	60

LABOR FORCE AND COMMUTING SUMMARY

1990 Census of Population and Housing

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CLASS OF WORKER

Employed persons 16 years and over.....	1,513
Private wage and salary workers.....	1,043
Government workers.....	316
Local government workers.....	141
State government workers.....	161
Federal government workers.....	14
Self-employed workers.....	140
Unpaid family workers.....	14

FINAL 1990 CENSUS POPULATION COUNTS & COMPARISONS OF 1960 -1990

MINOR CIVIL DIVISION	Pop. 1960	Pop. 1970	Pop. 1980	Pop. 1990	% Change '60 - '70	% Change '70 - '80	% Change '80 - '90
Alden	7,615	9,787	10,093	10,372	29	3	3
Alden	2,042	2,651	2,488	2,457	30	-6	-1
Amherst	62,837	93,929	108,706	111,711	49	16	3
Williamsville	6,316	6,835	6,017	5,554	8	-12	-8
Aurora	12,888	14,426	13,872	13,433	12	-4	-3
East Aurora	6,791	7,033	6,803	6,647	4	-3	-2
Boston	5,106	7,158	7,687	7,445	40	7	-3
Brant	2,290	2,672	2,437	2,119	17	-9	-13
Farnham	442	546	404	427	24	-26	6
Buffalo (C)	532,759	462,768	357,870	328,123	-13	-23	-8
Cheektowaga	84,056	113,844	109,442	99,314	35	-4	-9
Depew	13,580	22,158	19,819	17,673	63	-11	-11
Sloan	5,803	5,216	4,529	3,830	-10	-13	-15
Clarence	13,267	18,168	18,146	20,041	37	0	10
Colden	2,384	3,020	3,128	2,899	27	4	-7
Collins	6,984	6,400	5,037	6,020	-8	-21	20
Gowanda (part)*	1,079	1,012	849	885	-6	-16	4
Concord	6,452	7,573	8,171	8,387	17	8	3
Springville	3,852	4,350	4,285	4,310	13	-1	1
Eden	6,630	7,644	7,327	7,416	15	-4	1
Elma	7,468	10,011	10,574	10,355	34	6	-2
Evans	12,078	14,570	17,961	17,478	21	23	-3
Angola	2,499	2,676	2,292	2,231	7	-14	-3
Grand Island	9,607	13,977	16,770	17,561	45	20	5
Hamburg	41,288	47,644	53,270	53,735	15	12	1
Blasdell	3,909	3,910	3,288	2,900	0	-16	-12
Hamburg	9,145	10,215	10,582	10,442	12	4	-1
Holland	2,304	3,140	3,446	3,572	36	10	4
Lackawanna (C)	29,564	28,657	22,701	20,585	-3	-21	-9
Lancaster	25,605	30,634	30,144	32,181	20	-2	7
Lancaster	12,254	13,365	13,056	11,940	9	-2	-9
Marilla	2,252	3,250	4,861	5,250	44	50	8
Newstead	5,825	6,322	7,231	7,440	9	14	3
Akron	2,841	2,863	2,971	2,906	1	4	-2
North Collins	3,805	4,090	3,791	3,502	7	-7	-8
North Collins	1,574	1,675	1,496	1,335	6	-11	-11
Orchard Park	15,876	19,978	24,359	24,632	26	22	1
Orchard Park	3,278	3,732	3,671	3,280	14	-2	-11
Sardinia	2,145	2,505	2,792	2,667	17	11	-4
Tonawanda (C)	21,561	21,898	18,693	17,284	2	-15	-8
Tonawanda (T)	105,032	107,282	91,269	82,464	2	-15	-10
Kenmore	21,261	20,980	18,474	17,180	-1	-12	-7
Wales	1,910	2,617	2,844	2,917	37	9	3
West Seneca	33,644	48,404	51,210	47,830	44	6	-7
ERIE COUNTY	1,064,688	1,113,491	1,015,472	968,532	5	-9	-5

Note:(1.) Towns and cities are in bold. Villages are in regular typeface; (2.) Town counts include villages.
 * - Only the Erie County portion is counted.

Environmental Review
Town of North Collins

Freshwater Wetlands regulated per Article 24 of NYS Env. Cons. Law
NC-4 ; Class II wetland; approx. 52 acres ↳ and 6NYCRR Part 66.

Protected Streams regulated per Article 15, Title 5 of NYSECL
and 6NYCRR Part 608

Clear Creek 6NYCRR § 838.6 Item 30 Class "C" Std. "C(TS)"

North Branch Clear Creek § 838.6 Item 32 Class "C" Std. "C(TS)"

Clear Lake and Tributaries § 838.6 items 33, 35 + 36 Class "A", Std. "A"

South Branch Eighteen Mile Creek § 837.4 Item 241 Class "B", Std. "B"

S. Branch 18-Mile Tribs. 7, 9, 9-1, 10, 11, 12 § 837.4 Item 243 Class "B", Std. "B"

Jennings Creek (Trib. 13) § 837.4 Item 244 Class "B", Std. "B"

S. Branch 18-Mile Tribs. 14, 15, 16, 17, 18, 19, 20, 21, 22 (4 trib.) § 837.4, Item 245 Std. "B" CLB

S. Branch 18-Mile Tribs. (23 (and trib.)) § 837.4, Item 246 Class "B", Std. "B"

[illegible]

North Collins

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LACK

1

NORTH COLLINS

NORTH COLLINS AIR PARK

North Collins

NORTH COLLINS

NORTH COLLINS AIR PARK

75

LAKE

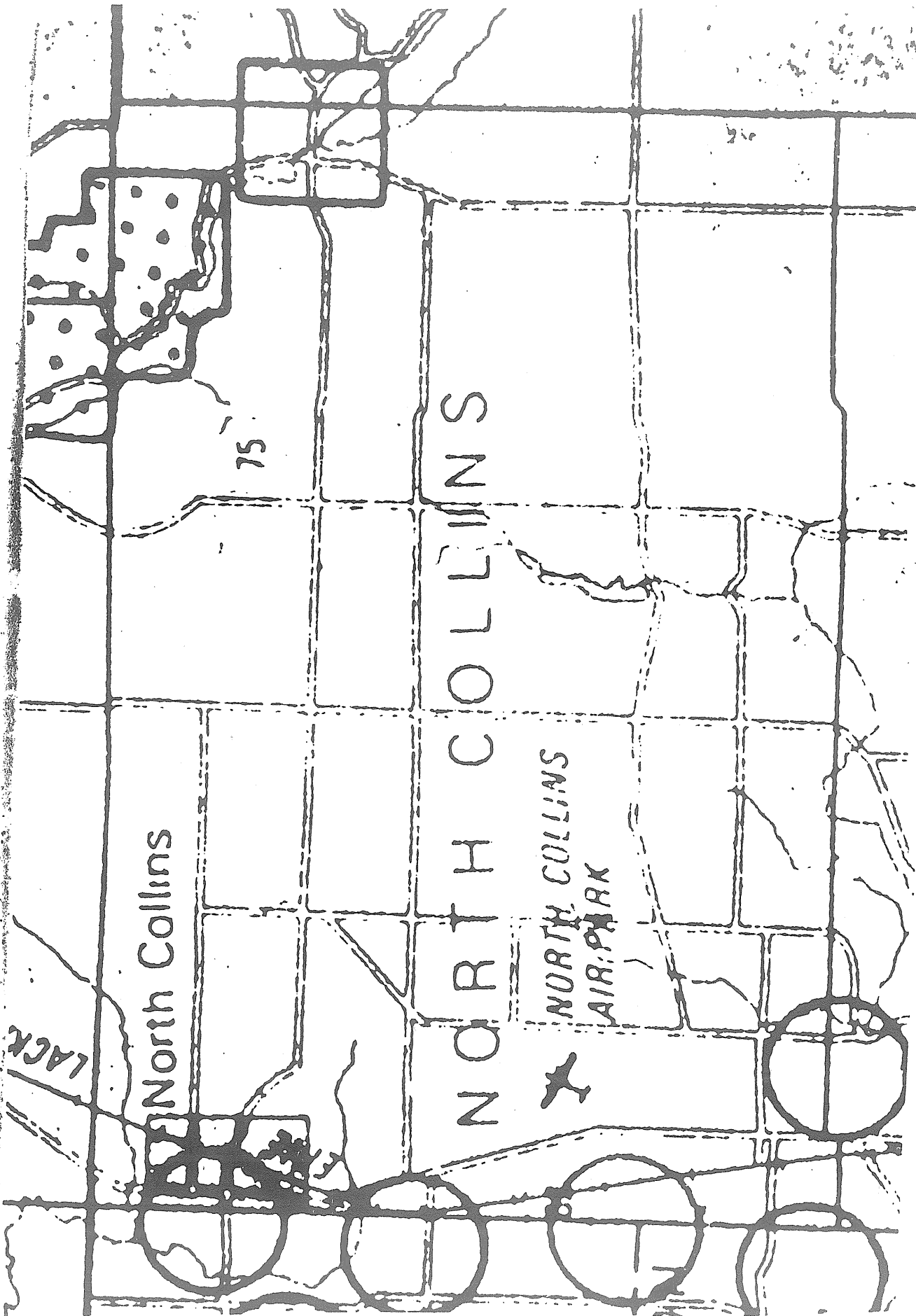
North Collins

NORTH COLLINS

NORTH COLLINS AIR PARK

75

LAKE



TOWN OF NORTH COLLINS

RESIDENT SURVEY

GENERAL PLANNING QUESTIONS

1. if you could identify the main reason you choose to live in the Town of NORTH COLLINS, what would it be? (Rank 1 to 10, with 1 low - 10 high)

Please select any that apply.

- | | |
|-------------------------------|---------------------------|
| a) Residential Areas | e) School System |
| b) Nearness to Work | f) Highway System |
| c) Town's character | g) Shopping/conveniences |
| d) Recreational Opportunities | h) Other (please specify) |
2. Where are you currently employed?
- | | |
|---------------------------|-----------------|
| a) North Collins Area | e) Gowanda Area |
| b) Buffalo Area | f) Retired |
| c) Hamburg Area | g) Unemployed |
| d) Other (Please specify) | |

3. The Town of North Collins still has approximately 85% of undeveloped land. How do you think this land should be used? Select one of the following.

- a) Primarily for single family residential
- b) For a mixture of residential development types and agricultural uses
- c) For a variety of uses including different types of residential, office and commercial uses
- d) For a variety of uses specified in b) above, including general and light industrial, where appropriate
- e) Agricultural only
- f) Other (Please specify) ag. & single

4. What do you perceive as the most important issue facing the Town over the next ten (10) years? Please select only one.

- a) Growth in the undeveloped portions of the Town
- b) Need for additional recreational facilities and open space
- c) Improvements to the existing transportation network
- d) Construction/improvement of roads to alleviate congested traffic
- e) Enhance of tax base and employment opportunities
- f) Modifications to sewer and water supply
- g) Development of existing industrial land

HOUSING QUESTIONS

5. Are new forms of housing needed in the Town of North Collins? Yes

No

If you answered yes, please select the one type you feel is needed:

- | | |
|-----------------------------------|---------------------------|
| a) Larger, single family houses | e) More townhouses |
| b) Smaller, more affordable homes | f) More apartments |
| c) Housing for senior citizens | g) Other (please specify) |
| d) More duplexes | |

6. If an alternate land development pattern were to be established for new housing, what should it be?

Select only one.

- a) Current pattern is adequate
- b) In general, lots should be larger
- c) In general, lots should be smaller

OPEN SPACE AND RECREATION QUESTIONS (circle your choice)

- 7. Does the Town need more neighborhood oriented public parks/playgrounds? Yes No
- 8. Does the Town need more land reserved as open space? Yes No
- 9. Should the Town pursue development of Town Park? Yes No
- 10. Would you be willing to pay any additional taxes for new open space and recreational facilities, if that were the only way to maintain and finance them? Yes No
- 11. Would you be willing to pay a fee to use/build a new recreation facility? Yes No
- 12. Would you support town purchase of land adjacent to streams for public access and flood maintenance? Yes No

TRANSPORTATION

- 13. Do you think lowering speed limits on major cross town roadways is needed to address traffic safety concerns? Yes No
- 14. Do you think any new roads are needed to alleviate traffic congestion on existing cross town roadways? Yes No
- 15. Access to the I-90 and 219 Expressways are currently inconvenient. Do you think construction of another interchange(s) are necessary? Yes No

COMMERCIAL DEVELOPMENT QUESTIONS

- 16. Do you support giving tax abatements to major developers in order to attract commercial, retail and/or office growth to the Town of North Collins? Yes No
- 17. The Town has limited funds to spend on public improvements. As the Town considers future expenditure, what do you perceive as the major areas the Town should concentrate on? Please select the one item you think is most important.
 - a) Highway Improvements
 - b) Park/Trail Development
 - c) Installation or replacement of sewer and water lines
 - d) New parkland acquisition
 - e) Other (Please Specify) recreation, library
- 18. Would you be willing to pay increased taxes in support of the improvements you indicated as most important in question # 17? Yes No

GENERAL SURVEY QUESTIONS

19. To assist in the evaluation of the results of this survey, please check the following which best describes the property you own.

a) Business only b) Single-family residential only c) Both d) farm e) Other (Please specify)

20. What is your present household size?

- a) 1 person d) 4 persons
- b) 2 persons e) 5 or more persons
- c) 3 persons

21. How many years have you lived in North Collins?

- a) Less than 1 year d) 20 - 30 years
- b) 1 - 10 years e) over 30 years
- c) 10 - 20 years

22. How long have you lived in your present home?

- a) Less than 1 year d) 5 - 10 years
- b) 1 - 3 years e) over 10 years
- c) 3 - 5 years

23. What is your present age?

- a) Under 25 c) 46 - 62
- b) 25 - 45 d) 62 or more

GENERAL QUALITY OF LIFE QUESTIONS

24. How can the Town Government improve the quality of life in North Collins? Use space on back if needed.

25. What is the most important issue affecting your neighborhood?

26. Any additional Comments, please use back of page.

PLEASE RETURN YOUR COMPLETED SURVEY TO THE PLACE THAT YOU PICKED IT UP, OR TO THE TOWN CLERKS OFFICE BY AUGUST 15, 1996. THANK YOU FOR YOUR COMMUNITY INTEREST.

TOWN OF NORTH COLLINS

RESIDENT SURVEY

GENERAL PLANNING QUESTIONS

1. if you could identify the main reason you choose to live in the Town of NORTH COLLINS, what would it be? (Rank 1 to 10, with 1 low -10 high)

Please select any that apply.

- | | |
|-------------------------------|--|
| a) Residential Areas1111111 | e) School System1 |
| b) Nearness to Work 11111 | f) Highway System |
| c) Town's character111 | g) Shopping/conveniences |
| d) Recreational Opportunities | h) Other (please specify) scenic,family+11 |

2. Where are you currently employed?

- | | |
|-------------------------------|-----------------|
| a) North Collins Area 1111111 | e) Gowanda Area |
| b) Buffalo Area1111 | f) Retired1 |
| c) Hamburg Area11 | g) Unemployed1 |
| d) Other (Please specify)111 | |

3. The Town of North Collins still has approximately 85% of undeveloped land. How do you think this land should be used? Select one of the following.

- a) Primarily for single family residential
- b) For a mixture of residential development types and agricultural uses1
- c) For a variety of uses including different types of residential, office and commercial uses11111
- d) For a variety of uses specified in b) above, including general and light industrial, where appropriate1111111
- e) Agricultural only111
- f) Other (Please specify)ag.& single

4. What do you perceive as the most important issue facing the Town over the next ten (10) years? Please select only one.

- a) Growth in the undeveloped portions of the Town11111
- b) Need for additional recreational facilities and open space11
- c) Improvements to the existing transportation network11
- d) Construction/improvement of roads to alleviate congested traffic
- e) Enhance of tax base and employment opportunities11111
- f) Modifications to sewer and water supply
- g) Development of existing industrial land1

HOUSING QUESTIONS

5. Are new forms of housing needed in the Town of North Collins? Yes11111111111
No11111111

If you answered yes, please select the one type you feel is needed:

- | | |
|-------------------------------------|---------------------------|
| a) Larger, single family houses 111 | e) More townhouses |
| b) Smaller, more affordable homes1 | f) More apartments1 |
| c) Housing for senior citizens1 | g) Other (please specify) |
| d) More duplexes | afordable,large lot,all+1 |

6. If an alternate land development pattern were to be established for new housing, what should it be?

Select only one.

- a) Current pattern is adequate11111111
- b) In general, lots should be larger111111
- c) In general, lots should be smaller11

OPEN SPACE AND RECREATION QUESTIONS (circle your choice)

- 7. Does the Town need more neighborhood oriented public parks/playgrounds? Yes11111 No11111111111
- 8. Does the Town need more land reserved as open space? Yes111 No11111111111111
- 9. Should the Town pursue development of Town Park? Yes11111 No11111111111
- 10. Would you be willing to pay any additional taxes for new open space and recreational facilities, if that were the only way to maintain and finance them? Yes1111 No111111111111111
- 11. Would you be willing to pay a fee to use/build a new recreation facility? Yes 1111111 No11111111111
- 12. Would you support town purchase of land adjacent to streams for public access and flood maintenance? Yes1111 No11111111111111

TRANSPORTATION

- 13. Do you think lowering speed limits on major cross town roadways is needed to address traffic safety concerns? Yes111 No111111111111111
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COMMERCIAL DEVELOPMENT QUESTIONS

- 16. Do you support giving tax abatements to major developers in order to attract commercial, retail and/or office growth to the Town of North Collins? Yes 1111 No1111111111111
- 17. The Town has limited funds to spend on public improvements. As the Town considers future expenditure, what do you perceive as the major areas the Town should concentrate on? Please select the one item you think is most important.
 - a) Highway Improvements 111111 b) Park/Trail Development
 - c) Installation or replacement of sewer and water lines11111
 - d) New parkland acquisition e) Other (Please Specify)recreation,library
- 18. Would you be willing to pay increased taxes in support of the improvements you indicated as most important in question # 17? Yes 111111 No1111111111111

GENERAL SURVEY QUESTIONS

19. To assist in the evaluation of the results of this survey, please check the following which best describes the property you own.

- a) Business only b) Single-family residential only 11111111 c) Both 1 d) farm 111111
e) Other (Please specify) 2 fam, apt.

20. What is your present household size?

- a) 1 person 11 d) 4 persons 11111111
b) 2 persons 111 e) 5 or more persons 11
c) 3 persons 111

21. How many years have you lived in North Collins?

- a) Less than 1 year d) 20 - 30 years 11
b) 1 - 10 years 111111 e) over 30 years 11111
c) 10 - 20 years 1111

22. How long have you lived in your present home?

- a) Less than 1 year d) 5 - 10 years 111
b) 1 - 3 years 1 e) over 10 years 111111111
c) 3 - 5 years 1111

23. What is your present age?

- a) Under 25-11 c) 46 - 62-11111111
b) 25 - 45-111111 d) 62 or more 11

GENERAL QUALITY OF LIFE QUESTIONS

24. How can the Town Government improve the quality of life in North Collins? Use space on back if needed.

zoning violations, grocery store+11111111, restaurant, keep kids off street, encourage commercial growth,, need recreation uses

25. What is the most important issue affecting your neighborhood?

road repair+11, jennings bridge+1, post office, boredom, speed, need library+1, noise, water level

26. Any additional Comments, please use back of page.

new town hall, clear water, merge town & village+1111, no library, neighborhood park, remove curfew

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QUESTIONS FOR FOCUS GROUP MEETING

GENERAL QUESTIONS

Do you agree or disagree with the current state of development in the Town?
Why?

Do you think the planning review process in the Town of North Collins adequately defines expectations of the Town Government toward developers in its (the Town's) review of development proposals?

Do you perceive a strong stop-development" or "no-growth" attitude, or a "pro-growth" attitude in the Town?

If so, what are your ideas as to why this is the case?

HOUSING AND NEIGHBORHOOD QUESTIONS

Do you think there should be more flexibility in the establishment of lot sizes and housing forms in development proposals?

Do you support Town regulatory controls to limit the development of strip commercial areas so as to prevent unsightly development and increased traffic problems?

Do you support the need for buffers and transitional zones between residential and other uses?

BUSINESS AND EMPLOYMENT QUESTIONS

Do you see North Collins as a growth area in the future?

Would you like to see an increase in light industrial or commercial development?

Which one, or both. Why.

OPEN SPACE AND RECREATIONAL QUESTIONS

Do you think the Town needs more recreation space? If so what kind.

INFRASTRUCTURE QUESTIONS

Do you perceive a need for water and sewer services to be expanded in the Town?

Do you think the Town should be responsive to the needs of developers when extensions of existing water and sewer lines are required/needed in order to secure a subdivision commercial or industrial development?