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1.0 The Plan

1.1 Introduction

The Town of Newstead and Village of Akron are located in the eastern portion of Erie County, New York. The Town of Newstead is south of Niagara County, east of the Town of Clarence, north of the Town of Alden and west of Genesee County, which is one of the most prosperous agricultural counties in the country. Newstead has an agricultural history and the charming character of the Town is based on its rural, open space character. The Village of Akron is a small, vibrant “urban area” in the center of the Town. The Town and Village are located approximately 25 miles from the City of Buffalo, which is the urban core of Erie County. The two communities offer an excellent quality of life and are two of the premier places to live in Erie County.

As changes continue to occur in Western New York, the Town and Village have recognized the importance of developing a comprehensive plan that allows them to be proactive in the future. Rather than allowing agricultural land to be eaten away by development, the Town and Village are interested in directing growth in specific, strategic areas that will preserve the quality of life that residents have come to enjoy. This comprehensive plan will allow the Town and Village to manage their physical, social and financial resources as they prepare for the future. The adoption of the Comprehensive Plan illustrates the commitment of the Town and Village to a coordinated vision of the future and a strategy to achieve that vision.

1.2 The Comprehensive Plan Defined

New York State, provides procedures for municipalities to prepare and adopt, by local ordinance or law, a comprehensive plan. New York State statutes define a comprehensive plan as:

“...the materials, written and/or graphic, including, but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long range protection, enhancement, growth and development of the town... The town (village) comprehensive plan...shall...serve as a basis for land use regulation, infrastructure development, public and private investment and any plans which may detail one or more topics of a town (village) comprehensive plan.”

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Town Law, under Section 272-a and Village Law, under 7-722, defines the need for a comprehensive plan for communities with the following findings.

- a) Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of the state and its communities are made by local governments.
- b) Among the most important powers and duties granted by the legislature to a...[local] government is the authority and responsibility to undertake...comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.
- c) The development and enactment by the...government of a...comprehensive plan which can be readily identified, and is available for the public, is in the best interest of the people of each [community].
- d) The great diversity of resources and conditions that exist within and among the [communities] of the state compels the consideration of such diversity in the development of each...comprehensive plan.
- e) The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan.
- f) The...comprehensive plan is a means to promote the health, safety and general welfare of the people of the [community] and to give due consideration to the needs of the people of the region of which the [community] is a part.
- g) The comprehensive plan fosters cooperation among governmental agencies planning and implementing capital projects and municipalities that may be directly affected thereby.
- h) It is the intent of the legislature to encourage, but not to require, the preparation and adoption of a comprehensive plan pursuant to this section. Nothing herein shall be deemed to affect that status or validity of existing master plans, comprehensive plans, or land use plans.¹

Town and Village Law define two important impacts of adopting a comprehensive plan:

- “All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to town law.
- All plans for capital projects of another governmental agency on land included in the town comprehensive plan...shall take such plan into consideration.”²

¹ Village Law Section 7-722 and Town Law Section 272-a.

² Ibid.

Generally, the comprehensive plan is a, “means to promote the health, safety and general welfare of Town residents and offer consideration to the needs of those in the region of which the Town is a part.”³ In general, the plan will:

- “Provide a process for identifying community resources, long range community needs and commonly held goals.
- Provide a process for community consensus.
- Provide a blueprint for future government actions.”⁴

1.3 What the Plan Can Accomplish

The Comprehensive Plan for the Town of Newstead and Village of Akron can accomplish the following:

- Document local characteristics and trends regarding resident population composition, land use, the natural environment, economic development and service provision;
- Provide a benchmark for evaluating the compatibility of individual development proposals with the long range development objectives of the communities;
- Reveal future service needs and explore the potential for regional cooperation, including land acquisition and the construction of public improvements;
- Serve as a comprehensive source of current information that can be used by the Town and Village in their efforts to secure state and federal funding and marketing the area to potential developers;
- Provide leverage for obtaining state and federal funding by expanding the scope of intended beneficiaries to include residents of both communities;
- Promote open space conservation designed to preserve the rural heritage of the communities and enhance the overall quality of life;
- Attract potential developers to the Town and Village through the identification of community goals and objectives through the year 2020;
- Lay the foundation for future cooperative efforts between the Town of Newstead, Village of Akron and all of Erie County.

³ New York State Department of State. Local Government Handbook: Zoning and the Comprehensive Plan. Albany: Department of State. 2000. p. 204.

⁴ Ibid. p. 210.

1.4 How the Plan Can Be Used

The adoption of the Comprehensive Plan illustrates the Town and Village commitment to a coordinated vision for their future. The Plan's success is measured through committed use by elected officials, municipal employees and residents.

Elected officials will use the regional plan to learn about their resident's vision of the community's future and adopt local codes and ordinances to support those goals. The Plan's extensive analyses and policy statements provide both background information and leverage as elected officials negotiate inter-governmental agreements or dedicate financial and administrative support for identified Plan objectives.

Zoning and planning boards will measure the desirability of development applications by their conformity with plan goals and objectives. In addition, they should adopt policies and procedures that actively assist those projects that comply with Plan's goals and objectives to discourage those projects that fail to honor the community's vision. Working closely with developers, local Boards will target investment to projects that promote plan objectives, reduce the need for excessive variance hearings and create detrimental development patterns.

Municipal employees will use the plan when interpreting legislative mandates, making administrative decisions, enforcing development related codes and prioritizing work efforts. Employees will understand the vision set out by the elected officials to meet the goals of the people; municipal staff will have a greater buy-in to these goals through every day decisions that are made based on the plan.

Finally, local residents will use the plan as a reference when making residential location choices, evaluating the effectiveness of local government, lobbying for financial or legislative support and when choosing political representatives. This comprehensive plan illustrates to all residents of the Town and Village the vision set out by the officials they have elected to maintain their quality of life.

The Comprehensive Plan clearly reveals the vision for Newstead and Akron and, therefore, sets the stage for future growth in the Town and Village.

1.5 Adopting the Comprehensive Plan

Regulations regarding the adoption of a comprehensive plan are found in Town Law Section 272-a and Village Law Section 7-722. Specific steps to be followed for adoption are:

- Referral of the draft Comprehensive Plan to the Erie County Department of Environment and Planning in accordance with General Municipal Law Section 239-l and m;
- One or more public hearings held by the Town Planning Board and Village Planning Board;
- One or more public hearings held by the Town Board and Village Board;
- Adoption of the plan by resolution of the Town Board and Village Board.

Town Law Section 272-a-10 and Village Law Section 7-722-10 provide for periodic review of the comprehensive plan, as follows:

"The Town Board [Village Board] shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed."

The Comprehensive Plan should be reviewed every five (5) years to make sure it reflects current conditions and the direction the communities wish to follow. For amending the Comprehensive Plan, the procedures are the same as those required for initial adoption of the Plan.

1.6 Preparation of the Plan

The Plan represents the collaborative effort of Town and Village officials, Erie County Department of Environment and Planning, the Comprehensive Plan Steering Committee and residents. The Plan is a collection of inventory and policies prepared to guide the Town and Village over the next ten to twenty years. This section outlines the tasks completed in preparation of the Comprehensive Plan.

Steering Committee Meetings

A series of meetings were held with the Comprehensive Plan Steering Committee. The Committee consisted of the Town and Village Board members, Zoning and Planning Board members and a member of the Erie County Department of Environment. The Committee met periodically with the consultant to discuss and direct the preparation of the plan. The Committee reviewed documentation and mapping, provided contacts and helped determine representatives to participate in a series of focus group sessions. There was also a visioning session held with the Committee to develop initial goals and objectives and to help define the future of Newstead and Akron.

Inventory

A data collection process was completed for the Comprehensive Plan. The information contained in the plan was supplemented by data from various governmental and private agencies, to help ensure the accuracy of the document. With the help of the various agencies, information was obtained regarding local laws and ordinances, land use, the environment, population, community services, housing, municipal services and economic development. Geographic Information Systems (GIS) data was provided by the Erie County Department of Environment and Planning to create maps and illustrate land uses, environmental conditions and the location of community services and transportation corridors.

Focus Group Sessions & Telephone Interviews

A series of telephone interviews were conducted to obtain additional information. Several officials, including the Town Clerk, historian and others, provided valuable information through telephone interviews in the preparation of the plan. There were a total of two focus groups held with representatives from businesses and agricultural interests.

Community Survey

A random survey was distributed to both homeowners and renters in the Town and Village. The survey was designed to determine the opinions of residents on a variety of topics, including community image, recreation, transportation, housing and community services.

Generic Environmental Impact Statement

A Generic Environmental Impact Statement (GEIS) was prepared for the Town and Village Comprehensive Plan. The GEIS examines the Plan with respect to potential impacts including environmental, social, cultural and financial. The adoption of the plan itself will not adversely affect the environment; policies may impact the overall development in the Town and Village. The GEIS addresses the potential impacts and provides mitigating measures and alternatives to eliminate or alleviate negative environmental impacts.

Public Meetings/Hearings

Two public meetings were conducted in Newstead and Akron for the Comprehensive Plan. The public was invited to hear about the plan and provide comments. The public meetings were held during Spring 2001. These sessions helped provide the consultant and elected officials with valuable feedback on the plan and future of the Town and Village.

Implementation

Goals, policies and actions were developed for the Town of Newstead and Village of Akron to help guide decisions over the next 20 years. The goals, policies and actions were developed based upon the visioning session and the results of the community survey. These goals, policies and actions are intended to lead to the overall improvement of the two communities and a better quality of life for all residents.

1.7 Goals, Policies and Actions

During the process of preparing the Combined Comprehensive Plan, the communities have identified goals they wish to achieve over the next 10-20 years. These goals will guide the type and scale of growth that occurs in the future and enable the communities to maintain a high quality-of-life for their residents. Below each goal are policy statements, which further define the goal; the policies are then accompanied by actions that identify specific ways in which the Town and Village can achieve the stated goal.

Population

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

Policy Our communities provide a high quality of life in the Town and Village for all existing and future residents

Joint Action The Town and Village should engage residents in decision making impacting their quality of life. This could include additional advertising of Board, Planning Board and Zoning Board Meetings, regularly scheduled informational meetings or appointing community liaisons for various Town and Village functions; this could include website ads or utilizing the local newspaper.

Responsibility: Town Board
Village Board
Planning Boards
Zoning Board of Appeals

Time Frame: 1-3 Years

Priority Low

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Town Action The Town has developed a website that promotes the unique attributes of the community. The website will be kept updated and linked with the Village and other appropriate County agencies to promote the communities.

Responsibility: Town Board

Time Frame: On-Going

Priority Medium

Joint Action The Town and Village should sponsor discussions with surrounding communities and other interested parties to discuss-identified issues that impact all. Regional issues are affecting and will affect all of these communities; these discussions will allow the communities to identify ways to address these issues and develop a united way of addressing future opportunities and constraints.

Responsibility: Town Board
Village Board
Planning Boards
EC DEP

Time Frame: As needed

Priority: Low

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Policy Our communities ensure all residents have the necessary services to maintain and improve their quality of life

Joint Action The Town and Village have shown an increase in the number of younger children according to the 2000 Census figures. Services to this age group will be important to ensure the communities remain an attractive place for young families. The Town and Village should commit jointly to maintaining and improving the services for young children. This includes providing appropriate recreation programs, and possibly encouraging new businesses to provide day care services and helping to maintain the quality of the school systems that service the Town and Village.

Responsibility: Town Board
 Village Board
 School Districts

Time Frame: 1-5 Years

Priority: Medium

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Village Action The number of elderly is increasing in both the Town and Village. Many of these residents are interested in staying within the community as they sell their homes and move into rental properties; this could include downsized homes within the Village. The Village should prepare an inventory of potential areas that could be used for senior housing. The Village is targeted because of the proximity of services and businesses; seniors would not require an automobile to access these services. Once the inventory is complete, the Village should begin marketing to potential developers that would construct the housing. The Village must ensure that the scale of the development is appropriate with the existing character (2 stories) so any potential visual impacts are mitigated.

Responsibility: Village Board
 NYS Office of the Aging

Time Frame: 1-3 Years

Priority: Low

Village Action The Village should request that the NYS Office of Mental Retardation and Developmental Disabilities determine the need for additional types of housing for disabled residents in the Town and Village. Many residents with disabilities are interested in remaining in the Town and Village, yet are unable because there may be limited housing opportunities that meets their specific needs. The housing should be targeted in or near the Village Central Business District (CBD) to provide access to many of the services required.

Responsibility: Village Board
 NYS OMRDD

Time Frame: 1-3 Years

Priority: Low

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Housing

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

Policy We ensure that new housing is located in areas that can be supported by roads and infrastructure while protecting the natural environment

Village Action The Village should provide incentives to ensure future housing developments occur in or near Akron. As the “hub” of services for the two communities, the Village should entice people to live in their community to be close to services and conveniences.

Responsibility: Village Board
Planning Board
Zoning Board of Appeal

Time Frame: Immediate

Priority: Medium

Town Action The Town should update their zoning ordinance to ensure that new, denser housing is located in or near the Village; high density housing should only be allowed on lots near the Village once sewer is established. This is important to protect the open, rural character of the Town of Newstead. The Town should utilize “smart growth” techniques to address issues of building design, siting and massing, vehicular and pedestrian circulation, densities, landscaping and parking.

Responsibility: Town Board
Planning Board

Time Frame: 2-5 Years
(coordinate with possible sewer extensions)

Priority: Medium

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Town Action: The Town should consider regulating any new single-family housing developments to minimize the potential for poorly planned growth to occur. This will help in the protection of the agricultural operations in the Town and minimize land use conflicts between farming operations and residential uses. For all new subdivisions, the Town should require land-owners to submit appropriate plans outlining how prime agricultural land, natural resources and the Town's character will be protected and possibly illustrate the clustering of housing units. In addition, pedestrian linkages (sidewalks, trails) should be clearly outlined in the plan. Monitor trends occurring and map strategies for subdivision regulation revisions and/or the addition of zoning overlays in particularly sensitive areas.

Responsibility: Town Board
Planning Board

Time Frame: 3-10 Years

Priority: Medium

Policy We provide alternative housing opportunities while protecting the character of our communities

Town Action The Town allows mobile homes in existing MHP's, which has provided an alternative affordable housing option in the Town. Also, the Town and Village have other very affordable housing stock. Mobile homes are allowed in existing parks that are in conformance with the goals of this plan (e.g. off major corridors (NY Route 5 or NY Route 93), located near the Village, provide ample green space, and are serviced with sewer and water).

Responsibility: Town Board
Planning Board

Time Frame: On-Going

Priority: Low

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Town Action	The Town should work with Erie County to determine if they would be eligible for the proposed mobile home rehabilitation program. Over 17% of homes in the Town and 5% of homes in the Village could be eligible for assistance in rehabilitating mobile homes. The Town has identified the rehabilitation of mobile homes as a specific housing need within its borders and should take advantage of these funds when they become available.
Responsibility:	Town Board Building Inspector Erie County DEP
Time Frame:	On Going (Depending on need and program availability)
Priority:	Low

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Land Use

GOAL: To maintain and enhance the rural character of Newstead and Akron

Policy We ensure that future development in the Town and Village are in conformance with the Vision Map

Joint Action The Town and Village should engage the assistance of a grant writer to seek funding for many of the recommendations made in this plan. The Town has presently hired a grants consultant and is outlining needs. The grant writer could seek funding for updating the land use regulations, economic initiatives, parks/open space improvements, etc. and assist the two communities in securing the necessary funding.

Responsibility: Town Board
Village Board

Time Frame: Immediate (Town has begun)
Village 1-3 Years

Priority: Medium

Joint Action The Town and Village should refer to their respective Planning Boards the need to update their subdivision regulations. This update could provide guidance on subdivision regulations and require street tree planting for all new subdivisions. The inclusion of trees in new developments will improve their character; a ratio of one street tree for each lot should be the minimum for new subdivisions, but the trees should be no more than 30 feet on center. (Town and Village should research the best design for each.)

Responsibility: Town Board
Village Board
Planning Boards

Time Frame: 3-7 Years

Priority: Low

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- Village Action Akron should hire a consultant to update their zoning ordinance to reflect the uses on the Vision Map. This includes:
- ◆ Focus on maintaining and enhancing the character of the Village
 - ◆ Clustering medium density residential uses in the Village and immediately surrounding the Village
 - ◆ Including specific regulations for adult uses
 - ◆ Promoting first floor retail and second floor office or residential development, where appropriate, for the Village's CBD
 - ◆ Developing multi-family housing near the Village CBD (senior housing)
 - ◆ Expanding the industrial area in the north east portion of the Village into the Town

Responsibility: Village Board
 Planning Board

Time Frame: 1-2 Years

Priority: High

- Town Action The Town should consider updating their zoning ordinance to reflect the uses on the Vision Map including:
- ◆ Focus on maintaining the rural character (Rural Development Guidelines)
 - ◆ Clustering medium density residential development near the Village, in areas of sewer extensions
 - ◆ Focusing future industrial development in or near Akron as designated on the Vision Map
 - ◆ Focusing development in the industrial area near the Airport to include a mixture of industrial and commercial uses
 - ◆ Encouraging agriculture and low density residential uses in appropriate areas of the Town by considering zoning changes

- ◆ Focusing commercial development on NY Route 5 and on Route 93 south of the Village. Extra emphasis should be placed in the area of the NY Route 5/Route 93 intersection. Unique commercial type zonings should be created along Route 5 to preserve rural character, reduce the appearances of strip commercial development and take into consideration the existing features along the corridor and adjacent to it. For example, a mixed use business district should be considered for the western end of Route 5 (offices, antique stores, agricultural support businesses – also take into consideration the proximity to Clarence Hollow) and a non-retail, rural – small scale business district on the eastern end of Route 5. See the vision map for further direction on these commercial areas.
- ◆ Requiring mandatory access management techniques (shared curb cuts, access roads) and appropriate setbacks along NY Route 5 to avoid suburban strip development patterns (work with NYSDOT)

Responsibility: Town Board
 Planning Board

Time Frame: On Going

Priority: Medium

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Policy Our communities ensure new development in the Town and Village is attractive and enhances our character

Town Action The Town should develop gateways into Newstead along NY Route 5 at the Clarence/Newstead, and Newstead/Pembroke municipal boundaries, along NY Route 93 at Newstead/Royalton and at NY Route 5/NY Route 93. These gateways should include attractive signage, landscaping, special paving, etc. to welcome people into the Town, Village and to Erie County (Newstead/Pembroke).

Responsibility: Town Board
Village Board
Town of Clarence Town Board
Town of Pembroke Town Board

Time Frame: 2-5 Years

Priority: Medium

Village Action The Village of Akron should develop a gateway at the southern Village border along NY Route 93. Being one of the most used entries into the Village, this area should be enhanced with signage, landscaping, special paving, etc. to welcome people into the Village. The gateway should be completed along with improvements that are planned for the Town Park on Buell Street. The Village should work with the Town on this gateway.

Responsibility: Village Board
Town Board

Time Frame: 1-3 Years

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Town Action The Town, working with the NYSDOT, should update the zoning ordinance to include design guidelines to control new development along NY Route 5. New development along NY Route 5 should be controlled through the use of these design guidelines. Development can take place along the entire length of Route 5 in the Town, but should be focused on the Route 5/Route 93 node. The Town should investigate access management techniques and appropriate setbacks to mitigate the affects of strip development along NY Route 5. These access management techniques could include shared curb-cuts or the development of a service road with limited access points on NY Route 5.

Responsibility: Town Board

Time Frame: 1-3 Years

Priority: Medium

Village Action The Village should hire a consultant to update their zoning to include design guidelines for their CBD area to ensure the character is protected in the future; this should include an analysis of parking needed in the CBD. The Village CBD is an attractive asset that draws people into the two communities. By developing design guidelines for architectural and streetscape improvements that would occur over time, the Village will ensure this asset is forever protected. Architectural, streetscape and parking design guidelines, focusing on window coverage, building colors, signage/awnings and street furniture, should be developed for the CBD.

Responsibility: Village Board
Planning Board
Erie County DEP
Grant Writer

Time Frame: 1-3 Years

Priority: Medium

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Policy Our communities minimize land use conflicts as new development occurs

Town Action The Town should prohibit the establishment of any new junk yards in the community. An improved definition of junk yard will help to discourage smaller junk yard related uses. The regulations will also prohibit the expansion of any existing junk yard type uses. The Town will work with any existing junk yards to help determine how they can best be “closed” and operations discontinued in the future.

Responsibility: Town Board

Time Frame: 1-5 Years

Priority: Low

Environment

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

Policy We minimize negative impacts to the natural environment as new development occurs

Town Action The Town of Newstead should continue to minimize development that occurs in the Beeman Creek, Rapids Creek and Dorsch Creek floodplain areas. Because these creeks are subject to flooding, development is discouraged from these areas by floodplain regulations. If any development is allowed in the floodplain the regulations ensure that predevelopment rates are maintained or improved. The Town should continue to enforce these regulations and monitor them for change.

Responsibility: Town Board

Time Frame: On-Going (monitor)

Policy We protect our existing natural resources and encourage residents to consider their importance in our everyday life

Town Action The Town of Newstead may consider developing a boardwalk/trail system around the “forever wetland area”; this system could be linked with other wetlands in the Town through a comprehensive trail system that links with the existing trail. This boardwalk would allow people to interpret and learn about the wetland ecosystem while still protecting this very important resource.

Responsibility: Town Board
NYS DEC

Time Frame: 7-10 Years (Funding Needed)

Priority: Low

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Town Action	<p>The Town should consider working with the NYS DEC and the Nature Conservancy to investigate access into the Onondaga Escarpment State Unique Area and/or the Counterfeiter's Ledge State Unique Area that allows people to experience these sites without destroying the vegetation within the area; this could include acquiring the property that could link these two unique resources. This could include a trail system for pedestrians and limiting access for all motorized vehicles. In addition, the CAC could investigate the possibility of extending the boundaries of the Onondaga Escarpment State Unique Area and work with DEC towards this end.</p>
Responsibility:	Town Board CAC Nature Conservancy NYS DEC
Time Frame	7-10 Years (Funding Needed)
Priority:	Low
Policy	<p>We recognize the need to improve the existing conditions in our streams and creeks</p>
Town Action	<p>Several "impairments" have been identified in Tonawanda, Ledge and Dorsch Creek in the Town of Newstead. One of the primary causes appears to be barnyard runoff and improper barnyard management. The Town should work with the NYS Department of Environmental Conservation on determining ways to improve the quality of these three water bodies. This could include the requirement of buffer strips along creeks and encouraging best management practices on all agricultural lands.</p>
Responsibility:	Town Board NYS DEC EC SWC District
Time Frame:	1-10 Years
Priority:	Low

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Town Action: The Town could seek funding to consider completing a Watershed Management Plan for Tonawanda Creek. This plan could help address the NYS priority waterbody impairments and protect local creeks in the two communities.

Responsibility: Town Board
NYS DEC

Time Frame: 1-10 Years

Priority: Low

Town Action: The Town could develop guidelines to protect the Onondaga Aquifer when updating their land use regulations. The aquifer is an important regional resource and it's protection is essential to maintaining the quality of the water supply.

Responsibility: Town Board

Time Frame: 1-10 Years

Priority: Low

Village Action: The Village should develop a master plan for Murder Creek Park and implement this plan. This would help link the library, Village Hall, etc. to create a significant park in the Village's CBD.

Responsibility: Village Board

Time Frame: 1-3 Years

Priority: Low

Agriculture

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

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

Town Action The Town should consider exploring an active approach for farmland protection. This could be accomplished in many ways including permanent protection easements on prime agricultural land as a tradeoff for developing less productive agricultural lands or the use of a payment in lieu that could then be used by the Town to purchase development rights on productive lands.

Responsibility: Town Board

Time Frame: Long Term
(Town completed study, should look at again when needed)

Priority: Low

Community Facilities

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

Joint Action The Town and Village should work with the school districts to determine if additional programming could be made available for teens, seniors, pre-school children and other special need groups. This could include use of athletic fields/courts, cafeteria/meeting rooms, etc. In addition, the schools should be encouraged to promote their buildings as “community centers” that serve all ages and are open year-round. The Town and Village should continue to cooperate with the schools by sharing data and information.

Responsibility: School Districts
 Town Board
 Village Board

Time Frame: 1-3 Years

Priority: Medium

Policy We enhance and promote the significant historic and archaeological resources within Newstead and Akron

Village Action The Village should consult with the Newstead Historical Society and NYS Department of Parks, Open Space and Historic Preservation to determine if the CBD could be included on the State Register of Historic Places. The unique character of the Village CBD lends itself to this designation to ensure its protection in the future; business owners should be consulted before the designation process begins to ensure buy-in.

Responsibility: Village Board
 Newstead Historical Society
 NYS OPRHP

Time Frame: 1-3 Years

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	Joint Action	The Town of Newstead finds it desirable to work with the Newstead Historical Society with assisting in any mutually beneficial endeavors relating to historical issues.
	Responsibility:	Town Board Village Board Newstead Historical Society
	Time Frame:	On Going
Policy	We provide cost-effective emergency services to Newstead and Akron residents.	
	Joint Action	The Town and Village should encourage the fire departments to continue to work together to promote cost saving. This includes continuing to develop a long-term plan where the two departments coordinate long-term investment in equipment and other significant purchases. In addition, the current mutual aide agreement should be continued with surrounding communities.
	Responsibility:	Fire Departments Town Board Village Board
	Time Frame:	3-5 Years
	Priority:	Medium
	Joint Action	The Town and Village should consider ways to promote and enhance additional cooperation among the police entities that serve the two communities. This would help maintain the quality of life and sense of security for people in the Town and Village.
	Responsibility:	Town Board Village Board
	Time Frame:	3-10 Years
	Priority:	Low

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Policy We ensure a recreational system in Newstead and Akron that is safe, attractive, easily accessible and linked to an overall local/regional system.

The Park should be integrated into the physical form of the Village through the use of trails, sidewalks and street linkages.

Responsibility: Village Board
 Erie County Dept. of Parks

Time Frame: On-Going

Joint Action The Town and Village should continue working with the County to develop an overall plan for Akron Falls Park. An access to the park should be promoted from NY Route 5 to increase the profile of the park in the Village. A walkway should be developed along Buell Street to link the Park with East Avenue. Directional signage should be incorporated in and around the park.

Responsibility: Erie County DEP
 Erie County Parks
 Town Board
 Village Board

Time Frame: 2-5 Years

Priority: Medium

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Joint Action The Town and Village should continue developing an overall Parks and Recreation Master Plan to determine a long term vision and improvement plan for the entire system. The Plan should develop a matrix of open spaces and recreation resources and determine the most appropriate ways to link the resources. This comprehensive approach will consider ways to link all facilities in the Town and Village to create a system of open spaces that helps define the two communities. The Parks and Recreation Master Plan should also examine uses and users of various facilities to determine deficiencies that may exist in the two communities.

Responsibility: Town Board
 Village Board
 EC Dept. of Parks
 GBNRTC

Time Frame: 5-10 Years

Priority: Medium

Joint Action Road signage should be included to improve public safety for all users of the existing bicycle trail. The Town and Village should consider road striping to highlight crosswalks along the bicycle paths. An immediate action would be to send a letter to the County Commissioner of Public Works to request assistance with this task.

Responsibility: Town Board
 Village Board
 EC Department of Public Works

Time Frame: 1-3 Years

Priority: Medium

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Town Action	The Town of Newstead should implement the Master Plan being completed for the Town Park on Buell Street. Improvements that should be made include landscaping, signage and the addition of park furniture. In addition, the Town should seek ways to link the new park with Akron Falls Park and establish a greenway trail among all parks.
Responsibility:	Town Board
Time Frame:	1-5 Years (investigate funding)
Priority:	High (Begin to investigate funding)
Town Action	The Town of Newstead should consider purchasing property south of NY Route 5 and developing this area as a park. This area lacks play lots and because most parks are centered in or near the Village, this area shows some deficiencies in park acreage.
Responsibility:	Town Board
Time Frame:	Long Term (as future needs dictate)
Priority:	Low

Infrastructure

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

Policy Our communities limit the expansion of municipal services to specific development nodes that can accommodate greater densities

Joint Action The Town and Village should jointly promote areas surrounding the Village for more dense development (residential, commercial and industrial). These areas may offer sewer in addition to water service, adding to the attraction of a location near the Village, that would not require sewer expansion into more rural areas of the Town.

Responsibility: Town Board
Village Board

Time Frame: On-Going

Priority: High

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Policy We maintain, enhance and expand the water distribution system in the Town of Newstead and Village of Akron

Town Action The Erie County Water Authority has taken control of most of the water service in the Town of Newstead. Plans are underway for the completion of the distribution system in Town of Newstead District No. 5. The Town should continue to work with the Authority on the system expansion to ensure Town residents have a clean, safe drinking water system. In addition, an overall water distribution master plan should be prepared for the Town; the quality of ground water in the Town often presents problems with having to replace fixtures and is costly to treat. This plan could determine the most efficient way to provide public water to Town residents to minimize these problems.

Responsibility: Town Board
Erie County Water Authority

Time Frame: On-Going

Priority: High

Village Action The Village should consider enhancements to the water supply system including such actions as completing the reservoir expansion, developing a replacement for the Crittenden Road well and establishing emergency connection agreements with outside services such as the Erie County Water Authority and/or MCWA (Monroe County).

Responsibility: Village Board

Time Frame: On-Going

Priority: High

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Village Action	<p>The Village should continue the program of upgrading its water distribution system to ensure adequate pressure and supply for fire protection to all areas of the community served by the system.</p> <p>Responsibility: Village Board</p> <p>Time Frame: On-Going</p> <p>Priority: Medium</p>
Policy	<p>Our communities maintain, enhance and expand the sewer system in the community to meet the growing needs of our residents</p>
Village Action	<p>The Village should establish and complete a comprehensive program of televising its sewer lines and implementing a program of repairs or replacement to reduce infiltration and inflow. This program will create additional available capacity in the system that can be marketed to potential industrial and commercial customers.</p> <p>Responsibility: Village Board</p> <p>Time Frame: 1- 5 Years</p> <p>Priority: High</p>
Joint Action	<p>The Town of Newstead should coordinate with the Village of Akron and develop a program to provide sanitary sewer service to areas adjacent to the Village. Marketing town industrial sites, a benefit to both communities, is a difficult task without sanitary sewer service. Consideration of consolidation, cooperation or other methods of using the existing assets will assist both communities.</p> <p>Responsibility: Village Board Town Board</p> <p>Time Frame: 1-5 Years</p> <p>Priority: High</p>

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Policy	We ensure that our residents have adequate storm water drainage facilities in our communities		
	Town Action	The Town of Newstead should continue conducting a Town wide drainage analysis and developing a stormwater management plan. Existing stormwater problem areas include ditches that cannot be maintained because the Town lacks working easements and therefore does not have access. The Town should obtain the necessary easements allowing crews to perform maintenance functions and consider drainage district formation.	
		Responsibility:	Town Board Department of Public Works
		Time Frame:	3-5 Years
		Priority:	Medium
	Village Action	The Village of Akron should develop a community-wide storm drainage analysis and stormwater management plan.	
		Responsibility:	Village Board Department of Public Works
		Time Frame:	3-5 Years
		Priority:	Medium
Policy	The Village recognizes the importance of the utilities provided by the Village.		
	Village Action	The Village should develop long range plans for all utilities it provides to the residents of the community.	
		Responsibility:	Village Board DPW
		Time Frame:	1-2 years
		Priority:	High

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Transportation

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

Policy We determine specific corridors that are in need of improvement

Town Action The Town should request that the NYS Department of Transportation study the need for a three way light at the intersection at NY Route 5 and NY Route 93; the Town should work with DOT to determine the appropriate type of device for this area. The Town will be focusing future commercial growth in this area and, presently, there is congestion that often occurs in the area. A three way light could alleviate congestion and avert potential problems in the future.

Responsibility: Town Board

Time Frame: Immediate

The Town should continue to investigate the need and methodology to relocate the Town's highway/recycling and salt facilities.

Responsibility: Town Board

Time Frame: 1-5 Years

Priority: High

Village Action The Village should extend sidewalks throughout the municipality. The Village should enforce that sidewalks are shoveled or undertake the task of plowing sidewalks. This would ensure that pedestrians have safe passage.

Responsibility: Village DPW

Time Frame: Immediate

Priority: Medium

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Joint Action	<p>In general, traffic problems within the Village include truck traffic passing through the Village on Rte. 93, and some truck traffic related to the businesses and industries located in the Village that have to utilize Village streets to access their properties. The Village and Town should request that the NYS DOT conduct a study to determine the feasibility of constructing a bypass on the west side of the Village. A detailed feasibility analysis would be required to evaluate that concept and consider various alternative routes and configurations.</p> <p>Responsibility: Village Board Town Board NYS Dept. of Transportation Erie County DPW GBNRTC</p> <p>Time Frame: 1-3 Years</p> <p>Priroity: High</p>
Policy	<p>We communicate with the Greater Buffalo Niagara Regional Transportation Council, state agencies and surrounding communities to monitor changes in transportation systems throughout the communities and region</p>
Joint Action	<p>The Town and Village should continue to put forth their policy indicating that they do not support the relocation of the NYS Thruway toll barrier within the Town's border. The toll barrier would have a tremendous impact on the land uses surrounding the new location and would be detrimental to the character of the community.</p> <p>Responsibility: Town Board Village Board</p> <p>Time Frame: Immediate</p> <p>Priority: High</p>

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Joint Action The Town and Village should work with the Greater Buffalo Niagara Regional Transportation Council, NYS Department of Transportation, New York State Thruway Authority and surrounding communities to determine the need and impacts of a new interchange from the NYS Thruway. A new interchange will greatly change the character and form of the Town and Village. Impacts that must be considered include the regional transportation network, land use, economy and environment.

Responsibility: GBNRTC
NYS Thruway Authority
NYS Dept. of Transportation
Town Board
Village Board
Surrounding Communities

Time Frame: Long Term

Priority: Low

Joint Action To better address transportation issues and monitor the growing impact on the transportation network, the communities could establish a Transportation Committee that could be responsible for:

- ◆ Coordinating with the Erie County DEP and GBNRTC to voice community concerns and have input into the 2020 Transportation System Plan for the Erie and Niagara Region
- ◆ Monitoring other Regional Transportation Initiatives and Studies including the NYS Thruway Authority's toll barrier relocation study and the NYSDOT Multi-Region Corridor Study.
- ◆ Initiating the viability of establishing a north-south transportation corridor that could address issues such as a truck route that by-passes the Village, and access to future industrial developments.

Responsibility: Town Board
Village Board

Time Frame: 2-5 Years

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Policy We promote alternative forms of transportation in the Town and Village

Joint Action The Town and Village should monitor and interface with NFTA to consider the establishment of Rural Bus Routes to link the community to major regional destinations such as commercial districts, shopping centers and employment centers. In addition, the Town and Village should advertise the existing bus service to residents as an alternative transportation method.

Responsibility: Town Board
Village Board

Time Frame: 2-5 Years

Priority: Low

Joint Action The Town and Village should work with the Akron Airport to improve access. The airport is an important resource to the communities, but access is difficult; the park near the airport should be improved and developed as a gateway to the airport. In addition, signage and an access road from Scotland Road should be developed to improve access to NY Route 5.

Responsibility: Airport
Town Board
Village Board

Time Frame: 3-5 Years

Priority: Medium

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Economy

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

Policy We maintain existing businesses and industries in Newstead and Akron

Village Action The Village should promote continued enhancement and improvement of Village utilities to entice clean industries into the community. The cost of electricity is a major advantage to conduct business in the Village and should be promoted.

Responsibility: Village Board

Time Frame: On-Going

Priority: Low

Joint Action The Town and Village should work with existing industries to promote their expansion, retention and recruitment of new employees. These industries are essential to the economic vibrancy of the two communities and discussions should take place to ensure their continued success.

Responsibility: Town Board
Village Board

Time Frame: On-Going

Priority: High

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Town Action	<p>The Town should recognize the importance of agriculture as a primary industry in Newstead. As such, the Town should support incentives and protect prime agricultural land. In addition, an agricultural Development Plan could be developed that would assist farmers with the economic aspects of their operations; this could be tied to the plan recently completed for Genesee County. The Agriculture Development Plan could assess the potential for:</p> <ul style="list-style-type: none">◆ Developing a capital network that could link regional investors with agricultural entrepreneurs.◆ Identify alternative financing available for agriculture and agricultural related businesses.◆ Expanding, retaining and recruiting new agricultural business to the Town.◆ Integrating business support services◆ Exploring labor needs and training◆ Developing supporting infrastructure (i.e. high speed internet access)◆ Developing educational courses <p>Responsibility: Town Board Planning Board ECDEP</p> <p>Time Frame: On-going</p> <p>Priority: High</p>
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Village Action The Village should continue to promote the Central Business District as a place for small, retail establishments that fill a specific need for residents in both Akron and Newstead. The Village could complete a market analysis to assist the CBD businesses in identifying potential deficiencies that could be filled as building vacancies become available. This would help ensure the vibrancy and health of the CBD into the future. Potentially, Community Development Block Grant funds could be used for this project; the Village should contact Erie County to determine its eligibility.

Responsibility: Village Board
CBD Businesses
EC DEP
Akron Chamber of Commerce

Time Frame: Immediate

Priority: Medium

Joint Action Many of the industries in the Town and Village have indicated that they have a difficult time filling positions with skilled laborers. The Town and Village should work with these industries, the Erie County Industrial Development Agency, the GBNRTC and the NFTA to determine if a designated bus route could be established to transport potential employees from Buffalo to these industries. The industries would not only fill vacancies and increase production, but they would provide employment to currently unemployed WNY residents.

Responsibility: Town Board
Village Board
EC IDA
GBNRTC
NFTA

Time Frame: 1-10 Years

Priority: Low

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Policy We continue to attract new, appropriate businesses and industries to the community

Village Action The Village should promote the development of an industrial park in the western portion of the Village. This could be done through rezoning the property and completing a vacant land inventory of potential sites that could be marketed for industrial use. This industrial park should be zoned to accommodate new businesses/light industries that would improve economic opportunities while still protecting the character of the two communities.

Responsibility: Village Board
EC IDA

Time Frame: 1-3 Years

Priority: Medium

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2.0 The People

2.1 Population Characteristics

This chapter examines the various characteristics of the people residing in Newstead and Akron based on information available from the U.S. Bureau of the Census. Through analysis of the Census data, we can obtain a picture of the current population in the two communities including income, education and employment levels. We can also estimate future population based on past changes and observable trends.

2.1.1 Recent Changes in Population

Between 1990 and 2000, Erie County has shown a loss in population; the population has decreased from 968,532 to 950,265 for a loss of approximately 1.9%. The Town of Newstead and Village of Akron have shown an increase in population between 1990 and 2000. The 2000 Census figures illustrate that the Town's population is approximately 5,319; this is an increase of approximately 17%. The Village's population, according to the 2000 Census, is 3,085 for an increase of 6%.

Table 2-1 Change in Population 1990-2000
Town of Newstead, Village of Akron, Town of Alden, Village of Alden, Erie County and
New York State

Location	1990 Population	2000 Population	Percent Change (1990-2000)
Town of Newstead	4,534	5,319	17.3%
Village of Akron	2,906 ⁵	3,085	6.1%
Town and Village	7,440	8,404	13.0%
Town of Alden	10,372	10,470	0.9%
Village of Alden	2,457	N/A	N/A
Erie County	968,532	950,265	-1.9%
New York State	17,990,778	18,979,457	5.5%

Source: US Bureau of the Census

⁵ The US Census Bureau updated the 1990 census for the Village of Akron upon the request of the Village. The revised population in 1990 was updated to 2,998; this is an increase of approximately 3%. For purposes of this comprehensive plan analysis, the original population was used because all characteristics of the Village that are available from the Census Bureau are based on this original population figure (e.g. age breakdown, ethnicity, income characteristics, etc.) and the updated population increase of 3% will, in all likelihood, have little impact on the overall analysis and findings.

2.1.2 Population Projections and Trends

The Greater Buffalo Niagara Regional Transportation Council (GBNRTC) completed population projections for all communities in Erie and Niagara Counties. The methodology for completing the population projections included developing both high and low forecasts for the region; these projections were partly based on trends in population in the region between 1980 and 1990. The Review Team and the GBNRTC Planning and Coordinating Committee reviewed the high and low projections and agreed upon a single set of estimates for the region. The projections have been reclassified for 2025 as part of the GBNRTC's Long Range Transportation Plan.

In 1995, the GBNRTC commissioned a consulting team to disaggregate the regional totals into municipal levels. Through numerous site visits, data gathering and following an extensive analysis process, estimates were prepared for each of the cities and towns in the area. The study shows that the region is in a “zero sum” game and that growth will occur in the suburban and rural third ring communities. “The growth will most undoubtedly follow the current form of low density sprawl”.⁶ These projections are based on local expertise, knowledge of the region and recent growth/decline over the past few years.

The projections are important for Newstead and Akron as future policy decisions are made about the types of services and facilities that will be offered in the two communities. In using these projections, it is important to note that the forecasts were completed for transportation purposes to allow the GBNRTC to plan for future transportation needs. These projections are based on the regional approach taken in determining future trends for all of Erie County. The estimated population/households may not be the actual future for Newstead and Akron, but these forecasts offer a good starting point in determining the need for future services and facilities.

The GBNRTC estimates project that the Town of Newstead and Village of Akron will both gain population into the year 2025. The Town of Newstead population is expected to increase to approximately 5,507 while the Village's population is expected to increase to approximately 3,493.⁷ This is an increase of 21% in the Town and 20% in the Village. The number of households is expected to increase in the Town from 1,684 to 2,064 (24% increase) and in the Village from 1,268 in 1990 to 1,436 (13%).⁸

⁶ NRTC Phase 2 Economic/Demographic Overview Study Final Report.

⁷ Ibid.

⁸ Ibid.

2.1.3 Specific Characteristics of the Population

The following section illustrates specific characteristics of the population of the Town of Newstead and Village of Akron. Specifically, the following are considered: age, ethnicity, education, income, employment characteristics and poverty levels.

2.1.3.1 Age and Household Characteristics

2000 Census information for the combined Town and Village population indicates the age breakdown as follows:

Table 2-2 Age Breakdown – 2000
Town and Village Combined

Age	Number	Percent
Under 5	476	5.7
5-9	592	7.0
10-14	601	7.2
15-19	527	6.3
20-24	403	4.8
25-34	994	11.8
35-44	1,400	16.7
45-54	1,150	13.7
55-64	456	5.4
60-64	392	4.7
65-74	722	8.6
75-84	575	6.8
Over 85	116	1.4

In the Town of Newstead, the 2000 population was 8,404; this includes the Village of Akron's population of 3,085. Unlike many of the communities in Erie County, Newstead gained population between 1990 and 2000; the 1990 population was 4,534 for an increase of 17%. According to the Census, the Village also gained population between 1990 and 2000: from 2,906 to 3,085 for a gain of 6.1%.

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The percentage of men and women in the Town and Village has remained virtually unchanged since 1980. In 2000, 48.9% of the population was male while 51.1% were female. The following table summarizes the age characteristics in the Town and Village in 1980 and 1990.

Table 2-3 1980 and 1990 Age Characteristics
Town of Newstead and Village of Akron

	Town of Newstead				Village of Akron			
Total population	1990		1980		1990		1980	
	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage
	4,534		4272		2,906		2971	
SEX								
Male	2,266	50.0%	2174	50.9%	1,338	46.0%	1375	46.3%
Female	2,268	50.0%	2098	49.1%	1,568	54.0%	1596	53.7%
AGE								
Under 5 years	288	6.4%	364	8.5%	204	7.0%	241	8.1%
5 to 17 years	814	18.0%	996	23.3%	514	17.7%	589	19.8%
18 to 20 years	168	3.7%	184	4.3%	107	3.7%	108	3.6%
21 to 24 years	209	4.6%	226	5.3%	157	5.4%	206	6.9%
25 to 44 years	1,363	30.1%	1174	27.5%	832	28.6%	752	25.3%
45 to 54 years	495	10.9%	412	9.6%	307	10.6%	291	9.8%
55 to 59 years	248	5.5%	270	6.3%	120	4.1%	223	7.5%
60 to 64 years	224	4.9%	205	4.8%	136	4.7%	128	4.3%
65 to 74 years	493	10.9%	260	6.1%	291	10.0%	244	8.2%
75 to 84 years	188	4.1%	150	3.5%	175	6.0%	182	6.1%
85 years and over	44	1.0%	31	0.7%	63	2.2%	7	0.2%
Under 18 years	1,102	24.3%	1360	31.8%	718	24.7%	830	27.9%
65 years and over	725	16.0%	441	10.3%	529	18.2%	433	14.6%

Source: US Bureau of the Census

As this table indicates, approximately 24% of residents in the Town and 25% of residents in the Village were under the age of 18 in 1990; 26.2% of the total Town and Village population were under 19 in 2000.. People over the age of 65 comprise 16% of the Town's and 18% of the Village's 1990 population; this is somewhat lower than the County's percentage of 20%. In 2000, approximately 17% of the population for both the Town and Village was over 65. These figures are important as both the Town and Village determine services that will be required in the future for these special need age groups.

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The population between 25 and 54 increased in both the Town and Village between 1980 and 1990. This is due, in part, to the aging of the young population from 1980. The attractiveness of Newstead and Akron for young professionals also accounts for the increase in this age cohort. Other significant changes are evident in the Town's and Village's population between 65 and 74; this group has increased significantly in the Town and slightly in the Village.

The census information on households in the Town of Newstead and Village of Akron show that approximately 76% of households in the Town and 67% of households in the Village are family households. Of all households, the households of married couples include 66% in the Town and 53% in the Village. Non-family households comprise 24% in the Town and 33% in the Village. 21% of householders in the Town are living alone while almost 30% in the Village are living alone. Householders over 65 comprise 10% in the Town and almost 19% in the Village.

Table 2-4 1990 and 2000 Household Type
Town of Newstead and Village of Akron

HOUSEHOLDS BY TYPE	2000 Town and Village Combined		Town of Newstead		Village of Akron	
	Total	Percentage	Total	Percentage	Total	Percentage
Total households	3,371	100.0%	1,684	100.0%	1,268	100.0%
Family households	2,334	69.2%	1,277	75.8%	790	66.7%
Married-couple households	1,927	57.2%	1,111	66.0%	621	52.4%
Other family, female householder	287	8.5%	111	6.6%	137	11.6%
Nonfamily households	1,037	30.7%	407	24.2%	395	33.3%
Householder living alone	880	26.1%	356	21.1%	350	29.5%
Householder 65 years and over	463	13.7%	159	9.4%	224	18.9%

Source: US Bureau of the Census

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

In both the Town and Village, over 99% of households are headed by white householders. All other groups, Black, American Indian and Asian/Pacific Islander, make up less than 1% of heads of households in both the Town and Village.

Table 2-5 1990 Race of Householder
Town of Newstead and Village of Akron

RACE AND HISPANIC ORIGIN OF HOUSEHOLDER	Town of Newstead		Village of Akron	
	Total	Percentage	Total	Percentage
Occupied housing units	1,684	100.0%	1,185	100.0%
White	1,675	99.5%	1,174	99.1%
Black	4	0.2%	0	0.0%
American Indian, Eskimo, or Aleut	5	0.3%	10	0.8%
Asian or Pacific Islander	0	0.0%	0	0.0%
Other race	0	0.0%	1	0.1%

Source: US Bureau of the Census

2.1.3.2 Ethnicity Characteristics

According to the 2000 Census, in New York State, approximately 67.9% of residents are White compared with Erie County's percentage of 82.2%. The ethnicity characteristics of Newstead and Akron are considerably different from the rest of New York State and Erie County. In the Town and Village, over 98% of residents are White.

*Town of Newstead and Village of Akron
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In the Town of Newstead, over 99% of residents are white while in the Village, almost 99% are white; the combined 2000 census shows a slight decrease to 98.2%. Black residents comprise less than 0.3% in the Town and 0.1% in the Village; this is compared to 9% for the State and County. Other ethnic groups (American Indian, asian/pacific islander and other races) make up approximately 1% of the population in both the Town and Village. The following table outlines ethnicity in the Town and Village in 1990:

Table 2-6 Ethnic Origin of the 1990 and 2000 Population
Town of Newstead and Village of Akron

RACE AND HISPANIC ORIGIN	Combined 2000 Town and Village		Town of Newstead		Village of Akron	
	Total	Percentage	Total	Percentage	Total	Percentage
White	8,253	98.2%	4,496	99.2%	2,866	98.6%
Black	34	0.4%	13	0.3%	2	0.1%
American Indian, Eskimo, or Aleut	65	0.8%	19	0.4%	33	1.1%
Asian or Pacific Islander	10	0.1%	3	0.1%	2	0.1%
Other race	42	0.5%	3	0.1%	3	0.1%
TOTAL POPULATION	8,370	100.0%	4,534	100.0%	2,906	100.0%

Source: US Bureau of the Census

These percentages are not significantly different from the 1980 census figures for the Town and Village. 99.6% of residents in the Town and Village were white in 1980. Other ethnic groups (black, American Indian, Asian/Pacific Islander, other) made up this less than one half percent.

2.1.3.3 Education Levels

The US Census classifies the population by the highest level of education completed. In determining the potentials for future growth, the Town and Village will want to consider these numbers. This is true, particularly, for future economic and employment opportunities for residents in the Town and Village.

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The following table illustrates the educational attainment for New York State, Erie County, Town of Newstead and Village of Akron:

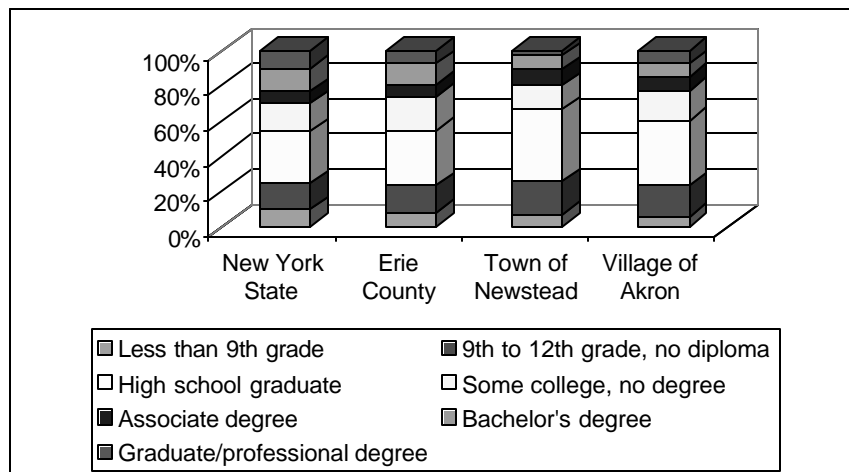
Table 2-7 1990 Educational Attainment
New York State, Erie County, Town of Newstead, Village of Akron, Town of Alden and Village of Alden

EDUCATIONAL ATTAINMENT	New York State	Erie County	Town of Newstead	Village of Akron	Town of Alden	Village of Alden
Less than 9th grade	10%	8%	7%	6%	11%	8%
9th to 12th grade, no diploma	15%	15%	19%	18%	14%	13%
High school graduate	29%	31%	41%	37%	34%	38%
Some college, no degree	16%	19%	14%	17%	19%	19%
Associate degree	7%	7%	9%	8%	10%	9%
Bachelor's degree	13%	12%	8%	8%	8%	7%
Graduate/professional degree	10%	7%	3%	7%	5%	6%

Source: US Bureau of the Census

The percentage of college graduates (from associates to professional degrees) is somewhat lower in the Town (20%) and Village (23%) than in New York State (30%) and Erie County (26%); the Town of Alden (23%) and Village of Alden (22%) have similar percentages of college graduates. The percentage of high school graduates is higher in the Town (41%), Village (37%), Town of Alden (34%) and Village of Alden (38%) than the State (29%) and County (31%). The following chart illustrates this information:

Figure 2-1 Educational Levels
New York State, Erie County, Town of Newstead and Village of Akron



*Town of Newstead and Village of Akron
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Current school enrollment shows that approximately 50% of residents in both the Town and Village are enrolled in school; this is similar to the Town and Village of Alden. This includes almost 9% in the Town and 11% in the Village that are enrolled in college; in the Town of Alden, approximately 15% of residents are enrolled in college while in the Village of Alden, 13% of residents are enrolled in college.

The following table summarizes the 1990 school enrollment characteristics of Newstead, Akron and the Town and Village of Alden.

Table 2-8 1990 School Enrollment
Town of Newstead, Village of Akron, Town of Alden and Village of Alden

SCHOOL ENROLLMENT	Town of Newstead		Village of Akron		Town of Alden		Village of Alden	
Persons 3+ years enrolled in school	961	50.0%	723	50.0%	2,412	50.0%	595	50.0%
Preprimary school	94	4.9%	89	6.2%	166	3.4%	40	3.4%
Elementary or high school	702	36.5%	482	33.3%	1,522	31.6%	404	33.9%
Percent in private school	2.3	N/A	1.2	N/A	8.7	N/A	7.7	N/A
College	165	8.6%	152	10.5%	724	15.0%	151	12.7%
TOTAL	1,922	100.0%	1,446	100.0%	4,824	100.0%	1,190	100.0%

Source: US Bureau of the Census

2.1.3.4 Income Levels and Poverty Status

The 1990 median income levels for the Town of Newstead \$28,355 while the Village of Akron is \$26,613. This is comparable to the County (\$28,005) and State (\$32,985) median income figures. In the Town of Alden, the median income is \$35,621 while the Village of Alden median income is \$29,600.

The greatest percentage of households in the Town of Newstead (23%) earn between \$15,000 and \$24,999; the percentage for the Village of Akron in this range is approximately 16%. The greatest percentage of households in the Village earn between \$35,000 and \$49,999; the percentage for the Town in this range is approximately 20%. The Town (18%) and Village (21%) of Alden also have the highest percentage of households making between \$35,000 and \$49,000. This is higher than both the County (18%) and State (17%) percentages.

In the Town, almost 18% of people earn between \$50,000 and \$99,999; this is approximately 19% in the Village. Approximately 1.5% of people in the Town and 0.8% of people in the Village earn over \$100,000; this is lower than the State (6.8%) and County (2.9%) percentages.

*Town of Newstead and Village of Akron
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The following table summarizes the income levels in New York State, Erie County, Town of Newstead, Village of Akron, Town of Alden and Village of Alden:

Table 2-9 1990 Income Distribution
New York State, Erie County, Town of Newstead, Village of Akron, Town of Alden and
Village of Alden

HOUSEHOLD INCOME IN 1989	New York State	Erie County	Town of Newstead	Village of Akron	Town of Alden	Village of Alden
Less than \$5,000	6.1%	6.2%	3.2%	2.7%	1.3%	2.2%
\$5,000 to \$9,999	9.5%	11.6%	7.0%	16.9%	6.4%	10.5%
\$10,000 to \$14,999	7.4%	9.3%	8.6%	11.3%	6.1%	8.9%
\$15,000 to \$24,999	15.1%	17.8%	22.9%	15.5%	15.9%	17.7%
\$25,000 to \$34,999	14.3%	15.9%	18.9%	16.0%	19.0%	19.6%
\$35,000 to \$49,999	17.3%	18.2%	20.2%	17.9%	24.1%	21.2%
\$50,000 to \$74,999	16.7%	14.0%	13.8%	16.3%	20.1%	15.5%
\$75,000 to \$99,999	6.9%	4.2%	4.0%	2.5%	4.7%	2.5%
\$100,000 to \$149,999	4.3%	1.9%	0.8%	0.8%	1.6%	1.4%
\$150,000 or more	2.5%	1.0%	0.7%	0.0%	0.7%	0.5%

Source: US Bureau of the Census

Per capita income is the amount of income for each person in a community. The Town of Newstead's per capita income in 1990 was \$12,646 and the Village of Akron's per capita income was \$12,364. The County's was \$13,560 and the State's was \$16,501 in 1990. Both Newstead and Akron are lower which means that, overall, people in these two communities appear to be poorer than the rest of the County. Because the cost of living in these two communities may be lower than the rest of the County, these figures are compared to other census characteristics to get a true picture of the poverty levels of residents in the Town and Village.

The poverty status of a community helps to gauge the economic well being of its people. The higher the percent of people living below poverty level, the more likely that community is suffering from lack of employment opportunities, low education levels or a high number of residents with special needs.

*Town of Newstead and Village of Akron
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Following the Office of Management and Budget's (OMB's) Statistical Policy Directive 14, the U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index (CPI). The official poverty definition counts money income before taxes and does not include capital gains and noncash benefits (such as public housing, medicaid, and food stamps). Poverty is not defined for people in military barracks, institutional group quarters, or for unrelated individuals under age 15 (such as foster children). They are excluded from the poverty universe--that is, they are considered neither as "poor" nor as "nonpoor." Poverty thresholds include:

• 1 person	\$6,652
• 2 people	\$8,509
• 3 people	\$10,419
• 4 people	\$13,359
• 5 people	\$15,792
• 6 people	\$17,839
• 7 people	\$20,241
• 8 people	\$22,582
• 9 people	\$26,848

In examining the poverty status for residents of Newstead and Akron in 1989, less than 6% of Town residents and less than 8% of Village residents are below the poverty status; in the Town and Village of Alden, the poverty rates are 3% and 5%, respectively. This is considerably lower than the County's percentage of 12% and the State's percentage of 14%.

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The statistics also show that those below the age of 18 make up approximately 5% of those below the poverty level in the Town and 8% in the Village. In the Town and Village of Alden, residents below 18 that are living below the poverty level include 1.6% and 4.0% of the population, respectively. Seniors, on the other hand, comprise almost 10% of those below poverty status in both the Town and Village; this varies from the Town and Village of Alden where 1.2% and 2.4% of seniors make up those living below the poverty level. The following chart outlines poverty status in 1989 in the Town of Newstead and Village of Akron

Table 2-10 1989 Poverty Status
Town of Newstead and Village of Akron

POVERTY STATUS IN 1989	Town of Newstead		Village of Akron	
	Total	Percentage	Total	Percentage
Persons for whom poverty status is determined	4,522	N/A	2,898	N/A
Below poverty level	241	5.3%	227	7.8%
Persons 18 years and over	3,435	N/A	2,174	N/A
Below poverty level	169	4.9%	160	7.4%
Persons 65 years and over	717	N/A	529	N/A
Below poverty level	69	9.6%	46	8.7%

Source: US Bureau of the Census

In addition to poverty status, the number of people that receive public assistance indicates if a community has residents with special economic needs. In the Town of Newstead, approximately 5% of residents receive public assistance and 4% receive public assistance in Akron; in the Town of Alden, 3% of resident receive public assistance while in the Village of Alden almost 5% receive public assistance. These are lower than the County (9.3%) and State's (9.1%) percentages. Residents with social security income include approximately 35% of Town residents and almost 40% of Village residents. These percentages are considerably higher than the County percent of 32% and the State's percentage of approximately 27%. In the Town of Alden, 28% receive social security and in the Village of Alden, approximately 31% receive social security.

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This information is summarized in the table below:

Table 2-11 1990 Public Assistance
New York State, Erie County, Town of Newstead and Village of Akron

INCOME TYPE IN 1989	New York State		Erie County		Town of Newstead		Village of Akron	
Households	6634434	N/A	376019	N/A	1,695	N/A	1,164	N/A
With Social Security income	1778269	26.8%	119986	31.9%	593	35.0%	456	39.2%
With public assistance income	602196	9.1%	35120	9.3%	80	4.7%	50	4.3%

Source: US Bureau of the Census

2.1.3.5 Employment Characteristics

The types of employment sectors and occupations within a community is impacted by and impacts education levels, household income and other population characteristics outlined in this section.

In the Town of Newstead, 3,541 people were in the labor force and in the Village of Akron, 2,254 people were in the labor force. This is comparable to the labor force in the County (62%) and State (64%). Of these, 96% of those in the Town were employed while almost 95% of those in the Village were employed. This shows that approximately 4% in the Town and 5% in the Village were unemployed. These percentages are somewhat lower than the 1990 Erie County's and New York State's unemployment rates: 7% for both.

The following table summarizes the labor force of the Town of Newstead and Village of Akron:

Table 2-12 1990 Labor Force Status
Town of Newstead and Village of Akron

LABOR FORCE STATUS	Town of Newstead		Village of Akron	
Persons 16 years and over	3,541	N/A	2,254	N/A
In labor force	2,162	61.1%	1,404	62.3%
Civilian labor force	2,162	N/A	1,404	N/A
Employed	2,080	96.2%	1,333	94.9%
Unemployed	82	3.8%	71	5.1%
Armed Forces	0	N/A	0	N/A
Not in labor force	1,379	N/A	850	N/A

Source: US Bureau of the Census

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Combined Comprehensive Plan*

The most significant industries in the Town of Newstead include: Manufacturing – Durable Goods (21%), Retail Trade (19%) and Construction (10%). In the Village, the most significant industries are Manufacturing – Durable Goods (21%), Retail Trade (20%) and Educational Services (13%). In Erie County, significant employment sectors include Retail Trade (19%), Health Services (11%) and Manufacturing – Durable Goods (11%). In New York State, the three most significant employment sectors are Retail Trade (16%), Health Services (11%) and Educational Services (11%). The following table summarizes the major employment sectors in New York State, Erie County, Town of Newstead and Village of Akron:

Table 2-13 1990 Employment Sectors
New York State, Erie County, Town of Newstead and Village of Akron

INDUSTRY	New York State	Erie County	Town of Newstead	Village of Akron
Employed persons 16 years and over	100.0%	100.0%	100.0%	100.0%
Agriculture, forestry, and fisheries	1.2%	0.9%	4.3%	1.4%
Mining	0.1%	0.1%	0.5%	0.4%
Construction	5.2%	4.7%	10.2%	6.1%
Manufacturing, nondurable goods	6.3%	6.6%	7.5%	8.8%
Manufacturing, durable goods	8.4%	10.7%	21.1%	21.1%
Transportation	5.2%	4.5%	3.9%	2.8%
Communications and other public utilities	2.7%	2.3%	1.1%	2.3%
Wholesale trade	4.2%	4.5%	2.8%	2.0%
Retail trade	14.9%	18.6%	18.5%	19.8%
Finance, insurance, and real estate	9.3%	7.1%	2.0%	4.9%
Business and repair services	5.2%	4.1%	2.7%	4.2%
Personal services	3.0%	2.4%	1.6%	0.9%
Entertainment and recreation services	1.5%	1.2%	2.1%	1.2%
Health services	10.1%	11.2%	8.2%	5.9%
Educational services	9.6%	9.7%	4.4%	12.5%
Other professional and related services	8.2%	7.1%	8.0%	2.7%
Public administration	5.1%	4.4%	1.2%	3.3%

Source: US Bureau of the Census

A significant figure in the previous table is the percentage of residents in Agriculture, Forestry and Fisheries. In Newstead, the percentage of residents in this sector is 4.3% which is four times as high as the State's and County's figure. Agriculture is clearly a significant employment sector for both Town and Village residents.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

The Census Bureau also tracks occupations within a community. The following table outlines major occupations for residents in the State, County, Town and Village.

Table 2-14 1990 Occupation
New York State, Erie County, Town of Newstead and Village of Akron

OCCUPATION	New York State	Erie County	Town of Newstead	Village of Akron
Employed persons 16 years and over	100.0%	100.0%	100.0%	100.0%
Executive, administrative, and managerial occupations	13.3%	11.4%	8.4%	8.8%
Professional specialty occupations	16.7%	15.5%	9.6%	11.3%
Technicians and related support occupations	3.5%	3.6%	4.4%	2.0%
Sales occupations	11.2%	12.7%	10.9%	12.9%
Administrative support occupations, including clerical	18.4%	17.1%	9.5%	15.5%
Private household occupations	0.5%	0.2%	0.2%	0.0%
Protective service occupations	2.5%	2.1%	1.0%	1.4%
Service occupations, except protective and household	11.4%	12.1%	11.3%	12.8%
Farming, forestry, and fishing occupations	1.1%	0.8%	3.9%	1.4%
Precision production, craft, and repair occupations	9.4%	10.4%	18.1%	13.0%
Machine operators, assemblers, and inspectors	5.1%	6.3%	11.0%	8.8%
Transportation and material moving occupations	3.7%	3.8%	6.5%	6.9%
Handlers, equipment cleaners, helpers, and laborers	3.2%	3.9%	5.1%	5.4%

Source: US Bureau of the Census

In the Town of Newstead, the major occupations include Precision Products (19%), Machine Operators (11%), Service Occupations (11%) and Sales Occupations (11%). In the Village, major occupations include Administrative Support (16%), Precision Products (13%), Sales Occupations (13%) and Service Occupations (13%). Erie County's and New York State's most significant occupation is Administrative Support: 17% and 18% respectively. In Erie County, Professional Specialty (16%) is the second most significant occupation with Sales Occupations (13%) the third most significant. In New York State, Professional Specialty (17%) and Executive, Administrative Occupations (14%) are the second and third most significant occupations, respectively.

2.1.3.6 Urban and Rural Population

The Census Bureau defines "urban" for the 1990 census as comprising all territory, population, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, "urban" consists of territory, persons, and housing units in:

- Places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the six New England States, New York, and Wisconsin), but excluding the rural portions of "extended cities."
- Census designated places of 2,500 or more persons.
- Other territory, incorporated or unincorporated, included in urbanized areas
- Territory, population, and housing units not classified as urban constitute "rural." In the 100-percent data products, "rural" is divided into "places of less than 2,500" and "not in places." The "not in places" category comprises "rural" outside incorporated and census designated places and the rural portions of extended cities. In many data products, the term "other rural" is used; "other rural" is a residual category specific to the classification of the rural in each data product.

The urban and rural classification cuts across the other hierarchies; for example, there is generally both urban and rural territory within both metropolitan and non-metropolitan areas. Table 2-14 summarizes the urban and rural populations of the Town and Village:

Table 2-15 1990 Urban and Rural Populations
Town of Newstead and Village of Akron

URBAN AND RURAL RESIDENCE	Town of Newstead		Village of Akron	
Total population	4,534	N/A	2,906	N/A
Urban population	0	0.0%	2,906	100.0%
Rural population	4,534	100.0%	0	0.0%
Farm population	232	5.1%	0	0.0%

Source: US Bureau of the Census

The population in Newstead is 100% rural while the population in Akron is 100% urban. More significantly, 5% of the population is Farm Population in the Town of Newstead. In Erie County, 86% of residents are in urban areas while 13% are in rural areas; approximately 0.5% is Farm Population. In New York State, approximately 78% are in urban areas and 15% are in rural areas; approximately 0.5% is Farm Population.

2.2 Housing

2.2.1 Existing Characteristics

This section will outline the pertinent housing characteristics in the Village of Akron and the Town of Newstead. Statistics for Erie County and the Village and Town of Alden have been included for comparison.

2.2.1.1 Total Housing Units

Between 1980 and 1990, the total number of housing units in Erie County increased by 31,000 units, an increase of 8.0%. In Newstead and Akron, the percentage increase in the number of housing units considerably exceeded this number; in 1990, Newstead experienced a dramatic jump of more than 20%, while Akron's increase totaled 5.3%. Between 1980 and 2000, the Town and Village saw an increase of almost 1,000 units or 37%. These figures are compared with the Town and Village of Alden in the following table.

Table 2-16 Total Housing Units 1980-2000
Newstead, Akron, Alden (T/V) and Erie County

Municipality	1980	1990	2000	Change: 1980-2000	
				Number	Percent
Village of Akron	1,170	1,268*	See Town	98	8.4% (1990)
Town of Newstead	1,468	1,763	3,623	985 (T/V)	37.0%
Village of Alden	931	985	See Town	54	5.8% (1990)
Town of Alden	2,030	2,096	3,398	437 (T/V)	14.7%
Erie County	385,038	402,131	415,868	17,093	8.0%

* Revised 1990 housing unit total recorded by US Census after 1992 recount.

Source: US Bureau of the Census

2.2.1.2 Occupancy Rates and Tenure

Information relating to the occupancy of a community's housing stock indicates the level of vacancy and the breakdown of owner-occupied and renter-occupied units. This data is helpful for future planning because it relates to factors such as housing affordability and condition.

As shown in the following table, the Village had a vacancy rate of 3.8% in 1990, while 4.5% of the units in the Town were vacant. Both figures show a greater rate of occupancy than the County as a whole, where 6.3% of the total units were vacant. These figures suggest a healthy level of demand for housing in Newstead and Akron.

*Town of Newstead and Village of Akron
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Both Newstead and Akron have a greater percentage of owner-occupied units than Erie County. Housing units in the Village of Akron were nearly 62% owner-occupied, and roughly 80% of units in the Town of Newstead were owner-occupied in 1990. In 2000, the Town and Village had an owner occupied rate of 77.3% compared to the County's percentage of 65.3%. The following table details the 1990 characteristics for occupied and owner-occupied units in Akron, Newstead, Alden and Erie County.

Table 2-17 Owner Occupied Housing Units - 1990
Newstead, Akron, Alden (T/V) and Erie County

Municipality	Total Housing Units	Occupied Units	Occupied Units as Percent of Total Units	Owner-Occupied Units	Owner Occupied Units as Percent of Total Units
Village of Akron*	1,232	1,185	96.2%	763	61.9%
Town of Newstead	1,763	1,684	95.5%	1,405	79.7%
Village of Alden	985	955	97.0%	681	69.1%
Town of Alden	2,096	2,036	97.1%	1,824	87.0%
Erie County	402,131	376,994	93.7%	240,179	59.7%

* This table and subsequent tables are based on the initial Census count of 1,232 housing units, except as noted.

Source: US Bureau of the Census

2.2.1.3 Number of Units in Structure

The following table shows the breakdown of the total housing units by the number of units in each structure. As in most suburban communities, the majority of the units are single-family units, with the number of structures generally decreasing as the number of units in the housing structures increases.

*Town of Newstead and Village of Akron
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The table shows that both Newstead and Akron have a higher proportion of single-family homes than Erie County as a whole. Conversely, the two communities show lower percentages of two-family homes and structures with 10 or more units than the County. The greatest disparity exists in the number of mobile/trailer homes – 5.1% of the homes in Akron and 17.1% of the homes in Newstead fall into this category, compared with 1.3% in Erie County as a whole.

Table 2-18 Number of Units in Structure* - 1990
Village of Akron, Town of Newstead, and Erie County

Municipality	1 Unit		2 Unit		3 to 9 Units		10 or More Units		Mobile home or trailer	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Village of Akron	726	58.9%	201	16.3%	175	14.2%	40	3.2%	63	5.1%
Town of Newstead	1,257	71.3%	88	5.0%	82	4.7%	10	0.6%	301	17.1%
Village of Alden	551	55.9%	113	11.5%	143	14.5%	25	2.5%	145	14.7%
Town of Alden	1,899	90.6%	104	5.0%	18	0.9%	1	0%	9	0.4%
Erie County	223,720	55.6%	95,939	23.9%	46,217	11.5%	25,660	6.4%	5,135	1.3%

*Does not include units classified as “other” in the Census.

Source: US Bureau of the Census

2.2.1.4 Units by Year of Construction

In Erie County, 37.9% of the housing units were built in 1939 or earlier. Roughly 30% of the housing in the Town of Newstead and 53% of the Village of Akron’s housing was built in this same period. These percentages indicate a potential need for housing rehabilitation in the two communities, as structural defects (roof, foundation, etc.) become evident in older housing.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

At the other end of the spectrum, Newstead and Akron are experiencing a healthy amount of new housing units as people spread out through the larger metropolitan area (See Table 2-23 Building Permit Activity). While a small percentage (6.7%) of the housing development in Erie County occurred between 1980 and 1990, about 10% of Akron's housing and over 23% of Newstead's housing was built in this period.

Table 2-19 Year of Construction
Newstead, Akron, Alden (T/V) and Erie County

Municipality	Built 1939 or Earlier		Built 1940 to 1959		Built 1960 to 1979		Built 1980 to March 1990		Total Units
	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total
Village of Akron	657	53.3%	126	10.2%	324	26.3%	125	10.1%	1,232
Town of Newstead	535	30.3%	195	11.1%	615	34.9%	418	23.7%	1,763
Village of Alden	293	29.7%	241	24.5%	335	34.0%	116	11.8%	985
Town of Alden	526	25.1%	560	26.7%	858	40.9%	152	7.3%	2,096
Erie County	152,376	37.9%	126,175	31.4%	96,480	24.0%	27,100	6.7%	402,131

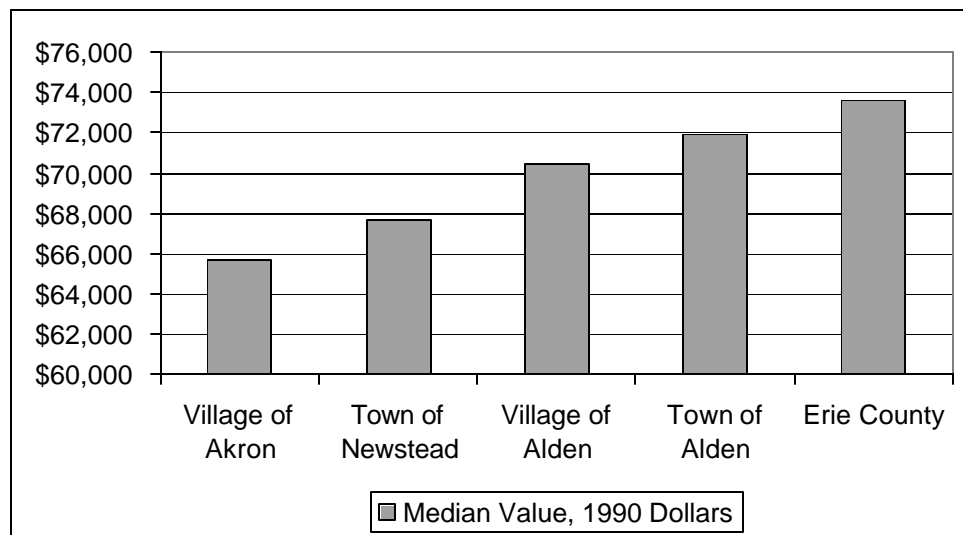
Source: US Bureau of the Census

2.2.2 Housing Cost and Affordability

2.2.2.1 Owner-Occupied Housing

The median value of owner-occupied housing in Erie County in 1990 was \$74,000. Housing values were about 11% lower in the Village of Akron than in the County as a whole. The following table summarizes the value of housing for Newstead, Akron, Alden and the County.

Figure 2-2 Median Value of Housing
Newstead, Akron, Alden (T/V) and Erie County



*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

According to the U.S Department of Housing and Urban Development (HUD) guidelines, spending 30% or more of a household's income on housing expenses is considered burdensome. In the Village of Akron, the percentage of households that spend a disproportionate amount of their incomes on housing is 10.8%, lower than the Erie County figure of 16.5%. In Newstead this figure is 18.3%.

**Table 2-20 Median Value and Housing Cost as a Percentage of Income
Newstead, Akron, Alden (T/V) and Erie County**

Municipality	Median Value, 1990 Dollars	Percent of Households in Specified Owner-Occupied Units Spending 30% or More of Incomes on Housing
Village of Akron	\$65,700	10.8%
Town of Newstead	\$67,700	18.3%
Village of Alden	\$70,500	18.8%
Town of Alden	\$71,900	16.6%
Erie County	\$73,600	16.5%

Source: US Bureau of the Census

2.2.2.2 Rental Housing

The median rents in the Village of Akron and the Town of Newstead are lower than those in Erie County and in the Town and Village of Alden. As Table 1.5, and Table 1.6 indicate, housing cost as a percentage of total income is considerably higher among renters than owners. For elderly renters, housing cost can be an exceptional burden. However, the percentage of households spending 30% or more of incomes on rental housing in both the Town of Newstead and the Village of Akron is considerably less than in the County as a whole and the Village of Alden, but greater than that of the Town of Alden.

The following table summarizes this information.

**Table 2-21 Median Rent and Rent as a Percentage of Income
Newstead, Akron, Alden (T/V) and Erie County**

Municipality	Median Rent, 1990 Dollars	Percent of Households in Specified Renter-Occupied Units Spending 30% or More of Incomes on Housing
Village of Akron	\$318	26.1%
Town of Newstead	\$338	24.8%
Village of Alden	\$393	42.0%
Town of Alden	\$397	14.6%
Erie County	\$384	44.7%

Source: US Bureau of the Census

2.2.2.3 Substandard Housing

The U.S. Census provides an estimate of the degree of substandard or overcrowded housing in an area. The Census estimates substandard housing by counting housing units with incomplete plumbing. The 1990 Census counted 4 such units in the Village of Akron, or 0.3% of all housing units. Sixteen (16) housing units, or 0.9%, had incomplete plumbing in the Town of Newstead. These figures indicate that substandard housing is not a significant issue in the two communities.

2.2.3 Recent Housing Trends

2.2.3.1 Housing Unit Estimates

The Erie County Department of Environment and Planning has generated estimates of housing units per municipality. Prepared in 1996, the data enables communities to obtain a picture of the growth or decline in new housing until the 2000 Census information is available.

Table 2-22 Estimated Housing Units – 1996
Village of Akron, Town of Newstead, and Erie County

Municipality	1990	1996	1990 – 1996 Change	
			Total	Percent
Village of Akron	1,268*	1,316	48	3.8%
Town of Newstead	1,763	1,824	61	3.5%
Erie County	402,131	413,315	11,184	2.8%

* Revised 1990 housing unit total recorded by US Census after 1992 recount.

Source: Erie County Department of Environment and Planning & peter j. smith & company, inc.

According to the above information, Newstead and Akron have experienced a greater increase in the number of housing units than Erie County as a whole. This estimate is substantiated by the level of building permit activity in the two communities, as described in the next section.

2.2.3.2 Building Permit Activity

Building permit activity is important because it can indicate the overall health of the community. Since building permits are issued for all types and levels of construction – from minor projects such as sheds, signs, additions, etc. to new industrial and commercial buildings – they reflect several trends:

- ◆ The level of investment being made in the community;
- ◆ The attractiveness of the community as a place to live; and
- ◆ The desire of residents to upgrade their homes.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Between 1989 and 1999, there was a steady amount of building permit activity in the Town of Newstead and the Village of Akron, indicating that a substantial amount of financial resources is being invested in the communities.

The following table, based on information supplied by the local Code Enforcement Officer, shows the total number of building permits issued in the Town and Village by year and the number issued for new home construction.

Table 2-23 Building Permit Activity – 1989-1999
Village of Akron and Town of Newstead

Year	Village of Akron		Town of Newstead	
	Total Permits	New Homes	Total Permits	New Homes
1989	N/A	N/A	122	27
1990	N/A	N/A	151	30
1991	N/A	N/A	133	18
1992	N/A	N/A	121	23
1993	N/A	N/A	155	36
1994	N/A	N/A	168	52
1995	N/A	N/A	150	39
1996	N/A	N/A	146	25
1997	72	9	138	37
1998	57	5	151	22
1999	63	3	151	23

Source: Newstead-Akron Code Enforcement Officer

A total of 275 permits were issued for new homes in Newstead during this 11-year period, for an average of approximately 30 homes per year. The total construction cost for all types of permits was nearly \$60 million.

For the Village of Akron, building permit activity was available for 1997 through 1999. For this three-year period, a total of 17 permits were issued for new homes, including mobile homes. The total new construction cost for all building permits was approximately \$3.9 million.

2.2.4 Cost of Housing

Recent housing sales information obtained from the Multiple Listing Service (Greater Buffalo Board of Realtors) was reviewed to compare the cost of housing in Newstead, Akron and Alden (Town and Village) with Erie County as a whole. Data for 1999 is presented in the following table.

Table 2-24 Single Family Home Sales -1999 (excluding Mobile Homes)
Newstead, Akron, Alden (T/V) and Erie County

Municipality	Number of Sales	Average Sales Price
Village of Akron	25	\$85,886
Town of Newstead	26	\$97,807
Alden (Town/Village)	52	\$88,900
Erie County	9,023	\$90,748

Source: MLS, Greater Buffalo Board of Realtors

During 1999, Akron and Newstead experienced a similar number of home sales. The total of 51 sales is nearly equal to the combined Alden Town/Alden Village number of 52. These numbers are typical of Erie County's third-ring suburbs.

When compared with the Erie County average sale price, the Village of Akron figure is less the County average, and the Town of Newstead figure exceeds the average. The average sale price in Newstead exceeds that in Akron by roughly \$12,000. This can be explained by the fact that Newstead homes are on average newer than those in Akron, and that many Newstead properties are located on large lots.

2.2.5 Housing Programs and Suppliers

The need to provide sufficient housing opportunities for current and future residents of Newstead and Akron is an important goal of the Comprehensive Plan. The presence of a sound housing stock will enable families to live in the communities and sustain economic growth in the Town and Village. In addition, the ability of elderly residents to remain in the community is a concern. A number of government-sponsored housing programs have been utilized in the communities to enhance affordable housing opportunities. These are described below.

2.2.5.1 Community Development Block Grant Program

Erie County administers federal Community Development Block Grant (CDBG) funds for eligible projects in the categories of community development, economic development and infrastructure. Several municipalities within the County are part of the County Consortium – the group of communities that compete for funding from the roughly \$1 million available each year. CDBG funds may be used to meet community development and housing needs principally for low and moderate-income persons and/or for the prevention of elimination of slums and blight.

Municipalities in the County Consortium may apply for funding for community-initiated new housing construction, acquisition of property, property conversion for permanent affordable housing, or housing rehabilitation projects. The Village of Akron has been identified by the County as a likely location for future housing rehabilitation projects, since some sections of the Village qualify under the low- and moderate-income criteria established by the U.S. Department of Housing and Urban Development (HUD).

The various housing programs available through the CDBG funding are described on the following pages.

Housing Rehabilitation Loan Program

The County's Housing Rehabilitation Loan Program provides low-interest loans (0-3% fixed rates) to eligible low income homeowners to make needed housing repairs and to bring their properties into compliance with applicable housing codes. To be eligible, properties must be owner-occupied one- to four-unit dwellings.

The aim of this program is to bring housing up to federal housing quality standards. Housing rehabilitation projects will concentrate first on maintaining the structural integrity of the home, which usually involves work on items such as the foundation, roof, or electrical system. The program requires that the homeowners hire the private contractors, who are then paid by the County with CDBG funds. The cost of each project cannot exceed \$15,000.

Since 1998, approximately 11 properties have been rehabilitated under this program in the Newstead-Akron area.

Rental Rehabilitation Loan Program

The CDBG Rental Rehabilitation Loan Program provides financial assistance in the form of no interest loans to rental property owners to bring their properties into compliance with applicable housing codes. Financial assistance is available for a maximum of eligible rehabilitation cost up to a maximum of \$6,500 for 1-bedroom units, \$7,500 for 2-bedroom units, and \$8,500 for 3- or more bedrooms units. Any size structure is eligible, as long as rehabilitated units are occupied by low- to moderate-income tenants at fair market rents for at least 7 years after the work is completed. If the property is sold or transferred, the loan must be repaid.

Since 1998, 2 rental units in the Newstead-Akron area have been rehabilitated under this program.

First-Time Homebuyer Program

The CDBG First-Time Homebuyer Program provides deferred loans for eligible low- and moderate-income home buyers that can be forgiven after 10 years occupancy. Financial assistance of up to \$6,000 per dwelling is available to assist with closing costs, down payment or mortgage reduction. To be eligible, properties must be owner-occupied, one- or two-family dwellings.

Since 1998, there have been 2 cases in the Newstead-Akron area of assistance under this program.

Mobile Home Rehabilitation Program (proposed)

The County has recognized the need for rehabilitation of mobile homes throughout the communities and plans to set aside CDBG funds in 2001 to address this need. In the Town of Newstead, a total of 301, or over 17% of all homes, were classified as mobile homes in 1990. The Town has identified the rehabilitation of mobile homes as a specific housing need within its borders and should take advantage of these funds when they become available.

2.2.5.2 Suppliers

According to the Erie County Department of Environment and Planning, the three major suppliers of affordable housing in Erie County are Belmont Shelter Corp., Delta Development Corp., and People, Inc. All are not-for-profit agencies that construct and manage affordable housing developments. The not-for-profit affordable housing corporations apply to state, federal, and local grant programs for funding and apply to local municipalities for project approval. The organizations also provide other housing assistance services such as home ownership counseling, rental housing referrals, and administration of the County's HUD Section 8 housing program for the Erie County Consortium.

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3.0 The Land

This chapter examines the physical characteristics of the land in Newstead and Akron, how the land is currently being used, the environmental qualities and constraints of the land, and the role that agriculture plays in the two communities.

The analysis of existing conditions forms the basis of the ***Vision Map*** for the communities. The Vision Map also incorporates the needs and goals expressed by local residents and decision-makers during the comprehensive planning process. The purpose of the Vision Map is to provide a picture of how the two communities could look over the next 20 years and to guide the preparation of subsequent land use regulations in Newstead and Akron.

3.1 Land Use

The existing, observable land use of each parcel in Newstead and Akron is important because it reveals the pattern of past growth, the location of areas that should be preserved, and the potential locations for future development.

An Existing Land Use Map has been prepared for the Town and Village showing the current land use classification for each tax parcel in the two communities. A base map was obtained from the Erie County Department of Environment and Planning; this information was verified on-site by a windshield survey of each property in the summer of 2000. The resulting map provides a picture of the current pattern of land uses in Newstead and Akron.

The categories of land use are agricultural (or fallow), residential, commercial, industrial, park and recreation, community service, public service, forest/wild/open space and vacant. The total acreage devoted to each use is shown on Table 3-1.

Table 3-1 Existing Land Use - 2000
Town of Newstead and Village of Akron

Land Use	Town of Newstead		Village of Akron		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural (or Fallow)	15,536	51%	116	11%	15,652	50%
Residential	6,302	21%	389	35%	6,691	21%
Commercial	448	2%	40	4%	488	2%
Industrial	1,091	4%	90	8%	1,181	4%
Park/Recreation	1,042	3%	158	14%	1,200	4%
Community Service	79	0.3%	36	3%	115	0.4%
Public Service	784	3%	27	3%	811	3%
Forest/Wild/Open Space	2,417	8%	46	4%	2,463	8%
Vacant	2,566	8%	202	18%	2,768	9%
Total	30,265	100%	1,104	100%	31,369	100%

Source: Erie County Department of Environment and Planning; and peter j. smith & company, inc.

A total of 31,369 acres was calculated for the land area of Newstead and Akron. This acreage does not include the Tonawanda Reservation lands in the northeastern corner of the Town. Each land use category is described in greater detail below.

3.1.1 Agricultural (or Fallow)

Land in agricultural use comprises the largest acreage of any category, amounting to 15,652 acres or 50% of the combined land area in Newstead and Akron. The agricultural classification was applied to:

- parcels that are currently being farmed
- parcels that appear to have been recently farmed but are currently lying fallow.

In the Town, agricultural land is naturally much more prevalent (51%) than in the Village (11%). The Town's agricultural parcels are located throughout the entire municipality, with virtually every section of Newstead characterized by farming. Indeed, the agrarian character of Newstead is evident as one travels along nearly every major and minor roadway in the Town.

A few areas in the Village of Akron are classified agricultural: the northwest corner; the southern part of the Village, on the east side of NY Route 93; the easternmost part of the Village on the north side of East Avenue; and a small parcel on the south side of Skyline Drive.

3.1.2 Residential

Residential uses are prevalent throughout Newstead and Akron. A total of 6,691 acres, or 21% of the combined land area of the Town and Village, is comprised of residential properties. This percentage, higher than some of the more rural communities in western New York, indicates a healthy residential Village core and the desirability of the two communities as places to live.

In the Town of Newstead, residential uses make up 21% of the land. Residences are interspersed among the agricultural parcels; in fact, many of the long, narrow residential properties were probably split off adjacent farms. The Town has not yet experienced much new "strip" housing along roadways as has occurred in neighboring Clarence. In Newstead there is a combination of farm properties on large rural lots, as well as many newer suburban-style homes on somewhat smaller parcels. Apartment buildings are also found in the Town, normally limited to the busier thoroughfares such as Main Road. There are three mobile home parks in the Town, two on Main Road and one on Buckwheat Road.

In Akron, residential uses comprise 35% of the land area, creating a density that one would expect in a village. In general, the section of the Village east of NY Route 93 shows the densest residential development. Solid residential neighborhoods on small lots characterize most of these neighborhoods; exceptions to this pattern are the deep lots on the south side of Skyline Drive. The recent development of The Cloisters and The Meadows, attached residences for the elderly, the handicapped and the disabled on the west side of NY Route 93, provide an alternative to the traditional single-family residential lot.

Apartment buildings are found near the northern Village border and in the central business district. Akron Mobile Home Park is located in the northeastern corner of the Village.

3.1.3 Commercial

Commercial uses do not make up a large amount of land area in Newstead and Akron, as is common in many rural areas. Altogether, the commercial properties account for 488 acres or 2% of the land area. With the Lockport, Batavia and Transit Road business centers just 15 minutes away, many residents can meet their shopping needs at these nearby locations.

In the Town, commercial uses comprise 2% of the total area. The majority of commercial properties in Newstead are found on the Town's major road corridor, Main Road⁹ (NY Route 5), and most commercial sites are limited to this portion of the Town. Among the largest businesses are the Adessa automobile auction property and Kelly Schultz Antiques near the Clarence border. Smaller commercial sites such as automobile-related businesses, services and offices line Main Road in the Town. The Town is currently seeking to provide for the orderly development of this major thoroughfare.

The Village of Akron functions as the commercial core for the two communities, and 4% of the total Village area is commercial. Main Street contains a healthy mix of stores, offices, services and restaurants and is easily accessible by foot for most Village residents. Pixley's Plaza in the southern part of the Village is more likely accessed by vehicle than by pedestrians. The plaza includes a bank, laundry, drug store and food market. Smaller commercial businesses are interspersed among residential uses in the Village.

⁹ NY Route 5 is referred to locally as Main Road to avoid confusion with Main Street in the Village of Akron. Throughout this document, NY Route 5 is referred to as Main Road.

3.1.4 Industrial

In general, industrial uses in the Newstead-Akron community are found in and adjacent to the Village, and in the southern portion of the Town extending to the Alden border. There are no industrial properties in the northern half of the Town. Altogether, the industrial sites take up 1,181 acres or 4% of the combined land area of the Town and the Village.

Within the Town of Newstead, 4% of the land is industrial. Several large industrial firms in Newstead include:

- Whiting Industrial Park
- Northeast Caissons
- Whiting Door
- County Line Stone
- Niagara Specialty Metals

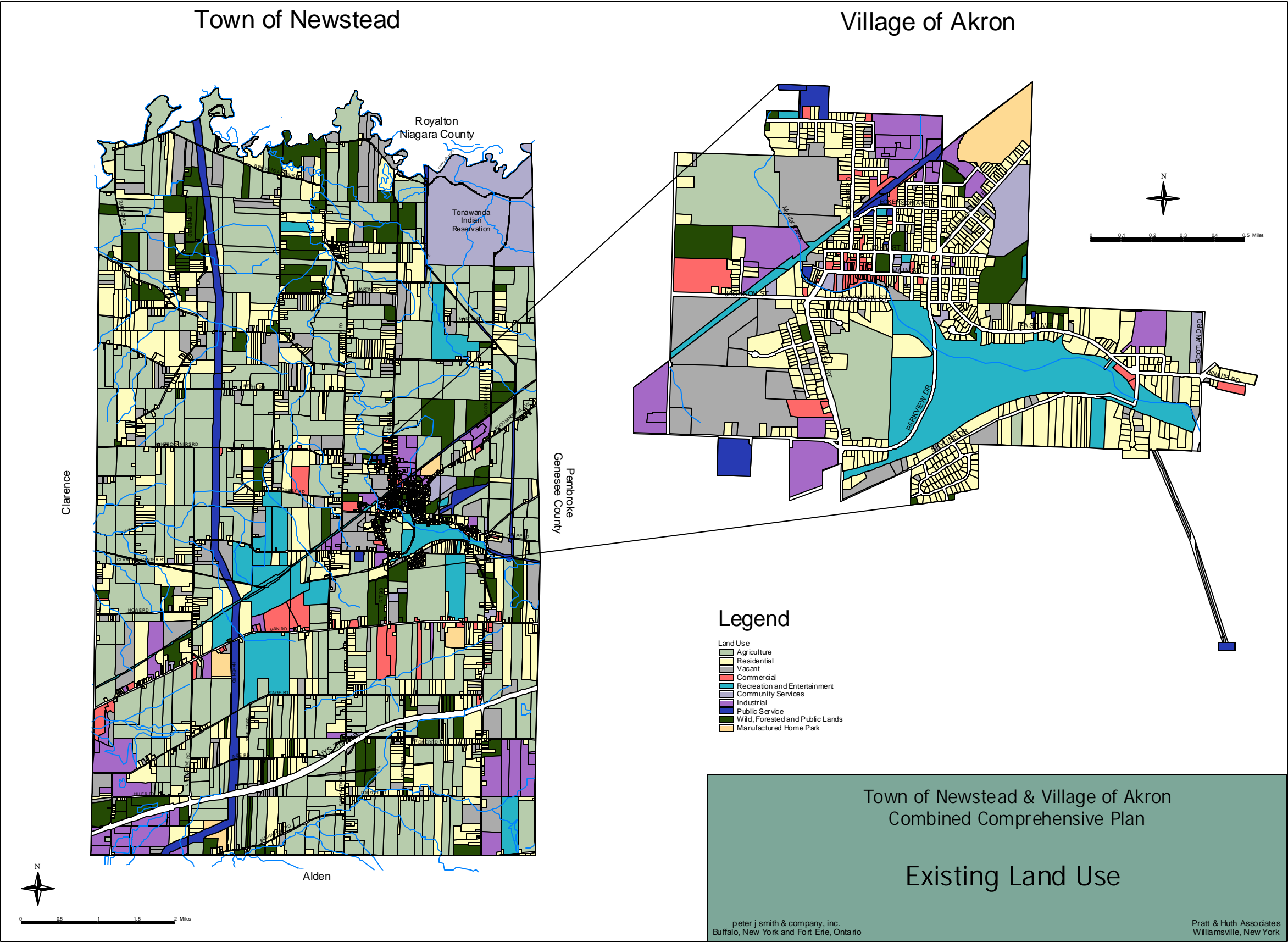
Mining is limited to the southern part of the Town in areas surrounding the New York State Thruway.

The Village of Akron contains a higher percentage of industrial land (8%) than in the Town. Larger industrial properties in Akron include:

- Strippitt
- Perry's Ice Cream
- Ford Gum
- Whiting Door
- I²R

The Village industrial uses are situated predominantly along the periphery of the municipality. Although located near the central business district and many residential areas, the industries do not noticeably conflict with the surrounding neighborhood character from a land use perspective. Other potential impacts from the industries such as traffic, noise and odors are discussed in the Environmental section of this chapter.

Figure 3-1 Land Use Plan



3.1.5 Park and Recreation

Residents of Newstead and Akron are fortunate to have many public and private recreational sites in close proximity. Altogether, the park and recreation uses account for 1,200 acres or 4% of the total acreage of Newstead and Akron. This includes the Town and Village bicycle path. Several recreational sites are found within the Town of Newstead; the sites total 1,042 acres or 3% of the total land area. The recreational sites include:

- Rothland Golf Course – Clarence Center Road
- Bright Meadows Golf Course – Clarence Center Road
- Leisurewood Campgrounds – Cummings Road
- Sleepy Hollow Lake – Siehl Road
- Dande Farms Golf Course – Carney Road
- Akron Falls Park Sports Complex – Skyline Drive
- Thayer Park – John Street (Airport)
- John Nichols Field – Cummings Road
- Newstead Town Park – Skyline Drive and Buell Street

In the Village of Akron, 158 acres or 14% of the total area is devoted to park or recreational use. This acreage includes Akron Falls Park, one of the region's premier park sites. This County-owned park, located entirely within the Village of Akron, includes tennis courts, ball fields, playground equipment, picnic shelters and picnic benches, as well as public restroom facilities. The scenic site draws visitors from the entire region, yet is situated within walking distance of most residential areas in Akron.

- Akron Falls Park
- Akron Sports Park – Bloomingdale Road
- Russell Park – John & Main Streets
- Akron Lodge – John Street
- Wilder Park – Hoag & Bloomingdale Roads
- Veterans' Posts

3.1.6 Community Service

The Community Service category includes those uses that provide services to the residents of the community, such as churches, schools, fire and police, libraries and cemeteries. The total acreage in community service for the Town and Village is 115 acres or 0.4%. In the Town of Newstead, the land in community services is 79 acres or 0.3%. These include:

- 4 cemeteries (Nice Road, Bloomingdale Road, Main Road, Hunts Corners-Akron Road)
- 7 churches (South Newstead Road, two on Main Road, Crittenden Road, Buell Street, Lewis Road, Rapids Road)
- 2 fire halls (Rapids Road, Cummings Road)
- VFW, American Legion and Masonic Lodge
- Village Wastewater Treatment Plant (Lewis Road) (portion adjoins Village)

Community services in the Village of Akron total 36 acres or 3%. These include:

- Akron Central School
- cemetery (John Street)
- 4 churches (Main Street [2], Church Street, Scotland Road)
- Denio Library
- Akron Post Office
- Town Hall
- Village Hall
- Rich-Twinn Octagon House
- Historical Society Museum
- Town Highway Department (Jackson Street)
- Village Department of Public Works (East Avenue)
- Village Wastewater Treatment Plant (Lewis Road) (portion adjoins Town)
- Fire Hall

3.1.7 Public Service

A total of 811 acres or 3% of the land area in Newstead and Akron is devoted to public service uses – those uses such as utilities and public works facilities which provide infrastructure support to the residents.

The Town of Newstead has 3% of its land in public service use. The major public service in Newstead is the Akron Airport, which is located just east of the Village boundary and is only accessed through Village streets. In addition, a Niagara Mohawk power line right-of-way extends in a north-south direction through the entire western portion of the Town. A narrower utility right-of-way runs through the eastern portion of the Town close to the Pembroke border.

Public services in the Village amount to 3% of the land area and include the Akron Municipal Electric Substation and right-of-way (Eckerson Avenue), a portion of the Village DPW facility, the Village Yard Waste Composting Facility, and the Village water tower.

3.1.8 Forest/Wild/Open Space

This category includes those lands with a dense, mature tree cover, and those lands that are being maintained as open space (as opposed to open, unused lands that are not being maintained, which are classified as vacant). Together, the Town and Village have 2,463 acres or 8% of the land area classified in this category. These areas represent beautiful, natural buffers among uses; therefore, identifying significant wooded areas for preservation should be a priority as development accelerates in this part of Erie County.

As expected in a rural town, Newstead has double the forest and open space land than Akron, with 2,417 acres or 8% of the Town's area considered in this classification. Generally, more of these parcels are located in the northern part than in the southern part of the Town, although several lots are found adjacent to the New York State Thruway. Most of the wooded/open space lots are large and are interspersed among agricultural and residential uses.

There are a few wooded and open space lots in the Village of Akron, amounting to 46 acres or 4% of the land area. These include the municipal square in the center of the Village, and land near the eastern and western Village borders.

3.1.9 Vacant

Land with no apparent use that is not wooded or maintained as open space, has no buildings and is not fallow farmland is listed as vacant. A total of 2,768 acres or 9% of land in Newstead and Akron is considered vacant. Some of these parcels may have potential as development sites, open space buffers or recreational properties.

In the Town, where 2,566 acres or 8% of the land falls into this category, some of the parcels appear already configured for residential development. These lots are generally long and narrow, and are adjacent to existing residences. There are some large vacant properties, however, that have not yet been subdivided.

Vacant lands in the Village include large parcels in the western and southwestern sections (Hake Road/Clarence Center Road corner, south side of Jackson Street, west side of Cedar Street). The remainder of the vacant lots are single building lots on residential streets. The total of all vacant land in the Village is rather high at 18% due to the size of these parcels.

3.2 Future Land Use

Land use in a community will help determine the overall character and quality of life that residents will experience. The vision of a community is often dictated by the land uses and their relationship among each other. A “balance” of residential, commercial and industrial uses, combined with essential services and green space, helps to create an attractive community; more importantly, the community can ensure that they are able to support the new development in terms of infrastructure and other service costs.

3.2.1 Future Land Use Projections

This section reviews land use projections and the future land use for the Town of Newstead and Village of Akron. Land uses considered include residential, commercial, industrial and parkland.

In general, the percentages of various land uses in the Town and Village include:

Table 3-2 Existing Land Use - 2000
Town of Newstead and Village of Akron

Land Use	Total	
	Acres	Percent
Agricultural (or Fallow)	15,652	50%
Residential	6,691	21%
Commercial	488	2%
Industrial	1,181	4%
Park/Recreation	1,200	4%
Community Service	115	0.4%
Public Service	811	3%
Forest/Wild/Open Space	2,463	8%
Vacant	2,768	9%
Total	31,369	100%

Source: Erie County Department of Environment and Planning; and peter j. smith & company, inc.

3.2.1.1 Residential

To determine the number of housing units needed in the Town and Village, an analysis of the existing housing units and the need for additional units was completed. The Greater Buffalo Regional Niagara Transportation Council projected population figures for 2025 were used for the analysis.

The GBNRTC projects the population of the Town could increase to 5,507 while the Village is expected to increase to 3,493. The estimates population by the year 2025 for both communities is approximately 9,000.

To determine the number of residential units that would be needed in the Town and Village to accommodate this expected population, the projected population was divided by the average household size in the two communities. According to the 1990 census information, the average household size in the Town was 2.6 while the Village was 2.4; an average of 2.5 people per household is estimated for the Town and Village. For this analysis, the estimated household size of 2.5 was assumed to remain the same into the year 2025.

The following formula was used to determine the number of residential units that could be required to meet projected population growth in the three communities:

$$\frac{\text{Projected Population}}{\text{Mean Household Size}} = \text{Projected Number of Housing Units}$$

Using this formula, the housing need in 2020 is estimated to be approximately 3,600 units.

According to the 2000 census information, there were approximately 3,623 housing units in the Town and Village. Approximately 275 permits were issued for new homes in Newstead between 1990 and 1999; since 1997, 17 permits were issued for new homes in the Village of Akron. This is a total of approximately 292 homes that have been added to the two communities since the 1990 census. This would indicate that there are approximately 3,915 housing units in the Town and Village.

Because homes in the Village are older, some may face demolition over the next two decades due to fire or maintenance issues. The total number of housing units in the Village in 1990 was 1,232. Assuming a demolition rate of 1% over the next twenty years, approximately 12 units would be lost in the Village. This would result in a housing stock of approximately 3,903 units.

With a projected need of 3,600 units for the year 2020, there would appear to be adequate housing in the Town and Village to meet the needs of new residents.

The rental rate for the Town of Newstead is approximately 24% while the Village of Akron is 35%. In Erie County, the rental rate was 33%; the Town's percentage is significantly lower than the County while the Village is a little higher than the County percentage. The Town should consider developing rental units to provide a more diverse opportunity for housing. Although there is no need for housing shown in the analysis, there could be opportunities for senior housing to meet the needs of the aging population in the two communities and all of Erie County.

3.2.1.2 Commercial

Changes in land use patterns over the past two decades have had a great impact on the percentage of land that is designated for commercial use. While the number of commercial establishments often does not increase considerably, the amount of land designated to commercial uses increases. This is due, in part, to the "big box" phenomenon, the large, expansive parking lots in many retail complexes and strip development that lines major corridors; these factors seem to inflate the acreage required for commercial uses.

Establishing specific criteria for how much land should be designated for commercial use in a community will vary considerably. Factors such as the communities' character (urban vs. suburban vs. rural), the regional land uses surrounding a community, agricultural protection issues or the extent of the transportation network will greatly dictate how much commercial land use is needed in a community.

In 1992, the Planning Advisory Service (PAS) prepared an analysis of updated land use ratio information for communities. According to this information, approximately 10% of all land in an urban or suburban community could be designated for commercial uses. This percentage has risen from 2% in 1955 to 7% in 1983 to 10% in 1992 because of the changes in commercial land use development.

According to the land use analysis, approximately 2% of land in both the Town of Newstead and Village of Akron was designated as commercial uses. This is a total of 488 acres in the two communities. In comparison, first ring suburban communities in Erie County, such as the Town of Cheektowaga, had 21% of its land designated as commercial in 1993 based on mapping supplied by the Erie County Water Authority. In the Town of Amherst, commercial land uses accounted for approximately 10% (3,271 acres) of the overall land use according to information obtained from the Town. This information indicates that the percentage of commercial land will vary considerably from community to community.

The 10% standard would indicate that approximately 3,136 acres be dedicated for commercial use. This is probably excessive for the Town and Village and would negatively impact the rural, open character and quality of life. The Town and Village should consider dedicating additional land, in strategic and appropriate areas, for commercial uses; if a 5% standard were used, this would indicate that approximately 1,500 acres should be commercial over the next twenty years.

Commercial areas should be focused in or near the Village, at key intersections (e.g. NY Route 5/NY Route 93), at the municipal boundaries with surrounding communities (e.g. rural commercial near Pembroke and high scale mixed-use near Clarence) and in serviced (water and sewer) areas. New commercial development must be an asset and improvement to the overall quality of life for residents in the community.

3.2.1.3 Industrial

The American Planning Association and the Planning Advisory Service have also provided information on industrial land use percentages. These guidelines are based on various communities throughout the country to create a balance of uses. Standard industrial guidelines recommend 12 acres of industrial land per 1,000 residents should be set aside for a current reserve for industrial development. In addition, 12 acres should be set aside per 1,000 residents for future reserve. With a 2000 population of approximately 8,400 people, the Town and Village should have approximately 100 acres in current reserve and 100 acres in future reserve specifically targeted for industrial growth.

According to the land use analysis, approximately 1,180 acres are designated as industrial uses in the Town and Village. These figures can be somewhat misleading because much of the industrial uses in the Town are gravel-mining industries that make up almost half (490 acres) of the industrial uses in Newstead. These uses tend to be land intensive and are “temporary” in nature; that is, once the mining ceases, the land is usually converted to other uses.

By not including the gravel-mining industries in the overall industrial acreage, the Town and Village have approximately 680 acres dedicated for industrial uses. Based on the current land uses, this would appear to meet the needs of the two communities although, the Town and Village should continue to provide expansion and new industrial opportunities for businesses. Additional industrial development in the communities should focus on areas with good transportation links to the highways.

3.2.1.4 Parks

To determine the adequacy of the Newstead and Akron recreation system, an inventory of existing parks and recreation facilities in the Town and Village was prepared. The inventory included facilities that are owned, leased, maintained or programmed by a government or not-for-profit entity for use by residents either free of charge or on a fee basis.

Each park was visited during the summer of 2000. The field visits identified the existing mix of recreational facilities, the type of activities that occur at each facility and the physical condition of the facilities. Additional information regarding each facility was obtained through telephone interviews.

The parkland was categorized based upon definitions provided in the New York State Comprehensive Outdoor Recreation Plan (SCORP) published by the NYS Office of Parks, Recreation and Historic Preservation. The standards include:

- ◆ Pocket park: between ¼ and ½ acre in size and used to address limited, isolated or unique recreational needs;
- ◆ Neighborhood park: usually 4-7 acres in size; serves as the basic unit of the park system and the recreational and social focus of the neighborhood;
- ◆ District park: 20-100 acres and provides active and passive recreation opportunities, including winter activities, for persons of all ages; generally accessed by automobile, mass transit, bike or hiking;
- ◆ School-Park: combined school and park site which can fulfill the space requirements for other classes of parks;
- ◆ Private Recreation Facility: privately-owned facilities that contribute to the public recreational system;
- ◆ Connector Trail: multi-purpose trail that emphasizes safe travel for pedestrians and around the community; focus is on both transportation and recreation;
- ◆ Sports complex: consolidates heavily programmed athletic fields and associated facilities to larger (40-80 acres) and fewer sites located throughout the community.

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The table below summarizes the parkland and recreation facilities located within Newstead and Akron. Parks were categorized based upon the lot size and facilities. All acreages are based upon tax assessment maps and site visits.

Table 3-3 Parkland and Recreation Facilities
Town of Newstead and Village of Akron

Park Type	Name	Acres	Owned By	Total Acres
Pocket Park	Wilder Park	0.8	Village of Akron	0.8
Play Lots	0	0	N/A	0
Neighborhood	Thayer Park John Nichols Field Russell Park	7.8 2.1	Akron Jaycees Village of Akron Town of Newstead	9.9
District Parks	Akron Falls	284.0	Erie County	284.0
School-Park	Akron Central School	22.0*	Akron Central School	22.0
Sports Complex	Newstead Town Park Akron Sports Park	33.0	Town of Newstead	33.0
Trails (miles)	Bike Paths	6.6 mi.	Village of Akron and Town of Newstead	(6.6 miles)
Golf Course	Bright Meadows Dande Farms Rothland Ivy Ridge	18 holes 18 holes 27 holes 18 holes	Private Private Private Private	(82 holes)
Totals				349.65

Source: peter j. smith & company, inc.

* Based on total 44.00 acres for the school property.

From the above information, the future need for parkland can be computed based on standards used by New York State. The projected parkland needs are summarized in the table below.

Table 3-4 Projected Parkland and Recreation Facility Needs (acres)
Town of Newstead and Village of Akron

Park Type	NY SCORP Standard per 1,000 persons	2020 Parkland Needs	Existing Parkland	2020 Surplus/ Deficit
Pocket Parks	0.3 ac.	2.3	0.8	-1.5
Play Lots	2.0 ac.	18.0	0	-18.0
Neighborhood	1.0 ac.	9.0	9.9	-0.1
District Parks	2.0 ac.	18.0	284.0	+266.0
Sports Complexes	2.0 ac.	18.0	33.0	+15.0
Golf Courses	0.5 holes	4.5 holes	63 holes	(+58.5 holes)
Total	12.3 ac.	47.3	327.7	

Source: peter j. smith & company, Inc.

The New York SCORP standards recommend that the communities have 12.25 acres of active parkland per 1,000 persons. Based upon 2020 population projections of 9,000 total persons, Akron-Newstead should have approximately 110.25 acres of active parkland. The Town of Newstead and Village of Akron together contain a total of approximately 328 acres of park space within their borders, exceeding state active parkland standards. This computes to nearly ½ acre per person in the two communities.

Based on the above analysis, the Town of Newstead and Village of Akron fare extremely well in terms of the amount of active parkland they provide. The communities' deficiencies in pocket parks (-1.50 acres) and neighborhood parks (-0.10 acres) involve small acreages.

The lack of play lots (-18 acres) is partially explained by the fact that most of the larger parks in the community contain play equipment and therefore satisfy this need. However, most of these larger parks are concentrated in and near the Village, leaving areas south of NY Route 5 deficient of smaller play lots.

3.2.2 Vision Map

The Vision Map for the Town of Newstead and Village of Akron concentrates development in and around the Village. The following outlines the future land use for the Town and Village:

Central Business District

The Village's Central Business District is targeted for retail and service type facilities. The existing character of the CBD should be enhanced and protected as future development occurs. This area would offer the highest density of commercial uses with residential and office use interspersed through the area.

Commercial/Mixed Use

The intersection of NY Route 5 and NY Route 93 is classified as commercial/mixed use. This area of the Town is experiencing development pressures; uses that should be targeted for this area include those that are appropriately designed to blend in with the rural character of the Town.

In addition, the Town of Newstead should target high-end office and commercial uses in the western portion of the community on Route 5 near the Newstead/Clarence municipal border. This area is proximate to several golf courses and commercial uses could serve the need of those that utilize these facilities.

Rural Commercial

Rural commercial uses should be located in the eastern portion of the Town of Newstead along Route 5. This area, adjacent to the Town of Pembroke, would attract businesses to serve the community rather than as a regional attraction. The design and scale of this area should be compatible with the agricultural character of Newstead.

Industrial

There are two industrial areas designated in the Village and Town. The first area encompassed the eastern most area of the Village and the Town along Scotland Road and Knapp Road. This area is designated for industrial development because of its proximity to the airport; the airport and related facilities would be appropriate in this area. The second area designated for industrial development is in the Village along Jackson Street in the western most portion of the community. This area is designated as such because of the potential for a bypass for NY Route 93 that would open this entire area.

Village Density Residential

Village density residential is targeted for Village residential and in surrounding areas in the Town. The higher density residential will provide a base for businesses in the Village CBD. In addition, by concentrating development in and around the Village, agricultural land would be protected in the Town.

Medium Density Residential

Medium density residential is designated in areas surrounding the Village density residential. This “loop” of residential would be medium density and provide for larger lots than the Village density residential. Again, agricultural lands would be protected by concentrating development in these areas.

Agricultural Residential

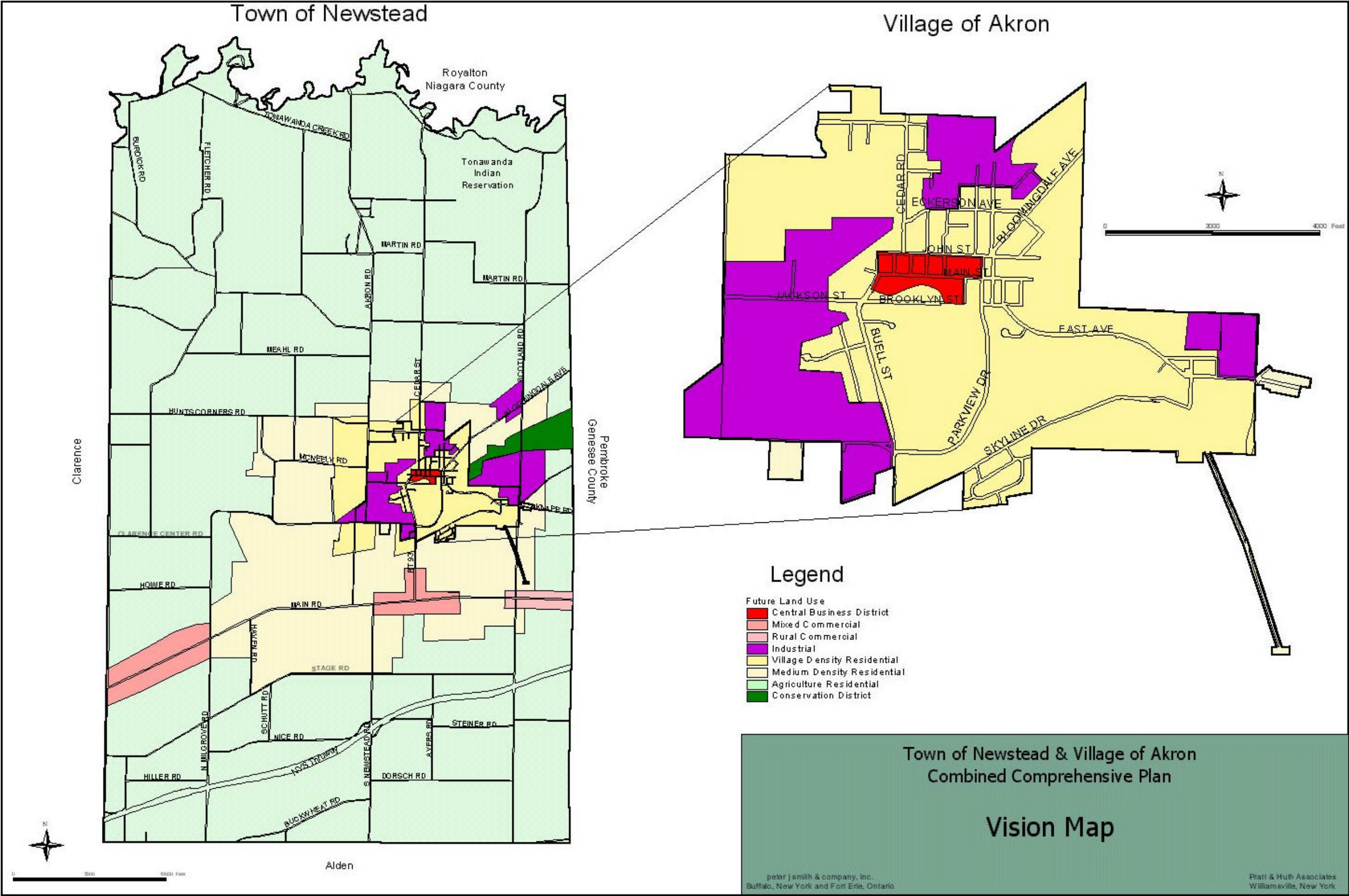
Agricultural residential would comprise most of the Town of Newstead. Low density residential would be allowed with a focus on protecting the existing agricultural lands and character.

Conservation District

A conservation district has been identified to link the Onondaga Escarpment State Unique area and Counterfeiter’s Ledge Preservation area in the eastern portion of the Town. This area has been identified as a unique area in the region and should be protected.

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Figure 3-2 – Vision Map



3.3 Environment

The natural environment heavily influences land values, land uses and development patterns in the Akron-Newstead region. Amenities such as waterfalls, streams, woodlots and fertile soils attract residential and agricultural uses, enhancing resident quality of life. Constraints including flood plains, wetlands, poor soils and high noise levels limit property values and development opportunities. Careful documentation and consideration of the environment in development decisions will allow the Akron-Newstead region to:

- Maximize land values;
- Minimize sewerage disposal costs;
- Minimize flood damage costs;
- Maximize citizen access to views and recreation opportunities; and
- Maximize citizen comfort.

This section documents the following components of the natural environment in Akron-Newstead: geology, topography, gas fields, hydrology (surface water, ground water, wetlands, flooding), woodlots, wildlife, air quality, noise and hazardous waste sites. These features are important to the planning process because they determine the type, scale and intensity of development that is most appropriate for the land.

3.3.1 Geology

The geological evolution of the Town of Newstead may be summarized in three episodes. The first is the deposition of Paleozoic sedimentary rock layers, including those of the Silurian and Devonian Periods exposed here today; this ended approximately 300 million years ago, leaving a stratigraphic pile several thousand feet thicker than that remaining today. The vast majority of the succeeding time saw erosion of these sedimentary rocks accompanied by the development of major river systems. The regional framework of erosional escarpments (cuestas) and river valleys (now partly occupied by the Great Lakes) was formed during this interval. Sculpting of this surface during the ice ages caused drastic alterations in the drainage pattern. This also left soils that are almost entirely dominated by glacial tills and ice recession associated deposits, including clays and sands of short-lived proglacial lakes.

The Town of Newstead is divided roughly in half by the east northeast – west southwest trending Onondaga Escarpment (the “Ledge”). The southern half of the town lies on the Onondaga Limestone plain above the escarpment. Here clay rich ground moraine and lakebed deposits are of limited extent and thickness. Ice recession outwash deposits are prevalent and extensively exploited for aggregate. Below the escarpment to the north lies the lakebed plain of ancient Lake Tonawanda. The lake itself drained beginning some 10,000 years ago, leaving characteristic clay rich tills overlain by lake bottom clays, with some sand and beach remnants. The course of Tonawanda Creek lies close to the axis of the ancient lake.

Along the base of the escarpment are a variety of deposits attributable to the interference of the ledge with the movement of the waning ice sheet. These include deep clay deposits, ice front moraine, glacial outwash sands and gravels, and remnants of higher level (pre-Tonawanda) ice front lake beaches. Several of these deposits have been exploited for sand and gravel, and some future potential remains. Groundwater in this complex package is quite variably distributed.

Remarks on the individual rock units found in outcrop or subcrop in the Town of Newstead are presented below in stratigraphic order from highest to lowest unit in Town of Newstead. The thickness noted is from gas well data and represents full thickness of unit in the subsurface, not an average value after erosion. Minor variations in thickness are to be expected across the area of the Town. The term “subcrop” indicates soil-covered bedrock, but as used in the following notes may include minor areas of actual outcrop such as streambeds.

Marcellus Shale [approx. 40 ft]: The Marcellus black shale is the highest stratigraphic unit to occur in the Town of Newstead. It occurs only in subcrop in the extreme southeast corner of the town in the vicinity of Seihl Rd. Here it is found at the northern limit of continuity and as isolated remnants.

Onondaga Limestone [157 ft.]: The Onondaga is the most erosion resistant unit in the Town of Newstead. As such, its cherty outcrops form the caprock of the “Ledge”, or Onondaga Escarpment. The Onondaga typically maintains a thin edge of five to ten feet of its thickness along the Ledge, capping a sheer face that may include the Akron and parts of the Bertie Formations. The Onondaga only achieves its maximum thickness in the southeast corner of the Town of Newstead where it is overlain by traces of the Marcellus Formation. Due in part to its durable chert content, the formation is used extensively for highway surfacing, and is currently quarried in the town.

The Onondaga is also the primary bedrock aquifer for southern Newstead. This aquifer gathers waters from its subcrop area in Newstead and the western fringe of the Town of Pembroke (Genesee County) and carries them generally westward into the Town of Clarence and downward into the underlying Akron, Bertie, and Camillus Formations. The deeper units yield some discharge into unconsolidated deposits along the toe of the Onondaga Escarpment, but are also considered as part of the larger regional hydrologic framework extending westward to the Niagara River. The Onondaga aquifer is associated with thin soils and karst features in south central Newstead, including sinkholes and swallets.

Akron & Bertie Formations [46 ft]: Of these units, the Akron directly underlies the Onondaga Formation. That contact marks the position of the Siluro-Devonian unconformity. Rock layers that once overlay the Akron were eroded away prior to deposition of the Onondaga. The Akron is consequently somewhat weathered, of irregular thickness, more porous, and not as strong as the Onondaga. As depth increases southward from outcrop at the Onondaga Escarpment these units, primarily the Akron, become water laden. For groundwater management purposes modeling is usually considered in conjunction with the overlying Onondaga Aquifer.

Parts of these dolomitic limestones were quarried and mined extensively in the Town of Newstead (and elsewhere) for cement and various sites for this activity remain. Although this resource is far from exhausted, economic considerations indicate no foreseeable resumption of this activity.

Camillus, Syracuse, and Vernon Formations: NOTE: Modern nomenclature is significantly different from traditional usage in that the Camillus Formation as used here no longer includes the primary gypsum mine seam of this region. Formerly “Camillus” designated the entire thickness of the Salina Group lying between the base of the Bertie Fm. and the top of the Lockport Fm. (exposed in Niagara County), a thickness of approximately 430 ft. This interval is now subdivided into the Camillus (73 ft.) at the top, underlain by the Syracuse (130 ft.), which is underlain in turn by the Vernon (227 ft.), which rests upon the Lockport Formation. The gypsum “mine seam” is thus assigned to the Syracuse Formation in NY standard usage. The thickness referenced are dry rock measurements characteristic of deep bedrock obtained from gas well data.

These units all contain abundant gypsum (or anhydrite) occurring as beds and nodule zones, and traces of salt, and are thus highly susceptible to solution damage by fresh water. Gypsum is dissolved out leaving large zones of weakened, porous rock and cavity systems. Unlike the mechanically competent Onondaga, these units generally do not support cavity systems of considerable depth and extent. Where overburden loads are sufficient, settling or collapse may then occur, sealing off these groundwater flow paths. This results in variously distributed zones of groundwater in subcrop. The groundwater may range in quality from good potable water to saline to hydrogen sulfide saturated depending on the rate of fresh water replenishment and flushing, and may vary seasonally. This is aggravated by the typically clay rich subsoils overlying these rocks in northern Newstead which severely restrict rates of groundwater recharge.

Camillus Formation [73 ft.]: The Camillus is a soft, easily eroded shale. Gypsum content increases in the lower part of the unit, including several beds composed of 60 to 80 percent nodular gypsum. A gypsum bed also occurs at the basal contact with the Syracuse Formation which is included in these remarks. The Camillus is protected from erosion by the overlying Onondaga, Akron, and Bertie formations and forms the toe and base slope of the Onondaga Escarpment (the "Ledge"). There it lies buried by glacial till and talus. The upper part of it is exposed by the action of Murder Creek at the base of the Lower Falls and at several points along the valley banks in Akron Falls Park. The gypsum beds are important as, due in part to the vertical head that may be obtained, they are extensively solutioned and eroded serving as part of the groundwater flow regime that is normally considered coincident with the Onondaga Aquifer.

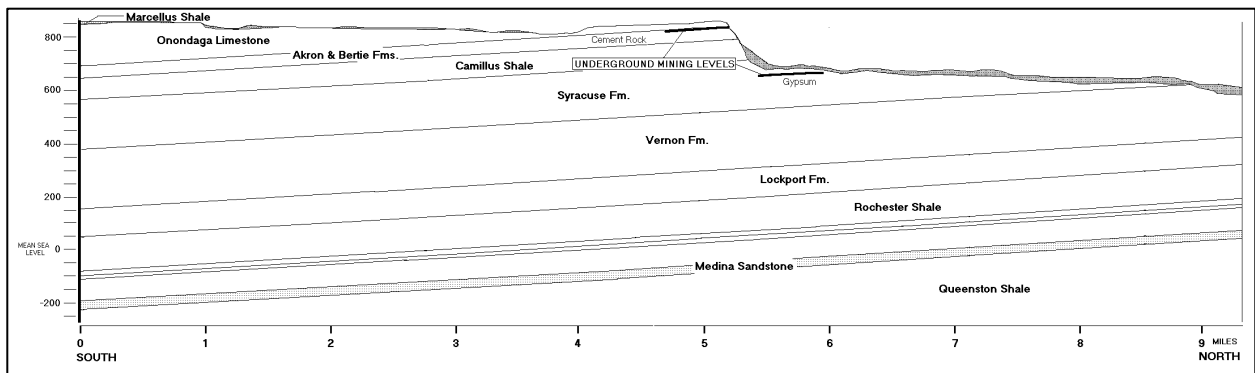
Syracuse Formation [130 ft.]: It is from this unit that the vast majority of the gypsum produced in WNY was mined. Although gypsum is relatively abundant throughout the rock sequence from the Camillus through the Vernon, only one bed proved to offer sufficient advantages in purity, thickness (about 3 ft.), extent, and roof stability to permit economic development. The converse of these conditions for the other gypsiferous zones and the availability of alternate resource streams indicate no reasonable future for economic development of the remaining gypsum resources in the township. The gypsum mining was conducted in a belt trending parallel to and somewhat north of the Onondaga Escarpment. These workings extended from the vicinity of Tonawanda Creek in the Town of Alabama, Genesee County, on the east to slightly west of Transit Road (NY Rt.78) in the Town of Amherst on the west. There was no eastward connection with the United States Gypsum Co. mines in Genesee County. From a hydrologic standpoint the abandoned mine workings are effectively the largest capacity aquifer in the area, with dramatic extent and transmissivity.

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Lockport Formation [150 ft.]: The Lockport Formation, another carbonate, underlies much of southern Niagara County and a narrow band of subcrop across extreme northern Newstead. Although quarried extensively in Niagara County, its physical setting precludes economic development in the Town of Newstead. The Lockport is noted in the subsurface as a reservoir of hydrogen sulfide gas and blackwater. This reservoir influences water quality where encountered in Newstead as freshwater circulation is limited by overlying clays. It may serve as a hydrologic contributor to the basal Vernon strata, but communication is limited by basal Vernon shale beds.

Deeper strata: There are almost 3000 feet of additional Paleozoic strata underlying the Town that have no surface exposure. Of these only the Silurian Medina Formation, and the much deeper Ordovician carbonates are noted here due to natural gas potential. Sandstones of the Medina Formation, at the base of the Silurian strata here, are extensively developed for natural gas. For technical reasons, related to shallow depths, success has been limited in Newstead, with little investment made to date north of the Village of Akron. Advances in new drilling and completion technologies may lead to reassessment of this resource in the future. Lying approximately 2000 feet below the Medina is a thick section of Ordovician carbonate strata. Recent developments elsewhere in New York State suggest potential for gas production in these strata, but successful development depends upon precise targeting of features internal to the formations. This necessitates extensive and costly exploration programs prior to drilling, which will defer local activity for the near future.

**Figure 3-3 – Geological Cross Section
Town of Newstead**



Geological cross section along east line of Town of Newstead viewed looking west. Vertical scale is exaggerated by a factor of eleven. Mining levels are indicated for purpose of stratigraphic representation only, and do not document actual existence of openings along this line of section.

3.3.2 Soils

Soils are naturally occurring bodies at the surface of the earth. They are the products of the earth's weather conditions and added processes that act on parent materials. Parent materials are the "unconsolidated organic and mineral materials in which soil forms."¹⁰ The properties of any soils are dependent upon a combination of factors including:

- The physical and chemical composition of the parent material;
- Climate and topography;
- Animal and plant life; and
- Time

Information regarding the soils of Erie County was developed by the United States Department of Agriculture Soil Conservation Service and was published in the 1986 Soil Survey of Erie County, New York. According to the General Soil Map within the Soil Survey, the area is composed of four general soil map units. Also of note, the Wassaic-Rock outcrop complex, located along the Onondaga Escarpment, is evident in two area locations. For detailed soil information, refer to the detail 1986 soil survey referenced above.

Churchville-Ovid-Lima

The Churchville-Ovid-Lima group of soils dominates the Akron-Newstead area occupying most of the center of the Town and the southern boundary. These soils consist of deep, somewhat poorly drained soils that formed in glacial till deposits. They have a perched seasonal high water table in the upper part of the subsoil from December through May. Seasonal wetness, slow or very slow permeability, a clayey subsoil and danger of frost heaving create serious limitations on the development of urban uses. These soils are moderately to well suited to farming.

Wassaic-Benson-Farmington

Wassaic-Benson-Farmington soils form a long corridor along NY Route 5 and the Onondaga Escarpment through the area. Wassaic soils are predominantly level, moderately deep, well drained and moderately well drained, medium textured soils formed in glacial till deposits. In March and April, this soil has a perched seasonal high water table above the bedrock in some areas. Permeability is moderate or moderately slow in the subsoil. The Wassaic soil is suitable for farming and wood crops. These soils have serious limitations for some urban uses. Risk of contamination of the ground water is a hazard because of the shallow jointed and fractured limestone bedrock, as where the soils are used for septic tank absorption fields.

¹⁰ US Department of Agriculture Soil Conservation Service. Soil Survey of Erie County, New York. December 1986, p. 229.

Niagara-Canandaigua-Cosad

Niagara soils dominate the area along Tonawanda and Murder Creeks and in the southeastern corner of the Town. Niagara soils are nearly level, deep, somewhat poorly drained to very poorly drained, medium textures soils on lowland plains. Glacial lake sediments formed the soils. The soil is used for residential, commercial, farming and woodland uses. Its suitability for various uses is limited by seasonal wetness, moderately slow permeability and low soil strength. Moreover, because the soil has high silt content, frost may damage roads and dwellings without basement.

Blasdell-Farnham-Alton

Blasdell-Farnham-Alton soils comprise a small area in the southwestern corner of the Town of Newstead. Blasdell soils, formed in glacial outwash deposits, are nearly level, deep, moderately well drained to somewhat excessively drained, medium textured soils. The soil has few limitations for urban uses and is well suited to most cultivated crops and hay crops. The majority of these soils originally present within the Town of Newstead have been lost to sand and gravel excavation.

Wassaic-Rock Complex

The Wassaic-Rock outcrop soil complex is located along the front of the Onondaga Escarpment in two locations: north of NY Route 5 on the Western Boundary and directly east of the Village of Akron. Within the complex, the limestone bedrock is shallow, located only 20 to 40 inches beneath the soil. The outcrop features gray hard limestone protruding at the surface as ledges and angular blocks of rock.

3.3.3 Topography

Topography deals with the shape of land surfaces, indicating relative heights and positions of the land's natural and man made features. Topography influences the use of land by affecting its wetness, accessibility and erosion. In general, lands with a slope of 15% or greater are deemed steep and considered to be unsuitable for most uses. Steep slopes often create constraints to development as long-term structural integrity normally requires costly design and engineering work.

In general, the land in Akron-Newstead is level to gently sloped with up to 8% gradients. There are three areas that fall outside of this pattern:

- The land surrounding Murder Creek in the Village of Akron is moderately sloped with gradients between 8% and 15%;
- The Wassaic-Rock outcrop complex, located just north of NY Route 5 on the Western boundary of the Town, has a slope of 25 to 40%; and
- The Wassaic-Rock outcrop complex, located just east of the Village of Akron, has a slope of 25 to 40%.

3.3.4 Natural Gas Deposits

In 1998, 118,435 million cubic feet of natural gas was produced in the Town of Newstead through 48 active gas wells. The production comprised approximately 8% of the gas produced in Erie County in 1998. The gas is located in two fields.

- The Akron gas field is located beneath the Village of Akron and along the Conrail line within the study area.
- The area south of the New York State Thruway in the Town of Newstead is included in the Alden-Lancaster gas field. This active field also extends into the Town and Village of Lancaster, Village of Depew, Towns of Amherst, Cheektowaga, Clarence, Elma and Marilla in Erie County and into western Genesee and Wyoming Counties.

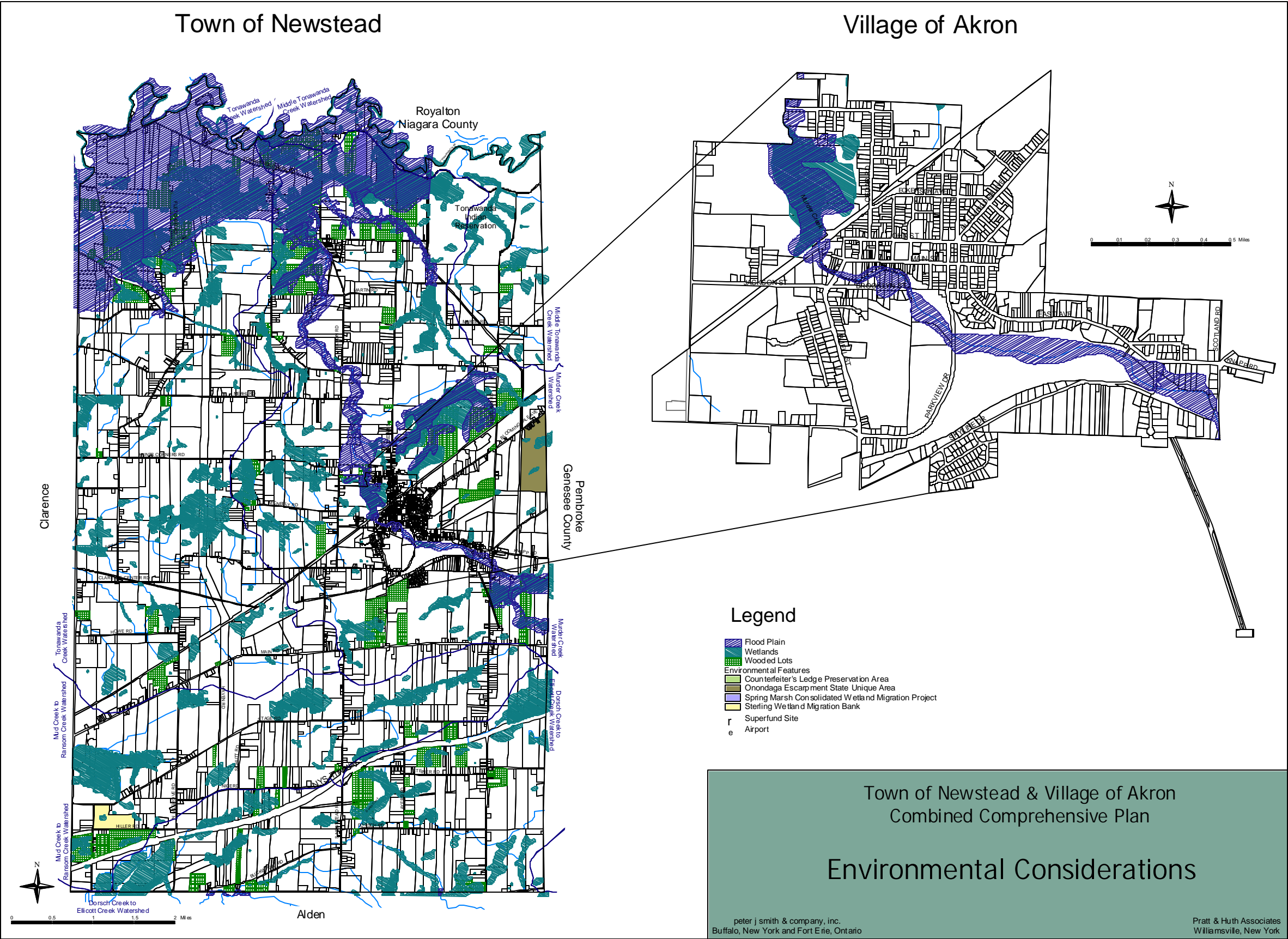
3.3.5 Watersheds

Watersheds are areas of land that catch precipitation, such as rain and snow, which then seeps or drains into groundwater, wetlands, streams, lakes or rivers. The land in the Akron-Newstead area is contained within the Niagara River/Lake Erie watershed. Tonawanda Creek drains the majority of the Town on its route to the Niagara River via the Erie Canal. Four minor tributaries - Beeman Creek, Rapids Creek, Murder Creek and Ledge Creek, flow northward into the Tonawanda. The southern portion of the Town is drained by Dorsch Creek, a tributary of the Niagara River via Ellicott Creek.

3.3.6 Groundwater

According to the New York State Division of Water, three areas of ground water in surficial sand and gravel deposits have been identified in the Town of Newstead. The aquifers, which have an average annual replenishment rate of 0.2-0.4 million gallons per day per square mile are located east of the intersection of Crittenden Road and Stage Road and south of the intersection of Crittenden Road and the New York State Thruway.

Figure 3-4 - Environmental Considerations



3.3.7 Surface Water

3.3.7.1 Stream Classifications

The New York State Department of Environmental Conservation classifies surface water resources based upon water quality and their ability to sustain plant and animal life. The fresh surface water classifications range from A (highest) to D (lowest) with a sub-classification (T) denoting those streams that are capable of supporting trout. The streams classified from A to C (T) are “protected,” meaning a Department of Environmental Conservation permit is needed to disturb the bed or banks of the stream. All streams have water quality standards outlined by the Department of Environmental Conservation that must be met. The classifications are further described below:

Class A – Class A waters are suitable for use as a drinking water supply source, culinary or food processing purposes, primary and secondary contact recreation uses and fishing. The waters are suitable for fish propagation and survival.

Class B – Class B waters are suitable as primary and secondary contact recreation uses and fishing. The waters are suitable for fish propagation and survival.

Class C – Class C waters are best suited for fishing. While the waters may support recreation uses, fish propagation and survival, other factors limit their use for these purposes.

Class D – Class D waters are best suited for fishing. While the waters support fish survival, they will not support fish propagation. Similarly, while the waters may support recreation uses, other factors limit the use of the water for these uses.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

The streams and creeks in the Akron-Newstead area are listed below along with their Department of Environmental Conservation classification:

Table 3-5 Streams & Classifications
Town of Newstead and Village of Akron

Water Body	Classification
Tonawanda Creek	B
Ransom Creek (Tributary #6 of Tonawanda Creek)	C (T)*
Tributary 7 of Ransom Creek	C
Beeman Creek (Tributary #9 of Tonawanda Creek)	C
Tributaries 3 and 4 of Beeman Creek	C
Rapids Creek (Tributary #10 of Tonawanda Creek)	C
Ledge Creek (Tributary #11 of Tonawanda Creek)	C (T)
Quarry Spring Run (Tributary of Ledge Creek)	C (T)
Murder Creek (Tributary of Ledge Creek)	C
Tributary 1 and 2 of Murder Creek	C
Tributary 3 of Murder Creek	B
Tributary 13 of Tonawanda Creek	C
Tributary 14 of Tonawanda Creek	B
Dorsch Creek (Tributary #16 of Ellicott Creek)	C (T)

Source: New York State Department of Environmental Conservation Division of Water

* indicates trout stream

3.3.7.2 Priority Water Bodies

The NYS Department of Environmental Conservation Division of Water periodically publishes a list of surface waters that either cannot be fully used as a resource or have problems that can damage their environmental integrity. The list, entitled the Priority Waterbodies List, is used by the Division of Water in program management.

The Niagara River- Lake Erie Drainage Basin Priority Waterbodies List describes the conditions, causes and sources of water quality problems in the Erie-Niagara watershed.¹¹ The list outlines the type of use(s) that is impaired, the severity of the impairment, the responsible pollutant, sources of the pollutant and potential to resolve the impairment. Impairment severity ranges from “threatened” (least severe) to “impaired”, “stressed” and “precluded” (most severe).

Resolution potential indicates if a water quality problem has been deemed to be worthy of the expenditure of resources because of the public interest in the problem and the potential to impact the problem. A medium resolution potential indicates that funds should be used to remedy the impairment as they become available.

¹¹ New York State Department of Environmental Conservation. Priority Waterbodies List for the Niagara River-Lake Erie Basin, Albany, NY, 1996.

The Department of Environmental Conservation has identified Tonawanda Creek, Ledge Creek and Dorsch Creek as priority water bodies. The impairments each have been summarized in the table below.

Table 3-6 Priority Water Bodies Problem Information
Town of Newstead and Village of Akron

Water Body	Use Impairment	Severity	Type of Pollutants	Sources of Pollutants	Resolution Potential
Tonawanda Creek	Fish Propagation* Fish Survival Aesthetics	Stressed Stressed Stressed	Silt (Sediment)* Nutrients	Streambank Erosion*	Medium
Ledge Creek	Fish Propagation* Fish Survival	Threatened Threatened	Nutrients* Pathogens	Agriculture*	Medium
Dorsch Creek	Fish Propagation* Fish Survival	Stressed Stressed	Thermal Changes* Nutrients Silt (Sediment) Water Level/Flow	Agriculture* Private On-site Systems	Medium

* Indicates the PRIMARY Use Impairment/Pollutant/Source

Source: New York State Department of Environmental Conservation

Tonawanda Creek

Tonawanda Creek and its tributaries contain unique collection of aquatic life. According to the New York State Department of Environmental Conservation:

- ◆ The creek contains over 20 species of freshwater mussels; one of the most diverse freshwater mussel communities in New York State;
- ◆ The creek is home to the Long Ear Sunfish -- a New York State Threatened Fish;
- ◆ The creek is home to the Brindled Mad Tom—a New York State species of special concern; and
- ◆ The creek is one of only two Lake Erie/Niagara River tributaries in New York State that has a naturally occurring walleye population.

According to the Department of Environmental Conservation, sediment from streambank erosion is stressing warm water fishery habitats and the aesthetics of the creek. However, the Rotating Intensive Basin Study of 1987-88 showed the overall water quality assessment to be fair. Iron and coliform bacteria were parameters of concern in the water column. The macroinvertebrate community was slightly impacted.

In 1999, the New York State Department of Health issued a fish consumption advisory for carp in Tonawanda Creek due to the presence of PCB's in the channel¹². "PCBs are a family of man-made chemicals that were used in many commercial and electrical products until their manufacture was banned in the mid-1970s. PCBs build up in fatty tissues of fish, birds and mammals."¹³

In the past, Tonawanda Creek tributaries have experienced fish kills due to silage leachate discharges from farm animal operations in the surrounding area.¹⁴ In 2000, the Niagara County Soil and Water Conservation Service was awarded an Agricultural Nonpoint Source Abatement and Control Program grant to implement the Mud Creek Management Project. The project funds the implementation of best management practices on two farms to eliminate silage leachate discharges to Mud Creek, a Tonawanda Creek tributary.¹⁵

Ledge Creek

According to the Department of Environmental Conservation Priority Water Bodies List, fish habitat in Ledge Creek is threatened from nutrients and resultant algae and aquatic weed growth.¹⁶ The Department of Environmental Conservation sites improper barnyard management of dairy livestock waste as the cause of the problem.¹⁷

Dorsch Creek

Dorsch Creek is classified as C (T) and has considerable potential for trout habitat which is rare in northern Erie County¹⁸ The stream is clear during low flows but the Creek's "cold water fish habitat is stressed by agricultural activities, cattle access to streams and flow augmentation by quarry discharges."¹⁹ In particular, "barnyard runoff and grazed streambanks contribute excessive siltation during storm runoff events."²⁰

¹² New York State Department of Health. Chemicals in Game and Sportfish, Albany, New York, 1999.

¹³ Ibid

¹⁴ The silage leachates have high biological oxygen demand levels that utilize a disproportionate amount of the oxygen available in the water. Subsequently, fish in the channel suffocate.

¹⁵ Mark Seiter, Niagara County Soil Conservation Service, Telephone Interview, November 2000.

¹⁶ New York State Department of Environmental Conservation. Priority Waterbodies List for the Niagara River-Lake Erie Basin, Albany, NY, 1996.

¹⁷ Ibid

¹⁸ Ibid

¹⁹ Ibid

²⁰ Ibid

The Priority Water Bodies List indicates that stretches of the stream lack woody riparian vegetation, exposing the stream to thermal warming.²¹ The absence of the vegetation suggests poor land use practices in the past and possibly the present.²² According to the Department of Environmental Conservation, a riparian corridor management plan could produce beneficial results for the tributary.²³

3.3.8 Wetlands

Wetland areas are regulated by both the federal government and the state. Federal wetlands can be areas of any size that are characterized by wetness; state designated wetlands are those areas measuring 12.4 acres or more in size or smaller wetlands of unusual local importance.

3.3.8.1 Federal Wetlands

The federal government, through the U.S. Army Corps of Engineers, regulates wetlands regardless of size in accordance with the Clean Waters Act. The U.S. Fish and Wildlife Service have prepared mapping of these wetlands. These areas are designated as wetlands based upon the presence of three features: hydric soils, wetland vegetation and specific hydrologic conditions.

Four hundred twenty-three (423) federal wetlands, totaling 5,175 acres in size, have been designated throughout the Akron-Newstead area. The wetlands are concentrated within the Tonawanda Creek floodplain, northeast of the Village of Akron, between Hunts Corners-Akron Road and Clarence, along Stage Road and the New York State Thruway.

While there is no setback required from federal wetlands, a permit must be issued by the Army Corps of Engineers if development is proposed within the wetland areas. This could include a Water Quality Certification from the NYS Department of Environmental Conservation based upon the amount of federal wetland to be filled.

²¹ Ibid

²² Ibid

²³ Ibid

3.3.8.2 State Regulated Wetlands

The New York Freshwater Wetlands Act, seeks to “preserve, protect and conserve freshwater wetlands and the benefits derived therefrom, to prevent the despoliation and destruction of freshwater wetlands, and to regulate use and development of such wetlands to secure the natural benefits of freshwater wetlands, consistent with the general welfare and beneficial economic, social and agricultural development of the state.”²⁴ To that end, the New York State Department of Environmental Conservation regulates activity within State designated wetlands and the areas immediately adjacent (within 100 feet) to wetlands.

There are 56 State-designated wetlands, totaling 2,936 acres located in the Akron-Newstead area. While generally scattered throughout the area, concentrations of wetlands exist within the Tonawanda Creek floodplain, northeast of the Village of Akron, between Hunts Corners-Akron Road and Clarence, along Stage Road and the New York State Thruway.

The New York Freshwater Wetlands Act²⁵ assigns classifications to state wetlands ranging from Class 1 (Highest) to Class IV (lowest). Class I, II and III wetlands have been designated within the Akron-Newstead area. According to the act:²⁶

Class 1 wetlands provide the most critical of the state's wetland benefits, reduction of which is acceptable only in the most unusual circumstances. A permit shall be issued only if it is determined that the proposed activity satisfied a compelling economic or social need that clearly and substantially outweighs the loss of or detriment to the benefit(s) of the Class I wetland.

Class II wetlands provide important wetland benefits, the loss of which are acceptable only in very limited circumstances. A permit shall be issued only if it is determined that the proposed activity satisfies a pressing economic or social need that clearly outweighs the loss of or detriment to the benefit(s) of the Class II wetland.

Class III wetlands supply wetland benefits, the loss of which is acceptable only after the exercise of caution and discernment. A permit shall be issued only if it is determined that the proposed activity satisfies an economic or social need that outweighs the loss of or detriment to the benefit(s) of the Class III wetland.

²⁴ 6 NYCRR Chapter X Part 663.1

²⁵ 6 NYCRR Chapter X Part 664

²⁶ 6 NYCRR Chapter X Part 663.5 (e)

3.3.8.3 Wetland Mitigation Projects

Two wetland mitigation projects are currently underway in the Town of Newstead:

- ♦ Emerging Wetlands, LLC has begun construction on Spring Marsh Consolidated Wetland Mitigation Project, a 51.11-acre wetland on the south side of Koepsel Road. The wetland was constructed to mitigate the loss of three federal wetlands located in the Tonawanda Creek watershed.
- ♦ Pine Hill Materials Corporation is interested in developing a wetland mitigation bank on the site of its former sand and gravel pit on Hiller Road. The company proposes the use of Sterling Wetland Mitigation Bank to mitigate the loss of area state and federal wetlands.

3.3.8.4 Floodplains

The Federal Emergency Management Agency (FEMA) prepares mapping of floodplains for communities. These maps may be used to restrict development in areas that are prone to flood damage. Where development exists within designated flood plain areas (flood zones), flood insurance is usually required by banks as a condition for financing.

An extensive floodplain has been designated to the south of Tonawanda Creek in the Town of Newstead. The floodplain extends from the Tonawanda Indian Reservation to Miland Road on the Town's western boundary and ranges in width from approximately 2,500 feet to almost 10,000 feet.

Additional floodplain areas have been designated along Ledge Creek and Murder Creek from the Town's eastern border to its confluence with Tonawanda Creek. The area bound by the two creeks, Carney Road and Bloomingdale Road has also been designated as a flood plain area.

The cresting patterns of these streams must be considered to determine the flooding potential to the lands within the Akron-Newstead study area. A study of the cresting patterns reveals the expected timing of floods and enables communities to plan for flooding situations. This information also facilitates the development of appropriate storm water detention facilities for creek waters.

To determine when a stream will crest, it is important to determine the origin and termination of the stream. Beeman Creek, Rapids Creek and Dorsch Creek, which originate in the Town of Newstead will initially crest within the Town of Newstead and are therefore subject to flooding while a rainstorm is happening. The remaining creeks, Tonawanda, Murder and Ledge Creeks, originate outside of the Town of Newstead and crest in the study area after a rainstorm passes. Other creeks may actually crest from backflow and will also crest after a storm. The majority of such backflow events raises as a result of Tonawanda Creek ice jams and spring melts.

3.3.9 Woodlands

Woodland areas are an important community resource. Woodland areas clean and store water, generate oxygen, provide wildlife habitat, create recreation opportunities, buffer adjoining uses, offer scenic views and generate forestry income. According to a recent windshield survey conducted in 2000, woodlands occupy 2,417 acres, or 8%, of the land in Newstead. In Akron, woodlands occupy 46 acres, or 4%, of the total land area. The woodlands are interspersed among farmlands and residential areas.

Over time, Department of Environmental Conservation foresters have surveyed every regulated wetland and some private woodlots in the Town. The surveys reveal examples of the native species in the area: Sugar Maple, Red Maple, Silver Maple, White Ash, Aspens, Basswood, Beech, Hickory, Black Cherry, Red Oak, Swamp White Oak, Elm, Shagbark Hickory, Bitternut Hickory, Black Walnut, Butternut, Black Maple and Cottonwood.²⁷

In addition, the publication "Forest Resources of New York," prepared by the Department of Environmental Conservation Forest Resources Planning Office, gives general indications of the types of current forest cover for the Town. The document suggests two potential forest types in the Akron-Newstead Area: American Elm-Red Maple and Northern Hardwoods.

3.3.10 Air Quality

The New York State Department of Environmental Conservation monitors air quality throughout the state using its Ambient Air Monitoring System. The State maintains 23 air-monitoring stations in Erie County; the closest site to the Akron-Newstead area is located at the Audubon Golf Course on Maple Road in Amherst. The station monitors total suspended particulates, ozone, nitric oxide, soiling and wind speed/direction, horizontal/vertical sigma, temperature, barometric pressure, and relative humidity. According to the 1997 annual report, which covers 1986 through 1996, air quality measurements at the station fell within State air quality standards for all parameters.

²⁷ David Paradowski, Senior Forester, New York State Department of Environmental Conservation, Buffalo Office, November 2000.

3.3.11 Noise

Noise has been documented to adversely affect residents' quality of life by causing sleep disturbance, communication interference and general annoyance. Background noise levels in rural New York State may be as low as 40-50 dBA.²⁸ The following table summarizes the results of increasing noise levels:

**Table 3-7 Effects of Noise Levels
General Levels**

Noise Level (dBA)	Effect
55-64	Annoyance (physical and psychological stress)
65-69	Communication interference (nearby traffic masks normal conversation causing people to strain in order to be heard)
70-79	Muscles and glands react
Above 80	Changed motor coordination

Source: US DOT Bureau of Transportation Statistics, 1994 Transportation Statistics Annual Report

In the Akron-Newstead area the largest noise generators include the Akron Airport and New York State Thruway.

3.3.11.1 Akron Airport

Residents south of the Akron Airport are subject to noise impacts from the facility. A noise analysis for Akron Airport was conducted in accordance with Federal Aviation Administration guidelines. The Federal Aviation Administration (FAA) and the Environmental Protection Agency measure aircraft noise using the Day-Night Average Sound Level (Ldn) methodology. Noise was based on an a-weighted scale and measured in decibels. The Ldn measurement procedure takes into account flight paths, number of operations and flyover noise. Contours are developed by connecting points of equal Ldn values. The contours reflect cumulative average noise exposure due to aircraft takeoffs and landings during an average 24-hour period.

The FAA standards for compatibility with local surroundings indicate that any noise level below 65 Ldn for neighborhoods is compatible. Based on future projections of 42,804 annual operations, the noise contours developed for the Akron Airport indicated that all noise contours of 65-Ldn are contained on airport property. Hence, the airport is considered compatible with all surrounding land uses. Only the Ldn 55 contour fell outside of airport property; this level of sound is comparable to an air conditioning unit or clothes dryer.

²⁸ William McCall, New York State Department of Transportation, Environmental Analysis Bureau, November 14, 2000.

To be a good neighbor to the local community, the airport has instituted noise control measures (placards on each runway end, mid-field run up areas, limited operations, no over flying the school) and a preferential runway system. In addition, there are plans to improve runways 11-29 to allow all aircraft to use the lanes during strong winds from the northwest. This will remove some aircraft from the proximity of Village residents.

3.3.11.2 New York State Thruway

Residents often list traffic noise as the most disruptive indoor problem caused by nearby highways.²⁹ The level of traffic noise generated by a highway depends upon the mix of vehicles using the road, traffic speed, surface materials and volume. Noise levels dwindle with distance and the presence of barriers that block, deflect and absorb noise.

The New York State Thruway passes through the Town of Newstead. According to the Greater Buffalo Niagara Regional Transportation Council (GBNRTC) 1999 Traffic Volumes Map, the average annual daily traffic (AADT) level for the Thruway segment contained in the Town is 33,600 vehicles. Traffic volumes rise to 46,800 west of Transit Road.

In general, at this volume, the 65-dBA-noise contour may extend up to 209 feet from the road and the 55-dBA contour may extend up to 970 feet from the road.³⁰ More specific data on noise levels at various intervals from the Thruway may become available from the New York State Thruway Authority in 2001 as Newstead is explored as a potential re-location site for the Williamsville toll barrier.

3.3.12 Hazardous Waste

3.3.12.1 Superfund

Superfund is a program administered by the Environmental Protection Agency to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. Before Superfund, Americans were less aware of how dumping chemical wastes might affect public health and the environment. Hazardous wastes were often left in the open, where they seeped into the ground, flowed into rivers and lakes, and contaminated soil and groundwater. Consequently, where these practices were intensive or continuous, there were uncontrolled or abandoned hazardous waste sites.

²⁹ Williams, I.D. and I.S. McCrae. "Road Traffic Nuisance in Residential and Commercial Areas," *Science of the Total Environment*, Vol. 169, pp. 75-82.

³⁰ Hokanson, Barry, Martin Minkoff, Steve Nichols, and Susan Cowart. *Measures of Noise Damage Costs Attributable to Motor Vehicle Travel*. University of Iowa Institute of Urban and Regional Research, Iowa City, IA, 1981. However, noise levels at specific sites and distances are influenced by peak traffic hours, vehicle mix, land formations and the presence of barriers³⁰; such data is beyond the scope of this plan.

According to the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), one Superfund site is located in the Town of Newstead. The site, located at 8471 Fletcher Road, is a residential property that was formerly used as a landfill for hazardous waste. It is estimated that approximately 2,000 drums of solid waste were buried on site. The site was discovered in 1989. By September 1993, the site had been stabilized.

3.3.12.2 Resource Conservation Recovery Act

The Resource Conservation and Recovery Act (RCRA) requires that generators, transporters, treaters, storers and disposers of hazardous waste (as defined by the federally recognized hazardous waste codes) provide information concerning their activities to state environmental agencies. These agencies then provide the information to regional and national Environmental Protection Agency offices.

The Resource Conservation and Recovery Act was enacted by Congress in 1976. RCRA's primary goals are to protect human health and the environment from the potential hazards of waste disposal, to conserve energy and natural resources, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals. Wastes that exhibit certain characteristics may be regulated by RCRA. A waste may be considered hazardous if it is ignitable (i.e., burns readily), corrosive, or reactive (e.g., explosive). Waste may also be considered hazardous if it contains certain amounts of toxic chemicals. In addition to these characteristic wastes, EPA has also developed a list of over 500 specific hazardous wastes. Hazardous waste takes many physical forms and may be solid, semi-solid, or even liquid.

According to the EPA regulations, solid waste means any garbage, or refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, mining, and agricultural operations, and from community activities. The RCRA hazardous waste program regulates commercial businesses as well as federal, state and local government facilities that generate, transport, treat, store, or dispose of hazardous waste. Each of these entities is regulated to ensure proper management of hazardous waste from the moment it is generated until its ultimate disposal or destruction. The RCRA municipal solid waste program regulates owners and operators of municipal solid waste landfills. The regulations stipulate minimum criteria that each landfill must meet in order to continue operating.

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Hazardous waste data is contained in the Resource Conservation and Recovery Information System (RCRIS); twenty-six sites are located in the Akron/Newstead area³¹.

Table 3-8 RCRIS Sites
Town of Newstead and Village of Akron

Facility Name	Location
Akron Falls Mini Mart	187-191 East Avenue, Akron
Akron Municipal Electric Utility	43 East Avenue, Akron
Akron Municipal Electric Utility	10 Mill Street, Akron
Akron Rule, Inc.	59 Hoag Avenue, Akron
Akron Village Sewer Plant	Lewis Road, Akron
Buffalo Drilling Company	12264 Main Street, Akron
Clarence Materials Corp.	12090 Main Street
Colden Auto Collision	12200 Main Street
County Line Stone Co, Inc.	Crittenden Road, Akron
DC Electronics	53 Cedar St, Akron
E. Newstead #06 Substation	Scotland Road, Newstead
Georgia-Pacific Corp.	Bloomingtondale Road, Akron
I2R Element Co.	12610 Clarence Center Road, Akron
Jack Hayes Oldsmobile Pontiac	13090 Main, Akron
Markar Products Inc.	12715 Lewis Road, Akron
New York Power Authority	Min Street, Akron
Newstead 14 Substation	Buell Street, Akron
Niagara Specialty Metals	12600 Clarence Center Road, Akron
NYS Thruway Authority	Bridge #19 Bin 5511640
NYS Thruway Authority	Bridge #20 BIN 5511650
NYS Thruway Authority	Bridge #21, BIN 5511660
Perry's Ice Cream Co. Inc.	1 Ice Cream Plaza, Akron
Renns Service Station	18 Mechanic Street, Akron
Strippit Inc. Unit Of Idex	12975 Clarence Center Road, Akron
Tensar Industries, Inc.	13550 Bloomingtondale Road
Unimart Corp	Main Street & Buell Road, Akron
Whiting Roll Up Door Mfg	113 Cedar Street, Akron

Source: United States Environmental Protection Agency

Hazardous materials sites may introduce toxins to the local environment through non-point source runoff and accidents and should be considered as future land use decisions are made.

³¹ United States Environmental Protection Agency, Surf Your Watershed, RCRIS Facilities for Niagara Watershed, <http://oaspub.epa.gov/surf/surffac?huc=04120104>.

3.4 Agriculture

3.4.1 Town of Newstead and Village of Akron

Historically, agriculture has been the predominant land use in most Erie County communities; this is true in the Town of Newstead and Village of Akron. Rural life and farming were inseparable as most of life's necessities were derived from crops, livestock and timber. Since 1940, the number of farms and amount of land in farming in Erie County has decreased by 81% and 65% respectively. The decrease in farming reflects the increased suburban development around the City core and structural changes in the Western New York economy.

According to the land use analysis, approximately 15,500 acres (51%) of land in the Town of Newstead is currently assessed agricultural; in the Village, there are 115 acres (11%) of agricultural land. Of these, approximately 12,000 acres are actively farmed in the Akron-Newstead area. In 2000, the Akron-Newstead Assessor's office recorded 101 separate tax parcels dedicated to the production of field crops.³²

The New York State Department of Agriculture and Markets uses soil productivity as a common denominator for classifying all New York farmland. Land productivity is measured by the yields of corn and hay crop rotations over a ten-year production cycle. Yields for each crop are combined into an index of total digestible nutrients (TDN) per acre. The statewide system is useful as a basis for local agricultural preservation policy because of its relationship to the State and County Agricultural Districts system and agricultural assessments. Moreover, the system directly relates to expected crop yields thereby indicating the long-term potential profitability of farmland. These classifications are noted on the Agricultural Resources Map that is part of this section.

According the Erie County Department of Environment and Planning, 147 agricultural land-owners receive an agricultural assessment. The average farm (the size of land which received the assessment) was 76.4 acres. Twenty-six (26) farms were over 100 acres in size; five (5) farms were over 200 acres in size. Fowl (egg production) accounts for a substantial portion of the Town's agricultural industry; there are over 600,000 fowl in the two agricultural districts that encompass the Town of Newstead and Village of Akron.

Agriculture is an important component of the Town and Village character and economy. By deferring the development of residential uses on agricultural land, the Town and Village may realize savings in servicing the communities. The American Farmland Trust reviewed the results of 70 Cost of Community Service Studies (COCS) conducted throughout the country.

³² Several parcels may be used by one owner as a single farm operation.

According to the Farmland Trust's review, for every \$1.00 spent in municipal taxes:

- Residential uses require \$1.15 in services
- Farm/forest uses require \$0.35 in services
- Commercial/industrial uses require \$.27 in services³³.

While these figures have not been specifically gathered from the Akron-Newstead community, the findings point to the relative cost-effectiveness of farming as a land use.

To summarize the data on the farming in the Town and Village:

- Agricultural land currently occupies 50% of all land in the Town and Village;
- Approximately 12,000 acres of land are actively farmed;³⁴
- One hundred forty seven (47) agricultural land-owners receive an agricultural assessment;³⁵
- The average farm (the size of land which received the assessment) was 76.4 acres;³⁶
- Twenty-six (26) farms were over 100 acres in size;³⁷
- Five (5) farms were over 200 acres in size;³⁸
- Approximately 75% of land in the Town of Newstead is classified as prime agricultural soils.³⁹ This is a conservative measure, since some lands falling outside the parameters established for prime land also may be "good" for farming purposes;
- 126 people are employed in agriculture or agriculture related businesses;⁴⁰
- The cost for servicing agricultural land uses is considerably less than servicing residential or commercial/industrial land uses.

3.4.2 Farms within Zip Code 14001

While the majority (56%) of farmers in the 14001 Zip Code operate on only farmland they own, a substantial number (39%) are part owners, i.e. they operate both land they own and land they rent from others.⁴¹ Just four (4) farms, or 5% of the total, are fully leased.⁴² These figures indicate a market for leased agricultural land in the communities.

³³ Median rate.

³⁴ Town of Newstead Assessor.

³⁵ Erie County Department of Environment and Planning.

³⁶ Ibid.

³⁷ Ibid.

³⁸ Ibid.

³⁹ USDA and New York State Department of Agriculture and Markets

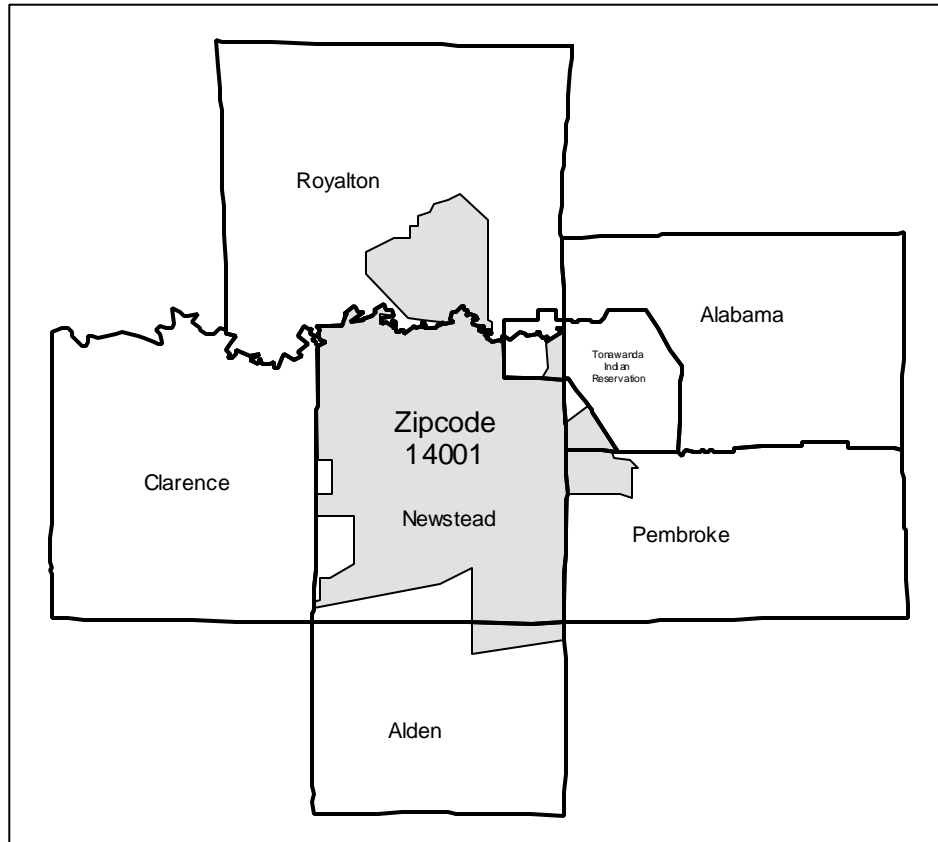
⁴⁰ US Bureau of the Census.

⁴¹ New York State Department of Agriculture and Markets. Erie County Farm Statistics, April 2000

⁴² Ibid.

The map below illustrates the location of the 14001 zip code in Western New York:

Figure 3-5 14001 Zip Code Location
Town of Newstead and Surrounding Communities



Most (84%) of the area farmers reside on the farm they are operating.⁴³ Only nine (9) farms do not have the operator residing there.⁴⁴ Subsequently, local land use provisions must facilitate on-site living facilities for local farmers.

Just over half (55%) of the area farmers listed farming as their principal occupation, while the remaining 45% listed a principal occupation other than farming.⁴⁵ These figures may indicate the need to bolster farm income with additional sources; and/or the emergence of smaller, “hobby”-type agricultural activities in addition to a primary, non-farming occupation.⁴⁶ The average age of farm operators is 53.8 years.⁴⁷

⁴³ Ibid.
⁴⁴ Ibid.
⁴⁵ Ibid.
⁴⁶ Ibid.
⁴⁷ Ibid.

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The table below provides data on farm ownership within the 14001 Zip Code.

Table 3-9 Farm Ownership, Residence and Operation – 1997
Zip Code 14001

Ownership/Operation	Number	Percent
Ownership		
Full owners	46	56%
Part owners	32	39%
Tenants	4	5%
Residence		
Operator living on farm	69	84%
Operator not living on farm	9	11%
Residence not reported	4	5%
Operation		
Principal Occupation is Farming	45	55%
Other Principal Occupation	37	45%

Source: U.S. Bureau of Census, 1997

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The 1997 Census of Agriculture indicated that almost 35% of the 14001 Zip Code farms are smaller than 50 acres in size. An additional 65% of farms are between 50 and 999 acres in size.

Table 3-10 Farms by Size – 1997
Zip Code 14001

Size of Farm*	Number of Farms	Percent of Total Farms
1 – 49 acres	28	34%
50 – 999 acres	53	65%
1000 acres or more	1	1%
Total	82	100%

* Includes land both owned and rented from others.

Source: U.S. Bureau of Census – 1997 Census of Agriculture

According to the 1997 Census of Agriculture, 70 of the 82 total farms in the 14001 Zip Code (85%) actively harvest crops. The vast majority of the cropland is harvested on farms of less than 500 acres. Shown below is the most recent data on acreage of harvested cropland in the Akron-Newstead region (Zip Code 14001).

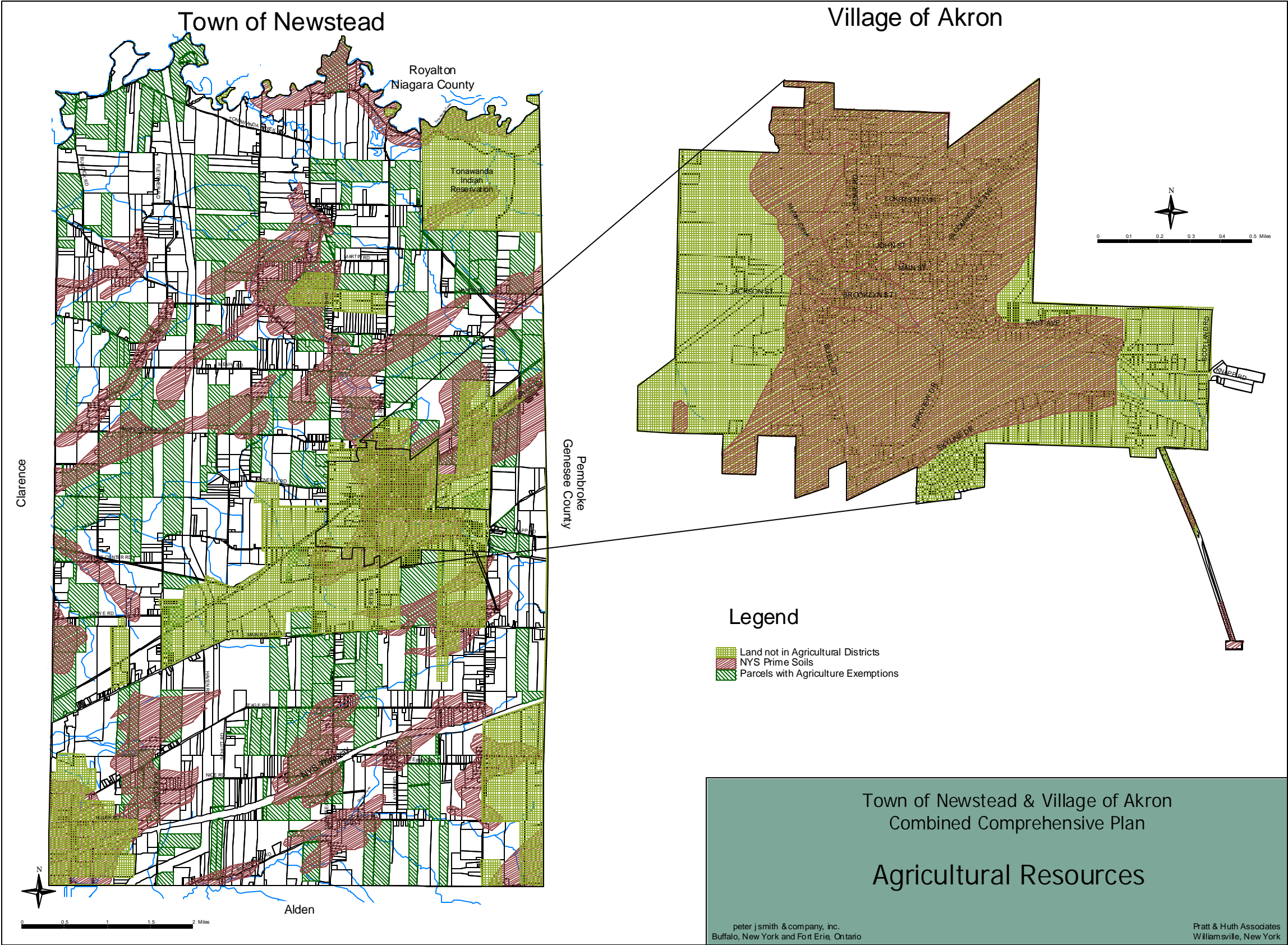
Table 3-11 Amount of Harvested Cropland – 1997
Zip Code 14001

Area	Number	Percent
1 – 49 acres	33	47%
50 – 499 acres	33	47%
500 acres or more	4	6%
Total	70	100%

Source: U.S. Bureau of Census – 1997 Census of Agriculture

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Figure 3-6 – Agricultural Resources



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The leading agricultural activities in the 14001 Zip Code are the production of corn, wheat and oats for grain; cattle, beef and dairy operations and the production of hay/alfalfa. The following table summarizes the number of farms engaged in the production of specific agricultural products.⁴⁸

Table 3-12 Type of Agricultural Products – 1997
Zip Code 14001

	Newstead/Akron	Erie County	New York State
TOTAL FARMS	82	973	31,757
Cattle and Calves	42	394	16,444
Beef Cow	19	150	6,160
Milk Cow	15	173	8,732
Hogs and Pigs	9	47	1,508
Maple Trees	0	N/A	1,018
Sheep & Lambs	6	47	1,515
Horses & Ponies	17	N/A	6,491
Hens and Pullets	3	42	1,842
Turkeys	0	N/A	147
Corn for Grain	41	165	5,493
Corn for Silage	22	194	8,250
Sorghum - Grain	0	N/A	4
Wheat for Grain	21	N/A	1,887
Barley for grain	5	N/A	494
Oats for Grain	26	96	2,808
Soybeans -Beans	8	N/A	952
Dry Edible Beans	3	N/A	402
Potatoes	2	23	544
Hay-alfalfa	53	559	20,805
Vegetable	10	98	2,720
Orchards	2	65	2,436

Source: 1997 Census of Agriculture, United States Department of Agriculture

⁴⁸ The total number exceeds the 82 farms reported earlier because most farms produce more than one product.

3.4.3 Agricultural Districts Encompassing Newstead and Akron

Land within the Town of Newstead belongs to two Agricultural Districts: Alden-Newstead District No. 1, and the Clarence-Newstead District No. 14. Summary data on these districts is provided below.

Table 3-13 Agricultural District Characteristics – 1997
Agricultural District No. 1 and No. 14

	Alden-Newstead Ag. District No. 1	Clarence-Newstead Ag. District No. 14
Year Established	1972	1980
Original Acres	10,650	30,380
Current Acres (1997)	15,944	30,387
Acres Owned/Rented (%)	63/37	67/33
Prime Soil	75%	75%
Active Agric. Operations (1988)	38	36
Active Agric. Operations (1996)	23	31

Source: Erie County Department of Environment and Planning, 1997

As the table illustrates, land in the Alden-Newstead district has increased by almost 50% or 5294 acres since 1972. The acreage in the Town of Newstead saw an increase of 3,824 acres in 1980; this then decreased by 1,738 acres in 1988. Currently, the district includes 10,624 acres in the Town of Newstead⁴⁹. The number of active agricultural operations in the district fell by 60% between 1988 and 1996.

Since 1972, the Clarence-Newstead District has maintained its size despite strong development pressure in the Town of Clarence. There are approximately 22,525 acres in the Town of Newstead. The district lost only five farm operations since 1988. In its 8-year review of these districts in 1997, the Erie County Department of Environment and Planning made the following observations:

- A decrease in Alden-Newstead District dairy operations from 22 in 1988 to 7 in 1996,
- 5 operations (Alden-Newstead) and 11 operations (Clarence-Newstead) report over \$100,000 in annual gross sales
- Soils in both districts are 75% in prime or viable cropland and 25% in wetter soils suitable for hay and pasture crops
- The northern section of the Clarence-Newstead District is in a floodplain; agricultural acreage could be increased if drainage were improved
- As a third-ring suburb within the Buffalo metropolitan area that lacks municipal sewers, major developments were not foreseen in Newstead (compared with the second-ring suburb of Clarence)

⁴⁹ Erie County Department of Environment and Planning.

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Among the reasons cited for continuation of the two districts are:

- ◆ They will maintain the agricultural vitality in eastern Erie County
- ◆ They will help counteract the premature retirement of farmland and loss of viable soils
- ◆ They will continue to provide an important source of open space and assist in maintaining the rural and semi-rural character
- ◆ They will help maintain an important source of local food supply
- ◆ They will serve as incentives for the towns to direct growth in a manner that is least disruptive to farming
- ◆ They will assist farming operations by prohibiting local regulations that could restrict normal farming operations in the absence of agricultural district designation
- ◆ They will assist the towns' and county's comprehensive planning process.

Data regarding the number of farms and acres of farmland in the Alden-Newstead and Clarence-Newstead Agricultural Districts is presented below. If divided equally among the districts' farmers, there would be approximately 400 acres of land per farm.

Table 3-14 Average Farm Size – 1996
Agricultural Districts No. 1 and No. 14

	Alden-Newstead District No. 1	Clarence-Newstead District No. 14
Number of Farms	23	35
Total acres of farms	10,231	15,320

Source: Erie County Agricultural Farmland and Protection Board

To determine the scale of livestock operations in the area, data on the number of livestock was obtained from the reports on Agricultural District No. 1 and No. 14, both of which include the Town of Newstead.

Table 3-15 Number of Livestock – 1997
Agricultural Districts No. 1 and No. 14

Livestock	Alden-Newstead Ag. District No. 1	Clarence-Newstead Ag. District No. 14	Total
Cows	290	575	865
Heifers & calves	315	375	690
Beef cattle	210	360	570
Sheep & hogs	110	295	405
Horses	7	64	71
Fowl	600,026	62	600,088
Total	600,958	1,731	602,689

Source: Erie County Agricultural Farmland and Protection Board

The figures reveal a predominance of fowl and cattle (cows, heifers, calves, beef cattle) in the two Agricultural Districts. It should be noted that the large amount of fowl in District No. 1 belong to the extensive Kreher Poultry Farm operation in south Newstead.

3.4.4 Erie County

In 1998, agricultural uses comprised 23% of the land in Erie County.⁵⁰ The county featured 1,175 farms averaging 133 acres per farm.⁵¹ The County ranks 4th in New York State for the number of farms and 25th in the state for the amount of land in farms⁵². From 1992 to 1997, the total number of farms in Erie County decreased two percent (2%) from 145,679 acres to 143,234 acres.⁵³ The average size of farms increased slightly from 146 acres in 1992 to 147 acres in 1997.⁵⁴ In Erie County, 16% of the total farmland acreage is dedicated to cropland.

Despite its long-term decline, agriculture remains an important component of the Erie County economy and landscape:

- ◆ In 1997, the market value of agricultural products was \$77.8 million;
- ◆ 3,800 people are employed in the agricultural sector;
- ◆ An additional 5,000 people are employed seasonally in the sector;
- ◆ Farmland comprises 23% of land in Erie County;
- ◆ Farmland uses off-set growing residential municipal service costs⁵⁵.

The table below summarizes farming activity in Erie County since 1940.

Table 3-16 Farm Statistics – 1940-1998
Erie County

Year	Number of Farms	Land in Farms (Acres)	Total Cropland (Acres)
1940	6,171	442,312	N/A
1950	4,611	376,353	234,156
1959	2,725	289,889	190,770
1969	1,680	222,215	151,082
1978	1,398	202,804	149,816
1987	1,335	171,700	124,200
1998	1,175	156,700	109,300

Source: New York Agricultural Statistics Service, April 2000

⁵⁰ New York State Department of Agriculture and Markets. Erie County Farm Statistics, April 2000

⁵¹ Ibid.

⁵² Ibid.

⁵³ US Department of Agriculture and New York Agricultural Statistics Service. 1997 Census of Agriculture County Profile, Erie County, New York

⁵⁴ Ibid.

⁵⁵ Erie County Department of Environment and Planning. Farms for the Future, 1996

In 1997, the leading agricultural products in Erie County were dairy products (42%), nursery and greenhouse products (24%), and other products (24%), followed by cattle and calves (5%) and vegetables (5%).⁵⁶

3.4.5 Agricultural Support and Farmland Protection Programs

A 1996 publication by the Erie County Department of Environment and Planning entitled *Erie County Farms for the Future* reports that “Agriculture may fare well in the future if the people and representatives within all government levels make a concerted effort to include agriculture as an equal in community and economic planning activities”⁵⁷. This section reviews state, county and local programs aimed at preserving agricultural land and/or providing economic support to local agricultural operations.

3.4.5.1 NYS Agricultural Districts

Program Benefits

In 1971, New York became the first state to create a comprehensive agricultural district program. The NYS Agricultural Districts Law supports agriculture through several provisions:

- ◆ Agricultural assessments for land in active agricultural production;
- ◆ Limits on the taxation of farmland for certain municipal improvements;
- ◆ Limits on public utility taxes to the ½ acre of farm which is devoted to housing
- ◆ Requirement that state agency policies support farming;
- ◆ State review of local ordinances which affect agriculture;
- ◆ Limitations on the exercise of eminent domain and other public acquisitions;
- ◆ Limits on public investment for non-farm development;
- ◆ Agricultural impact statement requirements for public projects;
- ◆ Right-to-farm protection for sound agricultural practices;
- ◆ Disclosure notices to real estate purchasers in agricultural areas; and
- ◆ Right to recover legal fees where farmer wins nuisance lawsuit.⁵⁸

An agricultural district is created by the county legislature upon petition by interested landowners. The owners must collectively own at least 500 acres (or 10%) of the land proposed for the district.⁵⁹

⁵⁶ Ibid.

⁵⁷ Erie County Department of Environment and Planning. *Farms for the Future*, 1996, p. 31

⁵⁸ American Farmland Trust. *Saving American Farmland: What Works*, American Farmland Trust, 1997, pp. 198-201

⁵⁹ Ferguson, Kirsten, Cosgrove, Jeremy and Teri Ptacek. *Action Guide: Agricultural and Farmland Protection for New York*, American Farmland Trust, 1999, pp. 10.

3.4.5.2 NYS Tax Relief

To reduce the tax burden on state farmers, the New York Legislature enacted the 1996 Farmers' Protection and Farm Preservation Act. The law created a refundable income tax credit for school taxes paid by farmers. The program is fully funded by the state.

In addition, farm buildings and structures are also exempt from several provisions of the Real Property Tax Law:

- ◆ Section 483 exempts new and rebuilt farm buildings for ten years;
- ◆ Section 483-a entirely exempts certain agricultural structures;
- ◆ Section 483-c exempts temporary greenhouses; and
- ◆ A limited exemption is offered for the rehabilitation of historic barns.

The amount of the building exemption is determined by the increase in assessed value of the land because of the new construction; it is not based on actual construction costs.

3.4.5.3 NYS Farmland Protection Plan Development

In 1994, the state began to provide funding for the development of County agricultural and farmland protection plans. Approval of such plans enables counties to apply for federal and state funding for the purchase of farmland development rights.

3.4.5.4 NYS Purchase of Development Rights Grants

In 1996, the legislature amended the Agricultural and Farmland Protection Programs, Article 25-AAA, to provide implementation grants for the purchase of development rights on farmland. Municipalities with approved agricultural and farmland protection plans were eligible for funding under the 75% state contribution/25% local contribution program.

Since 1996, the state has committed \$30 million to preserving thousands of acres of farmland in the state to keep viable farmland in production and protect it from development.⁶⁰ In 2000, the state awarded \$12 million to 15 municipalities to help protect economically viable farmland from development. The award is the largest amount ever appropriated for farmland protection in New York and represents a 56% increase over last year's funding.⁶¹

⁶⁰ State of New York Executive Chamber, George E. Pataki, Governor. "Governor Announces \$12 Million in Farmland Protection Grants", January 6, 2000.

⁶¹ Ibid.

3.4.5.5 Erie County “Farms for the Future” Program

In 1996, Erie County, in cooperation with the Erie County Agricultural and Farmland Protection Board, formerly the Erie County Agricultural District Board, adopted the *Farms for the Future Agricultural and Farmland Preservation and Protection Strategy*. The primary goals of the Farms for the Future strategy are:

- ◆ To protect agriculture and farmland using the resources available to allow the industry to be profitable and flourish;
- ◆ To preserve farmland and associated agricultural lands using techniques which assure that these lands are kept in that state as long as possible; and
- ◆ To secure the support of the community and governments through the education and promotion of agriculture as a neighbor and as a major economic contributor.⁶²

The Farms for the Future document designated Newstead as an Agricultural Reserve Area. It is anticipated that no major growth will occur in this area unless sewer district extensions are approved.

3.4.5.6 Erie County Right to Farm Legislation

In January 1999, the Erie County Legislature adopted the “Erie County Right to Farm Law”. The legislation is designed to protect the county’s farmers, farm activity and agricultural land against encroachment by residential development. The legislation recognizes the economic and sociological value of agriculture to local communities.

The law seeks to minimize conflicts between agricultural and residential uses, particularly the number and effects of nuisance lawsuits brought by non-agricultural neighbors against farm operations. The law stipulates that farmers have the right to engage in generally accepted agricultural practices.

Through a disclosure requirement for all purchase and sales contracts for residential properties in Erie County, the law advises potential homebuyers of normal farming activities such as the operation of machinery and the application of pesticides and fertilizers.

⁶² Ibid, pp. vii.

3.4.5.7 Local Land Use Regulations

Almost all of the Town of Newstead is zoned R-A, Rural Agriculture. The district is intended to preserve and protect agricultural areas and to provide for limited rural residential development, together with other non-intensive compatible activities.

- ◆ Permitted uses include the production of crops and livestock, single and two-family dwellings, churches, public schools, experimental agriculture stations, nurseries and greenhouses, riding academies and stables, conservation projects, picnic and campgrounds, mining and turf farming operations, veterinary hospitals and cemeteries.
- ◆ Uses allowed with a special permit are hospitals and sanatoriums, nursing homes, private schools, golf courses, gun clubs or shooting ranges, animal cemeteries, forest farming, towers, horse training tracks, kennels and fire stations.
- ◆ Lots in the R-A district must have an area of at least 45,000 square feet or 1.03 acres and must be at least 150 feet in width.
- ◆ Buildings may cover no more than 20% of the building lot.
- ◆ There must be at least a 100-foot setback from the property line for any “storage of manure or other odor- or dust-producing substance”.
- ◆ All accessory buildings, except for private garages, must be at least 75 feet from any public street. Permitted accessory uses are barns and other farm buildings, seasonal roadside stands, private swimming pools, home occupations and other uses normally associated with the principal use.

3.4.5.8 Transferable Development Rights (Proposed by CAC)

Newstead’s Conservation Advisory Council (CAC) has proposed that a Transfer of Development Rights (TDR) program be designed to steer development away from developable acreage that is also defined as prime for farm use. The CAC worked in conjunction with the Department of Agricultural, Resource and Managerial Economics at Cornell University. A report, still in draft form, was issued in June 2000.

Unlike traditional TDR programs, the CAC proposal does not define geographic areas designated for open space protection (development rights sending areas) and higher density residential development (development rights receiving areas). Rather, development rights are proposed as an exaction for the issuance of a permit for a major subdivision as defined by the Town’s municipal code.

Under the proposal, development rights could be transferred among any open space lands in the Town. The development rights acquired by an applicant for a major subdivision permit would be transferred to and held by a specially-constituted public Board to be prescribed by the local ordinance.

3.4.6 Agricultural Agencies and Organizations

3.4.6.1 Erie County Agricultural Farmland and Protection Board

This 11-member Erie County Agricultural Farmland and Protection Board has several important responsibilities aimed at the preservation of farming in Erie County. They include review of NYS Agricultural Districts, review of specific development proposals, and review and approval of local Farmland Protection Plans (required by the State Department of Ag & Markets in order to receive agricultural grants). The formation of this Board and its duties are outlined in NYS Agricultural District Law.

The Board consists of 4 farmers and 1 agri-businessperson, in addition to representatives of several governmental and non-governmental agencies: Erie County Legislature, County Department of Environment & Planning, Soil & Water Conservation District, Cornell Cooperative Extension, County Real Property Tax Department, and the WNY Land Conservancy.

3.4.6.2 Erie County Farm Bureau

The Erie County Farm Bureau, Inc. is a non-governmental volunteer organization financed and controlled by member families concerned with addressing agricultural issues and formulating action to achieve economic opportunity within the farming community. Based in East Aurora, the Farm Bureau meets each October to discuss significant issues and approve resolutions. Approved resolutions are subsequently carried to the applicable governmental agency, whether county, state or national.

Current Newstead Farm Bureau membership stands at approximately 35 families. Membership in the Erie County and New York Farm Bureau membership stands at 865 and 30,000 families, respectively.

Besides the opportunity to submit ideas on significant issues, benefits to Farm Bureau members include group displays at agricultural events such as the Erie County Fair, interaction with other agricultural organizations, and reduced rates on insurance and selected personal services.

3.4.6.3 American Farmland Trust

American Farmland Trust (AFT) is a private, non-profit conservation organization founded in 1980 to protect the nation's agricultural resources. AFT works to stop the loss of productive farmland and to promote farming practices that contribute to a healthy environment. In addition to its programs of public education and technical assistance in policy development, AFT provides direct assistance to communities by managing conservation easements and other local farmland protection programs.

3.4.6.4 Western New York Land Conservancy

Based in East Aurora, the WNY Land Conservancy provides technical assistance to communities in managing and acquiring open space lands. The nearby Town of Amherst, experiencing a high level of development pressure, prepared a Purchase of Development Rights (PDR) program in 1996 with the Conservancy's help. To date, the conservation easements on 4 parcels amounting to 215 acres have been purchased; another 200+ acres are currently being considered. A total of 25 parcels (more than 1200 acres) are included in the project area. The easements are held jointly by the Town and the Conservancy.

4.0 The Community

4.1 Community Facilities and Services

4.1.1 Schools

Three public school districts provide public education for Town of Newstead and Village of Akron children:

- Akron Central Schools serve students from the majority of the Town and Village;
- Clarence Central Schools serve students living in the south western portion of the Town; and
- Alden Central Schools serve students living in the southwest and south-eastern corners of the Town of Newstead.

4.1.1.1 Enrollment

Akron-Newstead public school students attend one of ten public school facilities in the region. The following table outlines the number of Akron-Newstead residents enrolled at each school.

Table 4-1 Student Enrollment
Akron, Alden and Clarence Central School Districts

District	School	Grades	2000-2001 Enrollment	2000-2001 Akron-Newstead residents
Akron	Akron Elementary	K-5	847	815
	Akron Middle/High	6-12	854	760
Alden	Alden Primary	K-2	413	2
	Alden Intermediate	3-5	496	3
	Alden Middle	6-8	480	2
	Alden Senior High	9-12	662	6
Clarence	Clarence Center Elementary	K-5	682	155
	Ledgeview Elementary	K-5	611	
	Clarence Middle	6-8	1059	
	Clarence Senior High	9-12	1387	

Source: New York State Department of Education

4.1.1.2 Teaching Staff

Educational quality is closely linked to a school's teaching staff. Districts strive to provide small classes where teachers can provide adequate attention to their students. Moreover, teaching salaries are used to attract high quality teachers to each district. The following table outlines the number of teachers at each school serving the Newstead-Akron region, district student to teacher ratios and median teaching salaries.

As the table illustrates, the Akron Central School District has higher average student to teacher ratios than both the State and County averages. The Clarence Central School District has a higher average student to teacher ratio than the State average. The Alden School District has lower student to teacher ratios than both the State and County averages.

All three districts have lower median teaching salaries than the Erie County median. This may indicate lower costs of living outside of the County urban areas or younger staff.

Table 4-2 School Teaching Staff
Akron, Alden and Clarence School Districts

District	School	98-99 Number of Teachers	97-98 District Student to Teacher Ratio	District Median Teacher Salary
Akron	Akron Elementary	47	15.5	\$51,450
	Akron Middle/ High	62		
Alden	Alden Primary	32	13.6	\$48,679
	Alden Intermediate	34		
	Alden Middle	39		
	Alden Senior High	47		
Clarence	Clarence Center Elementary	41	14.3	\$43,272
	Ledgeview Elementary	37		
	Clarence Middle	72		
	Clarence Senior High	86		
Erie County		N/A	15.2	\$53,000
NY State		N/A	13.7	\$48,712

Source: New York State Department of Education

4.1.1.3 Facilities

Akron-Newstead children attending public school may attend one of ten public school facilities. The following table outlines the location of the Akron, Alden and Clarence Central School District facilities at which Akron-Newstead students may be enrolled.

Table 4-3 School Facilities
Akron, Alden and Clarence Central School Districts

District	School	Location
Akron	Akron Elementary	47 Bloomingdale Avenue, Akron
	Akron Middle/High	47 Bloomingdale Avenue, Akron
Alden	Alden Primary	11197 Broadway, Alden
	Alden Intermediate	1648 Crittenden Road, Alden
	Alden Middle	13250 Park Street, Alden
	Alden Senior High	13190 Park Street, Alden
Clarence	Clarence Center Elementary	9600 Clarence Center Road, Clarence
	Ledgeview Elementary	5150 Old Goodrich Road, Clarence
	Clarence Middle	10150 Greiner Road, Clarence
	Clarence Senior High	9625 Main Street, Clarence

Source: peter j. smith & company, inc.

4.1.1.4 Student Performance

The New York State Board of Regents expects schools to meet or exceed 90 percent on the following academic benchmarks. Regulations require school districts to develop and implement local assistance plans (LAP) to bring every public school up to these levels.

In 1998-99, students in all three districts exceeded state standards with the following exceptions:

- 11th grade reading scores for Akron Middle/High School that had a benchmark performance of 87%;
- 11th grade writing scores for Akron Middle/High School that had a benchmark performance of 87%;
- 8th grade mathematics scores for Alden Middle School that had a benchmark performance of 88%.⁶³

⁶³ New York State Education Department, The New York State School District Report Card for Akron, Alden and Clarence School Districts for School Year 1998-99, 2000.

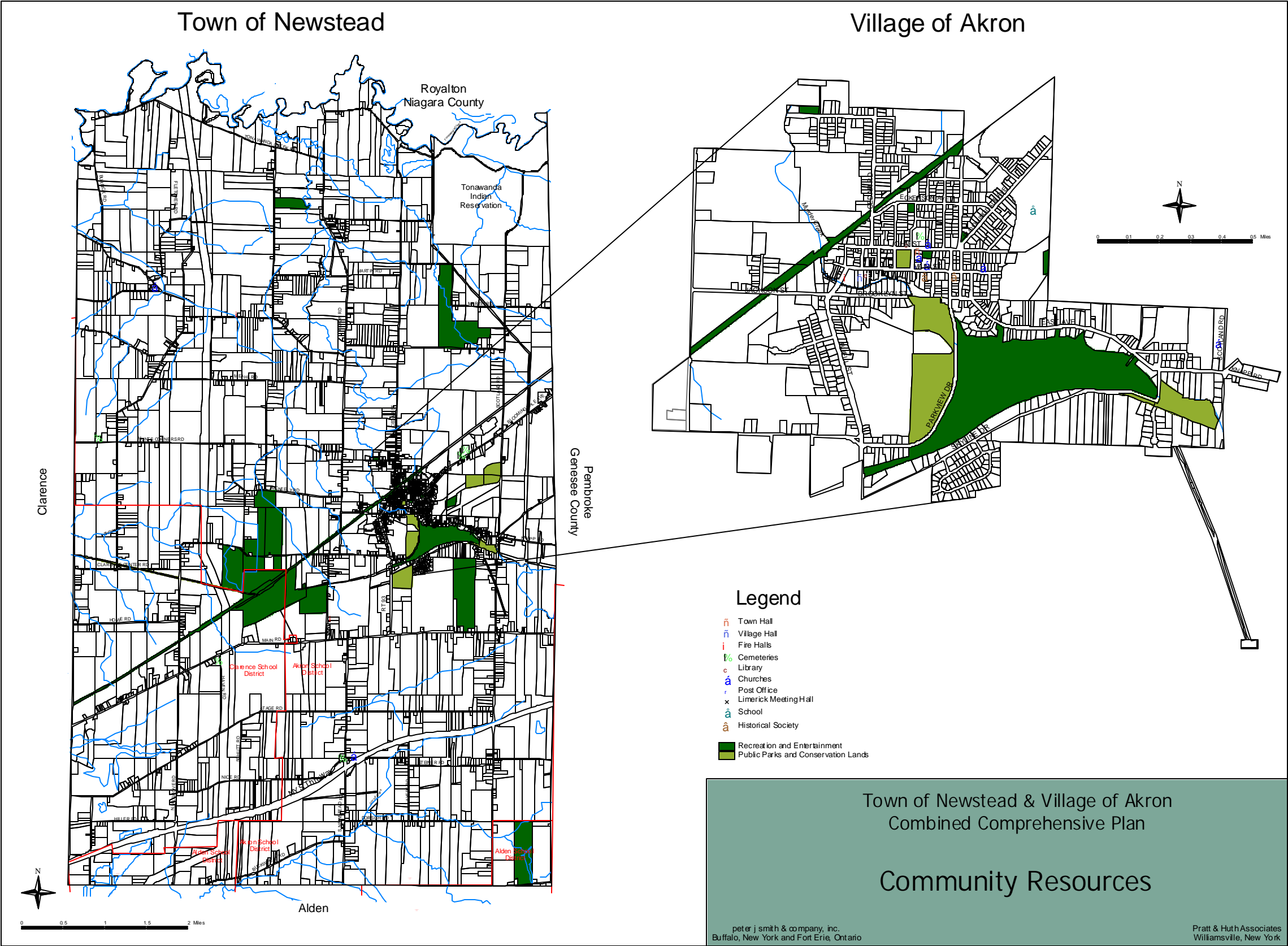
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Table 4-4 1998-99 Student Performance Indicators
Akron, Alden and Clarence Central School Districts

District	School	Grade Tested	Subject	Benchmark Performance
Akron	Akron Elementary	4	English Language Arts	98%
		4	Mathematics	100%
	Akron Middle/High	8	English Language Arts	99%
		8	Mathematics	96%
		11	Reading	87%
		11	Writing	87%
		11	Mathematics	90%
Alden	Alden Intermediate	4	English Language Arts	99%
		4	Mathematics	99%
	Alden Middle	8	English Language Arts	98%
		8	Mathematics	88%
	Alden Senior High	11	Reading	94%
		11	Writing	94%
		11	Mathematics	100%
Clarence	Clarence Center Elementary	4	English Language Arts	100%
		4	Mathematics	100%
	Ledgeview Elementary	4	English Language Arts	98%
		4	Mathematics	100%
	Clarence Middle	8	English Language Arts	99%
		8	Mathematics	97%
	Clarence Senior High	11	Reading	99%
		11	Writing	99%
		11	Mathematics	100%

Source: New York State Department of Education

Figure 4-1 – Community Resources



4.1.1.5 Graduates & Post Secondary Plans

In 1996-97, more Akron and Clarence High School Seniors received a regents diploma, than the Erie County and State averages of 36%. Fewer Alden seniors received a regents diploma than the county and state averages. More Alden and Clarence graduates went on to college than the state and county averages. However, fewer Akron students went on to college than both the county and state averages. All three districts had lower drop-out rates than the state and county averages.

**Table 4-5 Regents Graduates, Collegiate Plans and Drop Out Rates
Akron, Alden and Clarence Central School Districts**

District	% Regents Diploma	% to College	Drop-Out Rate
Akron	45%	70.2%	1.8%
Alden	33%	83.0%	1.1%
Clarence	41%	86.9%	0.6%
Erie County	36%	80.1%	2.3%
NY State	36%	83.0%	3.4%

Source: New York State Department of Education

4.1.1.6 Private Schools

There are no private schools located in the Village of Akron or Town of Newstead. However, the Akron, Alden and Clarence School Districts bus Akron-Newstead children in their respective districts to regional private schools. The following table summarizes the number of children bused to private schools in each district.

**Table 4-6 Akron-Newstead Private School Attendance
Akron, Alden and Clarence Central School Districts**

District	School	# of Children Bused to Private Schools
Akron	Akron Elementary	30
	Akron Middle/High	73
Alden	Alden Primary	2
	Alden Intermediate	
	Alden Middle	
	Alden Senior High	
Clarence	Clarence Center Elementary	N/A
	Ledgeview Elementary	
	Clarence Middle	
	Clarence Senior High	

Source: peter j. smith & company, inc.

4.1.2 Library

The Denio Memorial Library, a branch of the Buffalo and Erie County Public Library System (BECPLS), provides library services for the Village of Akron and Town of Newstead. The Town of Newstead provides the building for the library while the BECPLS provides operational funding and circulating materials for the library.

The Denio Memorial Library is located at 50 John Street in the Village of Akron. The facility houses a collection of 39,277 materials including books, books on tape, videos and CD's and features six public access computers with internet access. The library microfilm collection of local Akron newspapers dates back to 1878. The library hosts a pre-school reading program, summer reading program for children aged 6-11, a women's book club, computer training program and home delivery service. In 2000, over 26,000 patrons visited the library.

In 2001, the Town will begin construction of a new library facility at 29 Main Street in the Village. The new Newstead Public Library facility will be larger than the current building and will focus upon children's services and information technologies. The Library will feature a more extensive circulating collection, increased computer facilities, additional seating and a community meeting room.

4.1.3 Emergency Services

4.1.3.1 Police

Akron

Three entities collaborate to provide law enforcement services to the Village of Akron:

- ◆ The Akron Police Department, located at 21 Main Street, operates between 16 and 20 hours daily. The department includes one full-time and nine part-time certified police officers including the Manager of Police Operations. The department provides full service law enforcement services including community patrol, traffic accident response and crime investigation. In addition, the department regularly provides law enforcement assistance to the Town of Newstead. According to the Akron Manager of Police Operations, police calls have grown to merit the dedication of a full-time local police department.
- ◆ The Erie County Sheriff's Department provides 911 dispatch services, police force training and specialized police services to the Akron Police Department
- ◆ The New York State Police-Troop A Clarence Station responds to direct dial calls to the Akron Police Department when the station is closed and provides specialized police services such as homicide, crime scene investigation and domestic violence to the department.

Newstead

The Town of Newstead does not have its own police department. Rather the community receives law enforcement services from the Erie County Sheriff's Department and the New York State Police Troop A.

- ◆ The Erie County Sheriff's Department provides law enforcement services to the Town in the form of local patrols, crime investigation and specialized crime response units.
- ◆ The New York State Police-Troop A Clarence Station provides law enforcement services through a satellite office at 57 John Street. Three state troopers are assigned to the area and provide police coverage including complaint receipts, traffic accident coverage and local patrol.

4.1.3.2 Fire

Akron Fire Company

The Akron Fire Company provides fire protection services for the Village of Akron and a portion of the Town of Newstead. Currently, the company has 52 active volunteer firefighters including intermediate level Emergency Medical Technicians. The company station, located at 1 Main Street, houses three Class a pumpers, a 3000-gallon tanker pumper, a grass fire truck, two light rescue vehicles and an ambulance. The company generally receives approximately 435 calls annually.

While the Village of Akron provides funding for Village fire protection, the company increasingly relies upon Bingo and other fundraisers to finance necessary firefighting equipment.

Newstead Fire Company

The Newstead Fire Company provides fire protection services for the Town of Newstead. Currently, the company has 55 active volunteer firefighters, including Basic Level Emergency Medical Technicians. The Newstead Fire Company maintains two stations: 5691 Cummings Road and 12012 Rapids Road. Company Station 1 has two Class A pumpers, one heavy rescue truck and one ambulance. Company Station 2 has one Class A pumper and one ambulance. The company generally receives approximately 285 calls annually.

4.1.3.3 Ambulance

The Akron Fire Company provides intermediate level emergency medical services and transfer services to the Akron community. The company owns both an ambulance and two light rescue vehicles.

The Newstead Fire Company provides basic level emergency medical services and transfer services to parts of the Newstead Community.

Rural Metro Ambulance Company provides paramedic services and ambulance transfer services to the Village of Akron and Town of Newstead. Upon receiving a call, the company dispatches ambulances from Clarence to the Akron Fire Company without lights or sirens where they await further instruction from local Emergency Medical Technicians.

In 2000, Rural-Metro responded to 190 transport calls in Akron; average response time from the time of call to arrival at the emergency site was 16 minutes. The company responded to 106 calls in the Town of Newstead with an average response time of 13 minutes. In both cases, the longer response time reflects the response without lights and sirens and waiting time at the fire station while the fire company's Emergency Medical Technicians determine the need for further services.

4.1.4 Health Care and Social Services

There are no hospital facilities located within the Town of Newstead or Village of Akron. The closest area hospitals are:

- ◆ Millard Fillmore Suburban Hospital located at 1540 Maple Road in Williamsville. The hospital offers emergency services, orthopedic surgery, ophthalmology, anesthesiology, dermatology, neonatology, ICU/CCU, obstetrics and gynecology.
- ◆ United Memorial Medical Center located in Batavia. The Center is comprised of two locations: 127 North Street offers emergency room, intensive care, laboratory and surgery; and the 16 Bank Street located offers outpatient services and an alcohol rehabilitation unit.
- ◆ Lockport Memorial hospital located on NY Route 31 in Lockport. The 134-bed hospital offers emergency services, intensive care, surgery, cardiac rehabilitation, maternity, women's services, pediatrics, in-patient chemical and alcohol dependency rehabilitation and a laboratory. The hospital is staffed by 75 active physicians and 50 courtesy/consultation physicians.

The Health Connection is a medical referral service located on Main Street in the Village. The service provides information regarding mental health, substance abuse rehabilitation and family counseling.

Four medical doctors and three dentists have private offices in the Village of Akron. In addition, dentists, vision care specialists, chiropractors and medical doctors in several specialized areas offer care within a short drive of the communities.

4.1.5 Community Centers and Organizations

4.1.5.1 Akron Teen Center

In 1990, approximately 738, or 16%, of residents in the Town and 494, or 17%, of residents in the Village were between the ages of 5 and 17 years. This is comparable to the 1990 County percentage of 24%.

The Akron Teen center offers recreation and after-school programming for the region's youth population. The Akron Teen Center, located at 58 Main Street in the Village of Akron provides recreation and social opportunities for Akron-Newstead residents and students enrolled in the Akron Central School District. The center offers computers, exercise equipment, game tables, homework tutoring, dances/socials, community service project, babysitting courses and the NYS 5-hour pre-licensing driving course. The center is largely funded through grants with limited support from the Town, Village and New York State Department of Youth Services.

4.1.5.2 Akron-Newstead Senior Citizen's Center, Inc.

717 persons, or 16%, of the Town's and 529 persons, or 18%, of the Village's population are over the age of 65. In addition, 212 persons, or 4.7% of the Town and 105 persons, or 3.6% of the Village population are between the ages of 55 and 59.

The Akron-Newstead Senior Center, Inc. is a 260 member not-for-profit organization dedicated to serving Akron-Newstead seniors. The organization is funded through the Town of Newstead and member donations. The organization hosts several activities for area seniors in the Akron Village Hall basement meeting room including pinochle games and tournaments, bingo, travel clubs and exercise programs.

The organization also works with Erie County and surrounding municipalities to offer the:

- ◆ Erie County senior lunch nutrition program;
- ◆ Erie County senior van transportation program;
- ◆ Akron/Amherst/Clarence Health Connection senior health case management program; and
- ◆ Akron/Amherst/Clarence senior social service information service.

According to organization representatives, space constraints associated with the 1,900 square foot Akron Village Hall Meeting room severely limit the number and type of activities the Senior Center may offer to its members. The organization has approached the Town of Newstead regarding the use of the basement of the new Newstead Town Library to expand and improve its programming.

4.1.5.3 Churches

The churches in Akron and Newstead provide both spiritual and community services to their members. The following churches are located in the region:

- ◆ Calvary Baptist Church;
- ◆ Clarence Center Mennonite Church;
- ◆ 1st United Methodist Church;
- ◆ 1st Baptist Church;
- ◆ St. John's Lutheran Church;
- ◆ Free Methodist Church;
- ◆ St. Teresa's RC Church;
- ◆ Tabernacle Baptist Church;
- ◆ Victory Full Gospel;
- ◆ Fellowship Baptist Church;
- ◆ Faith Fellowship;
- ◆ Covenant Fellowship;
- ◆ Trinity Evangelical Lutheran Church.

4.1.5.4 Community Organizations

Numerous civic, social and fraternal organizations provide community services and social opportunities for area residents.

- ◆ Akron Chamber of Commerce;
- ◆ Akron Alumni Association;
- ◆ Akron-Clarence Kiwanis Club;
- ◆ Akron Chapter, American Red Cross;
- ◆ Akron Community Band;
- ◆ Akron Jaycees;
- ◆ Akron Lions Club;
- ◆ Akron Lioness Association;
- ◆ Akron Service Unit of Salvation Army;
- ◆ Akron Masonic Lodge #527 F&AM;
- ◆ Akron-Newstead Rotary Club;
- ◆ Friends of the Library;
- ◆ 4-H Clubs;
- ◆ L.L. Tillman Post No. 900 American Legion;
- ◆ Newstead Memorial Post #3180 of the V.F.W.;
- ◆ Newstead Memorial Post #3180 of the V.F.W. Auxiliary;
- ◆ Model Railroad Club, Garden Club, bridge and card clubs, Home Bureaus;
- ◆ Scouting Programs;
- ◆ Sons of the American Legion Squadron #900;
- ◆ Zonta Club of Clarence-Newstead.

4.1.6 Other Municipal Services

4.1.6.1 Refuse Removal

Akron

The Village of Akron has contracted with Modern Disposal for weekly curbside garbage and recycling collection and disposal services. The recycling program accepts glass, plastic and paper products. In addition the program picks up large items once per month.

The Village also administers a yard waste-composting program. Yard waste is picked up at the curbside from spring through fall. Materials are composted by the Village and are made available for resident use.

Newstead

The Town of Newstead has contracted with BFI for weekly curbside garbage and recycling collection and disposal services. Residents may dispose of up to six trash bags and one bulky item each week. The Town collects white goods such as appliances periodically. The recycling program accepts glass, plastic and paper products. The Town permits the burning of yard waste year round.

4.1.6.2 Cemeteries

Several cemeteries are located in the Akron-Newstead area including Pioneer Cemetery, Evergreen Cemetery, St. Teresa's Cemetery, Ledge Lawn Cemetery, Mount Olive Cemetery and Trinity Lutheran Church Cemetery.

4.1.6.3 Animal Control

The Newstead Dog Control officer provides canine control services to the Town of Newstead. In 2000, the officer received 1,000 calls, picked up almost 60 animals, issued 35 tickets for poor dog behavior, and destroyed four dangerous animals. The officer works with the SPCA in Tonawanda to place stray animals.

4.1.7 Historic Resources

The Newstead Historical Society and Town Historian collaborate to document and protect the historic resources of the Akron-Newstead Region. The Society's programs include:

- Rich-Twinn Octagon House - The Rich-Twinn Octagon House, listed on the National Register of Historic Places, is located on Main Street in the Village of Akron. Built in 1849, the structure is a distinguished example of nineteenth century residential architecture and the Akron area's historic prosperity. The Newstead Historical Society, which owns the property, fully restored the house and currently operates the facility as a museum with regular tours.
- Knight-Sutton Museum - Scheduled to open in 2001, the Knight Sutton Museum will house historical documents and artifacts from the Akron and Newstead. The facility will also contain an office for the Town Historian.
- US Post Office (Village of Akron) – The US Post Office is listed on the National Register of Historic Places in 1988. Located at 118 Main Street, the Post Office has been listed for over 12 years and is the longest listed site in the two communities.

- Century House and Place Registry - The Newstead Historical Society has established criteria and reviews applications for local recognition as a Century House or Place. Century Homes are over 100 years old, feature original foundations and limited alterations to the original structure

4.1.8 Archeological Resources

In the Town of Newstead and Village of Akron, there are several archeological resources; these are not mapped by the NYS Office of Parks, Recreation and Historic Preservation to protect their integrity, but they should be considered in future planning decisions.

4.2 Recreation

The availability of safe, attractive and accessible recreational sites is a major contributor to a community's overall quality-of-life and increases its desirability as a place to live. Newstead and Akron residents have ample opportunity for recreation. This section discusses the recreational facilities and services available within the Newstead and Akron communities. These include: SUBi-1259 (SUGG II), SUBi-1260 (Berghorn), SUBi1261 (Ball Site), A. McLane House Site, Johnson Pottery Site (SUBi-125), Scotland & Indian Falls Road, Parker 35 UB 301 and N. Parker UP 889 Prehistoric Site.

4.2.1 Municipal Recreational Facilities

Several recreational facilities are located within the Newstead-Akron area. These are described below.

Akron Central School

The Akron Central School, situated on 44 acres on Bloomingdale Road in Akron, offers many on-site recreational facilities. Athletic areas located on the grounds include 2 baseball fields, 2 field hockey fields, 2 soccer fields, 1 football field and 4 tennis courts. There are also 2 playground areas on the school site, along with ample parking. Overall, the facilities are adequately maintained.

A significant construction project currently underway includes reconstruction of the football and soccer fields as well as transformation of the indoor pool to regulation size. A March 2002 start date is anticipated for the pool.

Akron Jaycees Baseball Park (Thayer Park)

Owned by the Akron Jaycees, this 7.8-acre site contains a baseball diamond and 2 volleyball courts, with bleachers, lighting, parking and a service building. Approximately 1 acre is located in the Village; the remainder is situated in the Town of Newstead west of the Akron Airport.

The site lacks several amenities such as signage, landscaping and trees that would improve its overall appearance. In addition, the sole access road (John Street extension) is in poor condition. There is also no directional signage from the Village to increase accessibility.

Akron Falls Park

Akron Falls Park is a regional park that serves many of the recreational needs of Newstead and Akron residents. The park encompasses approximately 284 acres of land predominantly in the Village of Akron and extending into the Town of Newstead. Owned and maintained by Erie County, the dominant natural feature of the park is the 80-foot high Akron Falls, which includes two cataracts on Murder Creek. The Falls descends along the Onondaga Escarpment into a scenic glen, which includes several small islands and pathways.

Akron Falls Park serves the northeastern residents of the County and contains numerous recreational amenities for this purpose: 15 shelters and 10 sets of playground equipment; roughly 6 baseball diamonds and 6 picnic areas; tennis courts (2 locations), basketball courts; and a nature trail. Service facilities at the park include 6 restrooms, a service building, 2 buildings for maintenance and administration, a superintendent's residence, and ample parking for the public. The park is further enhanced by a man-made lake, a bridge over Murder Creek and rock garden with plantings.

The overall park property includes adjoining recreational sites that are adjacent to the main park but may not be functionally linked to it. These include:

- Cummings Lodge and Skating Rink - This site is located at the eastern end of Akron Falls Park on Skyline Drive near Crittenden Road. The site includes an outdoor skating rink, lodge, restrooms and lighting. The lodge is rented during the off-season for private functions.
- Tennis Courts - The tennis court located on East Street near Colony Place measures approximately $\frac{3}{4}$ acre and is situated directly north of Akron Falls Park. The site includes space for parking, but there is no signage to signify its connection with the larger park. (The second tennis court, located at Parkview Drive, is included within the main park layout.)
- Sports Complex - Located on the south side of Skyline Drive, this property stands apart from the main Akron Falls Park site and is situated partly within the Town of Newstead. The complex includes 5 soccer practice fields and 3 regulation fields, 4 baseball diamonds, and playground equipment. In addition, there are 4 sets of bleachers and restrooms for public use. The site could be further enhanced with physical improvements to the entrance area and improved road circulation.

Akron Falls Park has proven to be a popular destination among County residents. The County reports that picnic areas are heavily used, and shelter reservation requests are typically filled early in the season. Estimated attendance in 1986 was nearly 104,000; attendance reached a high of 213,000 in 1998, then dropped to 190,000 in 1999.

Improvements planned for the park in 2000 include the installation of new playground equipment and resurfacing/modernizing the tennis courts. Local users of Akron Falls Park have noted the overall need for maintenance throughout the park.

Russell Park

In 1852, John Russell dedicated this 2.1-acre park to the Village of Akron in perpetuity, which is noted on the commemorative plaque on the grounds. Russell Park functions as the “Village common,” not only physically but culturally: it is the location for community events such as concerts that are held in the bandshell. It serves as a central focal point in the Village that provides an attractive “green” in the midst of the central business district.

Other features found at Russell Park include a fountain, Civil War cannons, flagpole, picnic shelter and play equipment. Mature trees further characterize the site. The park is easily accessible from the surrounding commercial and residential neighborhoods, due in part to its two diagonal paths that facilitate passage.

Town of Newstead Bike Paths

The Town of Newstead has recently collaborated with the Town of Clarence to create an inter-municipal multi-use recreational path. The location of the paths makes them suitable for transportation purposes as well as recreation purposes. The path is comprised of two segments:

- 6.6 miles of path begins on Cedar Street in Akron and extends southwest along the former railroad right-of-way to Salt Road in Clarence (0.6 mile is in Clarence).
- A secondary path extends from the first section near Rothland Golf Course, in a northwesterly direction to eventually end in Clarence Center. The Newstead portion, which measures roughly 2.1 miles in length, was completed in 1999; Clarence has yet to complete its portion.

The path offers recreational opportunity for walking, bicycling or rollerblading in a natural, scenic setting in the Town. Benches have been placed along the routes, which are asphalt-covered. In addition, a water fountain near Jackson Street has been installed for public use. The paths are maintained by the Town of Newstead and Village of Akron.

The paths cross 5 County roads in Newstead and Akron: Clarence Center Road, Barnum Road, Utley Road, Davison Road and Hake Road. There is currently no road striping to highlight the cross-walks.

Town of Newstead Park

Occupying approximately 33 acres at the southeast corner of Skyline Drive and Buell, this property offers a soccer practice field and 2 regulation fields, along with playground equipment. A storage building and restroom facilities are also found on the site. In addition, a 30'x50' pavilion with kitchen, 2 restrooms and recreation area will open in spring 2001.

Wilder Park

This $\frac{3}{4}$ acre memorial park was dedicated to Horace and Mattie Wilder in 1884. Situated in the Village of Akron on a triangular parcel bordered by Bloomingdale and Hoag Streets, this small park includes 2 benches for public use. The attractive site is characterized as a passive recreational area with several mature trees, surrounded by residential neighborhoods. A Civil War-era cannon has also been placed on the site. Parking for the site is on-street only.

4.2.2 Commercial Recreation Facilities

Dande Farms Golf Course

This 18-hole golf course, located between Carney and Martin Roads, is the only course in the northern section of Newstead. The site occupies 169.1 acres. Amenities at this facility include a restaurant serving lunch and dinner, and a limited pro shop.

Ivy Ridge Golf Course (under construction)

The proposed 18-hole Ivy Ridge Golf Course is under construction on the south side of Main Street on roughly 400 acres extending to Stage Road and east of Haven Road. Scheduled to open in 2003, the course will offer a clubhouse; future residential development to include townhouses and condominiums is also proposed. Additionally, the project will include commercial uses along NY Route 5.

Bright Meadows Golf Course

This 188.5-acre golf course is bordered by Clarence Center, Dye and McNeely Roads in the Town of Newstead. The site is one of three commercial uses that form a “cluster” of recreation in this part of the Town; also included are the Rothland Golf Course and Leisurewood Campgrounds.

The property includes two 9-hole courses: one on the south side of Clarence Center Road, and a 9-hole par 3 course on the north side of the street. Plans are underway for developing 9 more holes on the site. The facility also contains a pro shop, snack bar, banquet facility, driving range and putting green.

Rothland Golf Course

The largest of the Newstead golf courses, 27-hole Rothland Golf course, is located on 300.56 acres on the north and south side of Clarence Center Road in central Newstead. Amenities on the property include a clubhouse with restaurant, pro shop, driving range and practice greens. The owners are in the process of developing 9 additional holes on the property.

Leisurewood Campgrounds

The Leisurewood Campgrounds site occupies an area of approximately 214 acres on the west side of Cummings Road. In operation since 1978, Leisurewood operates through a not-for-profit homeowners’ association offering long-term (one month minimum) lot rental or lot purchase (99-year lease). Overnight recreational camping is not available. Sites may only be occupied by recreational vehicles (RVs).

The property encompasses 910 sites, 800 of which are owned by residents. Roughly half of all residents live out-of-state and reside at Leisurewood in summer. Each lot at Leisurewood has the same utilities that are available elsewhere in the community including sewer, water, electric, cable and phone. The property contains 6 miles of paved roads, connecting the sites to other amenities such as pools, lakes and recreational buildings.

Sleepy Hollow Lake

Located in the southeastern corner of the Town of Newstead on Siehl Road, the Sleepy Hollow Lake facility offers a variety of recreational opportunities on roughly 100 acres. Available activities include camping, swimming, boating, miniature golf and tennis.

Sportsmen's Clubs

Private sportsmen's clubs in the Newstead-Akron area include an outdoor pistol range on Greenbush Road called "10X"; and a skeet and trap facility on Scotland Road (currently not in use).

4.2.3 Recreation Programs

Town of Newstead Programs

A comprehensive recreation program is available to residents of the Town of Newstead, Village of Akron and students in the Akron School District. The program is operated through the 8-member Board of Directors appointed by the Town and administered by the Recreation Director. The program varies seasonally, as described below.

Between October and March, the fall-winter recreational program offers:

- Adult Night – volleyball, basketball, swimming and water aerobics
- High School Night – open gym for students in grades 9-12
- Middle School Night – open gym for students in grades 6-8 and family swim
- 5th & 6th grade basketball – skills development, in-house league
- 7th & 8th grade basketball – compete against other area recreation teams
- Saturday morning programs: Swim lessons – beginner to advanced levels, gymnastics, fun & games, arts & crafts
- Early Adolescent Skill Development (beginning Fall 2000) – variety of activities offered to children in grades K-2

During June, July and August, a daily program offered at the Akron Central School between the hours of 9 a.m. and 4 p.m. includes:

- American Red Cross-certified swim lessons – beginners to advanced
- Children ages 5-8 (9:00 a.m. to 11:30 a.m.) – aerobic play, arts & crafts, story time
- Children ages 9-12 (12:30 p.m. to 3:00 p.m.) – games of skill, educational development classes, thematic activities
- Boys & Girls Summer League Basketball – for students entering grades 9-12
- Weight training program – for student athletes preparing for fall sports
- Girls softball – skill development and team play for girls age 8-15
- Boys baseball
- Weekly field trips

County Programs

While the Erie County Parks and Recreation Department does not actively organize recreation programs, the department coordinates the use of Akron Falls Park by various community recreation organizations for activities such as baseball (May through July); women's volleyball (March to May); junior golf, baseball, softball tournaments; junior golf clinic (summer); track & field; and junior swim meet. Other programs include the Spring Egg Hunt (April), Kite Festival (May), Disabilities Awareness Day (June), Salute to Autumn and Santa's Park.

Independent Programs

- Akron Little League Baseball – Offered through Akron Sports, Inc., the program offers baseball for boys and girls up to 15 years of age.
- Akron Soccer League, Inc. – In existence for 21 years, the League offers competitive soccer for boys and girls aged 5-19. The organization maintains approximately 450 players in its house league and 175 players in its travel league, which plays teams within the Erie-Niagara Counties region.

4.3 Municipal Services

4.3.1 Water System

Maintaining an adequate and safe supply of water for domestic and fire fighting purposes is a critical community need for Newstead and Akron. In the Town of Newstead, public water service is provided to a number of households and businesses through ten (10) water districts, two of which are from the Village system, and the rest by the Erie County Water Authority. A substantial portion of the Town including most of the more rural areas are served by individual private wells.

One of the primary services provided by the Village of Akron to its residents and to a portion of the Town is the supply and distribution of fresh water. Residents generally expect to be able to drink their tap water with minimal health risk. In 1974, Congress passed the Safe Drinking Water Act (SDWA), which established national standards that all public water supplies are required to meet. These standards were amended in 1986 and again in 1996. Meeting these increasingly stringent standards is sometimes difficult for water systems in small communities. Small community water systems also have to deal with ensuring that there is an adequate supply of water to meet the demands and are faced with operation and maintenance of the water distribution system.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

The Village of Akron has owned and operated its municipal water system since the early 1920's. In general, the system has served the needs of the community well and the Village has been able to supply limited quantities to users outside of Akron and Newstead. In recent years near drought conditions and contamination problems with a well have raised concerns regarding supply capacity and the ability to continue to service outside customers or expand service within the community.

Regional initiatives, such as the Erie County Water Authorities' plans to service Genesee County by extending service from Erie and Monroe County, will provide the Town with additional options for public water service. The availability of public water service is an important factor in determining the potential for new development and in marketing the assets of the communities to industries and others considering available locations.

4.3.1.1 Town of Newstead

Existing Facilities

Areas in the Town of Newstead that currently have public water service include nine local water districts as shown on the Transportation and Infrastructure Plan. The following summarizes the location, number of accounts, inventory of lines and number of hydrants for each district.

**Table 4-6 Water Districts
Village of Akron**

District No.	Location	No. of Accounts	Line Inventory	No. of Hydrants
Districts Supplied by Village of Akron				
1	Cedar Street	39	2,530 LF 8"	6
3	Bloomington Ave.	60	7,990 LF 8"	13
Erie County Water Authority Districts				
2	Clarence Center Rd.	34	5,760' - 8"	11
4	Crittenden Rd./Main Rd.	40	3,415' - 8"	14
5	Clarence Center Road S. Newstead Road Crittenden Road area	292	60,228' - 8" 17,618' - 12" 14,960' - 16"	147
6	Main Road	78	11,715' - 8"	38
7	Rapids Road	104	10,500' - 12"	53
7a	Fletcher Road	9		6
8	Adessa/Main Road	6		6
9	Buckwheat Road area	22	3,100' - 12" 3,420' - 8" 2,380' - 12"	11

Source: Erie County Water Authority and Village of Akron Records

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Based on the above, the approximate total footage of public watermain is broken down by line sizes as follows:

District Nos. 1 and 3	8" dia.	10,520 LF
Erie County Water Authority Districts	8" dia.	84,540 LF
	12" dia.	23,100 LF
	16" dia.	<u>14,960 LF</u>

Total Footage:	133,120 LF
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Total Number of Hydrants =	305
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In general, the water system is relatively new and in very good condition. The largest district is No. 5 in which 80,000 linear feet of main was completed in 2000. Within District No. 5 there are a number of existing homes, which still have individual wells. Approximately 70,000 linear feet of 8" diameter watermain with appurtenances will be required to complete the servicing of properties within District No. 5.

A review of hydrant test results performed in 1998 in various locations by the Insurances Services Offices, Inc. (ISO) indicate that pressures and available fire flow in the locations tested meet minimum standards of 20 psi. Tests performed by Wendel Duscherer Architects and Engineers, P.C. in 2000 within District No. 5 are also generally within an acceptable range of operations and fire flow. The feasibility study for the buildout of Water District No. 5 prepared by Wendel Duscherer Architects and Engineers, P.C. in November 2000 indicates that the connection to the Town of Clarence Water District on Clarence Center Road is not suitable as a primary service of water due to variations in and often excessive amounts of pressure.

A model of the system, including the Erie county Water District on Clarence Center Road, is currently under study by the Authority. The planned improvements will have a direct impact on improving the water delivery service through increased line sizes, a new pumping station and an additional Thruway crossing. The findings of this study and recommendations are not yet available.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Recent and Planned Improvements

The major planned improvements to the Town systems include the 70,000 linear feet of new watermain included in the proposed buildout of District No. 5 and new waterlines proposed by the Erie County Water Authority along NY Route 5 and Crittenden Road crossing the New York State Thruway which are part of a plan to extend service to the Town of Pembroke in Genesee County. The Village of Akron has indicated the desire to disconnect from Districts 1 and 3 in favor of having the Water Authority supply those areas at some time in the future.

The following table summarizes the waterlines that are proposed for the buildout of Water District No. 5.

Table 4-7 Water District No. 5
Town of Newstead

Location	Diameter (IN)	Length (FT)
Southern end of South Newstead Road	8	1,000
Lesswing Road	8	5,000
South end of Crittenden Road	8	3,800
East along Siehl Road	8	3,700
North along County Line Road from Siehl Road	8	5,100
Stage Road between South Newstead Road and Crittenden Road	8	6,200
Buell Street	8	1,300
Ayers Road north of the NYS Thruway	8	1,500
Clarence Center Road to the Clarence Town line	8	4,600
Utley Road	8	5,900
East-west portion of Keller Road in the Town of Newstead	8	2,600
Hake Road	8	5,600
Dye Road	8	7,200
McNeeley Road	8	6,000
Hunts Corners Road from Akron Rd (NY Route 93) to Dye Road	8	7,100
Maple Road between Hunts Corners and Hake Roads	8	6,800
Draper Road	8	2,800
TOTAL		76,200

Source: Erie County Water Authority and Town of Newstead Records

To prevent high-pressure occurrences below the escarpment, a pressure-reducing valve will be installed on Barnum Road. The Pressure Reducing Valve (PRV) pit will consist of a small-sized valve for daily conditions and a larger valve for fire flow conditions.

The above lines are expected to serve 135 single-family homes, 5 multi-family parcels, 4 commercial units and 221 unimproved lots. The Wendel Duscherer feasibility study includes an analysis of possible funding sources for the estimated \$3,056,000 cost of the project.

4.3.1.2 Village of Akron

Existing Facilities

The primary source of water for the Village of Akron is the Akron Reservoir located in the Town of Bennington in Wyoming County. This reservoir and the original transmission main conveying water to the Village were originally built in 1927. The water treatment plant located at the reservoir site in Bennington is capable of producing approximately one million gallons per day. Water is conveyed from the plant to an elevated tank on Crittenden Road in the Village by approximately 12 miles of 12" diameter transmission main. At the time the transmission main was reconstructed in 1994-1995, service was being provided to parts of the Town of Darien Six Flags Darien Lake, (formerly Darien Lake Fun Country), the Village of Corfu plus parts of the Town of Newstead. The water supply permit issued to the Village of Akron in 1996 allowed the taking of up to 689,000 gpd from the Akron Reservoir and up to 115,000 gpd from the Crittenden Road well. Also included in the permit was the ability to supply up to 50,000 gpd to Darien Lake Theme Park (Six Flags Darien Lake) through connection to the transmission main.

Supplemental sources of water for the Village include the Village of Corfu through reciprocal agreement and an existing well on Crittenden Road. In 1999, 2.7 percent of the total water supplied came from the Crittenden Road well and 4.6 percent came from Corfu.

Subsequent to the water supply permit issuance, contamination was discovered in the Crittenden Road well in December of 1999, forcing discontinuance of its use by the Village. The drought conditions in 1998 and 1999 caused water levels in the reservoir to drop to near emergency levels, which coupled with the loss of the Crittenden Road well caused the Village to initiate a program that included improvements to the reservoir and a consideration of other options such as development of a new well or connection to the Erie County Water Authority.

In 1999, the Village developed plans for the first phase of the reservoir expansion wishing to take advantage of the low water levels. A 10 year permit was issued by the NYS Department of Environmental Conservation on November 26, 1999 to excavate up to 100,000 cubic yards of material from the Akron Reservoir. The Department of Environmental Conservation did, however, require that all investigative work on the dam and watershed be done prior to repairs to the dam.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

The distribution system in the Village includes a network of watermain and appurtenances providing service to most of the Village. The lines composing the system as shown on the system map vary in age, condition and capacity. The inventory of facilities in the Village includes the following:

4" diameter	2,870± L.F.
6" diameter	4,830± L.F.
8" diameter	15,310± L.F.
10" diameter	10,980± L.F.
12" diameter	2,260± L.F.
16" diameter	2,650± L.F.
Hydrants	116±

The elevated storage tank on Crittenden Road has a storage capacity of 750,000 gallons.

Regulatory Agency standards for public water systems require that the system be capable of delivering the required peak domestic demand flow at a minimum of 35 pounds per square inch (psi) pressure at the main and that the system also be capable of delivering the required fire flow rate at a minimum of 20 psi at the main. The required fire flow at a specific location is determined by the Insurance Services Office (ISO) standards which vary from 500 gallons per minute (gpm) for single family homes spaced more than 100 feet apart to several thousand gpm for large combustible buildings located in close proximity to each other. Typical residential areas require 750 to 1,000 gpm. The ISO periodically conducts hydrant flow tests and issues reports for public water systems.

Review of the latest (1998) ISO hydrant test results indicate that pressure and flows in most of the Village system are adequate, but there are a few of the tests that are low. One is the hydrant at the intersection of Main and Exchange Streets, which showed a static pressure of 43 PSI, a residual pressure of 28 PSI and an available flow of 850 GPM at 20 PSI. Another is the hydrant at Skyline Drive and Sunset Boulevard where the static pressure is 60 PSI, the residual pressure is 39 PSI and the available flow is 400 GPM at 20 PSI.

In 1999, the Village system supplied water to 1,290 residential plus 23 industrial accounts within the Village of Akron. The system also supplied two districts in the Town of Darien, two Districts (Nos. 1 and 3) in the Town of Newstead and several individual customers who reside along the transmission main between the water plant and the Village.

In 1999, a total of 202,514,000 gallons of water was produced and distributed through the Akron Water System. Of that total, 174,315,000 gallons were metered and accounted for leaving 28,199,000 gallons or 13.9% of the total unaccounted for. The unaccounted for totals were attributed to hydrant use, worn or inaccurate meters, system maintenance and leaks in the distribution system.

Recent and Planned Improvements

Some of the distribution lines within the Village are old and have reached their useful life expectancy. The Village recognizes the need to systematically go through the distribution system replacing and/or upgrading the lines where necessary. The lines most in need of replacement based on age, condition, history of breaks, etc., include the following:

- ◆ Bloomingdale Road line is old and under sized. There are plans in place to replace 2,500 linear feet of the existing 4 and 6 inch lines with a 10 inch line during the 2001 construction season, using community development funds. The 1,200 linear feet of existing waterline along East Avenue, Liberty Street and Park Avenue Drive between East Avenue and Main Street is proposed to be replaced by Village maintenance forces in 2001. This 1,200 ± feet of existing waterline is proposed to be replaced with maintenance forces next year.
- ◆ A new 10" waterline along Hake Road from Clarence Center Road to just north of Jackson Street from Hake Road to the existing 8" waterline in Jackson Street.
- ◆ The existing lines in the Skyline Drive area need replacement, but because of the high cost based on the presence of shallow bedrock in the area, there are no plans to replace the waterlines at this time.

The areas in the Village that do not have service include the following location:

- ◆ Scotland Road, from East Avenue north to the Village line.
- ◆ The westerly third of Clarence Center Road within the Village.
- ◆ The westerly quarter of Jackson Street.
- ◆ Hake Road within the Village.
- ◆ Skyline Drive between NY Route 93 and approximately Sunset Boulevard.
- ◆ Portions of Skyline Drive between Sunrise Avenue and the southerly portion of Akron Falls Park.

The Village prefers to increase the reservoir capacity and cancel its supply contracts with outside customers, such as the Town of Darien, in order to assure adequate water supply to Village residents. Other alternatives being considered include the development of a new well to replace the Crittenden Road well and possible tie-in to the Erie County Water Authority.

4.3.2 Sanitary Sewer

The collection, treatment and disposal of sanitary sewage is essential to the public health and welfare and as such is an important municipal concern. Every community produces waterborne wastes of domestic, commercial and industrial origin and is subject to the runoff of stormwater. In areas of concentrated population and development sewers perform the vital functions of collecting these waters and conveying them to points of discharge or treatment and disposal.

In sparsely populated or rural areas, on-site systems typically are used to perform the treatment and disposal functions. The effectiveness of individual treatment systems depends upon the characteristics of the native soil and the level of maintenance performed by the individual property owners.

The Village of Akron owns and operates a sanitary sewer collection system and a wastewater treatment plant. Sewerage service is provided to residents of the Village and to a limited number of out of district customers in the Town. Most of the Town of Newstead relies on individual septic systems for sewage treatment.

4.3.2.1 Town of Newstead

Existing Facilities

With the exception of the isolated properties receiving sewer service from the Village, most of the Town of Newstead properties have individual septic systems. Soils in the southern part of the Town are underlain by limestone bedrock. Bedrock out croppings occur along the escarpment, which is located just north of NY Route 5 across the Town. North of the escarpment the soils consist of sediments deposited by the glacial lake waters that occupied the area for relatively long periods of time.

In general, the soils in the northern part of the Town are poorly drained and are subject to seasonal high water tables, which are conditions that create problems for septic systems. Areas above the escarpment that are characterized by shallow bedrock may or may not create problems for individual septic systems depending upon the nature of the overburden soils. The shallow bedrock conditions require filling and expensive construction to replace existing systems or build new septic systems.

Recent and Planned Improvements

While there are some areas in Town such as the Bloomingdale Industrial Park that are candidates for the extension of sewer service, no specific plans are under active consideration at this time. The potential availability of service through the Village system is an asset to the community that could be a marketing tool to attract industries in the future.

4.3.2.2 Village of Akron

Existing Facilities

Virtually all of the properties on existing public roads in the Village have sanitary sewer service. The boundaries of the sanitary sewer district coincide with the Village. Sewer service is provided to the Adesa Automobile Auction property via pump station and force main which connects to the Village gravity sewer system on Jackson Street. The collection system conveys flows to the wastewater treatment plant located in the north west portion of the Village off of Lewis Road. Effluent from the plant is discharged into Murder Creek. The current permit for the facility is based on an average daily flow rate of 0.60 million gallons per day (mgd) and a permitted design flow of 0.82 mgd.

Because of the capacity concerns, in 1997 an evaluation of the solids handling alternatives was prepared and in 1999 a complete evaluation of the capacity and condition of the facility was prepared for the Village by the Sear Brown Group.

The results of the study indicated that the facility operated at 70 to 80 percent of its design capacity in 1999. The facility could accommodate limited residential and commercial growth in the Village of Akron and the Town of Newstead.

If the community wishes to expand capacity to serve potential industrial wastewater discharge or residential growth, capital improvements will be required.

A series of recommendations were made to the Village regarding the treatment plant including but not limited to the following:

- ◆ The Village needs to develop an infiltration/inflow reduction program to reduce excessive Infiltration and Inflow rates.
- ◆ To improve Rotating Biological Contactor performance, the bearings were replaced and a supplemental aeration system should be installed.
- ◆ The digesters have been cleaned and inspected and the methane gas piping needs replacement.
- ◆ The Village needs to evaluate and implement sludge dewatering improvements.
- ◆ The Village needs to identify and take steps to eliminate the source of elevated metal loading, through a pre-treatment program; the identification process has been initiated for this recommendation.
- ◆ The Village should monitor solids production and evaluate the feasibility of implementing composting.

Subsequent to the issuance of the report, the Village has taken steps to complete the repairs of the plant and is working on a program to address the other concerns.

The sanitary sewage collection system consists of a network of gravity sewers ranging in size from 8" in diameter to 21" diameter. An approximate inventory of the collection system compiled from existing mapping includes the following:

Gravity Sewers:

8" diameter	50,800± LF
10" diameter	6,080± LF
12" diameter	1,600± LF
15" diameter	1,440± LF
18" diameter	1,500± LF
21" diameter	1,310± LF
Manholes	350± ea.

The system also includes two pump stations located within the Village, plus the Adesa pump station and force main.

The collection system appears to have problems with Infiltration and Inflow (I/I). Infiltration is water that enters a sewer system from the ground through defective pipes, pipe joints, damaged lateral connections or manhole walls. Infiltration most often is related to high groundwater levels but can also be influenced by storm events or leaking water mains. Inflow is extraneous stormwater that enters a sanitary sewer system through roof leaders, clean outs, foundation drains, sump pumps, cellar, yard and area drains, cross connections between storm and sanitary sewers and through defective manhole covers and seals. Infiltration and Inflow reduces the hydraulic capacity of the sewer system and adds to the flow that must be handled at the wastewater treatment plant. In more extreme events flooding of the system and overflows can occur which are detrimental to public health. Flooding of the system also leads to sewer deterioration and can increase the potential for collapse of the pipes.

The Village is in the process of identifying illegal drains and connections to sanitary sewers. A camera has been purchased to help identify structural problems in the sewers and locations of excess Infiltration and Inflow (I/I) in the system. Under significant rainfall events, the plant becomes overloaded as noted above and documented in the plant evaluation studies.

The Village DPW has identified a number of specific problem areas in the collection system that need repairs, improvements or complete replacement. These include:

- ◆ Park View Drive, between Buell Street and the park, and Shepard Avenue. Both have back-up problems during rain events, partially due to the presence of tree roots. Apparently the Infiltration and Inflow is great enough in these areas and upstream of these areas that the sanitary system cannot handle the flow and back-ups into cellars and out of manholes covers.
- ◆ East Avenue sanitary lines between Liberty and Front Streets are old and in poor condition.
- ◆ The heart of the Village of Akron has an abundance of older mature trees, many of them being silver maples with shallow root systems. These roots have infiltrated the sanitary lines and are causing blockages and damage to the sewers. The Village is using chemical treatment to remove the root system, which is expensive and could potentially have an impact on the treatment plant. The tree roots have been treated and will continue to have to be treated.
- ◆ Lewis Road in the area of Kibler and Cumming Avenues is another problem area. The Village has identified a significant inflow of clear water into the sanitary sewer in this area, but have been unable to locate the exact source so the problem can be corrected.

- ◆ In the area of Sunrise Avenue, Sunset Boulevard, Sylvan Parkway and Crescent Drive, the sewers were installed at improper slopes due to the shallow bedrock conditions, creating continuous operational and maintenance problems. In this area a complete evaluation and capital improvement projects may be needed to solve the problems.
- ◆ The Village has plans as part of their Utility Loop Project to extend the existing sanitary sewer on Hake Road southerly to Clarence Center Road and westerly on Jackson Street to Hake Road. As stated previously, this project will occur in 2001.

The Village has maintained a policy of requiring annexation of areas petitioning for sewer service. The most recent annexation was for the I²R corporation. The Adesa Auto Auction Service was handled via the creation of a special non-contiguous sewer district.

Recent and Planned Improvements

The evaluation of the wastewater treatment plant resulted in a series of recommendations for improvements, repairs and renovations. To date, the following improvements have been or will shortly be completed.

- ◆ To remove a significant portion of the Infiltration and Inflow (I/I), an inspection of every property to check for improper connections of downspouts, floor drains and sump pumps will have to be completed along with the elimination of these connections. The Village Board has passed a new law that became effective on January 1, 2001. This law requires inspection of all properties within the district that are being transferred. This inspection requires the correction of all non-sanitary connections to the sanitary sewer including roof down spouts, floor drains, sump pumps, etc.
- ◆ The most obvious improvements that can be implemented to create capacity involve the reduction or elimination of excessive inflow. However, these types of projects can be expensive and time consuming, depending upon the technology needed to repair or replace system components. One improvement that is planned for the spring of 2001 is addressing the problems on the Lewis Road in the vicinity of Kibler Avenue and Cummings Road. The evaluation of the collection sewer system is anticipated to be an ongoing process that will occur over the next few years. As problem areas are identified, evaluations of the types of repairs that are appropriate for the situation will be made.
- ◆ An industrial pretreatment program will have to be implemented and enforced to eliminate the sources of elevated heavy metal loading.
- ◆ Serious consideration has to be given to sludge dewatering improvements including the implementation of composting.

4.3.3 Storm Drainage

The topography of the Town of Newstead generally slopes from southeast to northwest. The entire Town lies within the Tonawanda Creek watershed. Sub-watersheds in the Town include the southernmost portion that is tributary to Ellicott Creek, the eastern portion of the Town which is tributary to Murder Creek and the western portion of the Town which is tributary to Ransom and Beeman Creeks. The flood plain of Tonawanda Creek which is the northern boundary of the Town covers an area extending southerly a distance of approximately 1/4 mile of the eastern Town line then widening out to cover an area approximately 2 miles wide near the westerly Town line.

Murder Creek, which flows through the Village of Akron, runs west and north from the eastern Town line to Tonawanda Creek. Drainage facilities in the Town consist mainly of roadside ditches and open channels with culverts at road crossings that carry stormwater runoff to the major natural stream channels listed above. In the Village closed systems consisting of receivers and gravity sewer systems convey flow to Murder Creek.

4.3.3.1 Town of Newstead

Existing Facilities

Existing storm drainage facilities in the Town consist of open ditches, culverts and natural drainage channels conveying flow to the major creeks traversing various parts of the Town. Routine maintenance carried out by the Town Highway Department includes cleaning of roadside ditches and mowing of the major drainage channels every one to two years.

Problems encountered with the ditch mowing program include dealing with shallow bedrock in the areas above (south of) the escarpment. North of the escarpment is generally flat topography resulting in low velocities of flow in the drainage channels tending to promote siltation and lowering hydraulic capacity.

Recent and Planned Improvements

The Town has no capital improvements projects relating to the drainage system. Certain drainage ditches need attention and issues will have to be addressed in the future. One problem is the lack of easements giving Town employees access to drainage ditches and channels that cross private property.

4.3.3.2 Village of Akron

Existing Facilities

The Village has a system of storm sewers serving existing streets and properties. There are no maps showing the major components of the system. The age of the facilities is not known, however, most of the storm sewers have been in place for many decades. There are some problems with localized flooding in the Village and there are streets without storm drains. In addition to the storm sewers, portions of the Village system include open drainage channels which need to be maintained and periodically cleaned.

Recent projects that have caused or brought problems to light include the NYSDOT project which included re-paving of the entire length of NY Route 93 through the Village without performing any repairs or replacement of seriously deteriorated storm drainage pipes and structures. The position taken by NYSDOT for that project was that the Village has sole responsibility for the storm drainage facilities. The recent expansion of the school facilities brought to light some problems that the Village and school district are working cooperatively to solve.

Recent or Planned Improvements

At this time the Village has no specific plans for capital improvements to the storm drainage system. However, they are aware of the following problem areas:

- ◆ Sunset Boulevard at Skyline Drive
- ◆ Sunrise Avenue at Skyline Drive
- ◆ State Street, both sides of Murder Creek
- ◆ Buell Street near Westgate Avenue
- ◆ Buell Street at Brooklyn Street
- ◆ The intersection of John Street and Hoag and Bloomingdale Avenues
- ◆ Cedar Street near Lewis Road
- ◆ Cedar Street from John Street to Eckerson Avenue
- ◆ Eckerson Avenue
- ◆ The entire length of Flint Avenue
- ◆ East Avenue from Colony Place easterly for approximately 1,000 feet

4.4 Transportation System

Over the past decade the Town of Newstead and the Village of Akron have not seen significant changes of land use. The growth that has occurred has been confined to development of individual lots along existing Town roads or Village streets. The growth and land use changes that have occurred in the past decade have not had a significant impact on the local Town roads or Village streets. There have been regional changes and traffic growth patterns that may have had some effect on the transportation systems serving the community. There is a relationship between transportation and economic development, land use and housing. In developing a community comprehensive plan, coordination of transportation and land use planning is important to promote more efficient integrated public investment in transportation, schools and utilities to maximize the use of existing resources.

Coordination with the New York State Thruway Authority and their consultants will be essential as decisions are made on a potential new location for the toll barriers and, potentially in the future, a new interchange for the New York State Thruway. The options available are currently being reviewed and will eventually be narrowed down. The options were presented to the public in early Spring 2001. The study will help determine whether the toll barriers will remain in their current location or be relocated with a new barrier in a new location between Exits 48A and 50.

4.4.1 Vehicular System

Road Classifications

The New York State Department of Transportation (NYS DOT), in cooperation with the Greater Buffalo Niagara Regional Transportation Council (GBNRTC), is responsible for identifying the functional classifications of highways in Erie and Niagara Counties. The results of this procedure are submitted to the Federal Highway Administration (FHWA) for approval and ultimately becomes part of the National Functional Classification (NFC) system. All local roads are classified as rural in the Town and Village.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Roads maintained by the State and County are classified as follows:

- Interstate – NYS Thruway
- Principal Arterial – NY Route 5 (Clarence Town Line to Genesee County Line)
- Major Collector – NY Route 93, CR 573 (John Street), CR 573 (Bloomingdale Avenue), CR 218 (Hunts Corners Akron Road), CR 246 (Crittenden Murrays Corner Road), CR 246 (Akron Crittenden Road) and CR 250 (Scotland Road)
- Minor Collector – CR 250 (Scotland Road – East Ave. to Bloomingdale Ave.), CR 253 (Carney Road – NY Route 93 to Scotland Road), CR 42 (Rapids Road – Clarence Town Line to NY Route 93), CR 254 (Indian Falls Road – Akron Crittenden Road to Genesee County Line), CR 573 (Bloomingdale Avenue – Scotland Road to Genesee County line), CR 268 (North Mill Grove Road – Alden Town Line to NY Route 5), CR 251 (Barnum Road – NY Route 5 to Clarence Center Road), CR 163 (Clarence Center Road – Clarence Town Line to NY Route 93), CR 263 (Hake Road – Clarence Center Road to NY Route 93)

4.4.1.1 Traffic Volumes

The most recent available traffic counts which were obtained from the Greater Buffalo Niagara Regional Transportation Council are summarized in the following table:

Table 4-8 Traffic Volumes
Town of Newstead and Village of Akron

Route No.	Route Name	Route Segment	Latest Traffic Count (AADT) (Average Annual Daily Traffic)	Year
5	Main Rd.	Clarence/Newstead Twn Line to NY Route 93	11,000	1998
5	Main Rd.	NY Route 93 to Crittenden Rd.	7,550	1999
5	Main Rd.	Crittenden Rd. to Genesee Co. Ln.	5,600	1999
CR246	Crittenden Rd.	Main to Five Corners	2,500	1993
93		Erie County Line to CR 218 (Akron Rd)	3,100	1998
93		CR 218, Akron Rd. to CR 573, Bloomindale Rd.	2,500	1998
93		CR 573, Bloomgdale Rd. to NY Route 5	6,850	1999
93	Maple Rd.	Erie Co. Line to Lewis Rd.	2,500	1991
93	Cedar St.	John St. to Bloomingdale Road	2,500	1998
93	Buell St.	John St. to Rt. 5 (End 93)	7,200	1998
CR573	Bloomingdale Rd.	John St. to Akron Village Ln.	3,100	1993
CR573	Bloomingdale Rd.	Akron Village Ln. to Scotland	2,900	1993
CR246	Crittenden Rd.	Alden/Newstead Town Ln. to Rt. 5	2,500	1993
CR218	Hunts-Corners Rd.	Newstead Town Ln. to Rt. 93	2,400	1999
CR573	John St.	Rt. 93 to Bloomingdale	3,800	1993
CR250	Scotland Rd.	Five Corners to Bloomingdale	900	1999

Source: Greater Buffalo Niagara Regional Transportation Council

The highest traffic volumes, which occur on Main Road (NY Route 5), between the Clarence-Newstead Town Line, and on Akron Road (NY Route 93), between John and NY Route 5, indicate that the predominant travel pattern in the community favors movements from the Village south to Main Road and then west toward Buffalo. The usual traffic stream is composed of a mixture of passenger cars, trucks, buses and recreational vehicles. Traffic also does not flow at a uniform rate throughout the hour, day, season and year. Highway capacity is the term used to express the maximum hourly rate at which vehicles can reasonably be expected to traverse a roadway segment during a given period of time under prevailing roadway and traffic conditions.

Level of Service (LOS) with regard to roadway segments is a qualitative measure that is used to characterize operational conditions within a traffic stream and their perception by motorists and passengers. Factors that influence the LOS include travel time, speed, maneuverability, safety and delay. Levels range from “A” to “F” with “A” describing free flow traffic operations with low volumes, high speeds and little or no delays. LOS “F” describes conditions with substantial delay and unstable flow. Recommended levels of service for roadway segments include LOS “B” for Rural Arterials in level terrain, LOS “C” for Rural and Urban Collectors and “D” for local streets.

There are no simple guidelines or methodologies that allow assigning a highway segment LOS rating based on average annual daily traffic (AADT) alone. The volumes shown in the above table generally would be expected to produce LOS ratings within acceptable ranges based on detailed capacity analysis.

In suburban and urban settings the capacity of a roadway segment depends heavily upon LOS ratings of the intersections. Detailed traffic and operational data is required to perform the analysis of signalized and unsignalized intersections.

LOS ratings for highways and intersections are used for the benefit of the users of those facilities. Local communities, businesses and residents located along the roads and streets are concerned with the impacts that the highway users have upon their property, safety and quality of life. Issues such as vehicular traffic speed, compliance with traffic controls and the percentage of heavy truck traffic in the traffic stream are probably of more concern to residents of the Village and Town than the levels of service provided by the highway facilities.

4.4.1.2 Assessment of Conditions

Town of Newstead

To assess the conditions of the roadways, a windshield survey of the entire system of Town highways was completed. The method of rating highway conditions that was used for this survey is based on recommendations of the Asphalt Institute in their publication "*A Pavement Rating System for Low-Volume Asphalt Roads*". The conditions of the asphalt pavement was rated using procedures developed by the Asphalt Institute which include observations of cracking, rutting, corrugations, shoving or pushing, the presence of potholes, drainage deficiencies and overall ride. The system that was used is somewhat subjective and based upon the observations and opinions of the person conducting the survey, but the evaluation does give an indication of general condition and provides a means ranking highway segments relative to each other.

The Town of Newstead owns and maintains approximately 30.8 lane miles of two lane highway. Roadway widths vary from 18 to 24 feet with 2 to 4 foot wide shoulders. The pavement rating index values ranged from 94 to 100 indicating that Town highway pavements are well maintained and in good condition.

In the course of completing the windshield survey, some areas were noted that have horizontal and vertical alignment deficiencies and poor sight distances were noted in some locations.

There are some areas particularly in the northern part of Town where drainage deficiencies were observed that will contribute to long range maintenance problems for those highway sections involved. There is a need for a comprehensive drainage plan in the northern part of Town to deal with the major drainage ditches and streams that are the outlets for the roadside drainage ditches which constitute the highway drainage system.

The Town provides snow plowing service for the Town highways and, under a contractual agreement with the County, covers an additional 31 lane miles of Erie County highway. The agreement between the County and Town was recently expanded to add an additional 19 miles for the 2000/2001 winter season.

The Town owns five (5) trucks and has 3 back-up trucks also fully equipped for snow plowing. Salt requirements for the Town plowing operations require stockpiling of approximately 2,000 tons. Currently, the salt is stockpiled, uncovered, behind the existing Highway Department Building on land owned by the Town.

Village of Akron

A windshield survey of the streets within the Village was performed to assess the condition of each. The Village owns and maintains approximately 12.2 centerline miles of two lane roads. Using the Asphalt Institute methodology all street segments within the Village were assigned ratings between 82 and 100 with the average being 95.2. As a general rule if the pavement rating is between 80 and 100, normal maintenance operations such as crack filling, pothole repair or perhaps sealing are usually all that is required.

In general, the results of the survey indicate that the streets of Akron are in good condition, although there are exceptions such as portions of Skyline Drive and Flint Avenue that are in poor condition.

Only a portion of the streets in the Village are curbed. Pavement widths vary between 17 and 49 feet with an average of just under 20 feet. On several streets overlays have reduced the curb reveal to the point that in the future mill and overlay operations will have to be considered to restore the original section configurations.

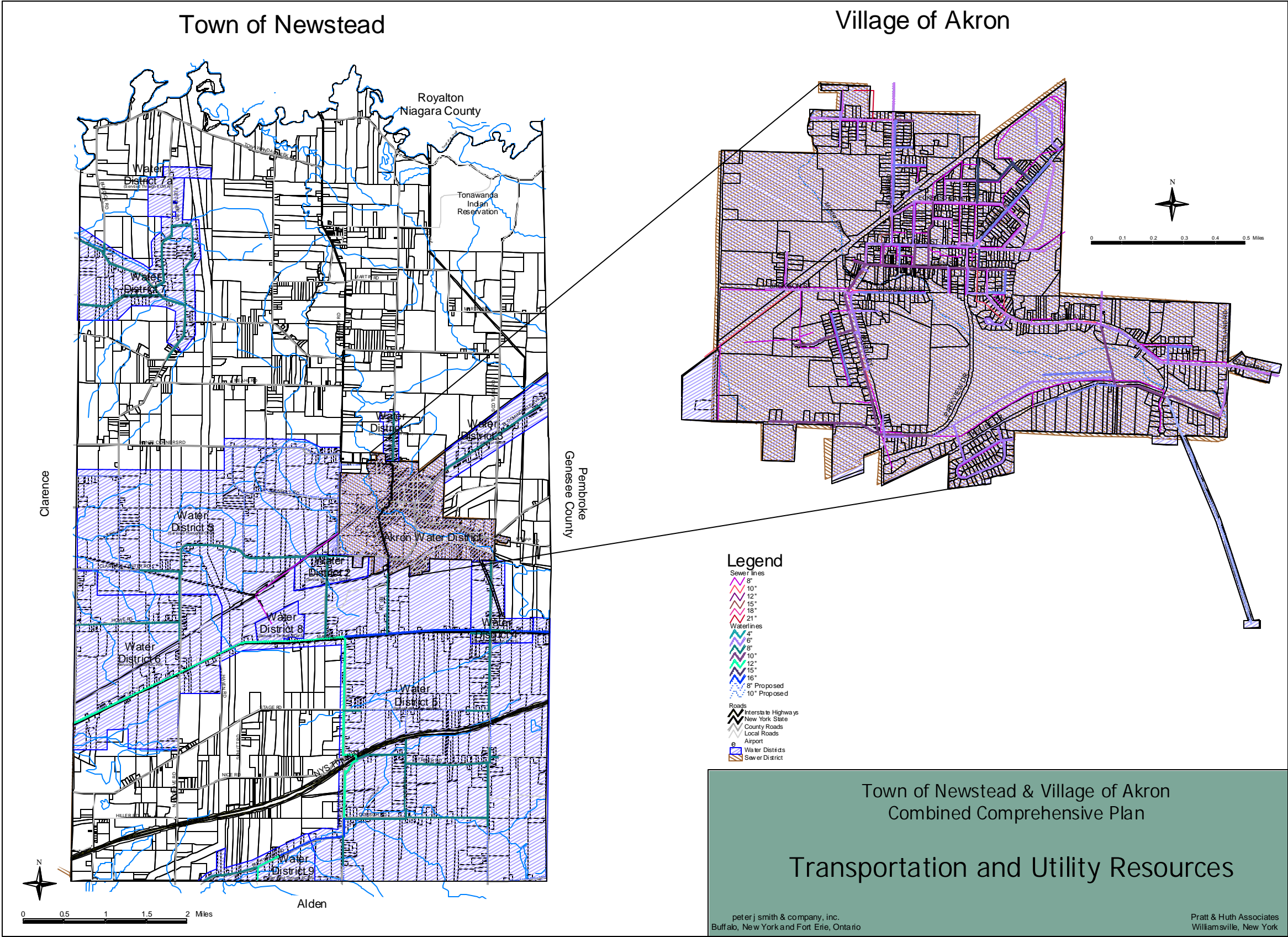
In the past decade the Village has been repaving and/or reconstructing at least one street segment per year. Most recently the streetscape improvements along Main Street in the Village have consumed the budget allocations for capital improvements and major maintenance operations on Village streets.

Traffic problems within the Village include truck traffic passing through the Village on NY Route 93. Some truck traffic issues related to the businesses and industries located in the Village also exist.

Other highway agencies that could impact the Town and/or Village include the New York State Thruway Authority, NYSDOT and the Erie County Department of Public Works & Greater Buffalo Niagara Regional Transportation Council. The following sections briefly summarize existing conditions and proposed plans for these facilities.

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Figure 4-2 – Transportation and Utility Resources



New York State Thruway

The New York State Thruway passes through the Town without providing direct access to the community. The New York State Thruway Authority is engaged in a study to evaluate the feasibility of relocating the Williamsville Toll Barrier to a location somewhere between Exit 49 in Depew and Exit 48A in Pembroke. No new exits are being considered at this time in conjunction with the toll plaza relocation. Both the Town of Newstead and Village of Akron have gone on record opposing the relocation to either of the two sites being considered within the Town of Newstead.

N.Y.S.D.O.T.

N.Y.S.D.O.T. completed repaving of NY Route 93 in the Village in 2000. There are no plans for capital improvements on NY Route 93 in the next 5 years. Local concerns regarding NY Route 93 include the lack of improvements to the storm drainage system servicing NY Route 93 and the amount of truck traffic which passes through the Village. Although there may not be significant traffic growth generated within the community, regional increases in traffic volumes and the problems associated with that growth are items of concern.

NY Route 5 is in generally good condition through the Town of Newstead. Traffic flow is generally stable with few operational problems or major safety concerns. N.Y.S.D.O.T. is planning a resurfacing project for Main Road (NY Route 5) for the construction seasons of 2001 and 2002. Included in the project will be the following:

- ◆ Reconstruction of NY Route 5 from Sheridan to Hillcrest and from Davison to the Genesee County Line (2001-2002)
- ◆ Millgrove and Barnum Roads will be realigned to form a single four legged intersection, but not precisely at 90 degrees with NY Route 5.
- ◆ At the Adesa Auto Auction, resurfacing and widening to provide a left turn lane from eastbound NY Route 5 into the facility.
- ◆ At the NY Route 5/NY Route 93 intersection, an extra lane will be provided for southbound NY Route 93 to create separate lanes for left and right turning movements.
- ◆ The project calls for resurfacing and widening at the intersection of Crittenden Road and NY Route 5. Main Road will receive left turn lanes for both the eastbound and westbound traffic and the intersection will receive a new traffic signal.

Erie County Department of Public Works and Greater Buffalo Niagara
Regional Transportation Council

There are approximately 57 miles of county highway in the Town of Newstead and approximately 4.4 miles in the Village of Akron. The county also has responsibility for 16 bridges and 20 culverts in the communities.

The Greater Buffalo Niagara Regional Transportation Council has recently completed its 2025 Long Range Transportation Plan for Erie and Niagara Counties. Work related to the plan update includes a traffic study for Eastern Niagara County and Northeastern Erie County. One item specifically being addressed is truck traffic on the major highways including NY Route 93. The Rochester District of NYSDOT is planning to undertake a major traffic study involving the NY Route 63 corridor which will extend to NY Route 77 and possibly NY Route 93. This is a multi-regional study with possible international North American Free Trade Agreement related implications regarding truck traffic growth and patterns.

4.4.2 Public Transit

Public transit service in the Town is provided by the Niagara Frontier Transportation Authority. That service runs out Main Road (NY Route 5) to the Adesa Automobile Auction. In 1999, when the service was started, there was a ridership of approximately 25. The ridership has dropped to under 10 and the Authority is considering dropping the run.

There are no scheduled routes by either Greyhound or Trailways that service the Akron/Newstead area.

4.4.3 Air Service

Buffalo-Niagara International Airport (BNIA)
Genesee Street & Cayuga Road
Cheektowaga, NY 14225, Erie County

The Niagara Frontier Transportation Authority (NFTA) operates the Buffalo-Niagara International Airport, the hub of major commercial traffic to Buffalo and its greater metropolitan area. The BNIA facilities are located approximately 15 miles from the Town and Village.

BNIA runways are grooved asphalt, 5,382 x 150 and 8,102 x 150 with parallel taxiways and beacon operation dusk to dawn. Passenger services available at the airport or relatively close-by, include ground transportation, rental cars, taxis, public transportation, shuttle bus, limousine, long term and short parking, restaurants and lodging.

Airport traffic had no significant increase in use through the years until the completion of its first major expansion in November 1997. Along with the construction of a new terminal, fifteen gates were operational. Due to the increase in passenger traffic, two more gates were added in a short time with seven more gates to accommodate the patrons using the East Concourse. With the addition of new low fare airlines to the current providers, parking was at a premium and to fulfill that need the Westinghouse Building was demolished. Site improvements will be phased into the future long term plans for the property.

Currently, 19 air carriers are available for service at the airport. Since the initial expansion of passenger use, daily flights have increased substantially with record numbers anticipated for 2001. The Buffalo-Niagara International Airport also serves private and military needs and handles cargo operations.

A portion of the site is set aside for the operation of Prior Aviation a non-commercial operator specializing in private and corporate charters. As a fixed base operator, Prior Aviation offers world-wide charter service, flight instruction, maintenance and has storage for approximately fifteen jets. Fuel service for auto and jets is also available.

Akron Airport

John Street

Akron, New York 14001, Erie County

The Akron Airport is a general aviation public airport providing service to the area and has been under the current management since 1976. Hours are daily Monday thru Sunday 8:00 am. to sunset. Facilities consist of one (1) asphalt 3314 x 50 runway and one (1) turf crosswind runway constructed in 1950-along with one (1) full length taxiway. The runway lighting is Pilot controlled (P.C.S.). Full service maintenance facilities, fuel service (100 low lead and 80 octane) and hanger space to accommodate 40 planes (2-10 bay, 1-14 bay, 1-6 bay) are available. Short term improvements will include pavement upgrade and installation of a berm along the runway for noise abatement.

A six million dollar master plan for long-term improvements of the runways, new hangers, renovation to the office and parking areas, a heliport and multiple site improvements is proposed. The master plan funding source consists of 90% Federal and 5% State Aid and 5% private contribution. Work is scheduled to begin on Phase I of the plan in 2001. The airport is well maintained and accessible.

Lancaster Airport

Walden Ave.

Lancaster, NY 14043, Erie County

This General Aviation public use airport is attended daily during daylight hours, has a small terminal building, a 3200 x 40 asphalt runway, 80 octane general fuel service and an older hanger housing 20 planes. Pilot sales and supplies are available. Planned improvements on a short term basis include replacement of the terminal building and the upgrade of the current hanger facilities. Long term improvements include installation of a lighting system and relocation of the existing runway.

North Buffalo Suburban

6700 Transit Road

Lockport, NY 14094, Niagara County

This small privately owned General Aviation public airport has 75 based aircraft. The airport is attended daily from 8:30am to 6:00pm during April-September and 8:30am to 5:00pm during October-March. Provided are pilot sales and supplies, tie down facilities, rental aircraft, fuel service and a parallel taxiway. The 2830 x 50 runway is asphalt with pilot activated lighting. No food, repair or maintenance facilities are available. Future short term or long term plans are not anticipated at this time.

Genesee County Airport

Batavia, NY 14020, Genesee County

The Batavia location of the Genesee Co. Airport is convenient to Buffalo, Amherst, Clarence, Akron and Newstead. The airport is a General Aviation Airport with 48 based aircraft, attended 8:00 am – 11:00 pm during April-September and 7:30 am – 7:30 pm during October-March, with fuel service of A-1 jet and 100 low lead general aviation. The runway is 4403 x 100 and has a good asphalt surface. On site are 30 T hangers and a large maintenance building. Repair facilities and operations and maintenance crews are also available year round. Flight instruction, charters, rental aircraft (9), pilot supplies, tie down facilities (40) and vending services are on site. Pilot controlled lighting of runway is available. Long term improvements planned and awaiting funding allocation are additional hanger space, ramp space and 1000 linear foot runway extension.

Niagara Falls Airport

Niagara Falls Boulevard and Porter Road
Niagara Falls, New York

The Niagara Frontier Transportation Authority has signed an agreement with Cintra Concesiones de Infraestructuras de Transporte of Spain allowing Cintra to control the airport for the next 99 years. The firm will invest 10 million dollars in capital improvements, master planning, marketing and promotion. Cintra's estimate for the proposed capital improvements program is five years from its inception. Primary objectives of the improvement program include additional charter flights, development as a hub for cargo flight, updated fuel service, repair service and aviation related service. Initially, Cintra wishes to promote charter flight availability as opposed to commercial carriers.

The airport currently has three blacktop/concrete runways that are in very good condition. The control tower operates 16 hours/day every day attending both military and civilian aircraft. Available services include jet fuel, aviation supply sales, flight instruction and two authorized repair operators. A restaurant is located across from the main entrance and hotel accommodations are easily accessible by ground transportation. The airport is home to elements of the Niagara Falls Airforce Reserves and the NY Air National Guard. The Niagara International Trade Center, the Rainbow Industrial Center and the Airforce Reserve Center are adjacent to the airport grounds.

4.4.4 Rail Service

At present, there is no passenger rail service within the Town or Village. The closest passenger service terminal is the Depew Station located at 55 Dick Road in Depew, New York which offers connections to Toronto and New York City. From these destinations passengers can connect to virtually all rail service areas in North America.

4.4.5 Recreational Trails

The Town of Newstead has recently collaborated with the Town of Clarence to create an inter-municipal multi-use recreational path. The location of the paths makes them suitable for transportation purposes as well as recreation purposes. The path is comprised of two segments:

- 6.6 miles of path begins on Cedar Street in Akron and extends southwest along the former railroad right-of-way to Salt Road in Clarence (0.6 mile is in Clarence).
- A secondary path extends from the first section near Rothland Golf Course, in a northwesterly direction to eventually end in Clarence Center. The Newstead portion, which measures roughly 2.1 miles in length, was completed in 1999; Clarence has yet to complete its portion.

The path offers recreational opportunity for walking, bicycling or rollerblading in a natural, scenic setting in the Town. Benches have been placed along the routes, which are asphalt-covered. In addition, the Village has installed a water fountain near Jackson Street for public use. The Town and Village both maintain the paths.

The paths cross 5 County roads in Newstead and Akron: Clarence Center Road, Barnum Road, Utley Road, Davison Road and Hake Road. There is currently no road striping to highlight the cross-walks; such an improvement should be considered for added public safety.

5.0 The Economy

The economic chapter provides an economic inventory of the Town of Newstead and Village of Akron. An Economic Base Profile provides an inventory of the strengths of the region and an assessment of the state of the current economy in the Town and Village.

The Employment and Income Characteristics section provides statistical information that gives a background on the economic conditions in Newstead and Akron, on a comparative basis with the county and state. This section discusses issues such as poverty rates, income levels, occupations, and labor status.

The Business Activity Section includes information on the existing condition of businesses and services available in the Town and Village. The Major Employers section lists and describes those employers that have a significant impact on the local economy. The agriculture component emphasizes statistical data associated with agriculture in the Town, Village and County, and its integral role in the local economy.

The Regional Economic Trends section looks at the economy of Newstead and Akron in the context of the greater regional economy, specifically Erie County.

5.1 Local Economic Base

The Town and Village have several economic strengths that can be further promoted to enhance local economic development:

- The Town and Village have a healthy manufacturing base, with all local companies reporting growth over the last five years and a future business plan that includes Newstead and Akron as a business location
- The Village has a Central Business District that currently has a mix of businesses and services
- Akron Electric currently charges users 3 cents per kilowatt-hour, half of what others in Western New York are paying for identical service
- The local private/public use airport is an asset for businesses in addition to close proximity to the Buffalo-Niagara International Airport
- The Town and Village share easy connections to a number of significant centers, including Buffalo, Batavia and Lockport
- Additional positive aspects of doing business in Newstead and Akron are its access to potential markets, number of available skilled workers, and competitively priced community services

5.1.1 Employment and Income Characteristics

Based on information from the 1990 Census, this section provides a background of the economic conditions in Newstead and Akron, with respect to industries and workers. Data on income, occupations, industries and poverty rates is presented.

According to the Census Data, 4,637 people over the age of 16, residing in the Town and Village were employed in 1990 (3,341 in the Town, 1,296 in the Village). Of those workers, 4,028, or 87% worked within Erie County and 609, or 13%, worked outside of Erie County.

The industries in which people are employed are diverse, including industries such as agriculture, manufacturing, retail, professional fields and transportation. The following table illustrates the number of people, residing in the Town and Village, employed in each of the most predominant industries.

**Table 5-1 Industry of Employment for all working persons aged 16+
Town of Newstead and Village of Akron**

	Town of Newstead ⁶⁴		Village of Akron	
	Number	Percent	Number	Percent
Agriculture	108	3.2%	18	1.4%
Mining	16	0.5%	5	0.4%
Construction	293	8.6%	81	6.1%
Manufacture-nondurable	273	8.0%	117	8.8%
Manufacturing, durable	720	21.1%	281	21.1%
Transportations	118	3.5%	37	2.8%
Communication	53	1.6%	30	2.3%
Wholesale Trade	85	2.5%	27	2.0%
Retail Trade	648	19.0%	264	19.8%
Finance	106	3.1%	65	4.9%
Business and Repair	113	3.3%	56	4.2%
Personal Services	45	1.3%	12	0.9%
Entertainment	59	1.7%	16	1.2%
Professional & Health	707	20.7%	280	21.0%
Public Administration	69	2.0%	44	3.3%
TOTAL	3413	100.0%	1333	100.0%

Source: 1990 Census Data, U.S. Census Bureau

⁶⁴ In this chapter, figures for the Town do not include the Village of Akron.

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Specific occupation counts were also determined for residents of the Town and Village. The table below shows the number of persons in the Town and Village working in certain occupational fields:

**Table 5-2 Determined Occupation for all Employed Persons aged 16+
Town of Newstead and Village of Akron**

	Town of Newstead		Village of Akron	
	Number	Percent	Number	Percent
Executive	292	8.6%	117	8.8%
Professional Specialty	349	10.2%	150	11.3%
Technical	119	3.5%	27	2.0%
Sales	399	11.7%	172	12.9%
Support & Clerical	404	11.8%	206	15.5%
Private Household	5	0.1%	0	0.0%
Protective Service	39	1.1%	19	1.4%
All Other Service	405	11.9%	170	12.8%
Farming and Fishing	100	2.9%	18	1.4%
Craft & Repair	550	16.1%	173	13.0%
Machine Operators	346	10.1%	117	8.8%
Transportation	227	6.7%	92	6.9%
Laborers	178	5.2%	72	5.4%
TOTAL	3413	100.0%	1333	100.0%

Source: 1990 Census Data, U.S. Census Bureau

The median household income for Town of Newstead residents, in 1989 was \$28,355.00. In that same year, the median household income for Village residents was \$26,613.00. These numbers are comparable to all of Erie County, where the median household income was \$28,005.00. The median household income includes all households in a community, even if they are composed of unrelated family members. This differs from the following statistics that show median income levels for only families within each community. Median family incomes were higher in both the Town and the Village compared to median household incomes. The median family income in the Town of Newstead, in 1989, was \$34,928.00. The median family income in the Village was slightly higher, at \$36,033.00. Again, both of these fall in the range of the average County median, which was \$35,061.00.

Unemployment levels were not determined by the Town and Village but were obtained for Erie County and New York State. The unemployment rate in Erie County, for the year 1999, was 5.3%, identical to the state unemployment rate for the same year.

5.1.2 Business Activity

The Town and Village have over 215 businesses that provide goods and services to residents of the community and the surrounding region. The commercial uses in the Town and Village occupy 448 acres, or 2% of all available land. Industrial land accounts for 4% of all available land in the Town and Village, occupying 1,181 acres. The following table shows the number of existing businesses and industries found within the Town and Village, by type:

Table 5-3 Existing Businesses and Industries
Town of Newstead and Village of Akron

Business or Industry	Number	Percent
Auto related, incl. gas	17	7.9%
Churches	10	4.7%
Construction related	17	7.9%
Financial/Insurance/Property	9	4.2%
Food and beverage services	21	9.8%
Manufacturing	20	9.3%
Medical Related	6	2.8%
Organizations	12	5.6%
Recreational	6	2.8%
Retail	29	13.5%
Services- Includes all	65	30.2%
Transportation	3	1.4%
TOTAL	215	100.0%

Source: Village of Akron Chamber of Commerce

From the above table, the following characteristics about business in the Town and Village can be observed:

- The manufacturing and service sectors are the largest industries in the area
- The large manufacturing industry provides a solid employment base and economic stability
- There are a variety of restaurants, taverns and delis within the Town and Village
- The Transportation, medical and recreational industries are among the smallest in the Town and Village
- Retail is a significant industry within the Town and Village but the actual available retail mix is undetermined

The projects brought before the Town and Village Planning Boards are good indicators of the economic conditions within the Town and Village. They represent the types and amount of development that is occurring. A large number of new developments, additions and expansions indicates a healthy economic atmosphere. Below is a partial listing of projects that have been brought before the Town and Village Planning Boards in recent years:

- ADESA Office addition
- Golf Dome and Sports Complex
- Airport Renovation and minor expansion
- County Line Stone expansion
- Golf Course expansions
- Town of Newstead Library
- Whiting office addition and expansion of Whiting Roll-up Door
- Addition to Niagara Specialty Metals
- Main Road Development
- Gravel Pit expansion
- Perry's Ice Cream
- Main Street renovations
- School addition
- Westgate Apartments

5.1.3 Major Employers

The Town and Village have a number of international and local major employers which provide a significant employment base for the local economy. The table below provides a brief overview of the areas major employers, the type of work they perform and the approximate number of current employees:

Table 5-4 Major Employers
Town of Newstead and Village of Akron

Employer	Location	Industry Type	Employees
Adessa	12200 Main Road	Wholesale Auto Auction	500
Whiting Roll-Up Door	113 Cedar Street, Akron	Manufacturing	500
Strippit, Inc.	12975 Clarence Center Rd., Akron	Manufacturing	500
Perry's Ice Cream	1 Ice Cream Plaza, Akron	Food Processing	275
Akron Central Schools	47 Bloomingdale, Akron	Public Schools	269
Aakron Rule Corp.	8 Indianola Avenue, Akron	Manufacturing	125
Ford Gum & Machine	18 Newton Avenue, Akron	Manufacturing	120
I Squared R Element Co	12600 Clarence Center Rd., Akron	Manufacturing	80
Kreher Egg Farm	5411 Davison Road	Egg Production	75
Pixley's Shur Fine Market	81 Buell Street, Akron	Grocery Store	71
Bank of Akron	46 Main Street, Akron	Banking	52
Buffalo Drilling	12264 Main Road, Akron	Construction	50
MGA Research	12790 Main Road, Akron	Research & Development	50
Northeast Caissons	13557 Bloomingdale, Akron	Subcontracting	35
Niagara Specialty Metals	12600 Clarence Center Rd., Akron	Manufacturing	34
County Line Stone	County Line Road, Akron	Limestone Quarry	28
Baldo Chevrolet	11234 Main Road, Akron	Car Dealership	25
Jack Hayes Oldsmobile	13090 Main Road, Akron	Car Dealership	22

Source: 1990 Census Data, US Bureau of the Census

In order to obtain up-to-date data on the business climate in Newstead and Akron, some of the areas major employers were personally contacted for information pertaining to their company. This section is not intended to serve as a complete inventory of local businesses, but rather provides insight into the types of firms and businesses that operate within the Town and Village and the issues they face.

Adessa Automobile Auction

Adessa is a wholesale auto sale auction company which has been at its current Akron location for 8 years. It is a publicly owned company that undertakes a variety of businesses, with one being auto wholesale auctioning. It is an international company with 70 auctions located around the world. Currently 500 people are working at their Akron location.

Business has grown at Adessa tremendously in the past 5 years and is expected to continue growing into the future. Adessa employs workers with a variety of different skills, including office help, marketing professionals, drivers, mechanics and car detailers. The only vacancies they have difficulty filling are part-time positions involving general laborers. When vacancies do exist, they generally advertise positions by posting signs and advertising in the newspaper.

There are additional regional companies that perform a business that is similar to Adessa, these are located in Eden, NY and Dansville, NY. Adessa considers an Akron location to be a positive attribute due to the possibilities for expansion and their location on a major thoroughfare. However, they did cite that their market was somewhat locked based on the WNY proximity to Canada. Despite any issues arising from being located near Canada, Adessa has no intention of moving from its current Akron location.

Whiting Roll-Up Door

Whiting Roll-Up Door is a leading company in the manufacturing of truck doors and has been in business since 1953. The headquarters is at 113 Cedar Street in Akron, and currently has approximately 500 employees. Although the company is locally owned, there are additional locations in Missouri and Ontario, California.

The company has experienced a growth in their business over the past five years and expects to see the trend continue in the future. Due to the recent growth in their sales, the company has expanded the size of their office space. The expansion is an indication that Whiting expects to stay in the Akron area for the foreseeable future.

The range of jobs performed by Whiting employees is vast. Whiting employs skilled laborers such as managers and electricians, as well as general laborers who hold the majority of factory jobs. They have had little trouble filling factory jobs but have faced more difficulty in finding skilled laborers to fill other positions. When searching for new employees, Whiting opts to use local employment agencies.

Strippit, Inc.

Located at 12975 Clarence Center Road, Strippit, Inc. is one of Akron's largest businesses. They perform a number of different services, including the production of brake presses and laser cutting machines. The company has been in business for over 30 years and is owned by a Belgian company. Strippit, Inc. is an international company, with factory and office locations worldwide.

The Akron, NY location employs 500 people and Strippit, Inc. has reported that business has increased over the past 5 years. They expect business to continue increasing but have no plans for expansion in the near future. Strippit does not suffer from a local competitive market, as no other companies in the region perform a similar service.

Aakron Rule Corporation

Aakron Rule Corporation manufactures and imprints advertising promotional products. They are located at 8 Indianola Avenue in Akron and have been in business since 1967. Although locally owned, they do have a second facility location in Tennessee. The Akron location currently has approximately 125 employees.

Experiencing a small amount of growth in recent years, Aakron Rule Corporation has recently built a pole barn building that will be used as an additional storage facility. Aakron Rule employs a wide range of individuals, including factory workers and accountants, in addition to those with computer skills and art skills. They have little difficulty filling positions, as they perform on-site training but they have found that dedicated employees with a strong work ethic are sometimes difficult to find.

Aakron Rule has experienced no problems with their Akron location and have found the lower than average electric rates to be a benefit of their location. They have no intentions of relocating in the foreseeable future.

Perry's Ice Cream, Inc.

Perry's Ice Cream, Inc. is a local, family owned business that has been manufacturing ice cream products since 1918. Perry's currently employs approximately 275 people and has experienced continual growth through the past ten years. Due to the nature of the food industry, Perry's expects to see continued growth through the next decade. Although no plans are currently in place, they have not ruled out any possible physical expansions in the next few years.

Perry's does not have any particular difficulties in filling positions, as many of their workers are trained in-house. When they do need to fill positions, they typically like to promote from within or recruit interested individuals from their website. Located at 1 Ice Cream Plaza in the Village, Perry's has no intention to leave its current location in Akron.

Although unable to specify, Perry's Ice Cream, Inc. did indicate that they do currently take advantage of economic incentives offered within the community.

Akron Central School District

The main offices for the Akron Central School District are located at 47 Bloomingdale. At present, approximately 269 people are employed by the school district. The number of employees is expected to grow in the near future, as the school enrollment numbers continue to increase. An additional result of the increasing enrollment is the planned construction of a new middle school.

Akron has had some difficulty in filling their substitute teacher positions, and, because of the shortage of teachers throughout the State, sometimes has trouble filling full time positions. They typically advertise vacancies through the local newspapers and try to recruit new employees through the regional college network.

I Squared R Element Company

I Squared R is located at 12600 Clarence Center Road and has been in business for approximately 35 years. The nature of their business involves the manufacturing of silicon heating elements. The company is locally owned with no additional locations. Their business has grown in the last five years and is expected to continue growing, but no physical expansion plans are currently in place. The majority of their employees are factory workers.

Kreher Egg Farm

Kreher Egg Farm is located at 5411 Davison Road. Krehers' is an egg production business that distributes its output locally. They have been in business for over 75 years and have been locally owned since their origination in 1924. They currently have 75 employees that consist primarily of production workers.

Krehers' has experienced growth in the past five years and expects to see more growth in the next five years. Akron is a suitable location for their business as it provides the open space and land needed for such a business. Although there is competition in this industry, Krehers' remains one of the largest egg producers in New York State and has no plans to relocate.

Pixley's Shur Fine Market

Pixley's Shur Fine Market is a locally owned grocery store that has been located in the Town since 1940. Pixley's has changed locations in its sixty-year history and is currently located in the Village at 81 Buell Street. The family owned store employs 71 people in both full-time and part-time positions.

Business at Pixley's Shur Fine Market has remained constant over the past five years and due to an increase in local competition, they expect business to remain level over the next five years. They do not have any difficulty in filling job vacancies and advertise available positions through local newspapers. Pixley's intends to stay in the Akron area for the foreseeable future.

Bank of Akron

The Bank of Akron, a locally owned business, has been in operation for 100 years. They currently have 3 locations, with 2 in Akron and one in Clarence Center. They currently have plans to expand and a fourth location is expected to be open by the end of 2001 in Clarence, NY.

The bank of Akron currently has 52 employees with a range of skills from entry-level to those with post secondary degrees. The Bank of Akron has found it difficult to fill some entry-level teller positions, although they do advertise openings in the local newspaper and accept referrals from employees and members of the community.

Buffalo Drilling

Buffalo Drilling is a construction company that opened in 1983. They have two locations, the main office at 10440 Main in Clarence and a shop located at 12264 Main Road in Akron. The company is locally owned and employs 50 people with skills in drilling, welding and general construction. They have not experienced any problems in finding people with the skills necessary in their line of work.

Buffalo Drilling does not see any direct positive or negative affects from being located in Akron and plan to stay at their current location for the foreseeable future. At the present time they have no plans for expansion although they have experienced some growth in the past 5 years.

MGA Research

MGA Research is located at 12790 Main Road in Akron and an additional Fabrication Center is located at 13311 Main Road. MGA is a research and development company that has been in business for 22 years. They are locally owned and have additional locations in other areas of the country. They currently have two locations in New York State, three locations in Michigan and one location in Wisconsin. Their Akron location currently employs 50 people.

They have no trouble filling job vacancies and employ people with a wide variety of different backgrounds. Their employee base consists of machinists, welders, engineers, technicians, clerical staff and those with extensive computer skills. MGA does not believe that their Akron location has any negative effects on their business and they plan to stay in Akron for the foreseeable future.

Ford Gum & Machine Corporation

Ford Gum & Machine Corporation manufactures and distributes gum products throughout the world. They are one of only three gumball companies in the United States and employ 120 people. Located on Hoag and Newton Avenue in Akron, Ford has no intentions of leaving their Akron location.

Ford has been in business since 1917, operating under a different name until 1934 when its current name was adopted. The company is locally owned but has additional business locations in other portions of the country. They currently have a sales office operating out of Chicago, Illinois and a warehouse and sales office in Los Angeles, California.

Ford Gum has no plans for expansion in the next two years but anticipate the need to move to additional, larger warehouse facilities at some point in the future.

Northeast Caissons

Northeast Caissons is a specialty contractor located at 13557 Bloomingdale Road. They are locally owned and although they have no additional locations, they do perform work throughout the entire Northeastern United States. The company has been in business since 1966, although under a different name until 1985. The company stated that business has grown over the past 5 years and they are currently exploring options for expansion at the five corners business park site. If rezoning were not approved for this site, the company would consider relocating to a site outside of the Town and Village.

Northeast Caissons generally employs equipment operators and general laborers and have had some difficulty in filling field positions that require skilled laborers. When they do hire new employees they do so through the local union hall. They believe that Akron provides a good location for their business due to the high quality of life in the community and the reasonable cost of living and doing business there.

Niagara Specialty Metals

Niagara Specialty Metals is responsible for hot rolling tool steel into sheets and plates of metal. The company, located at 12600 Clarence Center Road in Akron, has been in business since 1983. The company is locally owned with no additional locations throughout the region or country. They are the only company in the region that performs work of this nature.

The company currently employs 34 people and expects to hire another 2-3 in the near future. Niagara has experienced a noticeable growth in business over the past five years. Anticipating further growth in the future, Niagara does have plans to expand upon its current amount of factory space.

Niagara Specialty Metals would like to stay in Akron but would consider relocating if problems arose with respect to zoning and their expansion plans. They already have alternative sites in mind if relocation became a necessity in the future.

County Line Stone

County Line Stone has been in business since 1959 and is located on County Line Road in Akron. County Line Stone is a successful limestone quarry, employing approximately 28 people; they are currently proposing an expansion of the quarry of approximately 156 acres. The company is owned locally and does not have any additional locations.

Business has grown over the last five years and is expected to continue growing in the future despite competition in the market. There are a number of competitive limestone quarries in the region and throughout the country, the closest being located in Lancaster, NY. Due to the inability to move a limestone quarry, County Line Stone has no intention of leaving Akron or closing in the near future.

Baldo Chevrolet

Baldo Chevrolet is a car dealership located at 11234 Main Road. The dealership has been in business under its present ownership since September 1996. Locally owned, there is a second Baldo Chevrolet location in Collins, NY. The dealership currently employs approximately 25 people.

Baldo Chevrolet has experienced an increase in their business in the past five years, and expect business to continue increasing over the next five. They have found it difficult to fill technical positions and advertise vacancies in the local newspaper. Baldo Chevrolet believes its current location positively affects their business, although they do believe they have difficulty gaining business from people residing west of their location. Baldo Chevrolet has no plans to relocate their business at anytime in the foreseeable future.

Jack Hayes Oldsmobile-Pontiac

Jack Hayes has been in business for the past ten years, employing approximately 22 people. Jack Hayes is located at 13090 Main Road in Akron and is a locally owned company with no other additional locations. They too have experienced a growth in their business over the last five years and expect to see a continuation of that growth into the near future. Jack Hayes has found it difficult to fill sales positions and generally hire new employees through newspaper advertisements or word of mouth. They consider their Akron location to be a positive asset and intend to stay there for the foreseeable future.

5.1.4 Agriculture

In 2000, the Newstead assessor recorded 140 separate tax parcels, totaling over 15,000 acres of land dedicated to active agricultural production in the Akron-Newstead area. This section examines several indicators of the economic health of local farm operations including gross farm sales, expenses, capital assets, recent capital investments and related industries.

5.1.4.1 Employment

45 of 82 area farmers listed farming as their principal occupation, while the remaining 45% listed a principal occupation other than farming.⁶⁵ These figures may indicate the need to bolster farm income with additional sources; and/or the emergence of smaller, “hobby”-type agricultural activities in addition to a primary, non-farming occupation.⁶⁶

5.1.4.2 Gross Farm Sales

Erie County

In 1997, the market value of all agricultural products sold from Erie County farms was \$77.8 million, an increase of 10 percent from 1992 figures. Crop sales accounted for \$31.1 million, or 40% of sales; livestock sales accounted for \$46.7 million, or 60% of sales. The average market value of agricultural products sold per farm rose by 12 percent from \$71,263 in 1992 to \$79,990 in 1997.⁶⁷

Table 5-5 Market Value of Farm Products in Erie County
Change from 1992 to 1997

	1992	1997
Market Value of all agricultural products sold	\$70,907,000	\$77,830,000
Market Value of all agricultural products per farm	\$71,263	\$79,990
Market value of all crops, including greenhouse crops	\$27,258,000	\$31,091,000
Market Value of all livestock, poultry and products	\$43,648,000	\$46,740,000

Source: 1997 Census of Agriculture, United States Department of Agriculture

⁶⁵ Ibid.

⁶⁶ Ibid.

⁶⁷ New York State Department of Agriculture and Markets. Erie County Farm Statistics, April 2000

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Akron-Newstead

Data on gross farm sales for Agricultural District No. 1 and No. 14 both of which include the Town of Newstead, and the 14001 zip code, provide an indication of the revenue generated by Akron-Newstead farming operations. The following table summarizes gross farm sales for Akron-Newstead.

Table 5-6 Gross Farm Sales – 1996, 1997
Agricultural Districts No. 1 and No. 14 and Zip Code 1997

Yearly Market Value	1996		1997
	Alden-Newstead Ag. District No. 1	Clarence-Newstead Ag. District No. 14	Zip Code 14001
Less than \$10,000	6	8	38
\$10,000 - \$39,000	7	9	33
\$40,000 - \$99,999	5	7	11
\$100,000-\$199,999	3	8	
\$200,000 - \$499,999	1	3	
\$500,000 or more	1	0	
Total	23	35	82

Source: Erie County Agricultural Farmland and Protection Board, U.S. Bureau of Census – 1997 Census of Agriculture

As a primary extractive industry and a net exporter of goods, agriculture also generates substantial indirect and secondary economic effects. As a result, its total economic impact is estimated at three to four times its gross farm sales.

5.1.4.3 Farm Expenses

In 1997, total farm production expenses were \$65.1 million for an average of \$66, 933 per farm.⁶⁸ According to the US Department of Commerce Bureau of Economic Analysis, farm production expenses in Erie County rose by almost 3% between 1997 and 1998. Between 1994 and 1998, expenses rose by 12.54%.⁶⁹

Some Akron-Newstead area farmers have noted that agricultural suppliers such as John Deere and Agway have moved out of the area. The need to travel for supplies may result in higher expenses for area farmers. More specific data on Akron-Newstead farm expenses has not been compiled.

⁶⁸ Ibid.

⁶⁹ US Department of Commerce Bureau of Economic Analysis, Regional Accounts Data, Local Area Personal Income: Erie County, New York.

5.1.4.4 Capital Assets

Capital assets refer to the long-term assets of financial enterprises including land, buildings and large machinery equipment. According to the 1997 Census of Agriculture, the average value of land and buildings per farm in Erie County was \$249,147. The average estimated market value of all machinery and equipment per farm in Erie County was \$57,942, a decrease of 7.42% from 1992 figures. More specific data on Akron-Newstead farm capital assets has not been compiled.

5.1.4.5 Recent Capital Improvements

The Erie County Agricultural Farmland and Protection Board developed data regarding total capital investments (land, building, livestock, trees, etc.) over the past 7 years for its 1996 review of the Alden-Newstead (No.1) and Clarence-Newstead (No.14) Agricultural Districts. The data is presented in the following table:

Table 5-7 Total Capital Investments (1989-1996)
Agricultural Districts No. 1 and No. 14

Total Capital Investment (Land, Buildings, Livestock, Trees, etc.)	Alden-Newstead Ag. District No. 1	Clarence-Newstead Ag. District No. 14
Below \$10,000	8	10
\$10,000 to \$49,000	11	15
\$50,000 to \$99,000	1	7
\$100,000 to \$199,999	1	2
Over \$200,000	2	1

Source: Erie County Agricultural Farmland and Protection Board

5.1.4.6 Related Industries

In addition to the sales from farm products, agriculture creates additional economic impacts through its demand for agricultural services and input to the food processing industry. The following sections examine the health of these economic sectors in Erie County. More specific data for Akron-Newstead has not been compiled.

Agricultural Services

Agricultural service firms include crop services, veterinary services, other animal services, landscape and horticultural services. The number of agricultural service firms in Erie County has grown steadily from 265 firms in 1990 to 308 firms in 1997. Since 1994, the sector employed between 1,000 and 2,499 workers; more specific data is unavailable due to Census confidentiality regulations.⁷⁰

Food-Processing Firms

The food processing industry includes food and kindred products manufacturing such as meat precuts, preserved fruits and vegetables, grain mill products, prepared foods and bakery products. The number of food processing firms in Erie County has slowly declined from 106 firms in 1990 to 77 firms in 1997. While the number of employees has also declined during the same period from 7,264 to 6,098, the annual wages paid by food processing firms has risen from \$181,306 to \$201,861.⁷¹

⁷⁰ County Business Patterns, 1997.

⁷¹ Ibid.

5.2 Regional Economic Trends

5.2.1 Labor Statistics

The Town of Newstead and Village of Akron are continually affected by changes that occur both within and outside of their borders. Economic trends experienced at the national, state and county levels in many ways control the economic health of the smaller Towns and Villages, like Newstead and Akron.

The number of people in the labor force, the number of unemployed persons and the unemployment rate within Erie County could be considered representative of what is occurring with the labor force within Akron and Newstead. The table below shows the changes, within the County, of labor statistics over the past decade. Labor statistic data was not available on the Town and village level. Numbers are based on the averages for each year. The health and success of the County economy should be considered representative of that of the Town and Village.

**Table 5-8 Erie County Labor Statistics
1990-2000**

	2000	1999	1998	1995	1990
Persons in Labor Force	461,054	460,700	466,300	462,400	481,000
Employed Persons	438,827	436,500	442,700	456,400	438,100
Unemployed Persons	22,227	24,200	23,600	24,600	24,200
Unemployment Rate	4.8%	5.2%	5.1%	5.2%	5.1%

Source: Department of Labor Web Page-www.labor.state.ny.us/html

Unemployment rates in Erie County are characteristically lower than unemployment rates for all of New York State. The 1990 average for the state was 6.6%, in 1995 it was 6.3%, in 1998 it was 5.7% and in 1999 it was 5.3%.

5.2.2 Regional Per Capita Income

Per capita income in Newstead has been, on average, at a considerably lower level than that of the County and State in the past two decades. However, the average per capita income in the Town and County has been increasing at a slightly faster rate than that of the State. The table below shows per capita incomes for Akron, Newstead, Erie County and New York State.

Table 5-9 Per Capita Income, 1980-1996
Village of Akron, Town of Newstead, Erie County and New York State

	Village of Akron	Town of Newstead	Erie County	New York State
1980	N/A	\$6,454	\$7,094	\$10,252
1990	\$12,364	\$12,646	\$13,560	\$16,501
1996	N/A	N/A	\$24,046	\$29,221

Source: United States Census Bureau

In 1980, the per capita income in Newstead was only 63% of the per capita for the State. By 1990, that percentage had grown to 77% of the total per capita income for the State and 93% of the average per capita income for the County.

5.2.3 Regional Industries

According to data supplied by the 1997 Economic Census, the manufacturing industry and wholesale trade industries have the largest sales and receipts of any industry in Erie County. This data suggests that manufacturing remains one of the more powerful industry forces in Erie County. The table below provides statistics for the number of establishments and sales totals for selected various industries in Erie County:

Table 5-10 Number of Establishments by Industry and Total Sales
Erie County - 1997

	Number of Establishments	Total Sales (\$1,000)
Manufacturing	1,251	14,054,477
Wholesale Trade	1,680	14,962,507
Retail Trade	3,628	8,036,261
Real Estate & Rental	738	719,104
Professional	1,790	1,413,930
Administrative	896	885,601
Educational	101	39,979
Health Care	1,916	1,396,985
Arts & Entertainment	241	233,298
Accommodation & Food	2,143	935,441
Other Services	1,603	585,877

Source: 1997 Economic Census

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Of 11 industries listed on the table below, 6 have experienced a loss in the total number of people employed over a seven-year period between 1990 and 1997. 5 industries have experienced a growth in the number of employees in the same time period within Erie County. The farming, mining, construction, manufacturing, transportation and government industries are those that have lost employees over the last decade. The service industries have experienced continual and steady employee growth, as has the finance sector. Smaller employee growth is evident in the wholesale industry, retail trade and in the forestry and agricultural service sectors.

The following table shows the number of jobs in each industry, in Erie County, for selected years over the past decade.

**Table 5-11 Industry Statistics – Number of Jobs
Erie County**

	1990	1993	1995	1997
Farming	2,185	2,113	2,018	1,919
Mining	721	601	565	471
Construction	24,426	21,854	22,800	23,218
Manufacturing	76,805	71,525	72,945	72,040
Transportation	24,600	23,452	24,073	24,417
Wholesale	26,543	26,243	26,773	27,913
Retail Trade	99,961	98,956	99,613	100,552
Finance	38,761	38,477	46,492	50,292
Services	159,502	167,813	173,530	180,963
Government	77,789	74,708	74,235	74,229
Forestry, Fishing, Agric. Services	2,793	3,210	3,268	3,656

Source: Government Information Sharing Project, Oregon State University, Regional Economic Information System

In 1990, the Town of Newstead had approximately 86 agricultural jobs were noted while 11 jobs were noted in the Village. The largest number of jobs in Newstead were in the manufacturing, durable good industry (173); this is also true for the Village (745) while manufacturing, non-durable goods offered 245 jobs. Retail trade offered 57 jobs in the Town and 210 in the Village.

As seen from the figures on the preceding chart, the agriculture industry has not remained the major employer that it once was, due to the decrease in farmland and the decrease in farm personnel that are needed to run the existing farms. However, the number of people working in the agricultural services and forestry industries has increased. With the exception of forestry, wholesale trade, retail trade, finance and the service sectors, the number of employees in all industries throughout Erie County has decreased between 1990 and 1997.

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6.0 Public Input

6.1 Community Survey

A random community survey was completed in the Town of Newstead and the Village of Akron in November 2000. The survey was intended to measure public opinion with respect to various issues and conditions that exist within the communities. In addition, the survey was intended to provide residents with the opportunity to state their visions and goals for the future of the community. The survey questions were divided into the following sections: Community Identity, Recreational Activities, Housing, Community Services, Land Use Regulations, Growth and Development and Transportation.

The survey was distributed randomly among residents to ensure that a representative sampling of households was selected to provide opinions. A total of 601 surveys were distributed within the Town and Village, allowing for a 95% confidence interval +/- 4 %. The specific number of surveys distributed to the Town and Village residents was based on population information obtained from the US Census Bureau. The Town, having a larger population than the Village, was given a greater number of surveys to complete.

In total, 302 of the 601 surveys were returned by the November 20th deadline, with 8 additional surveys returned after the deadline. The response rate of 50% for the survey is considered extremely high. For a random survey to be considered statistically significant, a response rate of only 15 to 20% is required. Of the 302 completed surveys, 186 were from Newstead residents and 116 were completed by Akron residents.

The majority of respondents to the survey were homeowners, although 18% of the surveys were from renters residing in the Town and Village. The age of respondents was widespread, with a range of 27 years to 90 years. However, more than half of the respondents from both the Town (52%) and the Village (64%) were over the age of 50. 63% of Newstead respondents and 75% of Akron respondents reported living within the community for over 15 years. In Newstead, 19% of respondents lived in the community for less than 5 years and 18% lived there between 6 and 15 years. Results in Akron were only slightly different, with 10% of the respondents residing there for less than 5 years and 15% for 6 to 15 years.

The following text and charts provide a brief summary and analysis of the survey results. The results have been tabulated separately between the Town and Village to provide a greater understanding of the concerns and opinions of the residents of each. They are presented simultaneously for comparative purposes.

Community Identity

This section of the survey was intended to determine how residents believe their community should strive to develop in the upcoming years and whether further cooperation between the Town and Village is desired. In addition, the questions also allowed respondents to reflect on the image that they feel their community presents to all of Western New York.

A large percentage of Newstead residents (67%) believe that Newstead should remain a rural community and not promote any further development. Only 8% of respondents felt the need for more residential growth and 25% believed more commercial and industrial growth should be encouraged. Over 80% of Newstead residents feel that the Village of Akron should either remain at its current level of development or attract a greater mix of services to specifically serve the needs of Newstead-Akron residents.

Village of Akron results were somewhat similar, with 53% of the respondents agreeing that Newstead should remain a rural community, although 34% did say that more commercial development would be beneficial. 43% of Village residents believe that Akron should attract more businesses for residents use while 25% believe they should attract services that will attract visitors from throughout the Western New York region.

Over 90% of respondents from both communities cited the Town and Village as a very good place to live and over 80% are happy with the image their community presents to WNY. 70% of respondents from both the Town and Village would also like to see more cooperation between the Town and Village. The rural atmosphere of the Town and Village is well received, as 89% of Akron residents reported liking it, as well as 95% of the town residents. However, when asked if they would like their communities to remain the same, 54% of Akron residents and 64% of Newstead residents either agreed or strongly agreed.

Opinions remained similar between Town and Village residents with respect to the desire to have more community events and festivals that would act as a draw for visitors from the entire region. Specific results can be seen in the table below:

There should be more community events and festivals in Newstead and Akron to draw visitors from the entire region

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Town of Newstead	3%	18%	30%	35%	14%
Village of Akron	1%	14%	27%	35%	23%

Recreational Activities

Questions posed to residents in the recreation component of the survey focused on the variety and quality of recreational activities available to all residents, from young to old. Combined, 50% of respondents felt that no new parks or playgrounds were needed in either the Town or the Village but agreed that Akron Falls Park should be better maintained. 54% of Akron residents feel that there should be more links, specifically walkways and entrances, between the community and the park. The response in Newstead was more evenly divided, with 38% of respondents agreeing with the need for more links, and 38% disagreeing.

When asked whether children had a wide variety of recreational activities to choose from, 50% of Town and Village residents agreed that they did. However, 58% noted that additional recreation activities for teens were needed. 35% believe adequate senior activities presently exist, with 41% of respondents citing no opinion. Similarly, only 37% of respondents expressed the need for more recreational facilities, with 44% offering no opinion.

Residents from both the Town and Village agree that Erie County should aid in restoring the bridge, dam and lake off of Park View Drive (75% in Newstead and 86% in Akron either agreed or strongly agreed). Both the Town and Village also felt similarly regarding the safety of the existing bike path. 61% of Akron respondents, and 60% of Newstead respondents agreed that the existing bike path was safe.

When questioned about the need for more structured recreation activities, such as leagues and tournaments, the following responses were tabulated for the Town and Village:

More structured recreational activities (such as sports tournaments, leagues, etc.) are
needed in our community

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Town of Newstead	5%	25%	34%	27%	9%
Village of Akron	8%	26%	43%	17%	6%

A large response rate in the no opinion category signifies that the respondents may not be directly affected by changes in recreational activities. This would be true for many seniors and adults with no children or adults with children that are either too young or old to engage in such activities.

Housing

The housing component of the survey questioned residents about the desire for more residential development and the existing condition of housing in the two communities. 55% of residents from both the Town and Village agree that there is no need or desire for the development of larger, more expensive homes. In Akron, 44% of respondents felt that housing should be clustered to preserve open space while only 35% of Newstead respondents agreed with the same statement.

Senior housing is an important issue in the Town and the Village. 57% of Akron respondents agreed, or strongly agreed, that more housing should be made available within the community for senior citizens. In Newstead, 48% of respondents agreed that more senior housing was necessary. Affordable housing concerns appear to be more of an issue for Village residents than Town residents. Only 37% of Town respondents believed that more affordable housing should be made available and 34% believed that it was not a necessity. In the Village, 46% of respondents expressed a desire for more affordable housing alternatives.

Residents of the Town and Village hold slightly different opinions regarding where new housing development should be concentrated. The results for the Town and Village are presented in the chart below:

New housing development should be concentrated near the Village of Akron to protect
the rural character of Newstead

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Town of Newstead	9%	16%	15%	36%	24%
Village of Akron	14%	23%	22%	27%	14%

The table above indicates that Akron residents feel less strongly about new development occurring within the village than Newstead residents.

Community Services

This portion of the survey was intended to gauge residents' satisfaction with existing public services and to tabulate public opinion regarding the possible consolidation of such services. Negative responses in this section would indicate areas that should be targeted for improvement as the comprehensive plan is further developed. Questions were related to the school system, fire, water, sewer, garbage disposal and the court system. Overall, residents of both communities were pleased with the existing quality and level of their municipal services. The only negative response was from Akron residents with respect to the use of private wells. 39% of respondents stated that their private wells did not meet the needs of their families, while only 33% said that their private well did meet their needs.

61% of Newstead residents feel that municipal water should be extended into Newstead, while only 40% of Akron residents feel the same. The same discrepancy is visible regarding the extension of the municipal sewer system, with 45% of Town residents agreeing that it is a good idea and only a 27% positive response rate from Village residents.

Both communities overwhelmingly agree that the local schools offer a good learning environment. Of 166 respondents, 139 lived in the Akron school district and 27 lived in the Clarence school district. The tabulations for school ratings can be seen below:

Our schools offer a good learning environment

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Town of Newstead	1%	2%	17%	49%	31%
Village of Akron	0%	2%	17%	45%	36%

Additionally, a majority of respondents from both communities feel that it would be beneficial to consolidate the Town and Village fire companies, garbage disposal services and court systems. 68% of Village residents, and 76% of Town residents feel that the composting facility on Clarence Center Road should be made available to both the Town and Village.

Land Use Regulations

The land use portion of the survey was intended to provide respondents the opportunity to reflect on the location of future land uses and to gather public opinion on the future of agricultural land and land use regulations. 64% of respondents from both communities feel that commercial development should be encouraged specifically along NY Route 5. Over 65% of respondents from both the Town and Village believe that stricter land use regulations should be developed and enforced to protect the appearance of their community. Over 70% of respondents feel that the existing agricultural lands in Newstead and Akron should be better protected in the future as sprawl issues begin to develop. Further agreement is seen between Town and Village residents, as over 80% of respondents from both agree that tree plantings should be a requirement in all new developments.

As seen in the chart below, Newstead and Akron residents continue to have different opinions regarding the location of future development. The chart below portrays respondents' opinions with respect to commercial development within the community:

Commercial growth should be encouraged in and near the Village of Akron and not elsewhere in the Town of Newstead

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Town of Newstead	7%	23%	17%	36%	17%
Village of Akron	18%	36%	19%	23%	4%

Residents of Newstead are more interested in keeping development out of the rural town and focusing it in the Village. A larger percentage of Village residents, on the other hand, do not want to see all development occur within the boundaries of the Village.

In addition to the development issue, 47% of Newstead residents agree that new building lots in the town should be at least 5 acres in size. Only 27% of Akron residents agree, with 42% disagreeing with the minimum requirement of 5 acres.

Growth and Development

The growth and development section of the survey questioned respondents about the type of development they would like to see and what development is needed. The survey also included a question regarding the location for future development. A majority of residents from both the Town and Village believe that large-scale developments, such as Wal-Mart and Target, should be discouraged anywhere in the community.

61% of Newstead residents and 46% of Akron residents feel that no more residential growth is needed. Only 33% of Newstead residents see a need for commercial development, compared to 39% of Akron residents. The largest discrepancy appears with respect to light industrial growth. A majority of Akron respondents, 55%, believe that light industrial growth is needed in the community. Alternately, 46% of Newstead respondents feel that there is no need for further light industrial growth.

There is an even split within the Town regarding whether new businesses should be allowed in the Town that could potentially draw people away from the Akron business district. 39% of respondents felt that new businesses should be allowed and 39% felt that they should not. On the contrary, 46% of Akron residents felt that it was okay for new businesses to develop within the Town of Newstead. Only 30% of respondents from the Village agreed that no new businesses should be allowed in the Town that could take away from the existing business district.

Residents from the Town and the Village would like to see a greater variety of businesses in the Akron business district. Specific tabulations can be seen in the table below:

I would like to see more businesses and services in the Akron business district

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Town of Newstead	8%	13%	34%	33%	12%
Village of Akron	2%	12%	30%	35%	21%

As seen above, resident interest in an expanded Akron business district is only slightly higher in Akron than in Newstead. Specific examples of services and businesses that residents would like to see are: expanded food shopping alternatives, medical care, hardware store, variety store, dry cleaners, clothing retailer and a jewelry store, to name a few.

Transportation

The issue of transportation is an important one for all communities, including Newstead and Akron. Truck traffic, congestion, parking and public transportation are all issues that effect residents on a daily basis. The transportation portion of the survey questioned residents about their transportation concerns and what issues they believe need to be addressed in their community.

In the Town and Village, 58% of the survey respondents are concerned with the level of truck traffic that passes through their communities. 38% of the respondents also feel that traffic congestion is currently a problem in the area in which they reside.

Driveway locations along major routes, such as NY Route 5, appear to be more of an issue for Newstead residents then Akron residents. The specific tabulations for both groups are below:

We should limit the width and number of driveways for new development along major routes such as NY Route 5

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Town of Newstead	5%	14%	38%	30%	13%
Village of Akron	6%	26%	38%	21%	9%

When asked whether or not there were enough pedestrian and bicycle paths, 47% of respondents reported a need for additional paths in the Town and Village. Residents from both communities also agree that additional parking is necessary in the Village of Akron central business district (60% in Akron, 53% in Newstead).

A majority of Newstead respondents, 54%, do not believe a new Thruway interchange would benefit the community. In opposition, 46% of Akron residents think that a new Thruway entrance/exit would be beneficial to both Akron and Newstead. A majority of respondents from both communities do not see the need to expand the Akron Airport but would like to see NY Route 93 altered so it bypasses the Village of Akron.

In addition, 56% of Newstead residents believe Akron and Newstead should consolidate their highway departments; 62% of Akron residents also agree with a highway department merger. Almost 50% of Akron respondents felt that public bus transportation was needed within the community. In Newstead, only 37% agreed that bus transportation was necessary, while 40% disagreed.

6.2 Focus Group Summaries

The following summarizes the comments received during the focus group sessions for the Town of Newstead and Village of Akron Comprehensive Plan.

Agricultural Interests

Attendees: Arlene Richardson
 Phil Richardson
 Robert Wideman
 Don Kreher
 Carl Klingenschmitt
 Ken Koehler
 John Potera
 Ron Snyder
 Jerry Summe
 Chet Jandzinski, Erie County Dept. of Environment & Planning

Date: Thursday, June 22, 2000; 7:30 p.m.; Newstead Town Hall

Question 1: "What specific obstacles to farming do you perceive in Newstead-Akron?"

- Development puts pressure on farms (odors, complaints, etc.);
- Return on investment and taxes – based on high property values;
- Market environment (crop prices, etc.);
- Growth pressure from urban areas (Buffalo, Amherst, Clarence);
- Demand for services (i.e. water district) comes with development;
- Assessment policies on farm buildings should be changed (now based on sf);
- Average age of farmers probably at least 55 years;
- "Green" philosophy limits options for future development if farmers want to sell;
- County Preservation Board recommending land remains in farming, even though may not be the best land;
- Agricultural District law; traffic on highways doesn't adjust to slow farm vehicles;
- Lack of farmers to rent land;
- Prime agricultural soils also best for development;
- Agricultural suppliers (Agway, John Deere) have moved farther out;
- Educating the neighbors;
- Waste management;
- Better drainage of wet soils needed;
- New home buyers aren't properly notified that land is in an agricultural district - "Right-to-Farm" law;
- Trespassers raise liability;
- Inability to obtain large tracts of land for commercial agriculture

Question 2: "What actions do you think local governments can take to assist the farming community in Newstead-Akron?"

- Control sprawl
- Education of urban people who move out to Newstead-Akron
- Cluster development to manage sprawl
- Reduce building taxes and land taxes
- Address drainage problem
- Continue agricultural exemptions, but don't restrict farmers to future use of their land
- Fairer land and building assessments – based on worth of obsolete buildings
- Assistance from federal/state/county in developing a "kitty" to purchase development rights
- Careful placement of transportation improvements in agricultural areas
- "Right-to-Farm" legislation
- Establish Farmers' Market to increase truck farming
- Implement Transfer/Purchase of Development Rights program

BUSINESS & INDUSTRY FOCUS GROUP

PRESENT: Dave Bissonette, Perry's Ice Cream
Brian Carlisle, Strippit
Peter Forrestel, Bank of Akron
Bob Lubber, Ford Gum
Mike Whiting, Whiting Door
Sylvia Ross, Redesigning Main Street
Beverly Summe, Bag & Barrel

DATE: Tuesday, August 29, 2000; 9:30 a.m.; Newstead Town Hall

Question #1: What attributes of the Newstead-Akron Community make it unique for conducting business?

- Charm of Village, high quality of life
- Akron Electric is a major advantage – rates are 3 cents per kilowatt hour, half of what others pay in Western New York
- High quality workforce, low turnover rates in many businesses, good work ethic
- No big-box development
- Close to Darien, Corfu – small farms, good work ethic
- Small-town relationships – everyone knows everyone, little red tape, easy to talk to the right person to solve a problem
- Historic business district
- Not a bedroom community – people live, work and shop here
- Russell Park in the middle of the Village
- Lack of crime
- Connection to Batavia, Rochester
- Off the beaten path
- School district a positive
- Airport is an asset

Question #2: What actions could be taken to enhance the business climate in Newstead/Akron?

- High speed data transmission lines are necessary (T-1) at a better rate
- Cell phone service is better than before but still needs to be improved
- No public transportation – difficult to attract workers because they are too far away
- Electric inexpensive but often unreliable
- Water supply needs to be improved – potential partnership with Erie County Water Authority?
- Industrial tax abatement zone would be helpful
- No local warehousing space – need to use space in the City of Buffalo

- Telephone lines – modems don't work well
- Hotels and restaurants needed to serve out of town business clients
- Housing for management-level employees is scarce
- Sharing services (snowplowing, security) would be a good idea
- Transportation issues – too far from Thruway, very inconvenient
- Parking downtown is limited
- Speed limit should be lowered on Main Street
- More signage needed on NY Route 5 to direct people into the Village
- Stop lights needed during daytime hours in various sections of the Village
- Public restrooms needed in the Village
- Village can't properly treat wastewater
- Develop land use regulations before problems occur, not after
- One large sewer plant is needed – could sell services outside the Village
- Storm drainage into sanitary system is a problem

6.3 Public Presentations and Hearings

Two public presentations were held by the Steering Committee to encourage residents to participate in the Comprehensive Planning Process

7.0 Appendix A – List of Contacts

- A&D Auto Exchange
- Aakron Rule Corp.
- Akron Central School District
- Barbara Courtney, Greater Buffalo Niagara Regional Transportation Council
- Bright Meadows Golf Course
- Buffalo Drilling
- Cold Spring Construction
- County Line Stone
- Mike Cuirzynski, Soccer Coordinator
- Larry Cummings, Akron Airport
- Dande Farms Golf Course
- Tom Dearing, Erie County Department of Environment and Planning
- John Eckerson, Town and Village Historian
- Excel Industries
- Donnal Folger, Building Inspector
- Lee Folger, Leisurewood Campgrounds
- Ford Gum and Machine Corp
- Peter Forrestel, Bank of Akron
- Ron Eulenburg, Newstead Recreation Director
- Doug Hlavaty, US Post Office
- Lorraine Ingrasci, Akron Central School
- Chet Jandzinski, Erie County Department of Environment and Planning
- Warren Klauss, Adessa
- Kreher Egg Farm
- Burt Lyon, Park Superintendent (Akron Falls Park)
- Pat Miller, MGA Research
- Dale Morris, Erie County Department of Environment and Planning
- New York State Agricultural Services
- Niagara Specialty Metals
- Northeast Caissons
- Perry's Ice Cream
- Jessie Robertson-DuBois, American Farmland Trust
- Rothland Golf Course
- Angelo Sedita, Erie County Department of Parks
- Kelly Schultz Antiques
- Sleepy Hollow Lake
- Strippit, Inc.
- Squared R. Element Co.
- Lucille White, Seneca Nation Division of Planning
- Whiting Roll-Up Door
- Whiting Spring and Wire Corp.

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8.0 Appendix B – Community Survey

November 8, 2000

Dear Residents of the Town of Newstead and Village of Akron:

The Town of Newstead and Village of Akron are currently working together to complete a joint **Comprehensive Plan** that will provide residents with a direction for future growth for the next 10-20 years. A comprehensive plan examines the current conditions and trends in the community, then uses this information to guide its future actions to reach identified goals.

As part of the planning process, we request that you take a few moments to fill out the attached survey to let us know **your** opinions on issues within Newstead and Akron. As you fill out the survey, please include any issues you believe have been omitted so we can address them in our analysis.

Please return the survey in the enclosed self-addressed stamped envelope by:

Monday, November 20, 2000.

We appreciate your cooperation in helping us develop a comprehensive plan for the Town of Newstead and Village of Akron. We will be hosting public presentations and public hearings through the planning process and hope you will be able to attend at least one of the forums. The presentations will be announced in The Buffalo News and the Akron Bugle.

Again, thank you for your assistance.

Sincerely,

Donald C. Holmes, Supervisor
Town of Newstead

Michael F. Charles, Mayor
Village of Akron

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

Community Survey
Town of Newstead and Village of Akron Comprehensive Plan

Community Identity

Please answer **EACH** of the following:

The Town of Newstead should (select one):

- ☐ Encourage more residential growth.
- ☐ Encourage more commercial and industrial development along with residential growth.
- ☐ Remain a rural community that should not promote further growth.

The Village of Akron should (select one):

- ☐ Remain at its current level of development.
- ☐ Attract a greater mix of services and businesses that meet the needs of Newstead-Akron residents.
- ☐ Attract services and businesses that will bring visitors from the wider Western New York region.

Please read the following statements and circle the number that corresponds to your opinion:

1 - Strongly Disagree 2 - Disagree 3 - No Opinion 4 - Agree 5 - Strongly Agree

- | | | | | | |
|---|---|---|---|---|--|
| 1 | 2 | 3 | 4 | 5 | My community is a good place to live. |
| 1 | 2 | 3 | 4 | 5 | I am happy with the image our communities present to WNY. |
| 1 | 2 | 3 | 4 | 5 | I want my community to remain the way it is over the next 20 years. |
| 1 | 2 | 3 | 4 | 5 | I like the rural atmosphere of Newstead and Akron. |
| 1 | 2 | 3 | 4 | 5 | I would like to see more cooperation between Newstead and Akron. |
| 1 | 2 | 3 | 4 | 5 | There should be more community events and festivals in Newstead and Akron to draw visitors from the entire region. |

Transportation

- | | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | I am concerned with the level of truck traffic in my community.
Problem area(s): _____ |
| 1 | 2 | 3 | 4 | 5 | There are traffic congestion problems in my community.
Problem area(s): _____ |
| 1 | 2 | 3 | 4 | 5 | We should limit the width and number of driveways for new developments along major roads such as Route 5. |
| 1 | 2 | 3 | 4 | 5 | My community should have more pathways for bicycles and pedestrians. |
| 1 | 2 | 3 | 4 | 5 | I think a new Thruway interchange (entrance/exit) would be beneficial to Newstead and Akron. |
| 1 | 2 | 3 | 4 | 5 | I would welcome the expansion of the Akron Airport. |
| 1 | 2 | 3 | 4 | 5 | We need public bus transportation in our community. |
| 1 | 2 | 3 | 5 | 5 | We need additional parking in the Village of Akron central business district. |

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

1 - Strongly Disagree 2 - Disagree 3 - No Opinion 4 - Agree 5 - Strongly Agree

Community Services

1	2	3	4	5	A senior center should be developed for Newstead and Akron residents.
1	2	3	4	5	We should do more to promote our historic resources.
1	2	3	4	5	The fire protection and emergency rescue squads meet my needs.
1	2	3	4	5	My <u>water</u> service is adequate.
1	2	3	4	5	My <u>sewer</u> service is adequate.
1	2	3	4	5	<u>Municipal water</u> service should be extended into Newstead.
1	2	3	4	5	<u>Municipal sewer</u> service should be extended into Newstead.
1	2	3	4	5	Our schools offer a good learning environment.
					School District: _____

Land Use Regulations

1	2	3	4	5	Commercial growth should be encouraged in and near the Village of Akron and not elsewhere in the Town of Newstead.
1	2	3	4	5	The Town of Newstead should encourage new commercial development along Route 5.
1	2	3	4	5	Stricter land use regulations (zoning, sign, landscaping, etc.) should be developed and enforced to protect the appearance of our community.
1	2	3	4	5	Agricultural lands in Newstead and Akron should be better protected.
1	2	3	4	5	I would like the Town and Village to require that trees be planted in all new developments.
1	2	3	4	5	New building lots in Newstead should be at least 5 acres in size.

Recreational Activities

1	2	3	4	5	More neighborhood parks/playgrounds are needed in our community.
1	2	3	4	5	Children have a wide variety of recreational activities in our community from which to choose.
1	2	3	4	5	Additional recreation programs are needed to address the needs of our teen residents.
1	2	3	4	5	There are adequate senior citizen's activities available for our residents.
1	2	3	4	5	I think additional recreational facilities are needed in my community.
					Specific needs: _____
1	2	3	4	5	I think Akron Falls Park needs to be better maintained.
1	2	3	4	5	There should be more links (entrances, walkways) between Akron Falls Park and the community.
1	2	3	4	5	More structured recreational <u>activities</u> (such as sports tournaments, leagues, etc.) are needed in our community.

*Town of Newstead and Village of Akron
Combined Comprehensive Plan*

1 - Strongly Disagree 2 - Disagree 3 - No Opinion 4 - Agree 5 - Strongly Agree

Growth and Development

1	2	3	4	5	More <u>residential</u> growth is needed in my community.
1	2	3	4	5	More <u>commercial</u> growth is needed in my community.
1	2	3	4	5	More <u>light industrial</u> growth is needed in my community.
1	2	3	4	5	I would like to see more businesses and services in the Akron business district, specifically:_____.
1	2	3	4	5	We should not allow new businesses in the Town to draw people away from the Akron business district.
1	2	3	4	5	Large-scale development (e.g. Wal-Mart, Target) should be discouraged.

Housing

1	2	3	4	5	More housing for senior citizens should be available in our communities.
1	2	3	4	5	Our community should offer housing that is more affordable.
1	2	3	4	5	We should encourage new housing that is clustered in order to preserve open space.
1	2	3	4	5	I would like to see larger, more expensive homes built in Newstead and Akron.
1	2	3	4	5	New housing development should be concentrated near the Village of Akron to protect the rural character of Newstead.

The population of Newstead and Akron is approximately 7,500. What type of population growth would you prefer to see over the next 10 years: (Circle One)

- a. Minimal Growth 0-1% growth (0-75 people)
- b. Slow Growth - 1-2% growth (75-150 people)
- c. Moderate Growth - 3-5% growth (150 – 375 people)
- d. Moderately Fast Growth – 6-10% (450-750 people)
- e. Rapid Growth – more than 10% growth (over 750 people)

Personal Information

Number of people in your household: _____	Please list your age _____
Do you own or rent your home?	Own____ Rent____
How long have you lived in the community?	a. 0-5 years b. 6-15 years c. 16+ years

Is there anything else you believe we should be aware of as we develop the Comprehensive Plan for the Town of Newstead and the Village of Akron? Please explain:

Thank you! We will consider your input in creating a Comprehensive Plan that will benefit all residents of the Town of Newstead and the Village of Akron.