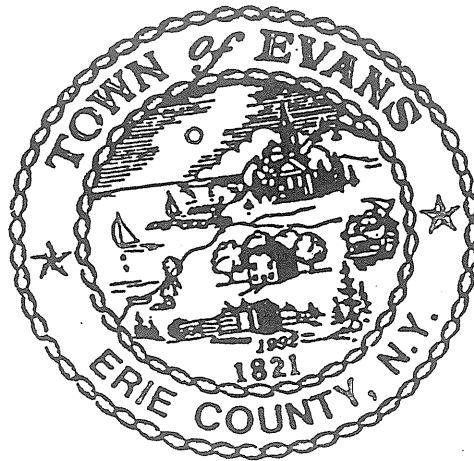


# *TOWN OF EVANS COMPREHENSIVE PLAN*



Prepared For:

Town of Evans  
Comprehensive Plan Committee  
Evans, New York

Submitted By:

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January 1999

## ACKNOWLEDGMENT

The Town of Evans 2010 Comprehensive Plan was made possible through the efforts of:

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## POLICY STATEMENT

As defined in Section 272-A of General Town Law, the 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 comprehensive plan."

Once this plan is adopted, it shall be the policy of the Town of Evans to reference the Comprehensive Plan for all rezoning and infrastructure projects planned by the Town and proposals from other governmental agencies. A copy of this plan will be provided to county and state agencies to assist with their plans and projects in the Evans area.

For each budget year, the *Implementation* section of the plan will be referenced and actions, new laws and regulations will be incorporated into the plan for the coming year.

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## I. PREFACE

The purpose of the *Town of Evans Comprehensive Plan* is to provide the Town with information on the status of the community, establish Goals and Objectives for the Town, identify problem areas and issues, identify beneficial resources and opportunities, and provide new direction or methods for guiding the Town towards its chosen future. This planning document is to be utilized as a new tool to manage the existing environment and conditions, and to guide future growth and development in the Town. Since the last completed Comprehensive Plan (December 1963), the Town has experienced many changes in land use, demographics, zoning, utilities, recreation, transportation, etc., yet has kept some qualities as they existed in 1963. As a result, the Town felt compelled to take a pro-active approach to guiding land use regulation and the overall direction of the Town's future in an effort to achieve the established goals and objectives.

In developing the Comprehensive Plan, the Town utilized as many sources of information as possible, including local, county, state and federal documents, information gathered from Town departmental personnel and substantial public input obtained through Town-wide public information meetings. These references are listed at the end of this document. It was important to involve the Town's citizenry and other interested parties in the planning process. The Town held several public information meetings, neighborhood meetings and conducted public opinion surveys preceding the development of this document to fully assess the needs of the community. This compilation of research and public opinion has thus been utilized to formulate and strengthen the goals and objectives of this plan, which will guide future land use and development in the Town of Evans.

## II. INTRODUCTION

Residing on the shores of Lake Erie, the Town of Evans occupies almost 42 square miles in the southwestern corner of Erie County, New York (see Map 1). Located approximately 20 miles southwest of the Buffalo metropolitan area, the Town is considered a rural community with the benefit of approximately 12 miles of waterfront. The Town is bordered by Lake Erie on the north and west, the Town of Hamburg on the northeast, the Town of Eden on the east, the Town of Brant on the south, and the Town of North Collins on the southeast.

Within the Town's municipal limits, the Village of Angola occupies approximately 1.5 square miles in the central portion of the Town. The Village of Angola's impacts on the rest of the Town have been significant over the years and will continue to influence the Town's future. Although planning for the Village is not included in this study, the effect on the Town is taken into consideration. Other than the Village, several small "hamlet" communities offer unique qualities to the Town. Communities including Derby, Highland-On-The-Lake, Evans Center, North Evans, Lake Erie Beach, Angola-On-The-Lake, and Jerusalem Corners provide the entire Town with a diverse living environment, different community qualities, and a variety of land uses.

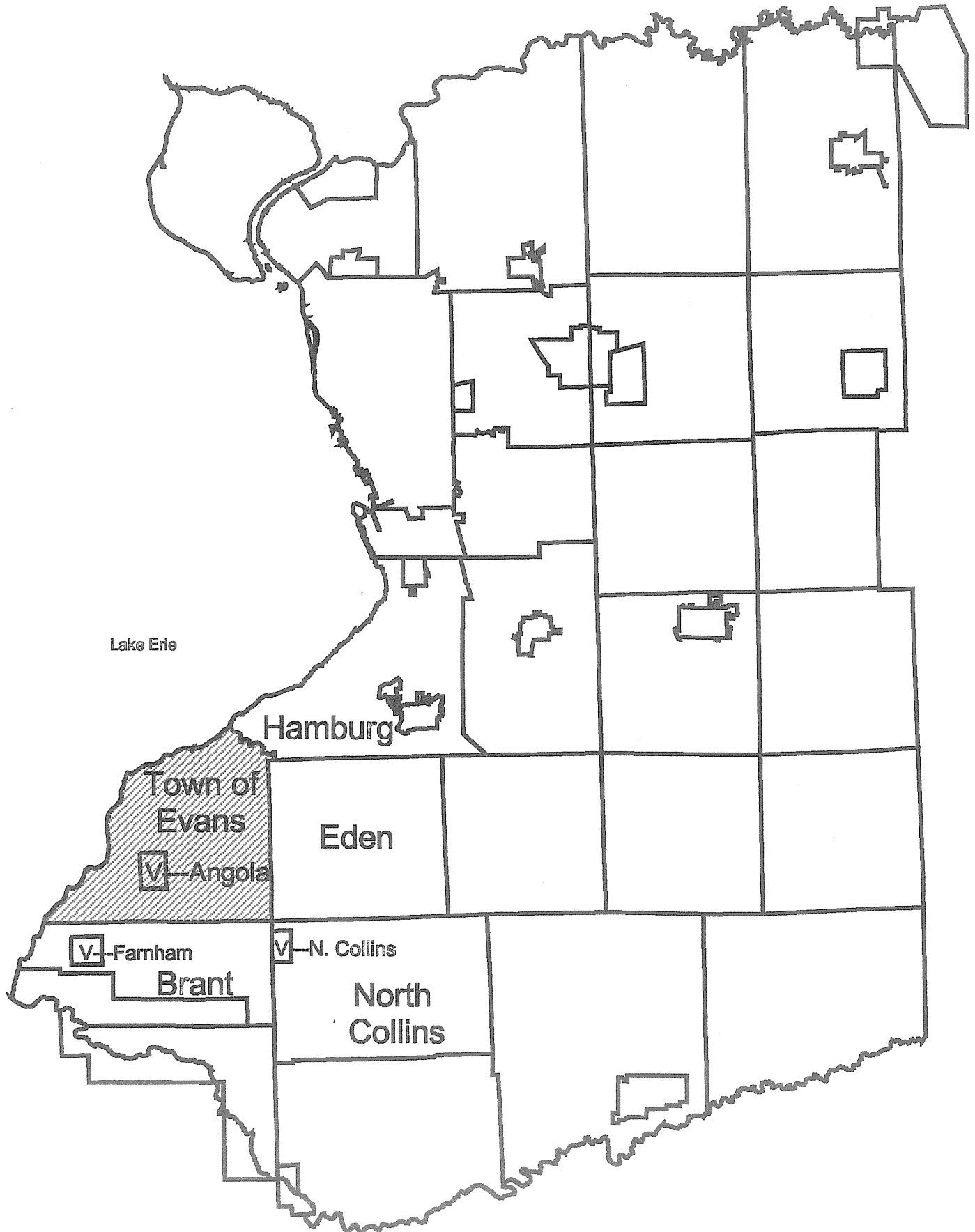
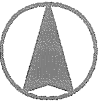
### a) *Current Trends*

The Town of Evans has experienced many unique changes since the 1960's. Certain trends have affected the Town over the last several years, which have, in part, necessitated a new comprehensive plan for the Town's future. These trends and public concerns include:

- the population base has continued to decline in Western New York, although overall, the Town of Evans has experienced very modest growth since 1960;

# Location Map - Erie County

Town of Evans Comprehensive Plan



- the size of households have continually decreased;
- federal and state regulations continue to expand the protection of regulated environmental resources in the Town (i.e. floodplains, conservation areas, wetlands);
- need for proper enforcement of Town zoning regulations;
- shifts in the types of commercial development have affected changes in land use policies and decision-making;
- the trend toward increasing costs of providing public services has generated the need to promote fiscal efficiency in future development;
- concern that suburban sprawl may increase throughout the Town;
- many seasonal, cottage-type residences located near the lake have become year-round residences;
- seasonal traffic volume increases on certain transportation routes;
- a general concern about the level of taxation in the Town;
- need to enhance the tax base, and for balanced, good quality commercial and industrial development;
- concern regarding the Town's image and how it is perceived on a regional basis;
- diversification of the housing stock; and
- concern that agricultural uses in the Town will continue to decrease.

***b) Town Comprehensive Planning History and Approach***

The Town's last Comprehensive Plan was completed in 1963, and is currently viewed by residents and Town officials as ineffective and outdated. The Town Board, Planning Board and Zoning Board of Appeals have historically carried out the planning policies in the Town. Currently, the only regulatory measures for land use in the Town are the zoning ordinance and subdivision regulations. Recent years have seen an increase in the importance of overall planning policies and decision-making in Evans. Support for day-to-day planning activities is coordinated by the Town's Planning Division, Building

Inspector's office and an engineer/planning consultant. Lack of an updated comprehensive plan has resulted in zoning and development concerns throughout the Town. Over the last few years, the Zoning Board of Appeals has acknowledged that a dramatic increase in variances has occurred, which may have a direct relationship with current zoning ordinance problems. Therefore, this update of the Town's comprehensive plan will focus on the implementation of appropriate measures and techniques, as well as more effective zoning controls, to guide future land use and development decisions in the Town of Evans.



### III. GOALS AND OBJECTIVES

Through the analysis of existing conditions and the public input process, *Goals and Objectives* have been developed to provide an overall focus for the future of the Town of Evans. Comprehensive planning uses goals and objectives as a tool to guide future land use decisions. In short, goals and objectives provide a basis for what is considered important to the future growth and development of the Town, and they should contain information of "value" to direct future planning and decisions. The following Goals and Objectives were developed through the use of input from the Comprehensive Plan Committee, public opinion surveys, local residents and interested involved parties.

1. *The Town of Evans possesses excellent open space, conservation, and agricultural areas that should be preserved and protected as a part of future development:*
  - identify important general open space areas in the Town and protect them from growth and development;
  - preserve prime open space/conservation lands in designated districts;
  - identify agricultural resources/land in the Town, and direct growth away from them; and
  - review conventional and non-conventional planning techniques and concepts to assist in the protection of valuable agricultural lands.
2. *The Town will encourage a balance between economic and residential growth to provide for a diverse living environment for its people along with a stabilized tax base for the future:*
  - protect existing residential neighborhoods from encroachment by incompatible uses;
  - provide for adequate buffering of future development;
  - accommodate a variety of residential housing types in the community;
  - identify appropriate areas for prime commercial and industrial uses that serve the local

- residential, community wide, and regional needs of the area and encourage the same; and
- encourage the consolidation of future commercial development for safety and convenience.

3. *The Town will promote raising the quality of life for its residents by developing a positive image:*

- promote tourism and waterfront features;
- encourage new festivals, summer events and winter events; and
- develop community block groups for community issues.

4. *The Town will promote better use of the waterfront to enhance increased tourism and preserve the residential character of the surrounding area:*

- plan for increased expansion of waterfront facilities;
- enforce public safety at beaches, public waterfront access points, parks, etc.; and
- provide zoning and other regulations that promote appropriate uses for the waterfront.

5. *The Town will promote the full utilization of public facilities and services through the orderly development of future growth:*

- encourage the "in-filling" of appropriate vacant, developable areas by directing future growth lands with adequate public services;
- limit development in areas without utilities (sanitary sewer);
- promote the fiscal viability of land development based on the costs of service provisions and the revenues generated from new growth;
- upgrade public sewer/water availability in existing service areas and provide new facilities

consistent with orderly growth and development; and

- limit utility extensions into prime open space and environmentally sensitive areas.

6. *Identify environmentally sensitive areas of the Town and implement development restrictions to protect these natural resources and preserve their integrity:*

- identify major natural resources (creeks and streams, woodlands, wildlife habitats, beach areas and waterfront features) to protect them from unnecessary development;
- identify areas with poor soil and drainage characteristics in order to manage growth and development;
- limit utility extensions in agricultural and environmentally sensitive areas;
- streams and flood plains act as natural drainage channels for stormwater and should be restricted from development; and
- restrict development in designated wetland areas in accordance with State and Federal regulations.

7. *The open character of the Town will be encouraged to ensure the conservation of community resources for future generations:*

- develop a plan for open space and recreation as a guide for future preservation and conservation;
- coordinate planning policies and techniques between legislative and community boards (i.e. Planning Board, Town Board, Zoning Board of Appeals, Conservation Advisory Commission, Recreation Advisory Board);
- preserve existing open space, recreation and conservation areas and identify appropriate areas for potential future use;

- assess and provide for local and community needs in the development of future public and semi-public uses.

8. *The Town will ensure an integrated transportation system to provide for the movement of residents, workers, visitors, and goods in a safe and efficient manner:*

- promote the adequate design of the roadway system to assure efficient access to existing development and adequate movement of traffic;
- encourage the expansion of public transportation to adequately serve the Town's needs;
- support the retention of rail rights-of-way for the movement of goods and passengers in the Town;
- encourage the future development of land in accordance with the availability of adequate access, consistent with the objectives of the transportation system;
- coordinate multi-modal (auto, transit, pedestrian) conditions and future plans between Town, County, Regional and State agencies; and
- monitor and coordinate road and highway infrastructure conditions and improvements with Town Highway Department, County Highway Department and New York State Department of Transportation.

#### IV. EXISTING CONDITIONS, TRENDS AND ANALYSIS

The Town of Evans is primarily a rural lakefront municipality with sections of suburban residential development, local commercial-related business, light manufacturing industry, agricultural use and shorefront recreation activity. Over the past several years, the Town has experienced an increase in residential and commercial development as a result of the following: suburban migration to the Town from other Buffalo metropolitan communities; the conversion of lakefront seasonal residences to year-round residences; the attraction of the "rural-type" features that the open space in Evans provides; and the affordability of the diverse housing stock. In general, much of the Town's newer residential and commercial development has been centered in four areas: between New York State (NYS) Route 5 and the lakefront; at seasonal tourist locations; around the Village of Angola, and along major highways, such as the NYS Route 5 (Erie Road), US Route 20 (Southwestern Boulevard) and the NYS Thruway (I-90).

Development in the Town of Evans has historically resulted from the progression of the settlement of the Village of Angola and from the growth of lakefront attractions. As the areas residential densities increased, the need for supporting commercial development increased and then the residential development "sprawled" out of these areas. Over the years, the Town of Evans has become more popular as a destination for tourism and recreation. The rural ambiance of the area, the abundance of farmland and open space and the availability of lakefront recreational opportunities have attracted visitors from the Buffalo Metropolitan area who desire a more pleasurable environment for rest and relaxation.

Residential development in the Town of Evans has occurred along the lakefront, within the southwestern corner of the Town and adjacent to the Village of Angola. The Town's lakefront, which stretches for more than twelve miles between Evangola State Park (to the southwest) and Eighteen Mile Creek (to the northeast), has attracted the concentration of seasonal cottages, many of which have turned into year-round

round residences. Residential "bedroom communities" have also developed along the NYS Route 5 (Erie Road) corridor near many lakefront features. Much of the newer residential growth has occurred near an established commercial area along Erie Road in the Derby and Highland communities of the Town. Commercial development, while sporadic, has seen its biggest increase in the form of "strip development" in Derby. Most of this development has been retail businesses that support surrounding residential development. While commercial development has been limited to small areas of the Town, residential development has historically occurred throughout the entire Town except for the southeastern part of the Town near Eden, which has remained agricultural. This has resulted in several small communities that differ from one another in their character and make-up. These hamlets, which include Highland-On-The-Lake, Sturgeon Point, Evans Center, Jerusalem Corners, Grandview Bay, Point Breeze, Angola-On-The-Lake and Lake Erie Beach, provide unique qualities to the Town as a whole. They also offer different types of housing stock (single-family, two-family, multi-family), commercial development (neighborhood businesses and local retail) and other cultural characteristics of community living.

*a) Land Use*

Like many communities in Western New York, the Town is developed incorporating a number of land uses including agricultural, residential, vacant land, recreation, commercial, industrial, public/semi-public, and parkland. Generally the land in Evans is more developed towards the lakefront (north and west portions), and less developed towards the Town of Brant and Eden (south and east portions). An inventory of land use in the Town was prepared using computerized Real Property Services files, aerial photographs, and field observations during 1996 and 1997 (see Map 2). Comparing this map to the 1962 land use map shows that the land use trends have not changed dramatically in the Town over the last 35 years.

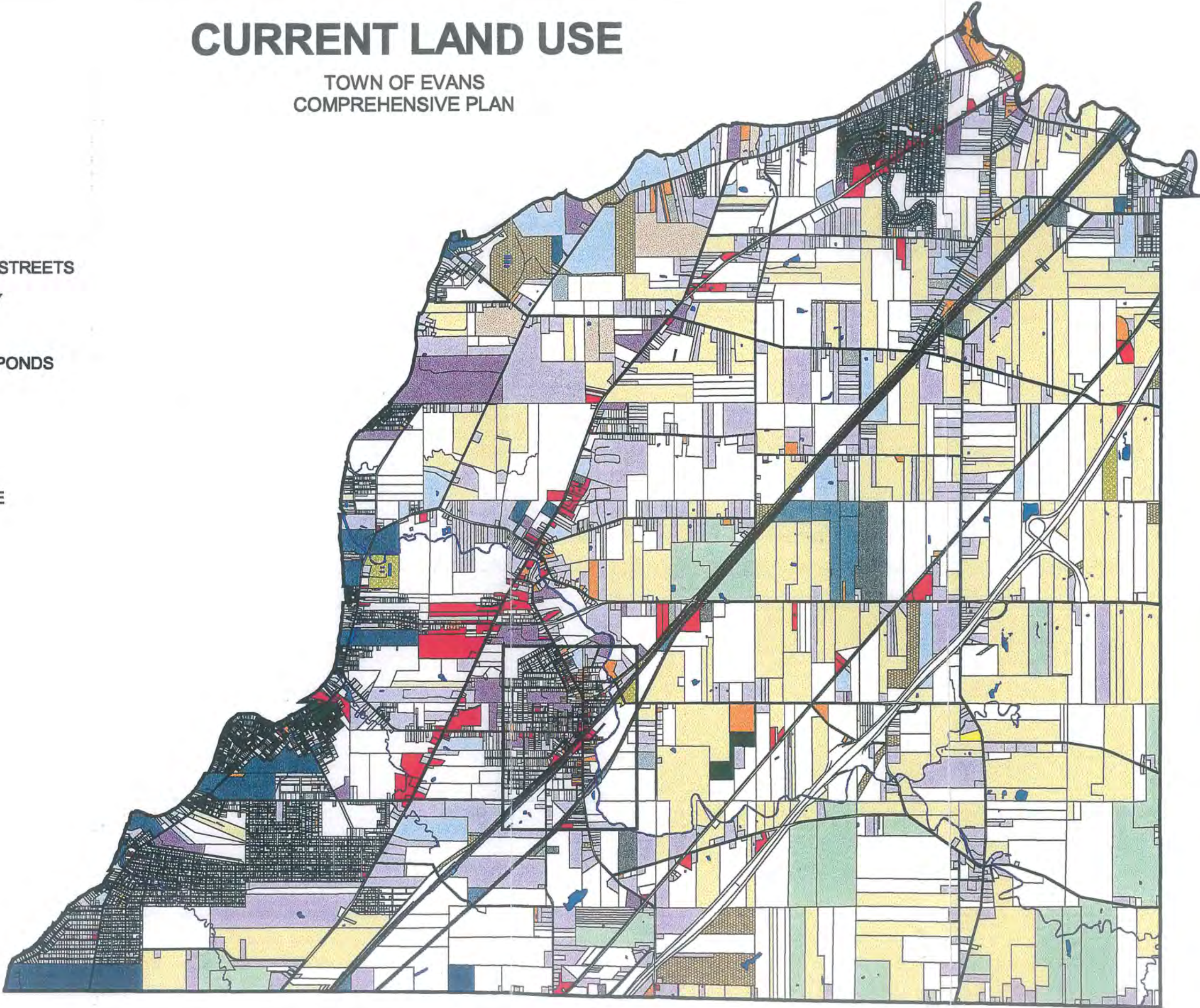


# CURRENT LAND USE

TOWN OF EVANS  
COMPREHENSIVE PLAN



- ⚡ HIGHWAYS, ROADS, & STREETS
- ▭ MUNICIPAL BOUNDARY
- ⚡ Railroad
- CREEKS, STREAMS, & PONDS
- LAND USE
  - UNKNOWN
  - VACANT LAND
  - AGRICULTURE
  - RURAL RESIDENCE
  - ESTATE
  - SEASONAL RESIDENCE
  - SINGLE FAMILY
  - TWO FAMILY
  - MULTIFAMILY
  - COMMERCIAL
  - ENTERTAINMENT
  - RECREATION
  - PARKLAND
  - PUBLIC/SEMI-PUBLIC
  - UTILITY
  - INDUSTRIAL
  - TRANSPORTATION
  - WASTE FACILITY





Residential development in the Town is more concentrated near the NYS Route 5 corridor and in the vicinity of the lake. Land southeast of Southwestern Boulevard contains most of the agricultural and vacant uses. Housing types in the residential areas throughout the Town range from small cottages to multi-family apartments and from rural farms to single-family subdivisions. The area surrounding the lakefront has been diversely developed, particularly in the southwest portion of the Town. Much of this housing stock originated as summer homes and seasonal cottages, many of which have been converted for year-round use.

A large number of commercial developments are located along Erie Road in Derby, with a small number of commercial uses located on Erie Road in Evans Center, near the Village of Angola. Some neighborhood commercial uses have located along parts of the waterfront. Newer commercial strip development has occurred primarily in the Derby area through the addition of local retail stores. Much of the older commercial development within the Town is comprised of well-established smaller-type businesses. Industrial development is generally located adjacent to the Village of Angola, and along major transportation routes, including Eden-Evans Center Road, Erie Road (Route 5) and Southwestern Boulevard (Route 20).

Open space, recreational sites, and public community facilities are located throughout the Town, and provide a balance with more developed land uses such as residential, commercial, and industrial. As previously noted, the majority of these “developed” land uses and facilities are generally located north and west of Southwestern Boulevard, where the majority of the Town's population is located. Vacant land is spread throughout the Town with large concentrations in the southern portion of the Town, south and east of Southwestern Boulevard. Vacant and agricultural land make up most of the land area in the southern portion of the Town. However, there are some active agricultural uses north of Southwestern Boulevard



on roads like Eden-Evans Center and Delamater Road. Active farming in the Town has decreased over the years due to occupational and economic changes.

Recreation land and land supporting community facilities is developed with uses such as parks, golf courses, playing fields, ball diamonds, boating facilities, beaches, churches, cemeteries and schools. Most of these land uses are located near Erie Road, Lakeshore Road, and adjacent to the Village of Angola. Public and municipal facilities, such as the Town Hall are also located near the Village of Angola, and along Erie Road. Semi-public uses such as waterfront properties with beach access, and other non-private facilities are located near the lake along Erie Road and Lake Shore Road.

The Town of Evans contains a number of historic structures and important cultural resources, including Graycliff (which was designed by Frank Lloyd Wright). These historic structures, some of which are listed on the Federal and State Registers of Historic Places, have been documented by the Erie County Department of Environment and Planning (see listing is contained in the appendix). Recent negotiations to acquire Graycliff, with funding provided by the Baird Foundation, have been completed, and this resource will soon be accessible to the general public.

***b) Demographics***

The existing population characteristics of the Town of Evans and population growth projections offer insight into the future and provide the Town the opportunity to devise appropriate mechanisms to accommodate future residential growth, address public service needs, and design and implement capital projects. Demographic characteristics establish overall trends in population size, the number of housing units, the diversity of housing stock, household size, the rate of building construction and projected school

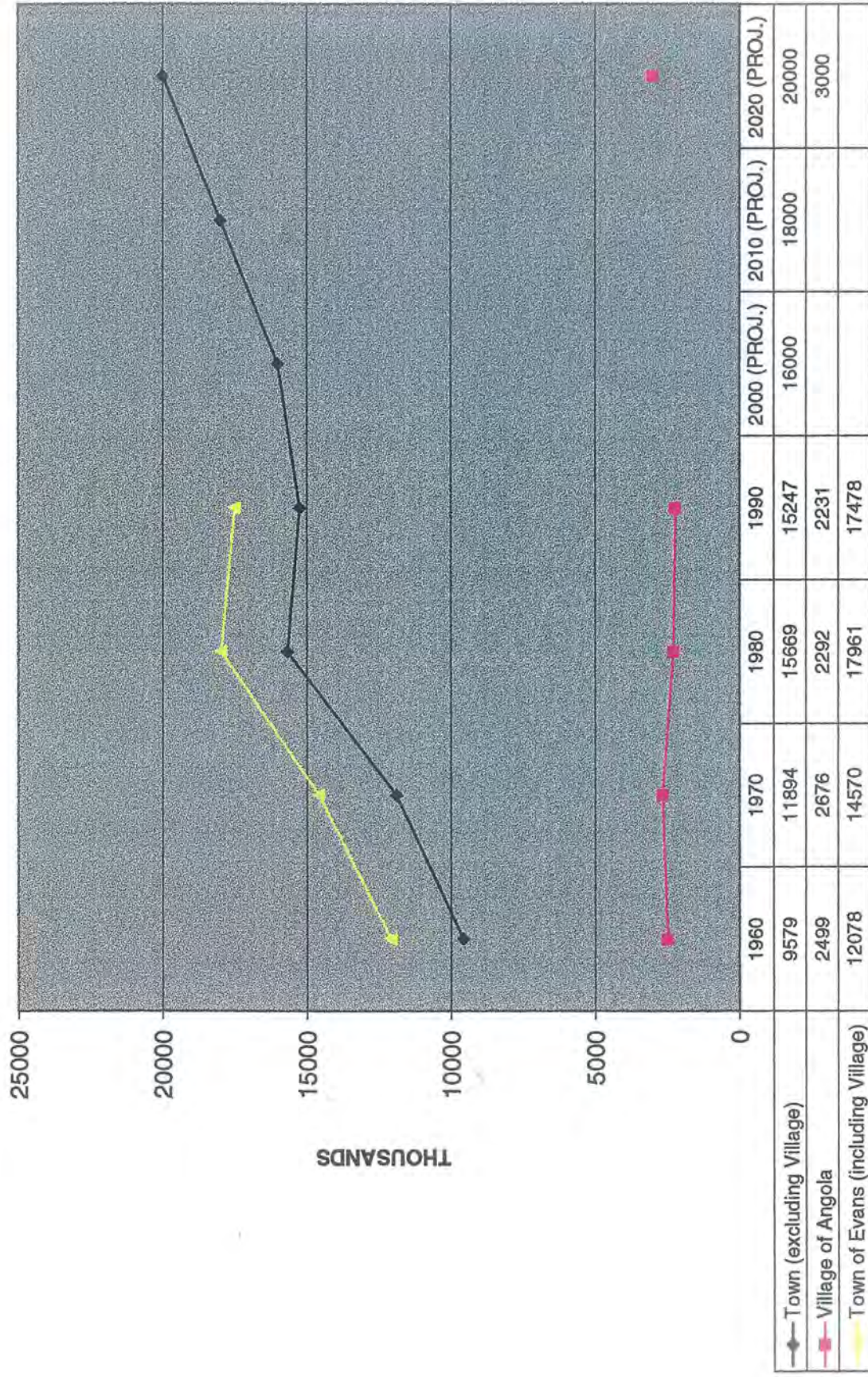
enrollments. Therefore, future land use and capital projects can be planned in response to trends and targeted demands for new development in the Town of Evans.

Data collected for the Town's population and housing characteristics were taken from current and historical U.S. Bureau of Census reports, which remain the most reliable source for demographic data. Due to the size of the Town's population and its rural geographic location in relation to the Buffalo metropolitan area, some historical data from 1960 and 1970 was not available. Data for building rates were obtained from the Town of Evans Building Inspection Department records, although lack of historical bookkeeping has limited the availability of information. Historic school enrollment data were taken from the Lakeshore Central School District and New York State Education Department records. Forecasted future enrollments were taken from the Lakeshore Central School District. Forecasted population projections were calculated based on trends involving housing units, household size and building permits.

i) Population and Housing Characteristics

Between 1960 and 1990, the Town (including the Village of Angola) experienced an increase in total population from 12,078 to 17,498 persons (see Figure 1). According to the 1991 Residential Development Trends Study completed by the Erie County Department of Environment and Planning, this increase is one of the larger municipal population increases experienced in Erie County during this 30-year period. Between 1980 and 1990 the Town's population decreased by 2.7 percent, from 17,961 to 17,498 persons. However, since 1990 population estimates released by the U.S. Census Bureau indicate very modest increases (approximately 1 percent) in the population of the Town; to an estimated 18,098 persons in 1994 (see Figure 2). Considering that the Town of Evans encompasses a total land area of 41.8 square miles, population growth in the Town has resulted in an overall density of 419 persons per square mile in 1990.

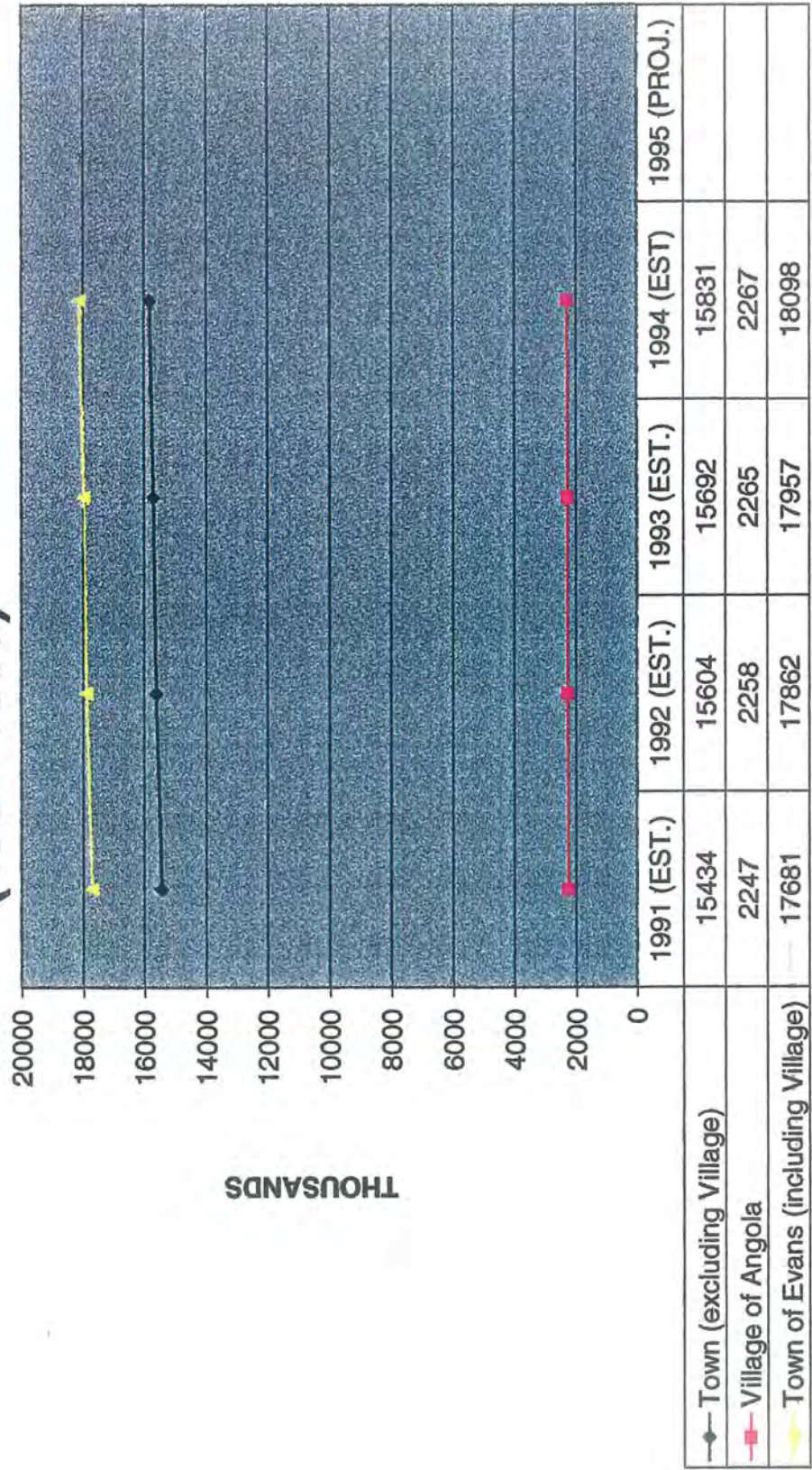
**FIGURE 1**  
**TOTAL POPULATION (1960-2020 PROJECTION)**



SOURCE: US BUREAU OF CENSUS



**FIGURE 2**  
**ESTIMATED ANNUAL POPULATION**  
**(1991-1995)**



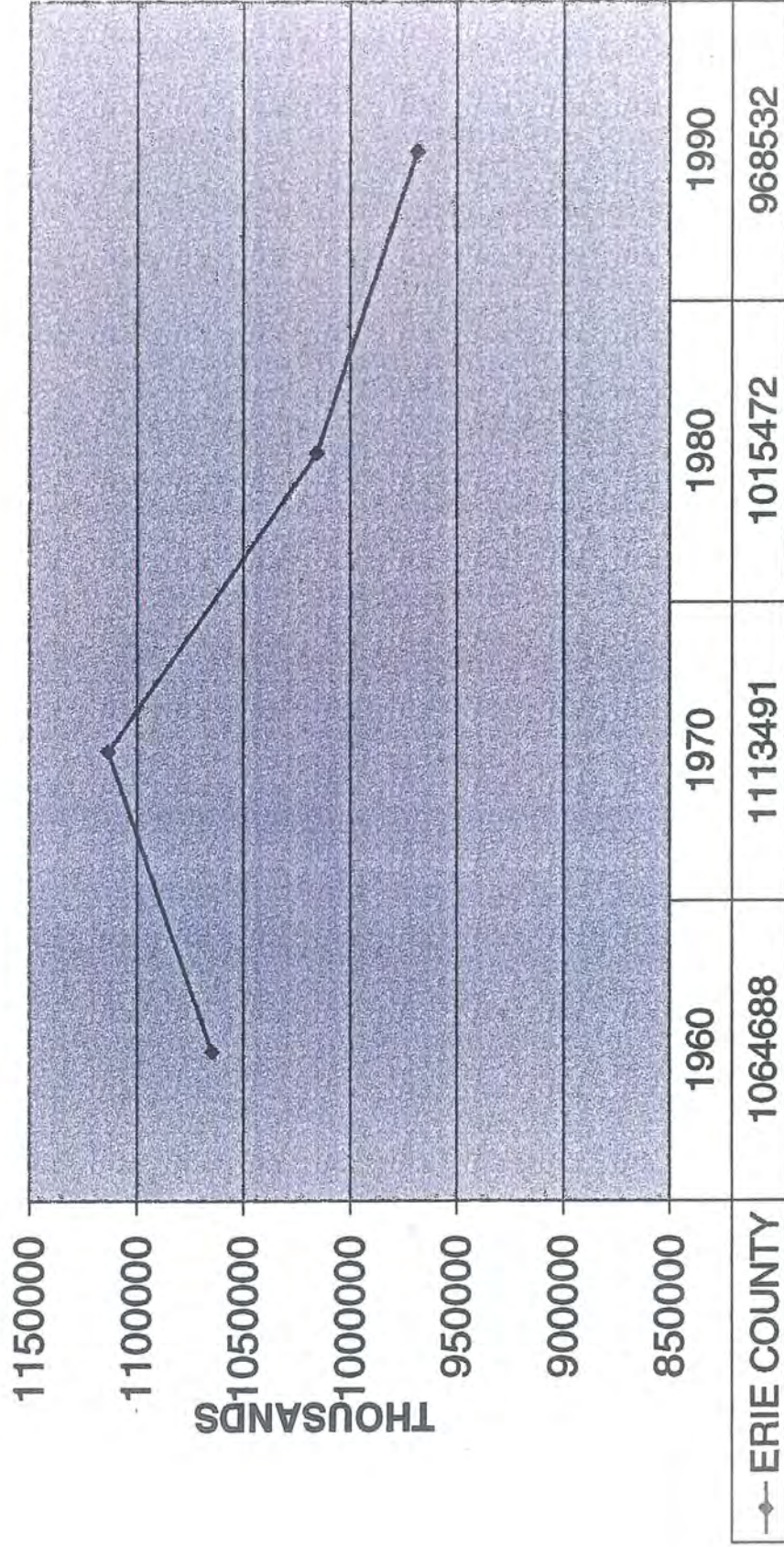
Similar to the population shifts in the Town of Evans, the population in Erie County fluctuated between 1960 to 1990. The population increased from 1,064,688 to 1,113,491 persons between 1960 and 1970. However, the County's population declined sharply in 1980 to a total population of 1,015,472 persons, and continued to drop to 968,532 persons in 1990 (see Figure 3). The most recent estimates (1992 and 1994) provided by the U.S. Bureau of Census show slight increases in the county's population to 971,728 in 1992 and 967,617 in 1994 (see Figure 4).

Population projections are important for assessing the needs of a community, directing development and planning for community services. In the 1991 study, Erie County and the Niagara Frontier Transportation Committee developed projections for the Town's population. According to that study, the Town of Evans (excluding the Village of Angola) was projected to have the fourth largest population increase in Erie County (18,128 in the year 2010). More recently (1997), the Niagara Frontier Transportation Committee completed an updated population forecast for municipalities in Erie and Niagara counties, which projected population increases in the Town of Evans to approximately 20,000 by the year 2020 (see Figure 1).

In addition to the Town's population increases, a significant amount of growth in the number of housing units also occurred (see Figure 5). Between 1970 and 1990, the Town (including the Village of Angola) experienced a 18.7 percent increase in housing units, from 6,260 to 7,706. This growth increased the density of housing units per square mile from 149 units in 1970 to 183 units in 1990.



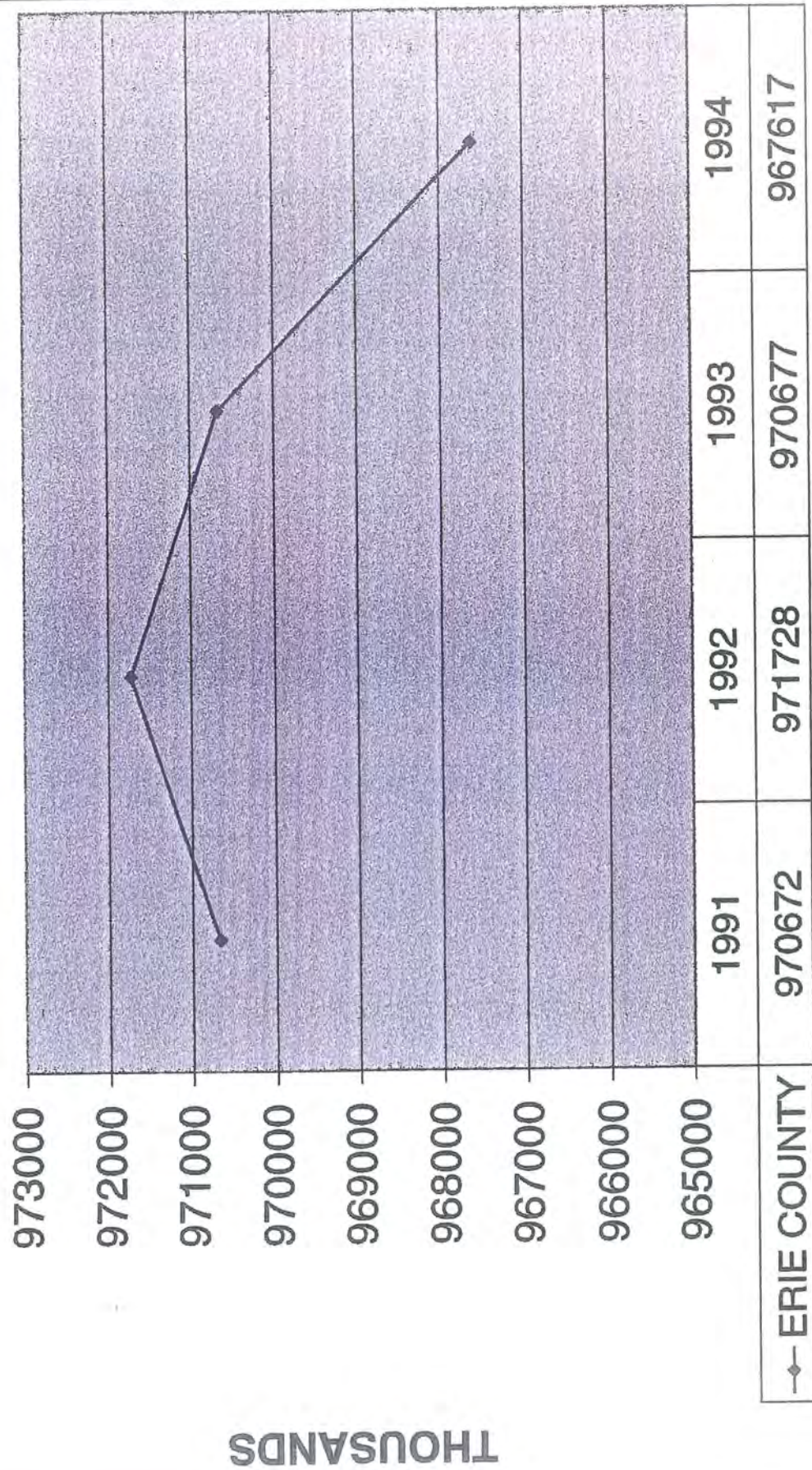
**FIGURE 3**  
**ERIE COUNTY - TOTAL POPULATION (1960-1990)**



SOURCE: US BUREAU OF CENSUS



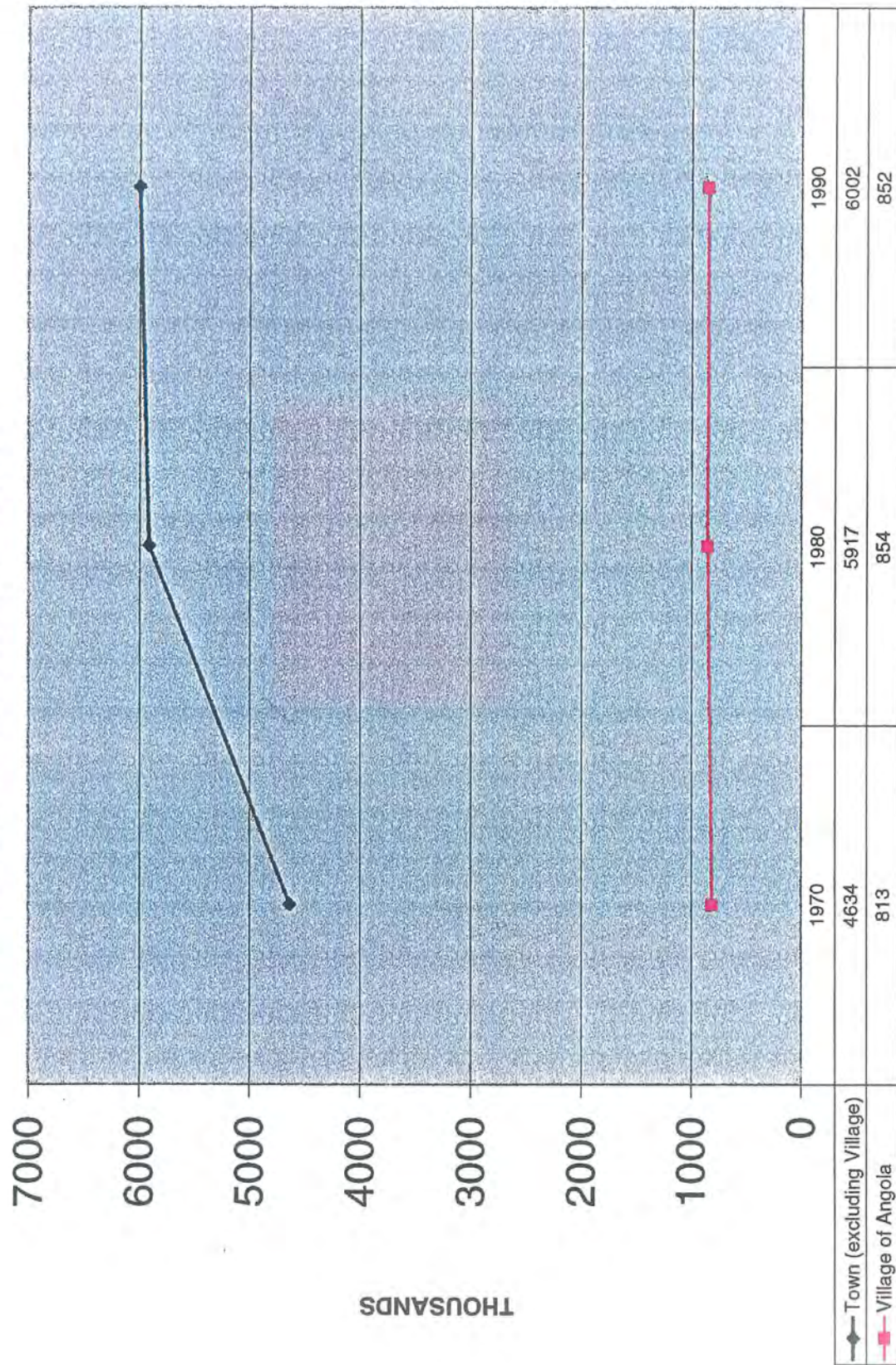
**FIGURE 4**  
**ERIE COUNTY- ESTIMATED ANNUAL POPULATION**  
**(1991-1994)**



SOURCE: US BUREAU OF CENSUS



**FIGURE 5**  
**TOTAL HOUSING UNITS**



SOURCE: US BUREAU OF CENSUS (1970-1990)



Between 1970 and 1990 the number of households in the Town of Evans (excluding Angola) increased by approximately 36 percent, from 3,410 to 5,324 (see Figure 6). Like other communities in Western New York, Evans has experienced a decrease in the number of persons per household. Between 1970 and 1990, persons per household in the Town decreased from 3.49 to 2.86.

Analysis of the relationship between population and housing reveals some interesting facts from 1970 to 1990. The Town's population (excluding the Village of Angola) grew significantly between 1970 and 1980, with a minor decrease occurring between 1980 and 1990. The total number of housing units in the Town also increased at the same rate between 1970 and 1980, and slowed between 1980 and 1990. In contrast, the number of households increased by a large margin between 1970 and 1980, and continued to increase between 1980 and 1990. This increase exemplifies the regional and national trend toward smaller household size.

ii) School Enrollment Characteristics

The Lakeshore Central School District encompasses sixty-five square miles in area, and occupies most of the Town, as well as a portion of the Town of Brant (see Map 3). Portions of the Eden and North Collins Central School Districts cover the eastern portion of the Town, which is the area with the lowest population and household densities. There are seven school facilities within the Lakeshore Central School District, including four elementary schools (grades K through 4), one intermediate school (grades 5 and 6), one middle school (grades 7 through 9), and one high school (grades 10 through 12). The former Jerusalem Corners Elementary School is now operating as a Town of Evans community center.



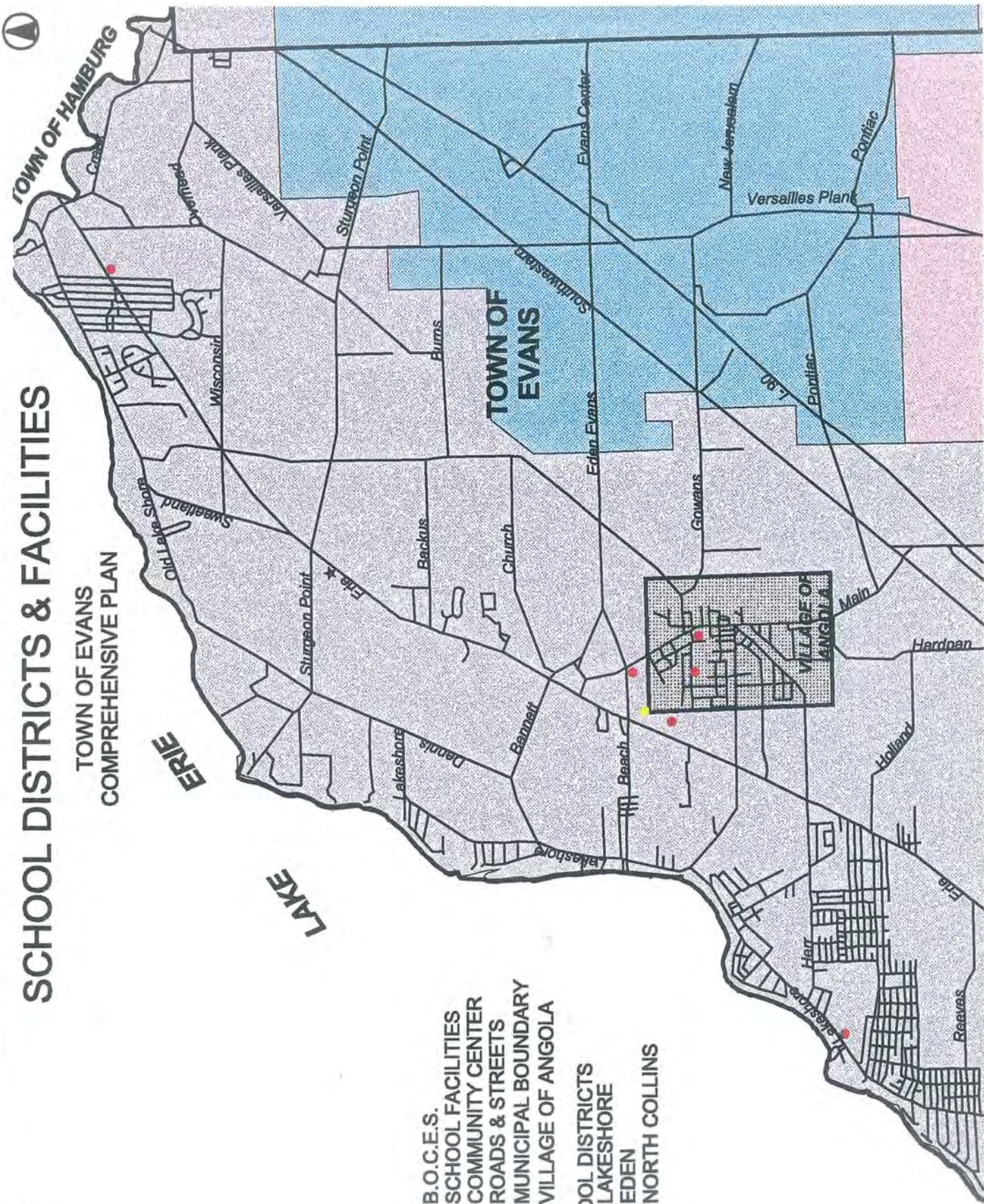
# SCHOOL DISTRICTS & FACILITIES

TOWN OF EVANS  
COMPREHENSIVE PLAN

ERIE

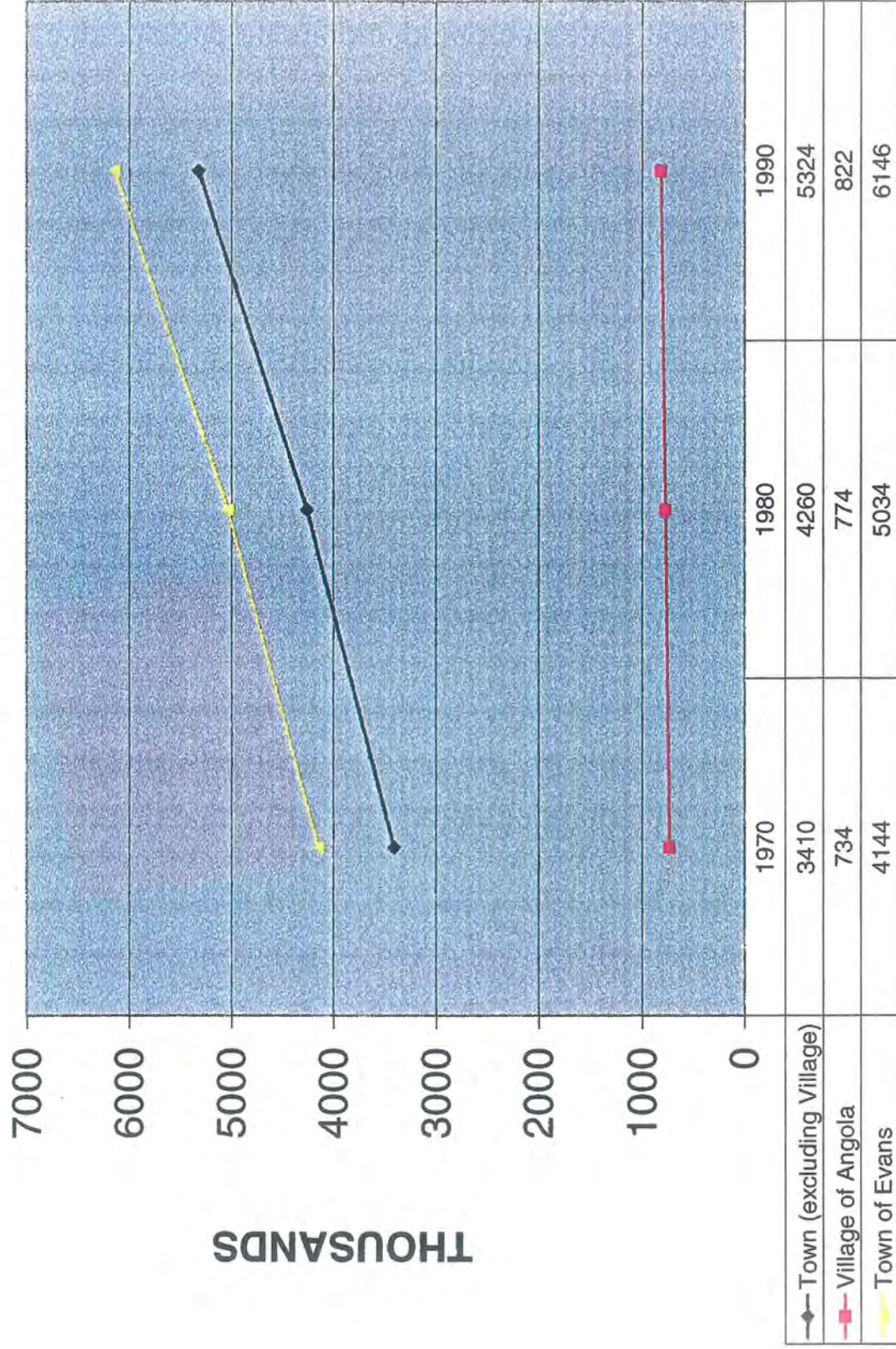
LAKE

- B.O.C.E.S.
  - SCHOOL FACILITIES
  - COMMUNITY CENTER
  - ROADS & STREETS
  - MUNICIPAL BOUNDARY
  - VILLAGE OF ANGOLA
- 
- SCHOOL DISTRICTS
  - LAKESHORE
  - EDEN
  - NORTH COLLINS





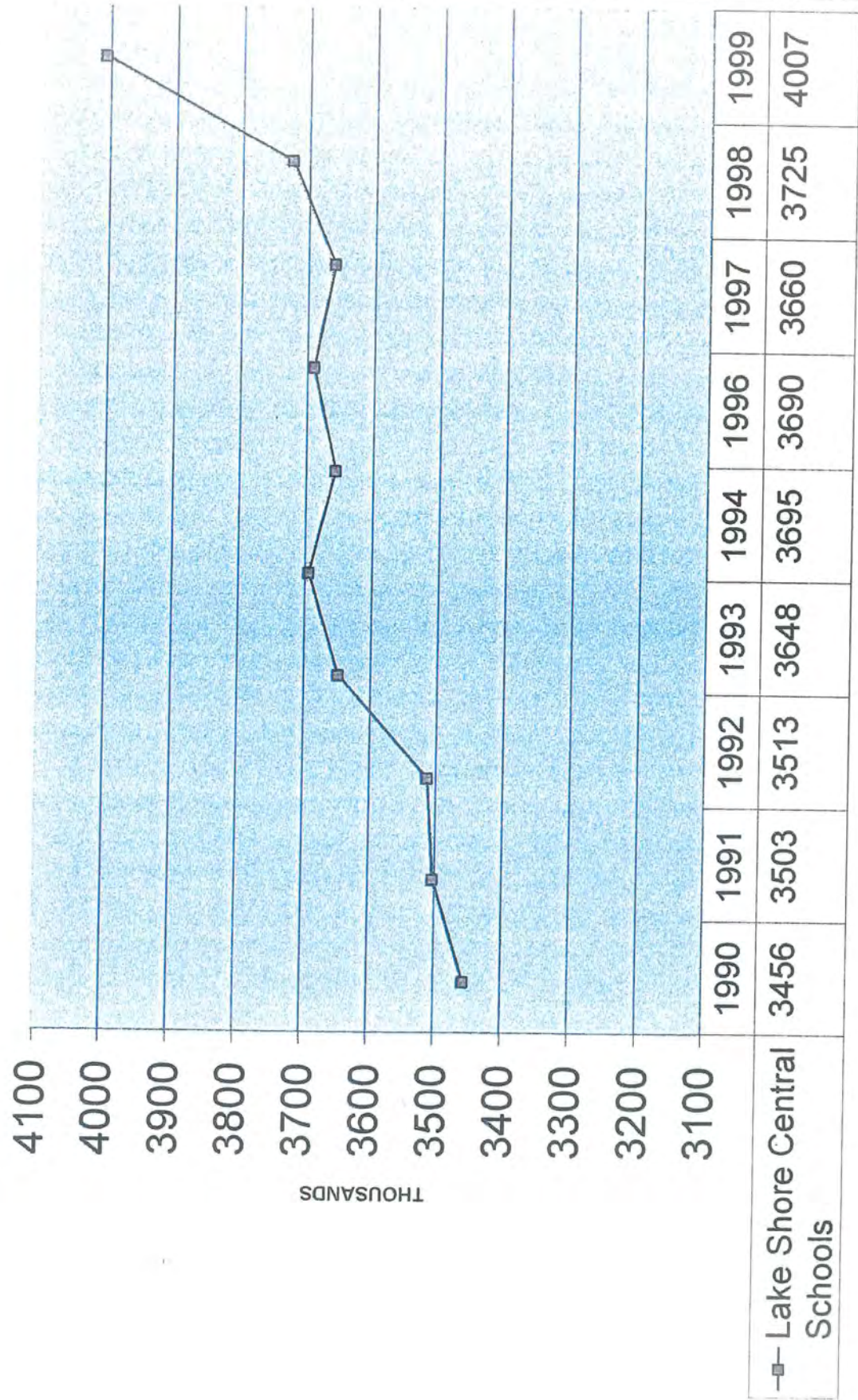
**FIGURE 6**  
**TOTAL HOUSEHOLDS**



SOURCE: US BUREAU OF THE CENSUS (1970-1990)



**FIGURE 7**  
**SCHOOL ENROLLMENT**



Past enrollment increases in the Lakeshore Central School District correlate to the population increases that have occurred in the Town since 1960. Historically, school enrollment in the District has fluctuated over a thirty-year period with between 3,000 and 4,000 students enrolled in any given year since 1960. Currently, District enrollment is projected to moderately increase through the 1999 - 2000 school year, with a total student enrollment of 3,724 students predicted at that time (see Figure 7). According to District officials, the facilities have a total carrying capacity of over 4,900 students. Thus, based on past enrollment trends and future projections, existing District facilities are capable of accommodating future enrollment increases.

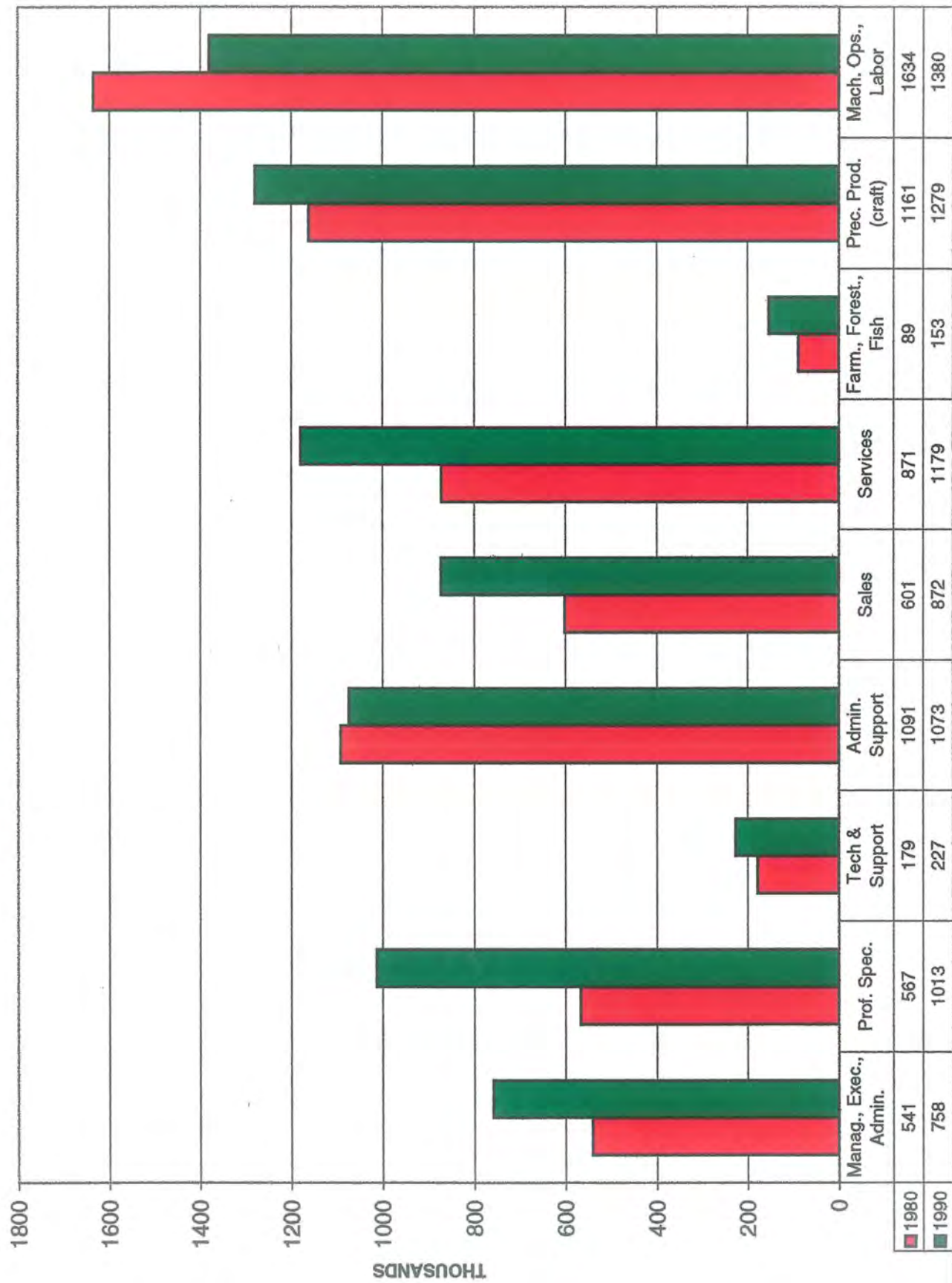
iii) Occupation and Income Characteristics

Data on occupation and income characteristics for the Town of Evans (excluding the Village of Angola) were analyzed to assess future employment and disposable income. In the last decade, the Town's population has experienced significant changes in the overall make-up of its occupation and income base. The number of persons 16 years or older employed in the professional and services fields increased. The number of persons employed as machine operators, handlers, and laborers experienced a significant decrease, falling from 1,634 in 1980 to 1,380 in 1990 (a 15 percent decline). Also farming, forestry, and fishing occupations remained as a very small percentage of the labor force, although this sector did increase from 1980 to 1990 (Figure 8).

Overall, household income data in the Town of Evans (excluding the Village of Angola) reveal significant shifts in income levels between 1980 and 1990. Figure 9 depicts household income in the Town for 1980 and 1990, and shows that the number of persons earning in excess of \$25,000 has increased significantly, while the number of persons earning less than \$25,000 annually declined. The number of households with an income level of over \$50,000 experienced the most

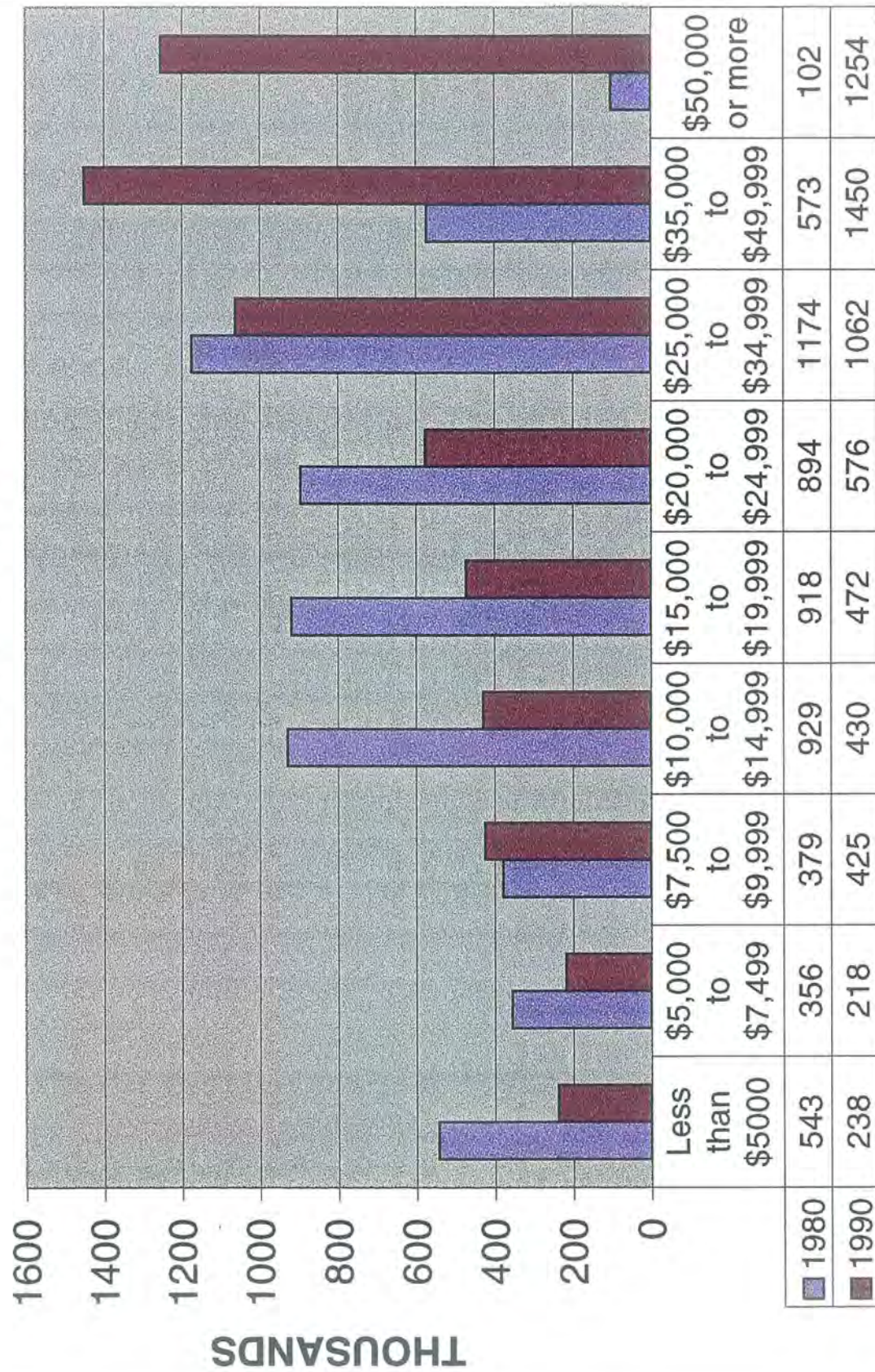


**FIGURE 8**  
**1980 & 1990 OCCUPATION (16 YEARS+)**





**FIGURE 9**  
**HOUSEHOLD INCOME**



SOURCE: US BUREAU OF CENSUS

dramatic increase during this time period. This income data tends to correspond with the data for occupational sectors, which indicates an increased number of persons employed in the sales, service, managerial and professional services sectors.

### *Summary of Demographic Trends*

- Population growth in the Town of Evans has stabilized since 1990 and is showing modest increases.
- Recent studies predict that the population in the Town could increase significantly in the future.
- The housing stock in the Town has increased and diversified to offer a wider range of housing types.
- Enrollment in the Lakeshore Central School District has remained stable and the district has sufficient capacity to accommodate future growth.
- Economic trends indicate employment sector shifts with increases noted in the sales, services, managerial and executive administration and professional specialization sectors. Declines were reported in the laborer and machine operators sector.
- The percentage of the population in the Town of Evans that earns in excess of \$35,000 annually has significantly increased in the past decade.

### *c) Environmental Conditions*

The location of the Town relative to Lake Erie reflects the environmental features and natural conditions that signify many of the Town's natural characteristics. Certain land uses in the Town are environmentally sensitive to development, and provide an opportunity to preserve as open space, green space or recreational uses. Considering the hydrological features of the Town (creeks and streams), it is important to protect these natural resources and restrict development in certain areas. More importantly, many characteristics



of the environment have a cause and effect on the development of land. Creeks and streams are used not only as ecological habitats, but also conduits for storm drainage.

The natural attributes of the Town of Evans, such as topography, soil and woodland, have some limitations for development and provide opportunities to guide proper development. Others resources, such as flood plains and wetlands, place more restrictive limitations on development (as regulated by state and federal agencies). This section of the Comprehensive Plan describes the environmental attributes of the Town of Evans and outlines the constraints these resources place on development. An analysis of these natural features and their limitations is important for guiding planning and development into the future.

i) Topography and Hydrology

Topographic features in the Town of Evans range from steep slopes, near the Eighteen Mile Creek corridor, to relatively minor relief near the southern boundary of the Town. Located on the lake plain or lowland, elevations range between 572 feet (mean Lake Erie level) and 770 feet above mean sea level (near the southeastern portion of the Town), as indicated on the United States Geological Survey (USGS) topographic maps.

Natural drainage features, such as Lake Erie and its many tributary creeks and streams, give the Town unique characteristics, provide scenic beauty, and are important to the ecosystem. Eighteen Mile Creek, Delaware Creek, Big Sister Creek, Little Sister Creek, Pike Creek and Muddy Creek are the major tributaries to the lake that run within the Town. Because of the relatively flat profile of these waterways, flooding is common in many areas adjacent to these creeks and streams.

ii) Soils




The characteristics of soils help determine suitability for development and its density. Soil types for the Town are illustrated on the Generalized Soils Map contained in the appendix. The information for these soils was based on the Erie County Soil Survey issued in 1986. Certain of the soils found in the Town are designated as prime farmland soils by the U.S. Department of Agriculture (see appendix map). Prime farmland is land that possesses the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. This land could be utilized for cropland, pastureland, range land, forest land, and other uses, rather than built up urban uses.

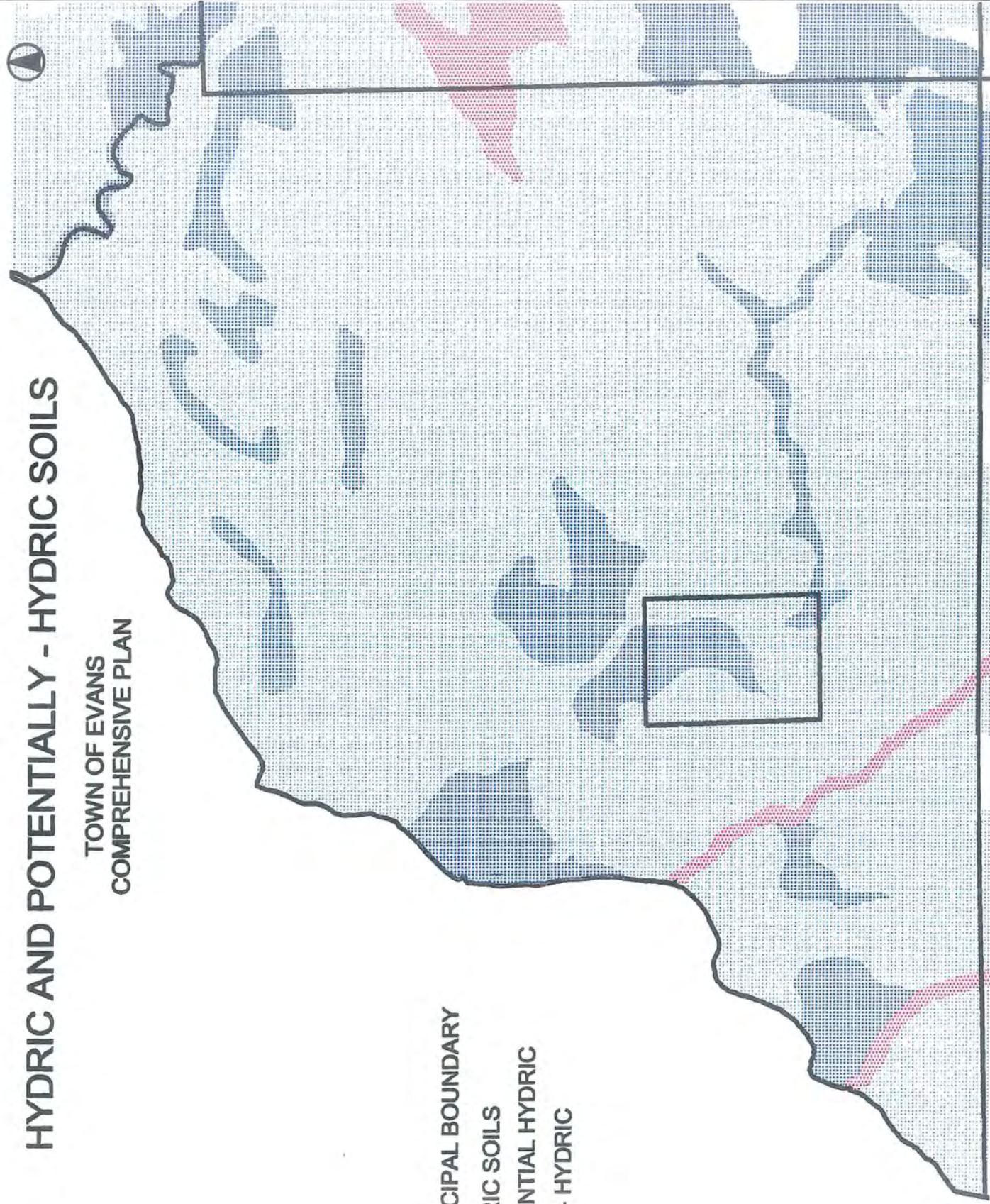
Wet areas of land may have some significance on the potential for development. "*Hydric soils*" and "*soils with potential for hydric inclusions*" have significant importance in determining areas of potential land development. The Soil and Water Conservation Service defines hydric soils as soils that are saturated, flooded, or impounded long enough during the growing season to develop anaerobic conditions (low oxygen levels and changeable chemical conditions) in the upper layer. In general, hydric soils typically drain very poorly, and have a very high probability of containing wetlands. They can support a limited number and variety of rooted plants. Potentially hydric soils and landforms with potential hydric inclusions drain somewhat poorly. It is likely for these areas to contain some wetland characteristics. Map 4 illustrates that Evans has a large percentage of soils with potential for hydric inclusion and a smaller percentage of hydric soils. These soils are somewhat scattered throughout the Town, and make up approximately one-half of the land area. The importance of knowing the general location of these soils cannot be understated due to their impact on potential development and land use. The high moisture content and slow permeability highly restricts these soils for many farming and urban uses.



# HYDRIC AND POTENTIALLY - HYDRIC SOILS

TOWN OF EVANS  
COMPREHENSIVE PLAN

-  MUNICIPAL BOUNDARY
-  HYDRIC SOILS
-  POTENTIAL HYDRIC
-  NON - HYDRIC





iii) Wetlands and Flood Plains

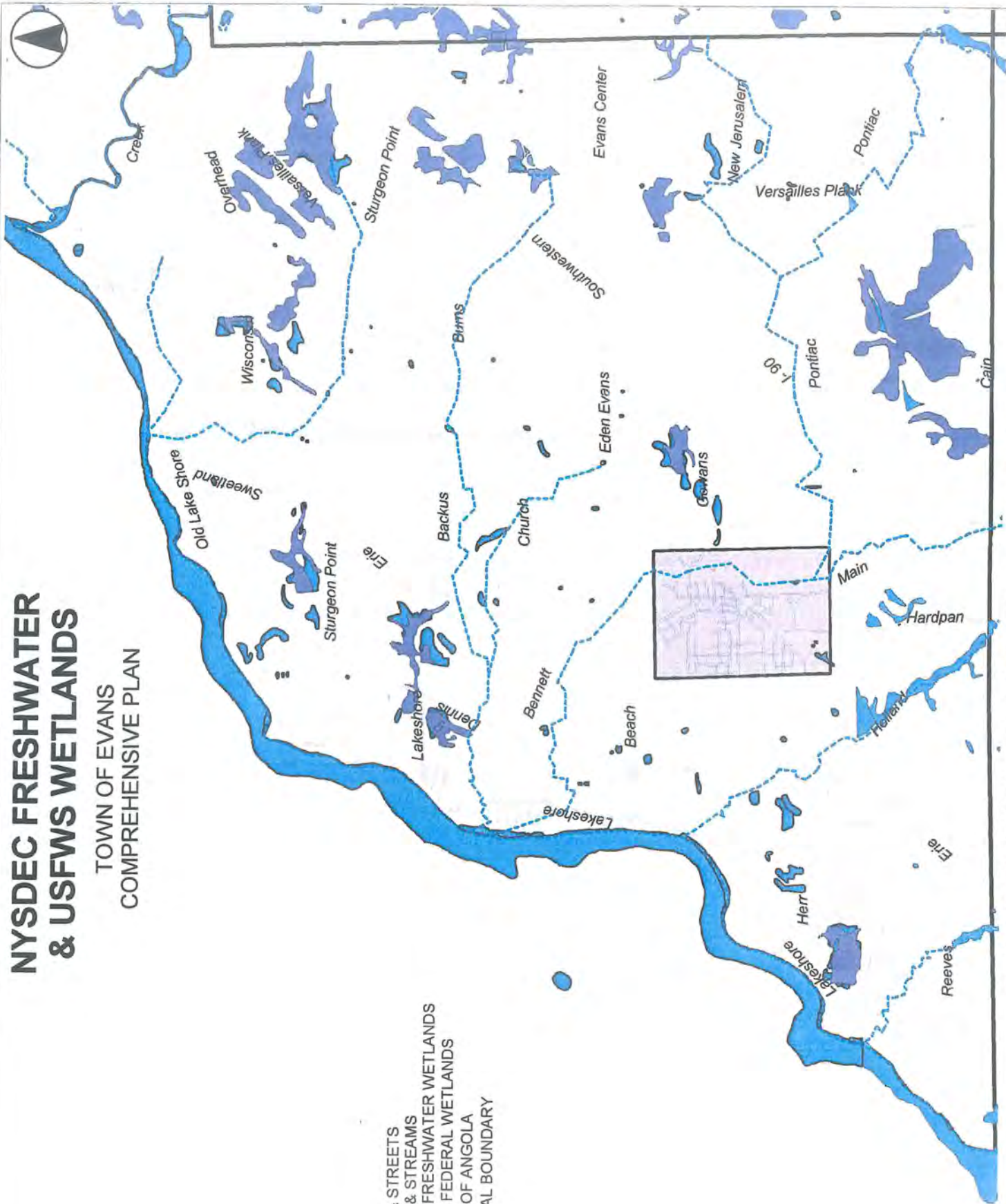
Considering the existence of numerous creeks and streams, as well as hydric soils, in the Town of Evans, floodplains and wetlands are spread throughout the area. Floodplains and wetlands provide for the collection and overflow of stormwater along stream channels and in low-lying areas and provide other important ecological and aesthetic qualities. These resources provide a basis for land preservation and the restriction of development, and serve as a link to other conservation areas such as woodlots, wildlife habitats, natural drainage ways and recreation areas. Many of these floodplains and wetland areas are protected from potential development under Federal and State regulations. Their protection can be a beneficial tool for planning future growth and development by respecting the natural drainage capabilities of the land.

Wetlands are found in low areas where water is retained from stormwater runoff or otherwise impounded. Wetlands are regulated by the Federal (Army Corps. Of Engineers) and State (NYSDEC) Governments. Federal wetlands are typically identified as development occurs but can be generally identified by the Hydric soils discussed in the previous section (some are mapped – see USFWS wetlands). The State of New York uses a combination of factors which include vegetation, these wetlands are 12.4 acres in size and larger, and are mapped by the State. State wetlands also include a 100 foot buffer area. The New York State Department of Environmental Conservation (NYSDEC) has designated several areas in the Town as regulated freshwater wetlands (see Map 5). Many of the State-regulated wetlands are found in the eastern and southern portions of the Town, although there are some isolated areas located near the lake. It is prohibited, pursuant to Article 24 of the New York State Environmental Conservation Law, to develop within one hundred feet of a State-designated freshwater wetland without obtaining permit approval from

# **NYSDEC FRESHWATER & USFWS WETLANDS**

## **TOWN OF EVANS COMPREHENSIVE PLAN**

- ROADS & STREAMS
- CREEKS & STREAMS
- NYSDEC FRESHWATER WETLANDS
- USF&WS FEDERAL WETLANDS
- VILLAGE OF ANGOLA
- MUNICIPAL BOUNDARY



NYSDEC. Other wetlands situated in the Town of Evans include the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI). These federal wetlands are typically smaller than the NYSDEC wetlands and are spread more evenly throughout the Town. Map 5 illustrates the location of both NYSDEC and USFWS wetlands (digitally mapped by AmeriCorps from original source USGS maps). The potential for wetlands not currently mapped or identified also exists in areas of hydric soils, and to a lesser degree, soils with potential for hydric inclusions.

Natural floodplains are divided into two types according to the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program: floodways and flood boundaries. Floodways are stream channels of turbulent water that can be destructive during flood conditions. Flood boundaries are areas with gentle slopes that experience shallow flooding and areas of tidal inundation near the lakeshore. The FEMA 100-year flood boundary is used as the base flood parameter for the purposes of floodplain management. Development is prohibited in floodway areas and is restricted in flood boundary areas. Within the 100-year floodplain boundary, the "floodway fringe" is a small area that can be used for development by filling to raise the grade elevation. In the Town of Evans, the Building Inspection Department manages development in floodplain areas. Inventories for the Town's Special Flood Hazard Areas, which include mapped 100-year flood plains, were taken from FEMA Flood Insurance Rate Map (FIRM) that were completed for the Town in 1982. These areas have been digitally mapped by FEMA (see Map 6).

iv) Woodland Features

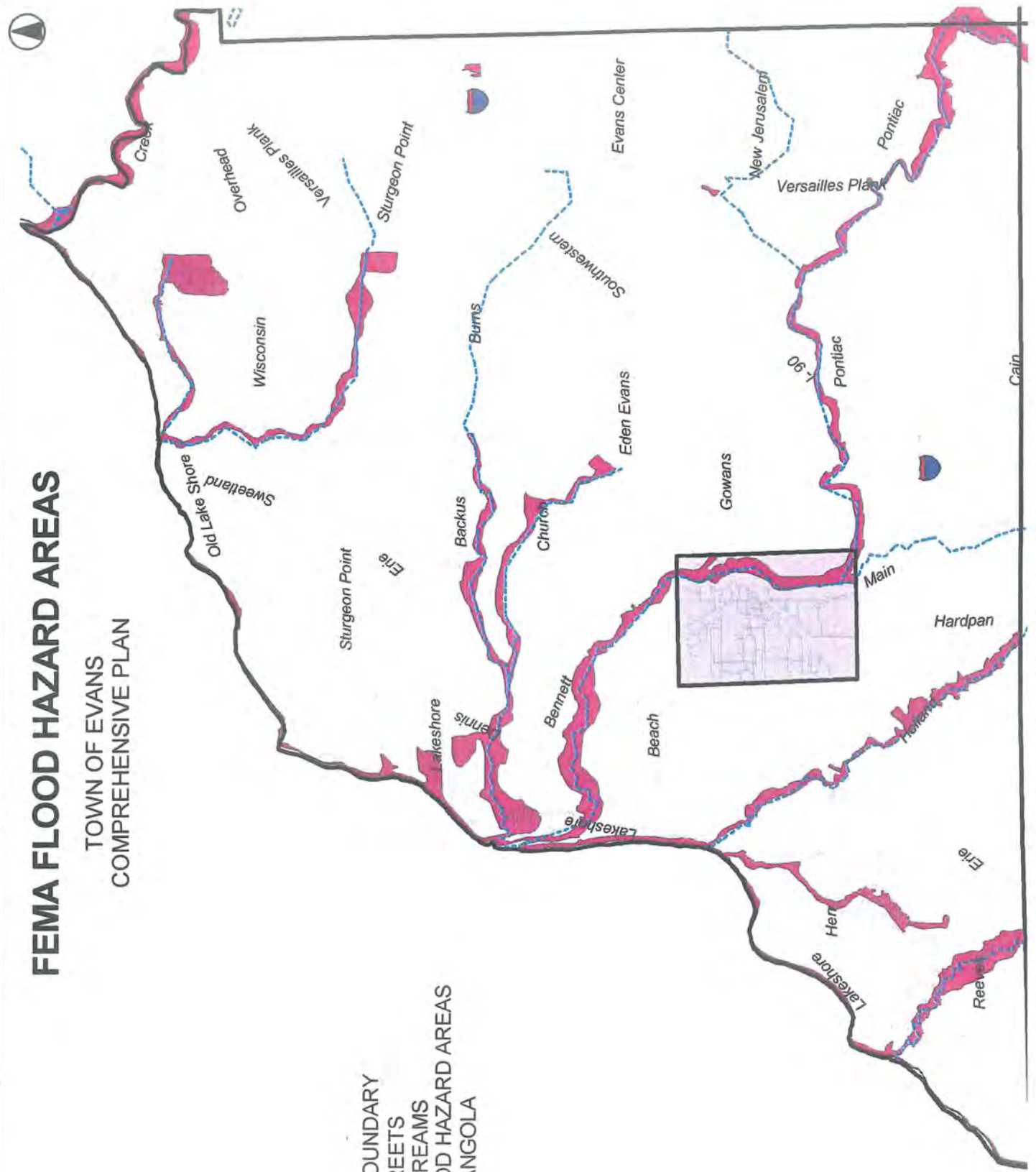
Wooded areas in the Town offer both natural and visual benefits. Woodlands provide drainage relief, habitat for wildlife and scenic vistas. Woodlands also provide a buffer to developed areas of the Town. Along with the many other unique natural features in the Town, there is an



# FEMA FLOOD HAZARD AREAS

## TOWN OF EVANS COMPREHENSIVE PLAN

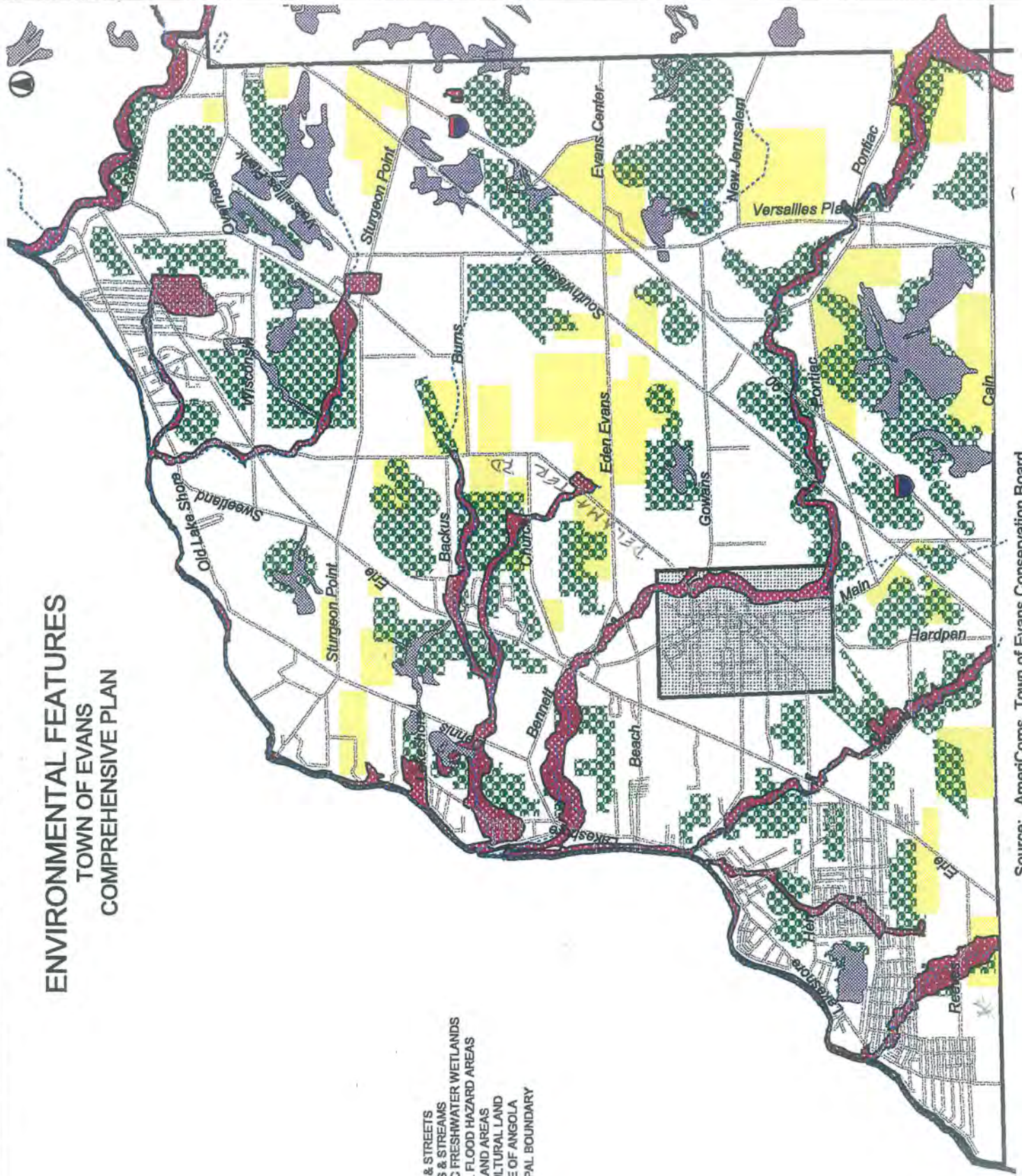
-  MUNICIPAL BOUNDARY
-  ROADS & STREETS
-  CREEKS & STREAMS
-  F.E.M.A. FLOOD HAZARD AREAS
-  VILLAGE OF ANGOLA





# ENVIRONMENTAL FEATURES TOWN OF EVANS COMPREHENSIVE PLAN

- ROADS & STREETS
- CREEKS & STREAMS
- NYSDEC FRESHWATER WETLANDS
- F.E.M.A. FLOOD HAZARD AREAS
- WOODLAND AREAS
- AGRICULTURAL LAND
- VILLAGE OF ANGOLA
- MUNICIPAL BOUNDARY





abundance of significant woodland areas. The Town of Evans Conservation Advisory Commission recognizes the importance of maintaining the aesthetic and ecological qualities of woodlands and advocates their preservation.

Some of the larger wooded areas are located in the southeast section of the Town, north of the Village of Angola, east of the Lake Erie Beach area, and south of Erie Road in Derby. These wooded areas are the primary natural features that enhance the rural character that exists in the Town. Map 7 illustrates a compilation of wooded areas and important agricultural lands that was completed by the Town's Conservation Advisory Commission. This map also includes wetlands and floodplains to depict the abundance of conservation areas in the Town and guide the decision-making process.

v) Parks, Open Space and Recreation

The Town has an established mix of recreational uses, including neighborhood playgrounds and recreation areas, mini-parks, active and passive public parks and recreation areas, and other public and semi-public open land areas. Throughout the Town, there is also a substantial reserve of open space for future recreation opportunities. The importance of existing recreational uses and undeveloped open space, and the relationship of these uses and lands to the Town's waterfront, provides the Town of Evans with the opportunity to prioritize additional recreation needs and plan for the future use and preservation of open space.

As part of the Comprehensive Plan, an inventory of public parks, recreational uses and open space areas in the Town was coordinated with other important areas, such as private recreation areas, educational facilities, County properties, and historic/archeological properties to identify these

features in the Town (see Map 8). Of special focus is the need to identify environmentally-sensitive open space areas and devise a means to maintain these areas for future passive recreational use, or to keep their natural characteristics intact. These identified areas would have the potential for use as buffer areas, areas of visual significance, playgrounds, golf courses, passive activity areas, school playing fields, municipal parks, pedestrian hiking trails, and bicycle paths. Many trail opportunities also exist for hikers and historians, and for environmental education, and may be an important part of the Town's recreation and open space inventory (see Map 9).

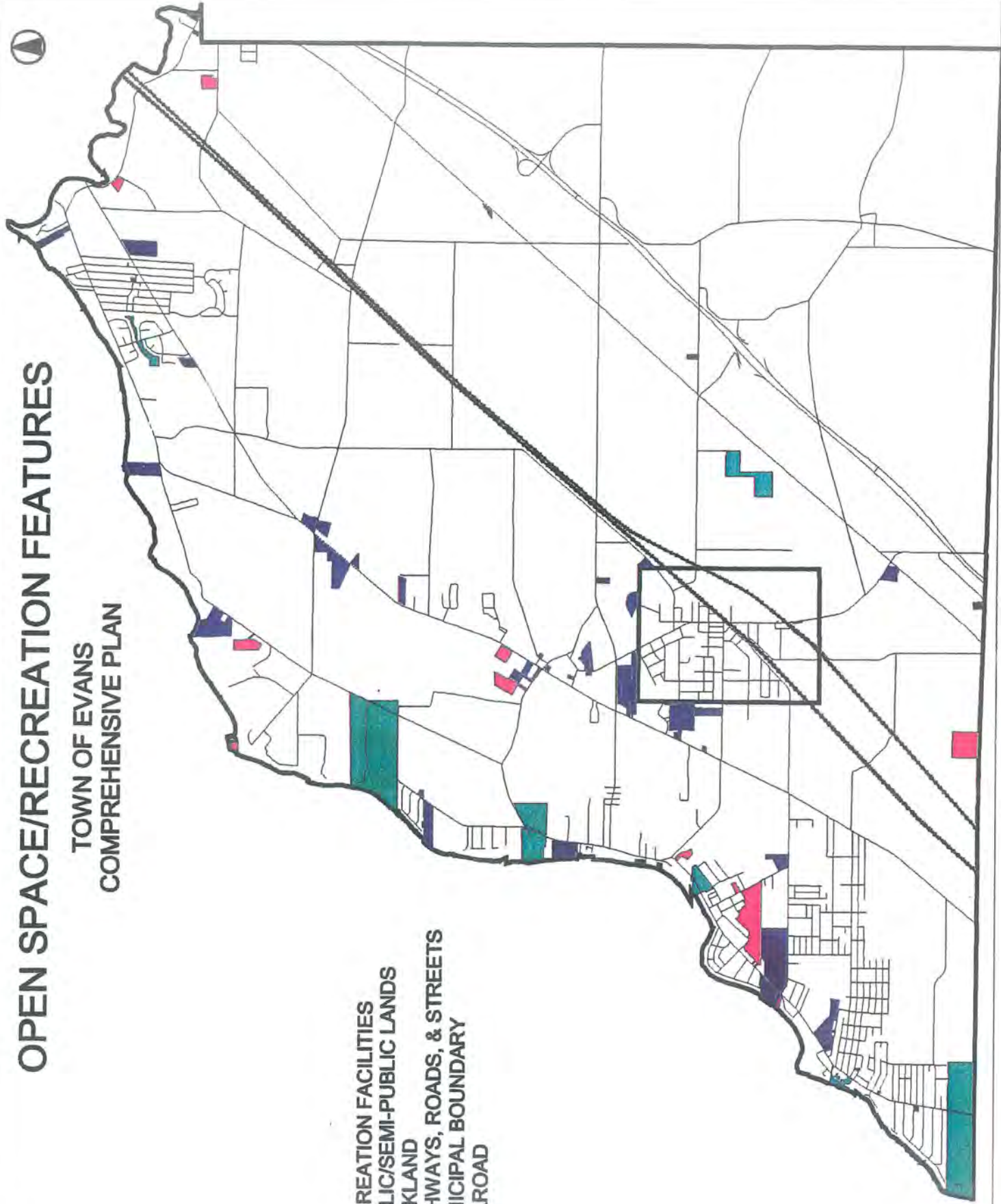
vi) Waterfront

The Town of Evans has the unique opportunity to enjoy a long stretch of approximately 12 miles of Lake Erie shorefront. This waterfront area, considered the Town's jewel, adds a positive aspect to the overall quality of life in the Town, which many municipalities do not possess. Public access, perhaps the most important component to the success of waterfront development, is vital to the redevelopment and expansion of waterfront properties in Evans. While much of the available waterfront in the Town is located on private land, there are numerous opportunities for residents to take advantage of recreational amenities, scenic vistas, ecological and archaeological resources (Eighteen Mile Creek), historic features and the other valuable resources that the waterfront offers to the general public (see Maps 8 and 9). Over the past several years, recognition and management of important shoreline resources has been provided by many different Town committees and community organizations. The Sturgeon Point Marina Advisory Board, Lake Erie Beach Advisory Board, other Town departments, committees and boards, as well as County and State agencies, have provided the needed attention to the maintenance and development of Town-wide waterfront resources. Plans and guidelines have been established and followed in order to provide short-term strategy and long-range planning initiatives for the shorefront area (see

# OPEN SPACE/RECREATION FEATURES

## TOWN OF EVANS COMPREHENSIVE PLAN

- RECREATION FACILITIES
- PUBLIC/SEMI-PUBLIC LANDS
- PARKLAND
- HIGHWAYS, ROADS, & STREETS
- MUNICIPAL BOUNDARY
- RAILROAD



appendix for listing of reports). The two advisory boards provide consensus recommendations and establish priorities for waterfront projects and activities. For example, the Sturgeon Point Marina Advisory Board has recommended that the adjacent County owned lands be acquired for future recreational development.

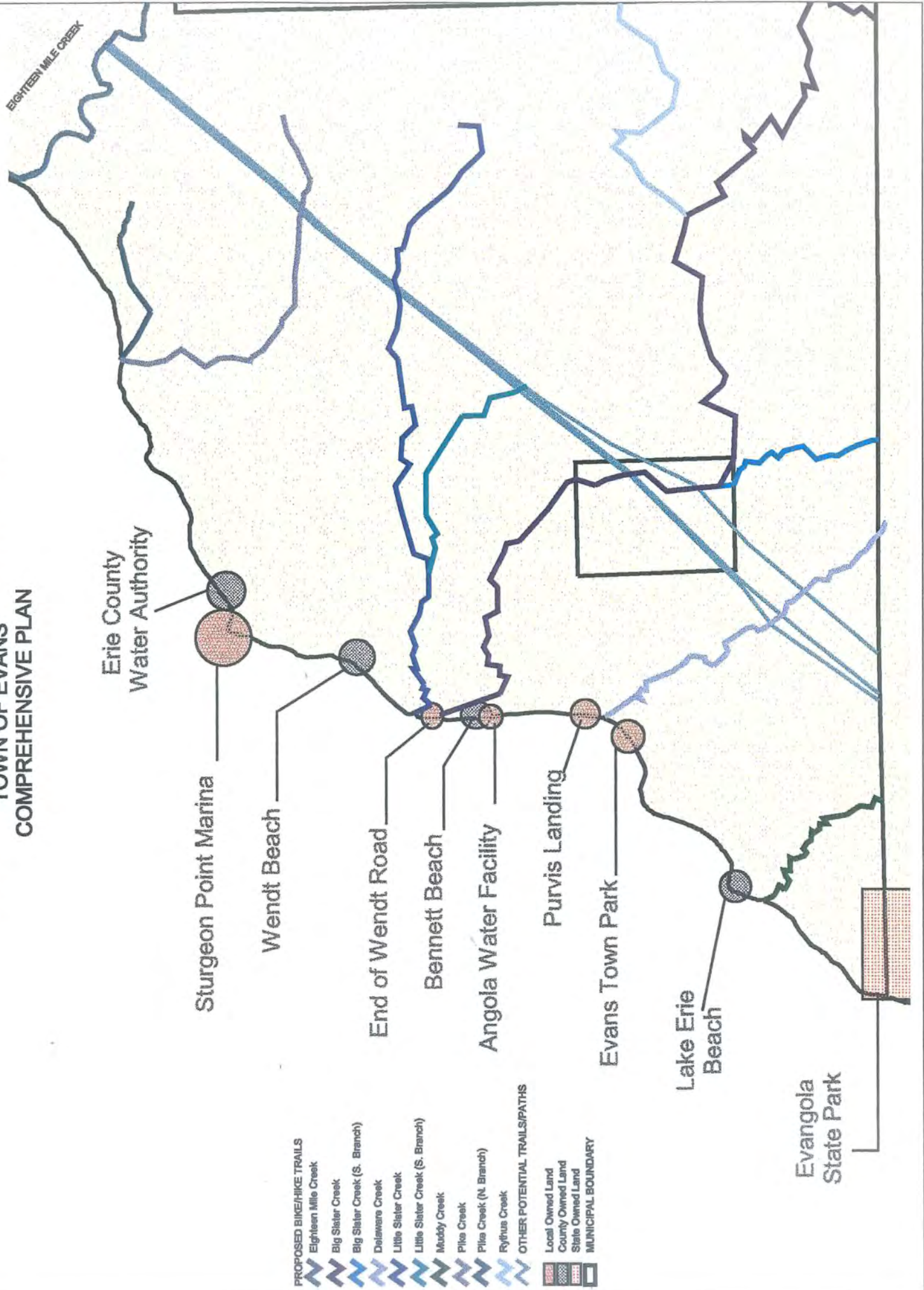
The most important planning tool for the maintenance and improvement of the Town waterfront is the *Town of Evans Local Waterfront Revitalization Program (LWRP)*, which was adopted in October of 1986. The LWRP guides the proper use and management of the shorefront resources in the Town of Evans in accordance with a set of policies that reflect local conditions in the Town. This program was used as a reference for the update of the Comprehensive Plan. It is also important that once this plan is adopted, the LWRP should also be updated.

Improving overall access to the waterfront, which has become very important to the Town, is a primary focus of the Town of Evans LWRP. Access for recreation and other land uses on the waterfront is also one of the more important items for revitalization improvements. The Town contains a variety of Local, County and State owned lakefront properties, which occupy a significant amount of the shoreline from Eighteen Mile Creek to Evangola State Park. Six public parks provide access to Lake Erie including: Sturgeon Point Marina, Wendt Beach Park, Bennett Beach, Evans Town Park, Lake Erie Beach, and Evangola State Park. There are also several other public and private road-access points to the shoreline. Several recreation areas in the Town enhance the quality and importance of the waterfront, including private beach areas, boat launch facilities and areas that provide waterfront views (see Map 9). Public input has suggested that more local-oriented access is needed, especially near the Lake Erie Beach area, where there is a large concentration of residents.



# WATERFRONT FEATURES

TOWN OF EVANS  
COMPREHENSIVE PLAN



Other specific program policies set forth in the LWRP involve: the revitalization of deteriorated and underutilized portions of the waterfront; protection of significant fish and wildlife habitats; proper shoreline development to prevent flooding and erosion; the preservation of prime agricultural lands; and the protection and enhancement of water quality. Many of these issues are addressed in other portions of the Comprehensive Plan.

Regional plans for the waterfront, which include Evans and other surrounding municipalities, were once coordinated by the Horizons Waterfront Commission but now are handled by the Empire State Development Corporation. Any planning for new or redeveloped waterfront features in the Town is required to be in accordance with the policies of the LWRP. The Horizons Waterfront Commission *Action Plan*, prepared in May of 1991, outlined proposals for the Town's waterfront. However, in response to the continuous need for waterfront planning and improvements, the Empire State Development Corporation (ESDC) has taken over the efforts of the Horizons Waterfront Commission, and will promote further *regional* planning initiatives for the waterfront, including the Evans shoreline. To date, the Town of Evans has benefited from one Horizons Waterfront Commission project, the development of the Lake Erie Beach Center.

d) *Infrastructure*

i) Transportation

The transportation system in Evans is made up of a variety of multi-modal (highway, transit, pedestrian, aviation and rail) types. This system should provide for the movement of goods and people in a safe and efficient manner, and should establish adequate access for land development that does not diminish the use of the system or impede traffic flow. Highway, public transportation

and pedestrian needs of the Town should also be developed to provide for adequate growth opportunities and ensure continuity of an integrated transportation system. Therefore, future transportation needs should be planned and implemented consistent with regional and local transportation plans in order to avoid creating congestion and the need for increased roadway maintenance.

Currently, regional multi-modal transportation planning in the Town of Evans and other surrounding municipalities is guided by the *2010 Transportation System Plan* for the Erie and Niagara region, which was published in December of 1994 and updated in July of 1995 and December of 1997. This plan, which was prepared by the former Niagara Frontier Transportation Committee, establishes transportation policies and programs for Erie and Niagara counties. The Niagara Frontier Transportation Committee is now known as the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC), which is the designated metropolitan planning organization for the region.

Federally funded programs have provided a renewed emphasis on formulating and implementing regional transportation plans which address the long-term needs of individual municipalities. The Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 provided funding to many local municipalities for transportation projects. ISTEA called for investment in all modes of surface transportation to develop a system that is economically effective, environmentally sound and moves persons and goods in an efficient manner. The ISTEA program ended in 1997 with the advent of the proposed National Economic Crossroads Transportation Efficiency Act (TEA21). Many municipalities, including Evans, are hopeful that the newly proposed program will provide federal funding at the local level. TEA21 funding remains to be a hopeful opportunity to enhance multi-



modal transportation features for the Town. If approved, the Town may have the opportunity to apply for funding programs for roadways, waterfront enhancements, pedestrian trails, bikeways and hiking trails.

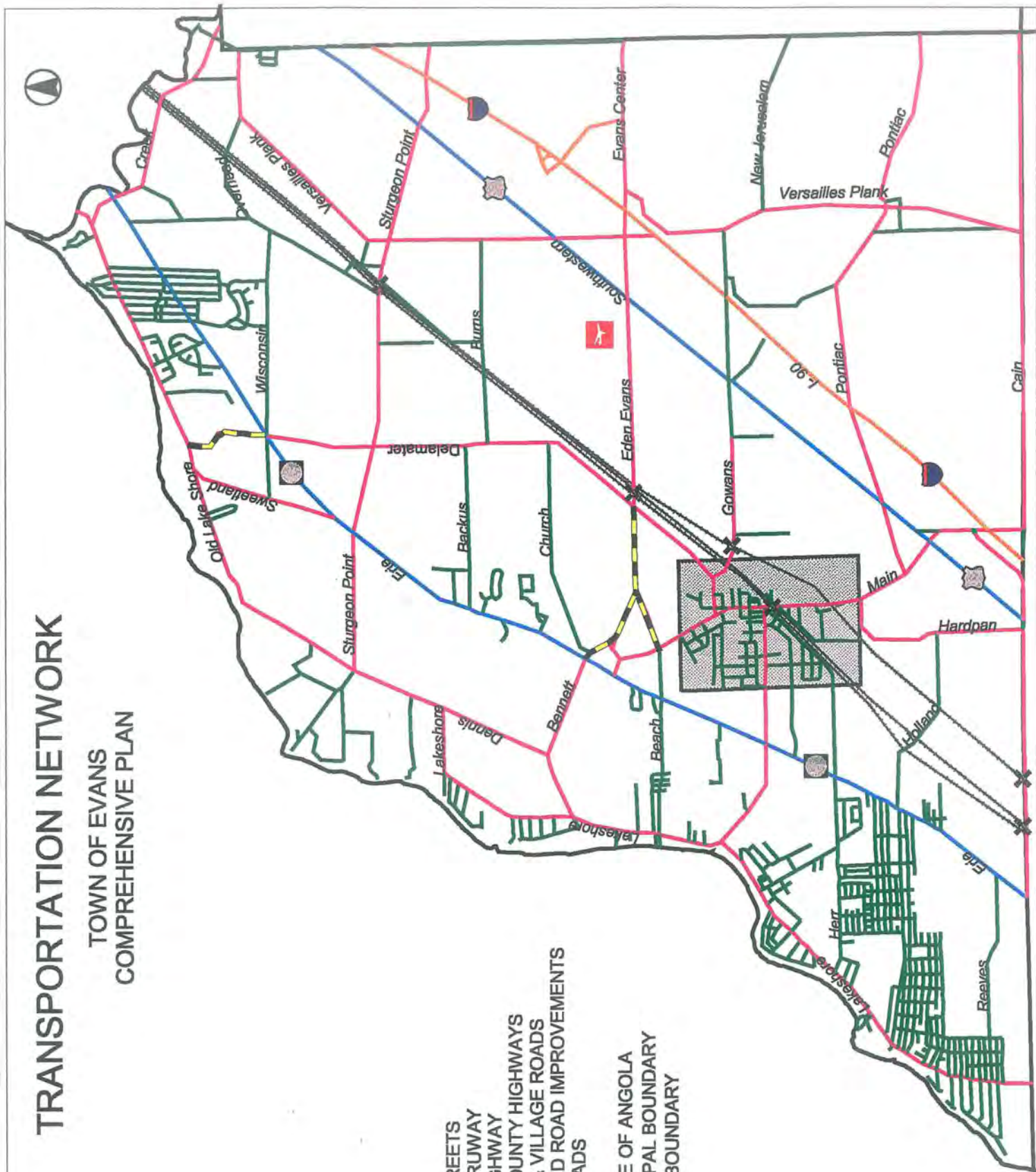
The NFTC, in cooperation with the New York State Department of Transportation and other member agencies, selects those projects most critical to regional transportation to be included in the Transportation Improvement Program (TIP). The TIP reflects regional capital investment priorities and includes all federally funded transit and highway projects being considered for implementation over the short-term of five years. An ongoing evaluation of TIP includes yearly updates based on changing travel demands. The 2010 Transportation System Plan also recommends that coordination between state agencies and local municipalities, which would help the planning process for local and regional needs and future improvements.

The highway network in the Town evolved from the development of State, County, and Town roads that link the urban and rural areas of the region. As a result, Evans has a well-established system of arterials that traverse the community. The New York State Thruway and the major arterials such as Southwestern Boulevard (U.S. Route 20) and Erie Road (NYS Route 5) provide circulation into and through the Town. The minor arterials (such as Eden-Evans Center Road, Sturgeon Point Road, and Delamater Road) principally move traffic and provide access within the Town. A series of extensive local and regional collector streets also exist which provide primary access for land use. According to Erie County Highway Department, there are 144.85 centerline miles of roadway in the Town, and 13.53 centerline miles of roadway in the Village of Angola (see Map 10). The following is breakdown of road ownership in the Town:

# TRANSPORTATION NETWORK

## TOWN OF EVANS COMPREHENSIVE PLAN

- ROADS & STREETS
- NYS THRUWAY
- NYS HIGHWAY
- ERIE COUNTY HIGHWAYS
- TOWN & VILLAGE ROADS
- PLANNED ROAD IMPROVEMENTS
- RAILROADS
- VILLAGE OF ANGOLA
- MUNICIPAL BOUNDARY
- TOWN BOUNDARY



Town of Evans: 66.27 centerline miles of road  
Erie County: 56.38 centerline miles of road  
New York State: 22.2 centerline miles of road

Data from the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) was reviewed with regard to traffic volumes and it was found that there are no roadways currently operating above capacity in the Town. Capacity of a roadway is denoted by the Level of Service (LOS) rating system. The rating system ranges from LOS A to LOS F with LOS A (free flow or under capacity) receiving the highest rating and LOS F (no flow or exceeding capacity) as the lowest.

The Town's geographic location in relation to the Buffalo metropolitan area, the Town's low population density, and the extensive network of roadways reflect current LOS capacities better than "D". It must be understood that even though the LOS of all the roads in the Town are "D" or better, these are localized problem areas throughout the Town (poor intersections, some turning movements with LOS F, etc.). Any cause for the increase in volume in the Town would be associated with an increase in development or from other factors such as transient traffic, detours, etc. Continuous monitoring of traffic volume on roads within the Town is recommended to ensure proper growth does not exceed supported traffic levels.

Public opinion and citizen survey results have revealed that the physical condition of roadways within the Town is the single most important concern. Considering the geographic position of the Town, roadway ownership involving interstate highways, arterials, and collector streets affects monitoring from the Town Highway Department, Erie County Highway Department, New York State Department of Transportation and the New York State Thruway Authority. Structural improvements to the roadways in the Town are extremely important for the safety of current and



future traffic conditions. To insure that roads throughout the Town remain safe and well maintained, the Town of Evans, Erie County, and New York State have a number of capital improvement projects planned for the area.

The Town Highway Department has short-term strategies as well as long-term plans, and has primarily focused its attention on annual maintenance and improvement of physical road conditions. As previously noted, the Town owns approximately 46 percent of the roadways within Evans. Over the last several years, much of the Town Highway Departments' efforts have been directed toward updating current roadways that are not in conformance with Town specifications. Attention has also been given to the improvement of drainage along local roads. The Town Highway Department has directed its efforts in the Lake Erie Beach area because of the lack of sufficient drainage controls and because a good approach to drainage is to start improvements downstream and work your way upstream.

Similar to the Town, the Erie County Highway Department and New York State Department of Transportation each have Five-Year Plans that propose roadway projects for the Town and involve an anticipated dedicated funding program for the projects to proceed. These projects include operational improvements, maintenance resurfacing, highway reconstruction, bridge rehabilitation, intersection reconstruction and drainage improvements. Recent projects have included a 2.8-mile resurfacing of Eden-Evans Center Road, as well as portions of Old Lakeshore to Bennett Road, and Lake Street from Route 5 to Old Lakeshore Road. Future projects prioritized by the County include repairs to Versailles Plank Road, Old Eden-Evans Center Road, and Delamater Road.

The New York State Department of Transportation has plans to rehabilitate the bridge that spans Eighteen Mile Creek on Southwestern Boulevard in 1999. This project will take two years to complete and will re-direct traffic onto alternate routes including Erie Road (NYS Route 5) and the New York State Thruway. Other planned projects include replacement of the Old Lake Shore Road bridge over Muddy Creek and Big Sister Creek (to be let in the Fall of 1999), and replacement of the NYS Route 5 bridge over Eighteen Mile Creek (to be let in the Fall of 2000).

Public transportation remains a vital component to the movement of people and serves as a viable alternative for automobile traffic. The Niagara Frontier Transportation Authority's (NFTA) Metro Bus/Rail system currently operates public transportation routes throughout Erie and Niagara counties. This system is made up of various routes that link the urban, suburban, and rural areas of the two counties together. Proposed suburban and rural extensions developed as part of the NFTA's new "HubLink" plan could provide Evans with an opportunity to capitalize on public transportation needs and accommodate future planning. Currently, the Town of Evans receives Metro Bus service from one route that travels through the Town's limits. Niagara Scenic Bus lines also provides service to Evans with a regional route passing through the Town. These bus routes generally provide public transportation service to downtown Buffalo via NYS Route 5.

The NFTA is currently developing plans to revise the bus routing system for certain parts of Western New York as part of the HubLink concept. This plan would revise transit routes according to public transportation needs. Proposed route shifts would address more suburb-to-suburb transportation in addition to standard city-to-suburb transit needs. This plan may also assist rural users with smaller transit vans through transfer stops. This concept may be planned for

Evans considering the rural nature of the Town. According to public input, the Town's residents feel that additional transit routes are needed, along with additional stops within the Town.

The NFTA also monitors the Angola Airport, located on Eden-Evans center Road. This airport serves as a landing strip for small, private, general aviation aircraft. However, it is designated as a reliever airport for Greater Buffalo International Airport making the Angola Airport eligible for federal funding improvements.

The needs of the pedestrian and the bicyclist should not be overlooked in future Town planning. Many citizens and residents feel that pedestrian/bicycle planning is an important part of multi-modal transportation alternatives. As awareness of environmental issues in the Town and region increases, pedestrian and bicycle traffic continues to emerge as a clean and environmentally sound transportation alternative. Many highways and subdivision developments lack adequate sidewalks and paths to protect residents and encourage pedestrian activity. As residential areas develop the importance of pedestrian/bicycle movement increases with the need to link neighborhoods to schools, local shopping, public transportation stops and recreation areas.

The GBNRTC regional bikeway plan proposes numerous off-road biking sites in the Town. In addition, the former ISTEA program provided a unique opportunity for the needs of the pedestrian and bicyclist through a special feature called the *Transportation Enhancement Program (TEP)*.

This program included dedicated funding that goes beyond routine transportation projects to enhance the quality of life in an area or region. Improvements can be made to pedestrian and bicycle corridors and easements such as scenic trails and pathways for the use of pedestrian or bicycle modes of transportation. The TEA21 program will also provide TEP funding that could



benefit the Town. This funding could be used to enhance existing trail and bicycle pathways, such as Old Lake Shore Road (a national scenic byway and part of the Seaway Trail).

ii) Utilities

The planning and provision of public utilities is a critical element in land development and land conservation. Land uses can be restricted by the lack of adequate utilities, and the environmental quality of an area can be seriously jeopardized by such things as deteriorated septic systems, contaminated wells, or the pollution of streams and aquifer areas from stormwater runoff and wastewater disposal. As development increases and the capacity of the land to accommodate it is exceeded, it becomes necessary to provide technological means to protect public health and preserve environmental quality.

Since the cost of supplying public utilities has increased substantially over the past several years, it has become imperative to properly plan when and where this infrastructure will be needed. This must be closely coordinated with the anticipated demand for land use and development to avoid overburdening existing utility systems. While development continues to occur at a slow pace in the Town of Evans, the need for public utilities, such as water, stormwater drainage and sanitary sewer, must be considered in the Town's plan for the future. There are certain areas in the Town that are environmentally sensitive to future development, thus restricting the extension of utilities such as sewer and water.

The Erie County Water Authority (ECWA) provides a potable water supply to the Town through the Sturgeon Point water filtration plant. The Town distributes this water through its municipal system, which is maintained by the Town of Evans Water Department. Other water facilities in

system, which is maintained by the Town of Evans Water Department. Other water facilities in the Town include various pumping stations and meter pits. Map 12 depicts the Town's network of waterline availability. The entire Town of Evans is presently within a water district and it is the intent of the Town to provide public drinking water to all who need it. Recently, a waterline extension and replacement project was approved and constructed for Southwestern Boulevard (east of Eden-Evans Center Road), and a portion of the North Evans area. The Comprehensive plan will help in prioritizing additional areas that are in immediate need of potable supply, and what areas are low priority (low-growth areas).

The availability of sufficient sanitary sewer facilities is often a major determinant of the suitability of land for development. These facilities, including the piping network and treatment plants, must be adequate to meet the needs of Town and be appropriately located to accommodate future growth. Public sanitary sewer facilities generally consist of the sewer piping network that collects wastewater from users and the treatment plants which treat the wastewater before discharging it into a receiving water body. Approximately 50 percent of the Town of Evans is located in Erie County Sewer District #2 (see Map 11). Wastewater generated in the Town is treated at the County's Big Sister Wastewater Treatment Plant, located near the lakeshore. The location of the plant, service areas, and the sewer districts are shown on Map 11. The Town intends to work with the County to prioritize areas within the sewer district for sewer extensions and improvements.

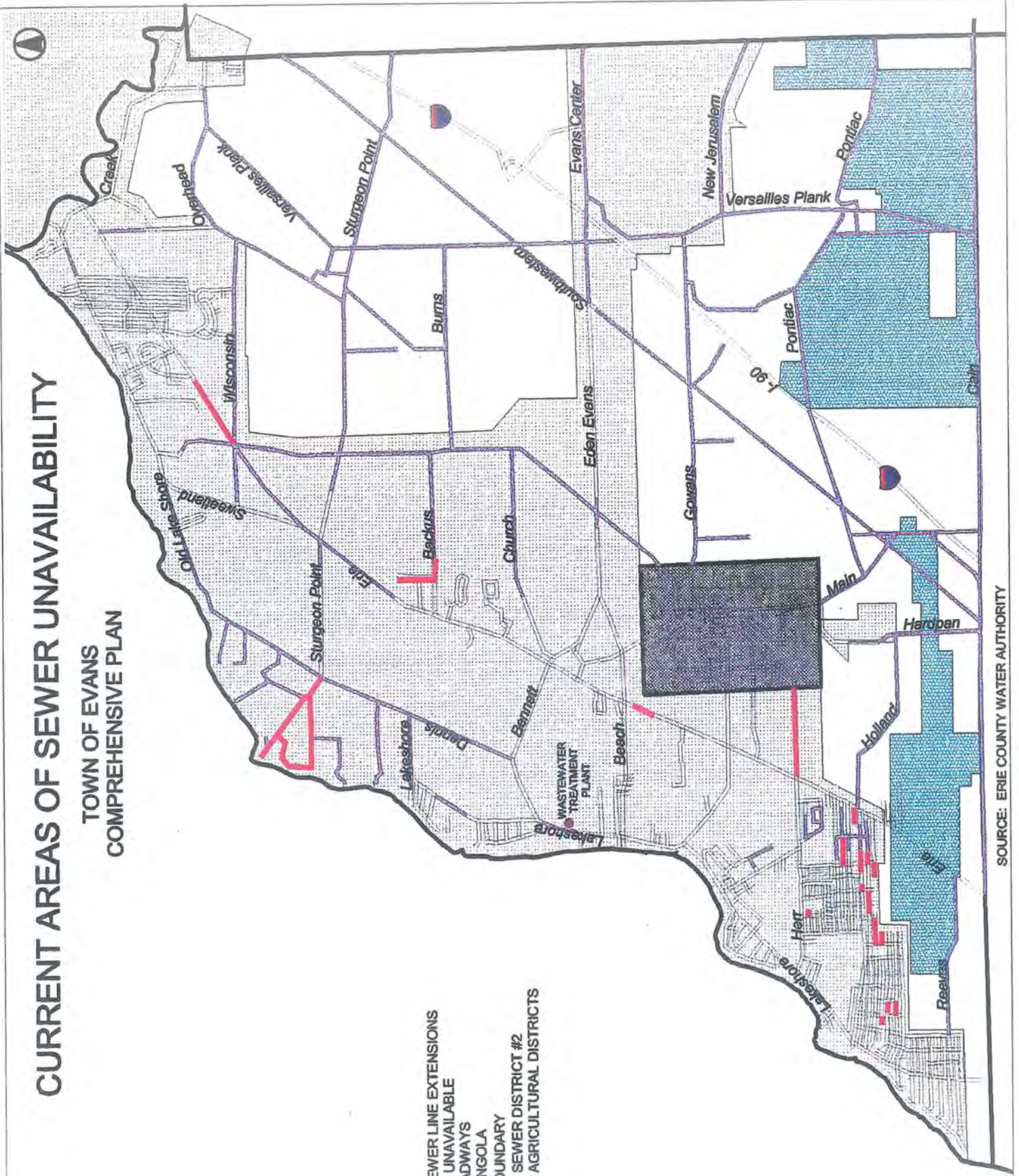
The Comprehensive Plan will provide guidance in determining where the district should expand expansions or removal of areas from the District. It should be noted that the County does not permit the extension of agricultural districts into established sewer districts; this is contrary to existing agricultural preservation policies.

# CURRENT AREAS OF SEWER UNAVAILABILITY

## TOWN OF EVANS

### COMPREHENSIVE PLAN

-  PROPOSED SEWER LINE EXTENSIONS
-  SEWER LINES UNAVAILABLE
-  EXISTING ROADWAYS
-  VILLAGE OF ANGOLA
-  MUNICIPAL BOUNDARY
-  ERIE COUNTY SEWER DISTRICT #2
-  ERIE COUNTY AGRICULTURAL DISTRICTS

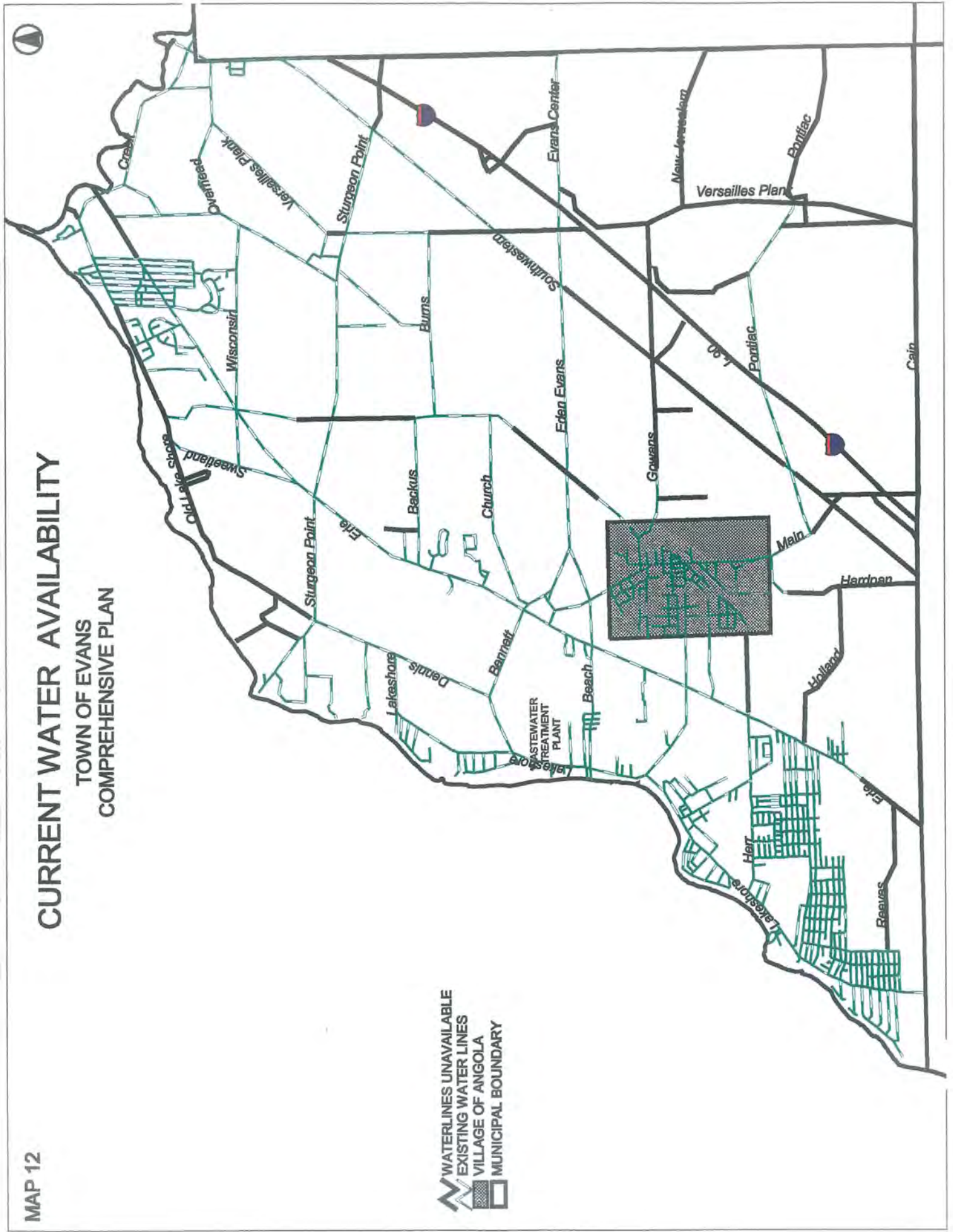




# CURRENT WATER AVAILABILITY

## TOWN OF EVANS COMPREHENSIVE PLAN

- WATER LINES UNAVAILABLE
- EXISTING WATER LINES
- VILLAGE OF ANGOLA
- MUNICIPAL BOUNDARY



A 1992 study of Erie County's sanitary sewer infrastructure conducted by students State University of New York at Buffalo, analyzed the capacity of wastewater treatment plants in the County. The Big Sister plant was shown as having available capacity. Several plant improvements were undertaken at the Big Sister plant in 1995. The Town, through this document and proper planning will assist the County in ensuring that the wastewater treatment plant will service the needs of the Town well into the next century.

The Town of Evans is traversed by the Big Sister and Eighteen Mile Creek watersheds that convey stormwater runoff and flood waters from the southern and eastern portions of the Town to the west and to Lake Erie. Each of these watersheds possess its own internal system of stream channels that carry stormwater during periods of heavy rainfall and runoff. Stormwater runoff is contributed to by development within these watersheds and is typically transmitted to the streams, rivers and creeks by pipes, culverts, ditches and swales. As development increases, runoff increases, which places an additional strain on the ability of natural systems to handle stormwater. This strain is typically felt downstream of the development in low lying areas or areas with underdesigned pipes, culverts, channels or bridges. In Evans, these areas are predominately near the Lakefront with some areas experiencing periodic flooding. Such conditions must be mitigated through the use of stormwater management facilities, such as stormwater detention and retention ponds, infiltration basins, oversized piping, and increased open space and creative designs.

The current stormwater drainage system design requirements in the Town are sufficient. However, some minor changes include more stringent stormwater detention pond designs and other requirements mandated by the Clean Water/Clean Air Act. When development occurs in the Town, it is a requirement that stormwater drainage systems be designed to Town standards and

typically not increase peak flows to downstream structures. In problem areas, and upstream of these areas, more stringent requirements may be necessary.



## V. CONCLUSIONS AND RECOMMENDATIONS

This section of the Plan utilizes the information and data gathered, the identified trends, the input received by Town Departments, Committees, Boards and the General Public to draw conclusions and then make recommendations/action steps that should be taken to achieve the goals and objectives of the Town.

To accomplish this task, the plan utilizes a visionary approach to the Town and sets forth specific conclusions and recommendations, which are centered around general land use areas or regions. This approach was developed from an evaluation of the Town's goals and objectives and the input received from the public. The goal of this visionary approach is to guide the Town to the selected future.

### *a) Evans Vision Blueprint*

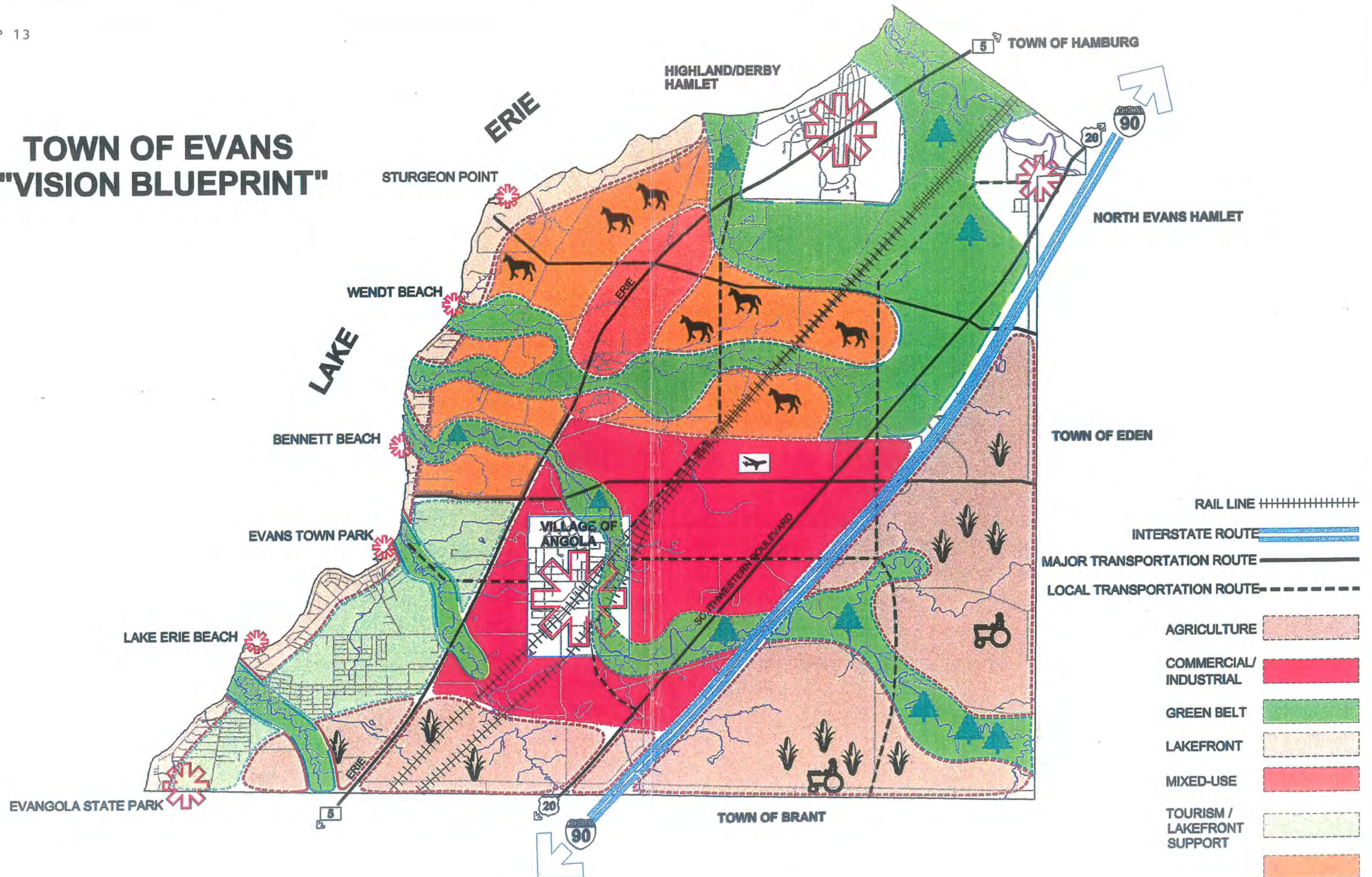
The Evans Vision Blueprint represents the visionary approach discussed above (see Map 13). This blueprint is a visual conception of the Town's goals and objectives, existing attributes and public views for the future. The "vision" it portrays can be explained as follows. (More information can be found in other parts of this section).

The Town has three Village/Hamlet type regions located within its borders. These regions include: the Highland/Derby area, which is a self-contained region of residential development and support businesses; the small rural hamlet of North Evans; and the Village of Angola and its surrounding support areas. For the purposes of this discussion, the Lake Erie Beach area is treated separately in this section.

The Highland/Derby hamlet region is an area of suburban development, which is isolated in nature. The Plan envisions a greenbelt surrounding the area to maintain the rural character of the region. The



# TOWN OF EVANS "VISION BLUEPRINT"





Highland/Derby region is connected to the surrounding area and other areas of the Town (including the Lakefront and the Village of Angola), by NYS Route 5, Delamater Road and Old Lake Shore Road.

The North Evans hamlet region is more rural than the Derby/Highland area and is more isolated from the rest of the Town. This region is also surrounded by the greenbelt to maintain the rural character of the region. The North Evans hamlet is connected to surrounding communities and the rest of the Town by Route 20 and Versailles Plank Road.

The Village of Angola hamlet region is the focal point of many activities in the Town. This region is surrounded by an area of industrial and business development, with pockets of residential support uses.

The Angola region and the surrounding industrial/business area is connected to and supported by Route 5, Route 20, Eden-Evans Center Road and the NYS Thruway. Connections in and out of the Village include Delamater Road, Gowans Road, Main Street, Commercial Street and Lake Street. Other important components to the surrounding industrial/business region include the railroad system, the airport and the Town's utility infrastructure system.

There is also a region of the Town that is located east of the NYS Thruway, which isolates it from the rest of the Town, and is bordered by the Towns of Eden and Brant. This region is rural/agrarian in nature, and includes the area south of the Village, which connects the Village and supporting agricultural businesses and industries to the region.

The Lakefront Tourism region (which includes the Lake Erie Beach Area) and the Residential Lakefront region are influenced by their proximity to Lake Erie. These regions are an integral part of the Town, and support a major portion of the seasonal tourist activity. The Lakefront Tourism region provides a



connection between the Village of Angola hamlet and the lakefront. It contains a large supply of year-round housing, as well as local businesses that support the residential uses and tourism features of the area. The Lakefront Residential area contains an assortment of mixed uses that include important public use facilities that are tied together by Old Lake Shore Road (a national scenic highway) and the supporting surrounding regions.

The remaining area of the Town that is surrounded by all these other regions is designated as the Rural Residential region. This region is bisected by NYS Route 5. More intensive residential development is occurring along this major corridor, along with business development (which is not the support retail seen occurring in the Hamlet/Village regions).

#### *b) Generalized Land Use Areas*

In reviewing the existing conditions/trends, and through public input and analysis by the Comprehensive Plan Committee, generalized land use areas were identified. These areas are shown on Map 14 and depict land with common characteristics, uses, conditions, trends and goals. This map is used as a tool in this section of the plan to graphically illustrate the conclusions that have been reached through the analysis of data and public comment. This map was also utilized as the basis for the development of more specific recommendations.

The following is a discussion of each of the fifteen generalized land use areas of the Town, as shown on Map 14. Each area discussion describes the general setting of the area, followed by an outline of the ideas and recommendations for this subject area.



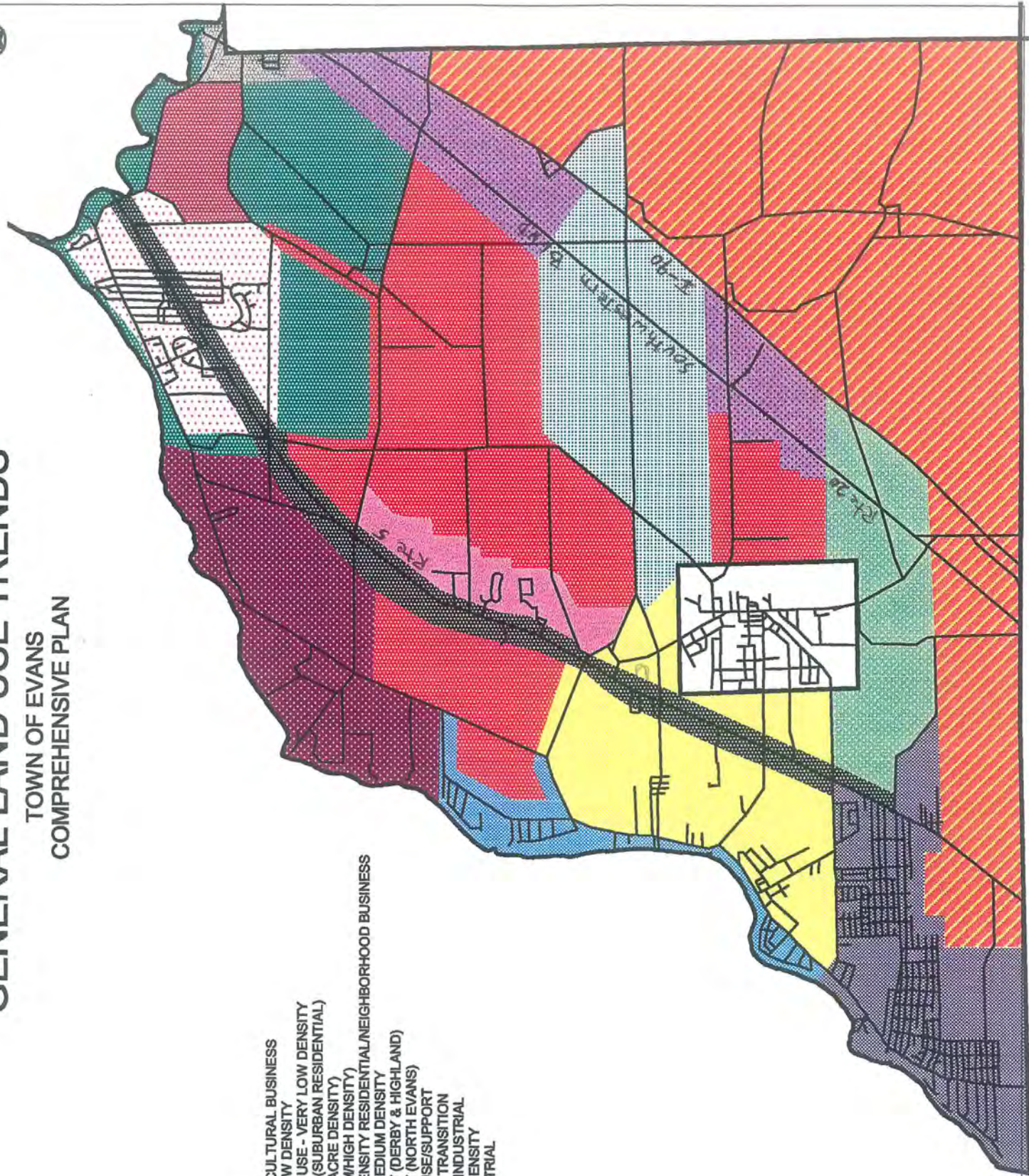
# GENERAL LAND USE TRENDS

## TOWN OF EVANS

### COMPREHENSIVE PLAN



- MUNICIPAL BOUNDARY
- ROADS & STREETS
- #1 - AGRICULTURAL/AGRICULTURAL BUSINESS
- #2 - ENVIRONMENTAL - LOW DENSITY
- #3 - AGRICULTURAL LAND USE - VERY LOW DENSITY
- #4 - RURAL/LOW DENSITY (SUBURBAN RESIDENTIAL)
- #5 - RURAL ESTATES (2-5 ACRE DENSITY)
- #6 - RESIDENTIAL (MEDIUM/HIGH DENSITY)
- #7 - LAKEFRONT - HIGH DENSITY RESIDENTIAL/NEIGHBORHOOD BUSINESS
- #8 - RESIDENTIAL - LOW/MEDIUM DENSITY
- #9a - DEVELOPED HAMLET (DERBY & HIGHLAND)
- #9b - DEVELOPED HAMLET (NORTH EVANS)
- #10 - LAKEFRONT MIXED USE/SUPPORT
- #11 - VILLAGE/LAKEFRONT TRANSITION
- #12 - COMMERCIAL/LIGHT INDUSTRIAL
- #13 - COMMERCIAL/LOW DENSITY
- #14 - COMMERCIAL/INDUSTRIAL





## 1. Agriculture and Agricultural Business/Industry

### *Setting*

- Located to the south of the Village
- Land uses include business, industry, agriculture and residential.
- Infrastructure is poor; a small portion of this region is within a sewer district.
- Provides transition from Village/industrial areas to surrounding agricultural/rural setting.
- Area contains lands with environmental restrictions centered on creeks.

### *Ideas/Recommendations*

- In general this is a mixed-use area. Zoning should allow light industries, (similar to those that currently exist), new businesses and industries which are agricultural in nature, and agricultural uses and low-density residential development (which will be allowed in this region but not encouraged).
- Development should be guided by the availability of infrastructure, environmental conditions and surrounding land uses. Infrastructure extensions and improvements should be for businesses, not residential uses.
- Establish a trail system through this area along the creeks to connect the Village and the lakefront.
- Agricultural incentives could help businesses and performance zoning standards could be utilized in the future to help guide development in this mixed-use area.

## 2. Environmental

### *Setting*

- This area borders the developed hamlets of Derby-Highland and North Evans, and includes portions of the lakefront that have unique environmental resources.
- This area acts as a buffer between the developed hamlet areas and the rural areas located to the south.
- Area contains an abundance of environmental features including woodlands, wetlands, significant wildlife habitats and floodplains.
- Wetlands and floodplains found within this area have development restrictions that heighten the need to preserve the rural features of the Town.
- Most of the area is without public water and sewer infrastructure.
- The lakefront and Eighteen Mile Creek portions of the Town are environmentally sensitive.



- Development is occurring primarily along the road frontage due to the lack of infrastructure and environmental constraints.
- The area along the lakefront is included to insure the protection of the cliffs and bluffs, which is consistent with the Town of Evans Local Waterfront Revitalization Program.
- This area includes important features, such as Graycliff, that should be considered in the planning decisions for this area.

#### *Ideas/Recommendations*

- Offers “European” character to the North Evans/Derby area by maintaining a wooded, sparsely developed greenbelt area surrounding the hamlet/village areas.
- Promote pedestrian and bicycle trails within the area.
- Should consider promoting the unique characteristics of Eighteen Mile Creek (internationally renowned). This tourism feature could be tied in with the Town of Hamburg.
- Should carefully consider any infrastructure expansions in this area that would promote additional commercial or residential development.
- A zoning overlay district should be considered that would protect the environmental features of the area. Any development should be required to preserve the important natural features through clustered development designs or other creative design alternatives that avoid sensitive areas.
- The zoning for this area should only allow passive recreational and low-density residential uses, with development restrictions. Consideration should be given to site designs that preserve open space and protect significant natural features; a creative touch will be necessary.

### 3. Agricultural Land Use – Very Low Density

#### *Setting*

- Area consists of all land east of the NYS Thruway (except on Eden-Evans Center Road, between ramp and Thruway) and a portion of land in the south central area of the Town.
- The land uses in this area primarily include rural residential, farmland and vacant land.
- Some of the area is contained within a County agricultural district.
- Most of this area is unsewered.
- This area is isolated to some degree from the rest of the Town by the NYS Thruway.
- The area is predominantly zoned SR (Suburban Residential).

### *Ideas/Recommendations*

- Low growth area; maintain agricultural uses and help agrarian businesses to flourish.
- Adopt new agricultural zoning category (non standard zoning that provides more freedom so the farmer can survive).
- Create rural development guidelines or a zoning overlay district (set restrictions on road frontage, setbacks, etc.).
- Allow all rural/agrarian type businesses and expanded home occupation uses.
- Lot size minimum may be five acres but density could be 10-15-20 acres per lot.
- Consider expansions of the County Agricultural Districts in this area.
- Work with the Towns of Eden and Brant on methods to bolster and protect agriculture.

## **4. Rural/Low-Density (Suburban Residential)**

### *Setting*

- The area actually consists of three areas, as depicted on Map 14. These areas tend to be transition areas between different uses and physical characteristics.
- This area is currently a low-density area (one unit or less per acre) with rural character. (Includes vacant land, residences along road frontage, agriculture, estate type lots).
- Most of the areas have public water but no sewer lines.
- There are some limited environmental characteristics, although the low-density (in the area east of NYS Route 5) provides a transition into the environmental area to the north as well as a buffer to the "business/industrial area" to the south.

### *Ideas/Recommendations*

- Should provide buffer between environmental area and industrial area.
- Zoning should allow large-lot residential development, farms and farm businesses, stables, home businesses, etc.; rural American flavor (about one unit per acre or lower densities).
- Portions of this area, that lie outside of the sewer district, should be considered for designation as a County Agricultural District.

## **5. Rural Estates**

### *Setting*

- Located near the Lake between NYS Route 5 and Old Lakeshore Road.
- Includes the [REDACTED] Sturgeon Point Marina and Wendt Beach Park areas.

- Infrastructure is limited in areas.
- Some environmental limitations/woodlands and agricultural lands.
- Presently a mixture of single-family homes, estates, recreational facilities, agriculture and vacant land.

#### *Ideas/Recommendations*

- Zoning to allow large lots and estates (one to five acre lots), agriculture/stables/horses and recreational facilities (and support users).
- Allow Bed and Breakfast establishments.
- Creativity should be used in constructing the uses allowed in this area, utilizing the attributes and understanding the limitations that exist; promote and buffer the lakefront.
- Incorporate issues of the Seaway Trail into the zoning along Old Lakeshore Road.
- Develop bikeway/walking trail connections to recreational opportunities in the Town.
- See recommendation section of the Town of Evans LWRP (and update as necessary).
- Expand recreational opportunities around Sturgeon Point Marina (see conceptual plan for Sturgeon Point Bluffs in appendix).
- Consider tourism. [REDACTED]

### 6. Residential (Medium/High Density)

#### *Setting*

- Located to the east of the NYS Route 5 commercial/industrial corridor.
- Existing mobile home parks (MHP) are located off NYS Route 5 (behind the commercial zoning district).
- Area has adequate infrastructure (intended to be in area of sewer service).
- Existing smaller lots in areas of sewer on Backus Road and Church Road.
- NYS Route 5 has public transportation route.
- Some environmental restrictions / limitations exist in this area (floodplain, creeks, woodlands, etc.)

#### *Ideas/Recommendations*

- Area is suited for higher density residential development. Will provide a good buffer between existing businesses on NYS Route 5 and the lower density areas.
- Area to be screened from NYS Route 5.



- New development could include apartments, condominiums and townhouses but no additional mobile home parks.
- Developments must take into consideration the environmental limitations of the area.
- Access to be provided to NYS Route and the public transportation routes.

## 7. Lakefront – High Density

### *Setting*

- Offers a variety of residential uses, including seasonal uses.
- Near Lake Erie Beach, neighborhood businesses, and various recreational opportunities.
- High-density uses are located throughout the area.
- Infrastructure has been problematic, although the Town is concentrating on improving roads and drainage.
- Water, sewer and drainage are important issues.
- Vacant land in the area and other open spaces (with some minor environmental features) provide a unique flavor to the area.

### *Ideas/Recommendations*

- Independent growth area.
- Opportunities exist for tourism (Evangola State Park, Lake Erie Beach, possible small hotels, Point Breeze, Camp Pioneer, rental properties).
- Need to upgrade appearances (adopt an overlay district).
- Promote pedestrian and bicycle access.
- Promote private industry/development/redevelopment (Economic Redevelopment Zone).
- Provide access to Village/Transition areas.
- Community development dollars to be utilized to fund improvements.
- Reduce “zoning area” requirements to match area (allow for improvements without the need for variances).
- Residence and business together (protect commercial uses; not too many apartments.)
- Use models of other lakefront communities as a guide
- Encourage the development of Bed and Breakfast establishments to promote tourism.

## 8. Residential Low Density

### *Settings*

- Area located between Derby and North Evans.
- Infrastructure is lacking.

- Some environmental limitations.

#### *Ideas/Recommendations*

- Keep this area as a buffer between Derby and North Evans.
- Two-acre zoning for residential uses only.

### 9. Developed Hamlets (Highland Derby And North Evans)

#### *Setting*

- Includes a mixture of residential and commercial uses, but areas are very different.
- Highland/Derby very suburban, but with lakefront accent.
- North Evans has rural hamlet qualities (isolated area).
- Both areas have public water and sewer available.
- Highland/Derby serviced by NYS Route 5 and Lake Shore Road; North Evans is serviced by Route 20.

#### *Ideas/Recommendations*

##### Highland/Derby

- This area should be developed with community flavor, with emphasis on landscaping and architectural features.
- Maintain, improve and moderate growth through zoning, overlay districts and incentive zones.
- Improve quality of life (improve recreational opportunities, access/transportation, aesthetics, available activities and amenities, etc.).
- Plan the mixture of uses and take advantage of the features of the area (lakefront, Eighteen Mile Creek, isolation, existing businesses, infrastructure, surrounding areas).
- Non-tourism area at lakefront, but Eighteen Mile Creek offers minor opportunities.
- Keep some undeveloped lands/improve aesthetics/buffering/landscaping.
- Should create independent plans for each area: open space, recreation, residential, business, etc.; plan as a Village/hamlet.

##### North Evans

- Maintain rural hamlet conditions.
- Zoning appears to be appropriate.

## 10. Mixed Use Lakefront Support

### *Setting*

- Lakefront area between Wendt Beach and Camp Pioneer (Herr Road Extension).
- Large areas of important woodlands and environmental restrictions.
- Mixture of uses, including parks, vacant land, estates, higher density residential, businesses and County property.
- Infrastructure is good.

### *Ideas/Recommendations*

- Provide an area that supports, promotes and buffers the Lakefront and its historic features.
- Review recommendations contained in the Town of Evans Local Waterfront Revitalization Program.
- Offer an opportunity for community associations to submit written comments on a bi-annual basis to outline important issues and concerns.
- Zoning to allow for and accommodate small residential lot features. Reduce the need for variances by making zoning more flexible.
- Public improvements should consider small town flavor.

## 11. Village Transition

### *Setting*

- Some woodlands and floodplains are present, which should be considered.
- The entire area acts as a “transition zone” between the lakefront to the west and Village to the east.
- Infrastructure is good.
- Presently developed with a mixture of uses including large and small commercial businesses.
- Includes Town Center and schools.
- Well connected to surrounding areas.

### *Ideas/Recommendations*

- Growth area; take advantage of infrastructure (keep up-to-date and repaired).
- Zoning and development planning decisions should acknowledge the relationship to the Village.



- Zoning to be a mix of residential (medium to high density – dependent on infrastructure), business (concentrated on NYS Route 5) and public services.
- Area is crucial to lakefront/tourism development. Tourism support businesses to be encouraged (hotel or motel possibilities).
- Needs business/economic development plan (Economic Incentive Zone should be considered).
- Separate plan needed for this area.
- Access from this area to the lakefront is essential (car, bike and pedestrian).

## 12. Commercial/Light Industrial

### *Setting*

- NYS Route 5 from Derby to Holland Road.
- Vacant land, business and industry, single-family housing, entrances to mobile home parks, and public lands.
- Infrastructure missing in the north, adequate in the south.

### *Ideas/Recommendations*

- Provide a mix of commercial and very light industrial uses in area (limited to around existing industry).
- Overlay districts should be set up at various locations along corridor to reinforce the uniqueness of different areas along the Rt. 5 corridor.
- Overlay districts should require things such as greater setbacks, improved aesthetics and buffering to residential.
- NYS Route 5 is a major transportation corridor in the Town. Development should consider minimizing access and sharing egress.

## 13. Commercial – Low Density

### *Setting*

- Located on Southwestern Blvd., contains environmental characteristics, but provides business frontage along Southwestern Blvd. to take advantage of transient traffic.
- Developed with low-density residential uses and small businesses due to wetlands, surrounding agricultural uses and the nearby rural-low density area.
- Large areas of undeveloped lands.

### *Ideas/Recommendations*

- Will be used as a corridor for small business and residential on Southwestern Blvd., which then transitions into the business/industrial area.
- Transition area along major highway.
- Encourage the development of small businesses and offices that can work without sanitary sewers.
- No automotive uses.
- Increased setbacks to provide/maintain rural character.

## 14. Commercial/Industrial

### *Setting*

- Includes area along Eden Evans Center Road from NYS Thruway entrance to approximately Delamater Rd.
- Eden-Evans Center Road is a primary access route between the NYS Thruway interchange and the Village of Angola.
- Large areas of vacant land and farm lands.
- Some residential strip development occurring.
- Includes industrial development at the east and west ends.
- Area has access to thruway, railroad tracks and the airport.
- Infrastructure is good; needs improvement in some areas (sewer and road).

### *Ideas/Recommendations*

- This area should be utilized for growth of industrial park or distribution-type facilities and provide other economic development opportunities near the Village of Angola.
- Businesses and light industry could use buffering to protect other surrounding features. The Village Transition area assists in complimenting this area for business/industrial facilities.
- Commercial/Industrial backbone of Town – centering on Thruway entrance, railroads, airport, major roads and tie to Village/existing industrial development.
- Although agriculture is in the area, industrial uses do not conflict with agricultural as much as residential uses.
- Industrial uses must take into consideration the existing residential development and provide setbacks and mitigation to protect these uses.
- Infrastructure to be improved to accommodate growth (this is vital to area's success).
- Areas bordering Village to work in concert with Village plans.

- No more residential growth should be permitted.
- Zone area Light Industrial but make improvements to the existing zone classification to allow for agricultural uses. Could also consider adopting an overlay district.
- Economic Incentive Zone (use creative approaches to marketing the area).
- Development aesthetics is important due to Eden-Evans Center Rd. being a major corridor into the Town.
- Agriculture is an important feature of the area and should co-exist with industrial development. Incentives should be considered to assist with the survival of existing farming operations.

**c) *Relation to Town's Goals***

The following is a listing of the Town's Goals, along with additional recommendations and how the Town's Vision discussed in previous sections reinforces these goals.

**Goal 1:** The Town of Evans possesses excellent open space, conservation and agricultural acres that should be preserved and protected as part of future development.

**i. Open Space/Conservation**

- Town should complete its Open Space/Conservation/Recreation Plan.
- The Town's Zoning Ordinances should be amended to include lower density areas and encourage the incorporation of open space into designs.
- Open Space/Greenspace is an important component to the overall "success" of the Town and should be considered in every action taken by the Town.
- Most of the general land use areas include an open space/conservation aspect to them.



## ii. Agriculture

- The Southeast section of the Town is the important agricultural center of the Town. An Agricultural Zoning District should be created to help agriculture flourish in these areas.
- Agricultural support areas and how agriculture fits into the development pattern of the Town and the surrounding communities is important and is shown in the vision blueprint.
- Agriculture should work well with the Industrial and Tourism components of the Town.
- County Agricultural Districts should be expanded in appropriate areas, located outside established sewer districts, as discussed in previous sections.

**Goal 2:** The Town will encourage a balance between (commercial/industrial) economic and residential growth to provide for a diverse living environment for its people along with a stabilized tax base for the future.

- The Comprehensive Plan will be utilized as a basic planning framework for Town Improvement Projects including waterfront, infrastructure, development projects, etc.
- The Vision Blueprint represents the ideal that the Town is pursuing. The plan depicts a well-planned balance between business, residential and open space.

**Goal 3:** The Town will promote the better use of its jewel – the waterfront, to enhance increased use by tourists and protect the residential flavor surrounding it.

- The waterfront and support for the waterfront has been and will continue to be incorporated into the future development patterns of the Town.
- Waterfront access will be promoted and improvements to Town facilities will provide greater opportunities to the public.

- Projects relating to the Seaway Trail/Scenic Highway with respect to Old Lake Shore Road will be promoted.
- Although an important component to the waterfront business, bars and nightclubs will continue but not expand outside the existing areas.
- Support uses to the waterfront must be strategically located with much of the support located off of the lakefront. See the areas west of NYS Route 5 described in the General Land Use areas.

**Goal 4:** The Town will promote the full utilization of public facilities and services through the orderly development of future growth.

- By following the general development patterns outlined in the future trends land use map and the Evans Vision Map, the Town will take advantage of the attributes and assets of the community without adversely impacting the character of the Town.
- Public improvement projects will be planned in accordance with the Town's Comprehensive Plan.

**Goal 5:** The natural resources of the Town will be protected by respecting the development limitations of environmentally-sensitive areas and preserving their integrity.

- Following the guidelines of the future land use map and vision map will help to protect the natural resources of the Town.
- The Comprehensive Plan and Open Space/Greenspace Plan (recommended to be completed) should be referenced for all proposed development projects.

- The Greenways and lower density areas were influenced by natural features and environmentally sensitive areas of the Town.
- Regulations controlling growth within the designated areas should be created to augment any existing regulatory requirements.

**Goal 6:** The open character of the Town will be encouraged to ensure the conservation of community resources for future generations.

- The overall character of the Town is driven by its open spaces and the major component of its vision is the preservation of this characteristic, and the use of this in its services.
- Interweaving the Open space/Greenspace areas of the Town with the Agricultural, Residential and Business areas of the community will ensure the overall effect of preserving its open/rural character.
- Standard Zoning will need to be replaced in some areas with non-Euclidean (non standard zoning which considers impacts, densities and appearances over use and other area requirements) zoning to achieve the best results.

**Goal 7:** The Town will ensure an integrated transportation system to provide for the movement of residents, workers, visitors and goods in a safe and efficient manner.

- The General Land Use Trends Map and Vision Blueprint Map take into consideration the use of the Town's existing transportation system of roads, railroads, public transportation, the Thruway (including an exit/entrance) and an airport.



- As with Goal #5, the Town should utilize its existing transportation network, providing improvements in needed areas, so as to meet the needs of the Town for the projected future.
- A corridor management plan should be developed for NYS Route 5 to determine how to better manage traffic flow and address safety issues along this roadway.
- Public transportation should be improved to residential and tourist areas.

*d) Public Input and Other Issues*

The following is a listing of general issues brought up by the public and other groups, committees and Town representatives. Each will be discussed for their relationship to the Vision Map and General Land Use Map, and to discuss any additional recommendations needed to achieve the goals and objectives of the Town.

1. Open space/Greenspace/Passive Recreation/Rural Character

- It is obvious from the General Land Use Map that these issues are predominant in the Town of Evans. Areas No. 1, 2, 3, 4, 5, 7 and 8 on the General Land use Map represent areas that focus on Open Space/Greenspace/Passive Recreation and Rural Character. The other areas include references to these issues.
- To best accomplish the vision of the plan, the zoning regulation changes must be implemented but also the Open Space/Greenspace/Recreation plans begun by different groups in the Town must be completed. This will finish the prioritization of these important lands. These plans will work hand in hand with the Zoning districts and overlays that are created.
- Landscape standards should be considered for the Town and especially in certain areas of the Town to maintain rural appearances.

- Zoning should focus on residential densities, not lot sizes, and the Town should consider the adoption of rural development techniques such as Cluster Development Regulations to guide future residential development. In certain areas, including areas 2, 3 and 4 on General Land use Map, cluster development and rural development guidelines could be mandatory requirements.

## 2. Farming

- A new zoning district is suggested for large areas of the Town that directly focuses on agricultural practices.
- Efforts for the encouragement of agriculture should be coordinated with surrounding communities and the County.
- A right to farm law should be considered for these areas.
- Creative techniques for preserving agriculture should be considered. As suggested in the zoning code recommendation, this district should allow the farmer to utilize his property in different ways to hopefully make the operations more economically feasible.
- There exists a strong potential relation between the tourism component of the Town and farming (see tourism).

## 3. Business Within the Community

- It was almost universally accepted that existing and new businesses were essential to the well being of the community. Most of the discussion centered on where, how and what type of business went where. The comprehensive plan focuses on this issue and sets up a directed growth pattern for business within the community.
- Diverse business regions include targeted industrial corridors:

- i.* Main area along Eden Evans Center Road and Agrarian business south of the Village;
- ii.* Areas for rural type businesses along Southwestern Blvd. and in the agricultural regions of the town;
- iii.* Lakefront/tourism support businesses in the lakefront areas and the Village transition zone;
- iv.* The Village and Hamlets also have their commercial centers; and
- v.* The NYS Route 5 corridor has its own diverse range of business as one travels from the Hamlet areas in the north to the Village transition area to the west of the Village.

- The industrial area is focused around the existing industrial development, the Town's airport and the thruway exit. The railroad is also an important component of this industrial area.
- Tourism could be an important component to the success of business growth within the Town (see tourism).
- Consider regionalism concepts to help grow and maintain business. Ideas include joint economic development and marketing efforts.

#### 4. Diverse Living Environment

- Input received from all sectors of the community indicates that the Town should offer a diverse living environment. The General Land Use map depicts how this diverse living environment can be accomplished and how these diverse uses can properly fit together within the Town to achieve its future vision. The plan provides for agrarian areas, large components of rural residential regions, different Hamlet and Village components, Lakefront/tourism areas,

environmentally restricted zones, industrial and business considers and suburban residential areas.

## 5. Tourism

To promote tourism and compete in the tourist industry, the Town must capitalize on all of its attributes and put a “whole” package together. This “package” includes the following:

- i.* Parks and beaches;
- ii.* Unique attributes: Eighteen Mile Creek fossil significance, architecturally significant buildings, etc.;
- iii.* Bike and walking trails;
- iv.* Scenic highway designation;
- v.* Sturgeon Point Marina;
- vi.* Graycliff;
- vii.* Seasonal housing areas;
- viii.* Support conveniences: Hotels, movies, shopping, food stores, etc.;
- ix.* Bars and nightclubs;
- x.* Beautiful countryside;
- xi.* Agrarian presence (Buffalo Ranch, tour of farms, etc.);
- xii.* Downtown Village District – Angola;
- xiii.* Attractions within surrounding communities: Kazoo Factory, Fossil site in Hamburg, etc.; and
- xiv.* Location within the Western New York Region: Niagara Falls, City of Buffalo, Toronto, etc.



- Need zoning in regions of the Town that encourages tourism related uses. For example Bed and Breakfast facilities should be an allowable use in several lakefront regions.
- Need to rejuvenate tourist areas by looking for State and Federal dollars to help update.
- Improve/expand the Town's tourism and recreational facilities. See plans from the Sturgeon Point Advisory Board (concept plan in Appendix), Lake Erie Beach Board, Parks and Recreation Department Plan, etc.
- Work with the State and County on improving their facilities and coordinate these activities with Town projects.
- Must concentrate on improving bicycle and walking access along the lakefront and from the lakefront to surrounding support areas.
- Uses in the Lakefront area must be planned carefully. Although the bars/nightclubs along the lakefront are an important component, the expansion of these uses beyond these areas could cause problems.
- Agrarian/rural atmosphere is necessary for tourism – people want to escape the city and be in the “country”.

## 6. Economics/Taxes

- Throughout the discussion of the Comprehensive Plan the issue of the economics of the Town, and more specifically taxes were a very important issue. The Comprehensive Plan itself will have no direct effect on taxes but the consequences of the Plan and the implementation of the recommendations will in general improve the Town's situation.
- The Town has a high percentage of non-taxable properties with a great deal of it located in the presently “CF” (Community Facilities) zoned land. It is a strong recommendation of the plan that these properties be zoned to what the Town envisions for the future and not for existing

uses. This will have no effect on the taxable status of the properties as they exist now but will allow for taxable developments to possibly occur in the future on some of these sites.

- Much of the plan focuses on directing growth to appropriate areas and reducing suburban sprawl. This will help to reduce the costs of supporting residential uses that could be spread throughout the Town.
- The plan allows for targeting infrastructure improvements to best improve existing service and support future growth.
- Angola is an important component of the Town and was greatly considered in the vision of the future. Cooperative efforts should be pursued between the Town and Village.
- The preservation of agricultural areas will assist with maintaining a good tax base. Many studies conclude that agricultural properties provide one of the best tax to required service costs ratio of any uses.

## 7. Lakefront

- The lakefront is an important component to the Town of Evans and figures prominently in the future vision of the Town. Many areas/regions of the Town discussed in previous sections relate directly or indirectly (lakefront support areas) to the lakefront.
- Lakefront recreational facilities in the Town should be maintained and improved to effectively satisfy the needs of residents and seasonal visitors. The recommendations for lakefront sites outlined in the Town of Evans Parks and Recreation Department's Five-Year Comprehensive Plan should be implemented and, where required, additional improvements should be undertaken.
- Public access to the lakeshore should be maintained and improved to increase opportunities for shorefront recreation and enjoyment. The conceptual Comprehensive Plan for the Sturgeon

Point Bluffs property (see Appendix) should be finalized to enable the development of this site as an additional means of public recreation and shoreline access. Existing facilities, such as Town-owned beaches and boat launch ramps, should be maintained to continue to provide sufficient access to the shore.

- The Town should investigate the feasibility of developing a series of trails along stream corridors and along the lakefront to provide an additional means of public access to waterfront areas. The possibility of linking existing lakefront recreational facilities with adjoining public lands, such as the Sturgeon Point Marina and the Erie County Water Authority property, through a trail system should also be pursued.
- Lake Erie and certain creeks in the Town are utilized for recreational fishing. The Town should seek to expand and improve opportunities for this activity, particularly at Bennett Beach and Big Sister Creek.
- Tourism in the Town of Evans has increased in recent years and represents a source of great economic benefit if properly managed and promoted. To this end, focus should be placed on how the Town can benefit from the public acquisition of Graycliff. In addition to undertaking appropriate improvements to enhance lakefront facilities and encourage the continued use of public recreational facilities, zoning changes should be implemented to allow for land use and development changes necessary to support tourist trade.

## VI. IMPLEMENTATION

This section of the Town of Evans Comprehensive Plan outlines how the recommendations of the plan can be implemented. The preparation and adoption of the Town's plan is only the beginning of the overall planning process. Since the comprehensive plan is an active document, the Town must take the necessary steps to insure that the recommendations of this plan are implemented. Furthermore, the Town's priorities may change as local conditions change. Thus, the information contained in this plan must be kept current so that the recommendations, as well as the implementation process, are based on existing conditions. With this in mind, the first priority of the Town is to establish a permanent Comprehensive Plan Committee. (Representation on this committee should include Town Board and Planning Board members, and other appropriate department and committee representatives; committee composition, term and meeting schedules will be determined by the Town Board).

The Comprehensive Plan Committee should initially review and prioritize the recommendations set forth in the plan to determine those issues that require immediate action, those that should be addressed in the short-term (two to five years) and those that can be addressed over a longer term. It is recommended that this committee meet on a quarterly basis to review the prioritized recommendations, update the issues and recommendations based on current conditions, and take the actions necessary to implement the comprehensive plan. At present, the most important issue that should be addressed by the Comprehensive Plan Committee is the review and amendment of a number of zoning regulations as recommended in this plan. The Comprehensive Plan Committee can also help with the interpretation of the Comprehensive Plan with respect to other proposed Town actions and projects. The committee will also attach a yearly report to the Comprehensive plan which will outline the recommendations



implemented, development activities for the year, planning issues that arose and recommendations for the coming year (sample outline included in Appendix).

The Planning Department of the Town will act as a clearinghouse for Comprehensive Plan issues and actions that may arise throughout the implementation process. This information would be reviewed and documented for presentation to the Comprehensive Plan Committee. The Comprehensive Plan Committee would then determine actions to be considered by the Legislative Board and submit their recommendations to this board.

On a daily basis, the Planning Department will use the document to assist with reviews of development applications, especially rezonings. It must be noted that the adoption of this Plan does not change the existing zoning in the Town and that development will continue to take place as denoted by the zoning ordinance until the zoning changes are implemented by the Town Board. Other Departments, Boards and Committees will also use the comprehensive plan document as they perform their assigned Town duties and make their "plans" for the future.

*a) Priority Zoning Issues to be Considered*

1. Elimination of much (if not all) of the SR zoning districts within the Town (see following areas).
2. Elimination of CF zoning classification and replacement with future intended uses.
3. Adoption of an Environmental Area Zoning Overlay and new Residential zoning classification.
4. Creation of new Agricultural zoning classification and rezoning of lands in "Agricultural Area".
5. Adoption of a new Rural Estate zoning classification and the rezoning of appropriate areas.
6. Change zoning criteria in Lake Erie Beach area and create better Non-Conforming Lot Law. May also need Overlay District.

7. Create Overlay District for Derby/Highland to improve aesthetics.
8. Create Bed and Breakfast Law that allows for use in targeted areas.
9. Study Village transition area and begin important rezonings needed to accomplish plan Goals & Objectives.
10. Create NYS Route 5 Overlay District (develop a Corridor Management Plan prior to creating overlay).
11. New zoning category needed for Commercial-Low Density Areas.
12. Rezone lands in Industrial area to Light Industrial. Make modifications to Light Industrial zoning classification.
13. A Landscape Ordinance should be created for development projects.
14. Performance zoning or other non-Euclidean zoning should be experimented with in some areas of the Town (density requirements not lot size).
15. Cluster and Planned Residential District (PRD) Regulations should be implemented.
16. Rezone land along the Eden-Evans Center Road corridor to industrial (as depicted on Map 13).
17. Investigate the possibility of adopting a Property Maintenance Law.
18. Improve enforcement of the existing Zoning Code.

*b) Other Priority Legislative Board Actions*

1. Have the Open Space/Greenspace Plan completed and appended to the Comprehensive Plan.
2. Finalize the Recreation Plan and append to the Comprehensive Plan. Use this document to prioritize and plan projects, and for review when residential development proposals are submitted.
3. Work with the County and State to prioritize and coordinate infrastructure improvements needed in targeted growth areas.
4. Work with the County Agricultural Board and others in researching creative agricultural incentives, coordinate with the Towns of Brant and Eden.
5. Study issues of bicycle and pedestrian access along the Lake, coordinate with State Agencies and seek grant monies for implementation (work with Seaway Trail).
6. Create Rural Development guidelines and incorporate into Subdivision Regulations.

7. Update the Town of Evans Local Waterfront Revitalization Program (LWRP).
8. Look for Regionalism opportunities and coordinate more activities with the Village.
9. Research issue of Economic Development Zones.
10. Prioritize the usage of Community Development monies.
11. Form a committee to begin investigation of an economic development plan.
12. Begin work on a Capital Improvement Plan.
13. Work with the Village of Angola, the Chamber of Commerce, and other special interest groups to plan events, festivals, etc. for the community.
14. Consider developing a study of the historic and cultural resources in the Town and Village, similar to the study recently prepared by the Village of Gowanda.
15. Prioritize focus areas and develop a plan to promote tourism in the Town.

## VI. GLOSSARY

The following are definitions of words and planning terms used in this document. It is an attempt to explain these items in common language.

### *Zoning Districts*

In a municipality there exists zoning which tells you what can be built on the property (the use), and how it shall be built on the land (bulk requirements including size, height, etc.). Zoning is identified through a zoning map that depicts where the boundaries of the zoning district exist.

### *Overlay District*

An Overlay District is created by identifying an area on the Town Zoning Map and specifying additional regulations to supplement the underlying zoning regulations. The underlying zoning of the area does not change, rather, additional restrictions are overlain onto the district. When development is proposed within the boundaries of an overlay district, the developer must comply with the requirements of the existing zoning district and the overlay district.

### *Incentive Zoning*

Incentive Zoning is a method for regulating development whereby a developer is permitted to exceed existing zoning restrictions in exchange for the provision of a specific community service and/or improvement.

### *Cluster Development*

Cluster Development is a design technique for development projects that concentrates residential buildings in specific areas on a site to allow the remaining land to be set aside for recreation, common open space



or environmental preservation. This is done by allowing housing to be constructed on smaller lots as long as the original density (the number of houses that can be built as-of-right on the property under the existing zoning) does not change.

### *Performance Zoning*

Unlike standard zoning that applies allowable uses and bulk requirements to specific properties, performance zoning lists criteria for the development of properties in that area. Thus, an individual parcel can be developed with different uses, and undertaken in a number of different ways, as long as the criteria are met.

### *Hydric Soils*

Soils are considered to be hydric if they are saturated, flooded or impounded long enough during the growing season to develop low oxygen levels and changeable chemical conditions in the upper layer. These soils are very poorly drained and have a high probability of containing wetlands.

### *Potentially Hydric Soils*

Soils that drain somewhat poorly and contain some wetland characteristics. Most potentially hydric soils have a seasonally high water table.

### *Infrastructure*

The underlying framework of public works systems that includes sewers, water lines, roadways, drainage piping, and other utility and service systems.

### *Greater Buffalo-Niagara Regional Transportation Council (GBNRTC)*

The Greater Buffalo-Niagara Regional Transportation Council is the interagency planning group that established transportation policies and programs for Erie and Niagara Counties. In 1975, the GBNRTC (which was then known as the NFTC- Niagara Frontier Transportation Committee) was designated the Metropolitan Planning Organization to be responsible for transportation planning in these counties. The organization provides a regional decision-making forum for the development of a multi-modal integrated transportation system that best serves the Niagara Frontier.

### *Niagara Frontier Transportation Authority (NFTA)*

The Niagara Frontier Transportation Authority is a regional public authority responsible for providing residents of Erie and Niagara Counties with a multi-modal (air, surface, water) public transportation system.

### *Level of Service*

This term refers to a measurement of the amount of automobile traffic on roadways. Level of Service or LOS, as defined in the NFTA 2010 Transportation System Plan is a qualitative measure describing the operational conditions within a stream of traffic. It is a means of quantifying or “grading” the operational quality of service provided by a roadway facility (NFTA, December 1994). LOS employs a rating system of “A” through “F”, with “A” representing the best conditions with minimal delays and “F” representing failing conditions with extensive congestion.

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## X. ANNUAL REVIEW

The Town of Evans shall conduct an annual review of the Comprehensive Plan to ensure that the plan remains a dynamic, useful document. This review shall be conducted by the Planning Division, as recommended by the Town Board, and shall include the following.

- Site plan and subdivision approvals issued during the previous year will be reviewed in conjunction with the Comprehensive Plan to determine if these decisions were consistent with the recommendations of the plan, as well as to judge overall impact of these decisions on general land use trends in the Town.
- All rezoning decisions approved during the previous year will be reviewed in conjunction with the Comprehensive Plan, and the Priority Zoning Issues list contained therein, to determine what issues on this listing were accomplished and if these rezoning decisions were consistent with the recommendations of the plan. Furthermore, the overall impact of these zoning decisions on general land use trends in the Town will be evaluated.
- The list of Other Priority Legislative Board Actions contained in the Implementation section of the Comprehensive Plan will be reviewed to determine which items were accomplished during the previous year, and to determine if there is a need to update or amend this listing.
- Comments from Town boards and departments, and public input, will be evaluated, and an Action Plan for the coming year will be developed.



## **XI. APPENDIX**

- a) **Public Opinion Survey and Summaries of Public Comments**
- b) **Public Announcements**
- c) **List of Public Meeting and Comprehensive Plan Committee Meeting Dates**
- d) **Department and Committee Reports**
- e) **Soils Map**
- f) **Conceptual Plan for Sturgeon Point Bluffs**
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# APPENDIX

## a) Public Opinion Survey and Summaries of Public Comments

## COMMUNITY SURVEY

Evans is beginning the process of preparing a comprehensive plan for the community. The comprehensive plan will provide recommendations about how Evans will grow in the future including where and what type of new development should occur, what natural areas should be protected, and what the needed transportation and infrastructure improvements will be in the short and long term.

This survey is being conducted by the comprehensive planning committee to assess the needs and concerns of the people in Evans. Please take a moment to anonymously answer the following questions. Feel free to make additional comments on the back.

Your answers will help guide the initial development of Evans' comprehensive plan. We will announce other public participation workshops and opportunities and we strongly encourage you to get involved with the process. Thank you very much for your assistance.

5= Very  
4= Somewhat  
3= Neutral  
2= Less  
1= Not at all

- |   |     |    |
|---|-----|----|
| 1. Do you own property in Evans?  | yes | no |
| 2. Do you work in the Town of Evans?  | yes | no |
| 3. What percent of your shopping is done in Evans?<br>0-20, 21-40, 41-60, 61-80, 81-100             |     |    |
| 4. Would you be in favor of more stores in Evans?<br>a) if yes where                                | yes | no |
| 5. Are you in favor of additional housing in Evans?   | yes | no |
| 6. Would you favor more service businesses?<br>a) if yes - where                                    | yes | no |
| 7. Would you be in favor of permitting more<br>industrial development of Evans?<br>a) if yes- where | yes | no |
| 8. Should mobile homes be in mobile home<br>parks only?   | yes | no |

(over please)



9. How important is it to you to protect or enhance:

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| . stream corridors                        | 5 | 4 | 3 | 2 | 1 |
| . wetlands                                | 5 | 4 | 3 | 2 | 1 |
| . wildlife                                | 5 | 4 | 3 | 2 | 1 |
| . places or buildings of historical value | 5 | 4 | 3 | 2 | 1 |
| . farmlands                               | 5 | 4 | 3 | 2 | 1 |
| . forests and woodlands                   | 5 | 4 | 3 | 2 | 1 |
| . scenic vista points                     | 5 | 4 | 3 | 2 | 1 |
| . waterfront                              | 5 | 4 | 3 | 2 | 1 |

10. Are you in favor of anything other than residential development on the waterfront?

yes no

11. Please list any areas or neighborhoods that would benefit from having additional parks or a bike/hike trail nearby.

12. Do you utilize Public Transportation?  
Is it adequate?

yes no  
yes no

13. How satisfied are you with the places in Evans:

|  |   |   |   |   |   |
|--|---|---|---|---|---|
| . for children to play                 | 5 | 4 | 3 | 2 | 1 |
| . for adults to recreate               | 5 | 4 | 3 | 2 | 1 |
| . to observe/study nature and wildlife | 5 | 4 | 3 | 2 | 1 |
| . to relax outdoors                    | 5 | 4 | 3 | 2 | 1 |

14. How important is it for Evans to focus development towards core downtown areas and retain the outlying areas of community in rural open space?

5 4 3 2 1

If so, where?

15. How important is it for Evans to do the following:

|  |   |   |   |   |   |
|--|---|---|---|---|---|
| . make sewer improvements                          | 5 | 4 | 3 | 2 | 1 |
| . lower taxes                                      | 5 | 4 | 3 | 2 | 1 |
| . improve the physical appearance of buildings     | 5 | 4 | 3 | 2 | 1 |
| . plant more shade trees                           | 5 | 4 | 3 | 2 | 1 |
| . preserve open spaces                             | 5 | 4 | 3 | 2 | 1 |
| . create more pedestrian-friendly neighborhoods    | 5 | 4 | 3 | 2 | 1 |
| . require new development to meet design standards | 5 | 4 | 3 | 2 | 1 |
| . improve public access to the lakefront           | 5 | 4 | 3 | 2 | 1 |

16. List the qualities you particularly like or dislike about Evans.

Thank you for participating in this survey!

*Minutes for Master Plan Comprehensive Public Meeting #1*

*Wednesday, February 12, 1997 - 7:00 P.M.*

*Town of Evans Court Room*

*Attendees: Sandy Brant                      Robert Catalano II  
              Patty Snyder                     Tom Partridge  
              Ed Gerecke                    Mark Engler  
              Anne Sellers                  Rich Whipple  
              Andy Yusick*

Chairman Brant introduced the Comprehensive Master Plan committee to the public. She explained a brief history that in 1995 the Planning Board began to create a comp. plan, at that time we created a mission statement, a content outline and began to collect data. We made the decision that the Master Plan would serve as the guide for land use regulations, infrastructure development, public and private investment in the Town of Evans. The plans would then be a tool for the Town for immediate and longrange protection and enhancement for the growth and development of our town. We would have a document that would tell us where we are now, where we want to be in the future and most importantly how we would get there. The plan we have now is 33 years old, is insufficient and did lack the third parcel - implementation, how we're going to get there. By the end of 1996, working closely with the Town Board we agreed on the significance of moving forward to finalize this plan. This plan should be completed and adopted by the end of 1997. The purpose of the meeting tonight is public input, it is invaluable and essential. A survey was distributed to be filled out and returned. The meeting ground rules were also explained. Each speaker will be given 3 minutes. After that time, we will go on to the next person. After people have all had a chance to speak, we will go around the room again for additional comments. Floor was opened to the public.

Speakers:

# 1 - Larry Franz, 6776 Old Lakeshore Road. I would like address the issue of changing the 135 foot setback along the road side. I also speak for Dr. & Mrs. Mangan at 6786 and my parents Mr. & Mrs. Lawrence Franz at 6794.

Mr. Franz feels that if the setback line was changed to be less than the 135', the area would be impaired as to the beauty of the road if someone could build right on top of the road. He also felt that it would change the value of his property.

# 2 - Joelle Crane, 9284 Waterman Road. Mrs. Crane stated how embarrassed she is of our Town Park and has asked for repairs. The equipment is not safe, it is old and pitiful. Conditions should be improved for the children who play down there.

# 3 - John Persinger, North Evans. Mr. Persinger thinks that water should be an important part of your infrastructure. People are paying district taxes and some of them don't have or get water. This problem has to be fixed throughout the town.

# 4 - Bob Catalano, Windover Lane, Derby. Random thoughts: 1) to avoid conflicts of interest some private and public agencies may have vested interests to seeing the Town grow beyond it's capacity. In particular and County of Erie Dept. of Environmental Planning and Sewer Dept. have in the past recommended expansion of sewer lines which in turn leads to increased development. This increased residential development would benefit the Co. but not the Town, causing Town taxes to go up. I think the Town should seek impartial advice from objective

sources. The Univ. of Buffalo Planning Department and their local outreach programs help communities with their planning needs. There are three (3) ways to do that: 1- is through an internship where a graduate student would implement a research project as defined through the town, the student is paid between 6 and 8 dollars an hour, or 2- through a thesis project which is the same but more detailed and 3- a studio class project which is a team of 8-12 grad students who undertake a more ambitious project that the Town defines. This team under the guidance of a faculty advisor does the work basically of a consulting firm. The cost of the final report is \$5,000-\$6,000. For more info you can contact Prof. Wm. Page, Chairman of UB Planning Dept.

Mr. Catalano stated that he believes a study should be conducted that measures the real cost of residential development. We need a study that really shows that increased residential development causes a need for greater services and increased taxes. Most of the commercial and industrial development does not cause taxes to increase.

# 5 - Dr. Joseph Mecca, 1260 Eden Evans Center Road. Re the study that Mr. Catalano was talking about. Studies have been done in two towns in NY State, Elizabethtown being one. They found that for every residential dev. housing unit, every dollar in taxes they pay, they receive \$1.42 worth of services back. Vacant land for every dollar they pay they receive \$.36 worth of services back. Therefore, the more development the bigger hole that you are digging.

Recreational lands are being lost in the Town of Evans. Dr. Mecca wants this land to stay recreational. He also would like to see an agricultural zoning in the Town. He believes frontage should be changed to 400' on the agricultural land.

# 6 - Michelle Monroe, 9186 Versailles Plank Road. I agree with Dr. Mecca. I would like to see the agricultural part of the town preserved. I own horses and 62 acres of land. Ms. Monroe would like the rural lands protected.

# 7 - Mario Ball, 9689 Versailles Road. Would like to see more lenient laws on what he can have in his own yard. Likes to fix cars there.

# 8 - Mark Sullivan, 8931 Versailles Plank Road. The environment needs to be thought about. The importance of generating revenue in this town is to pay for services that we all use. I think the studies are needed and monies would be well spent. We do not want to lose all of the green spaces in the area.

# 9 - Honor Schlenker, Cain Road. I agree that we should keep this Town a rural setting. We are all on wells in my area and do not want to become part of the Angola Retail Water District.

#10 - Stacy Vogel. I believe everyone in this Town has moved here due to its rural setting. We have the potential to end up looking like Cheektowaga, which I'm sure people do not want. We cannot bring in commercialized frontage on our new business, proper regulations have to be made. Green space regulations have to be provided, regulations have to be made in terms of what type of facia is required on buildings, more setbacks and parking areas on the sides of these businesses. With proper regulations, we can permit the free transfer of property yet to be done in a way to meet the great character we have.

#11 - Clem Janish, Waterman Road. The Town Park should be improved. We have no water pressure in the county. Do we want strip cities or cities? If you want development, move into Derby or the Village of Angola. Leave our farm and agricultural land alone. Industrial parks should be built by the railroads or thruway. Let's also enforce the zoning laws that we have before we worry about new ones.

**#12 - Blay, Versailles Road.** Feels lake does not get utilized enough in this area. Town Park should be opened up to the public more. The lake should be utilized with resorts, and public parks to bring in tax money. The speaker used the Cleveland waterfront as an example.

**#13 - Ron McPeck - Lakeshore Fence.** Zoning laws are going in the right direction. The Building Inspectors office is not big enough or equipped with enough people. The fee's for the area that are paid through the zoning department, should be increased. Two men are not a sufficient amount of people for the work that has to be done.

**#14 - Don Cook, Sturgeon Point Advisory Board.** Sturgeon Point is the only thing in this area that makes money for the town. The county property should be purchased and utilized. We could have big fishing tournaments and recreation at the waterfront. This area needs to be developed. We have the best beach area and recreation area in the county which we do not use.

**#15 - Joseph Martino, Lake Street.** Biggest complaint is the grocery store on the corner of Lake Street and Route 5. Prices are too high and the store is filthy. Get rid of the store and the drive-in and put a nice new store like Wegman's in there for the people.

**#16 - Norman Bromley, Versailles Road.** This is a very unique township with a lot to work with. A lot of areas need development and I think the Town has done a good job creating these areas. We need concentrated areas of residential growth and other areas that are primarily agricultural. We need an agricultural zoning that has a five acre reserve. This area would be protected and people would be aware of this at time of purchase.

**#17 - Carl Youngers, 8607 No. Main Street.** I agree that the Sturgeon Point area should be more developed. Also, Bennett Beach would bring in money to the area if this was opened up to the public. We need to increase our commercial properties around Route 5 or Commercial St. in the Village, North and South Main Street in the Village, and Eden Evans Center Road to Route 20. I think the Town and Village should be working together, one can help the other. Our county roads and town roads are in pretty bad shape in some areas, this also needs to be addressed.

**#18 - Don Huber, 9308 Ryther Road.** I agree with Norm about keeping the agricultural integrity of the town and the rural nature of the Town. In creating this Master Plan, I think it is extremely important to keep faith with the people who have lived here many years. We should be protected from "little ranchette" development.

**#19 - Darwin Wilson, Wilson Carpet Mills.** We have to keep residential and agricultural, but we also have to make it easy for more businesses to come in. Government should regulate business as little as possible and let the businesses survive as they will.

**#20 - Mark Sullivan.** In listening to everyone who spoke, we are all interested in the environment. People are paying alot of money to visit places that have this natural beauty, but it can also bring people in to experience what we experience. We need a study to get people to come here and utilize or see what we have, pay for it and then leave with the good feeling about Evans.

**Sandy:** We will be having some future neighborhood meetings with different interest groups within the town.

**#21 - Bob Catalano.** We have to keep taxes low. Something has to give, elderly people have to move out of this town, The younger people are going to have terrible taxes. We need to look at what will happen 10-20 years from now. Do we need a Town Police Department? Years ago when 20 bars were on the Lakeshore, we needed this department. The 20 bars have turned into



about 6 and the summer cottages have turned into year round homes. One of the things we can do is decide whether we need this Police Department or just contract the Sheriff's Department. This department is the largest consumer of taxes in the Town. More weight should be given to people who live in this town as opposed to the people who own a large amount of land and just want to sell it. The marina should be doubled in size, and the Sturgeon Point Lodge should be rebuilt. The Town should buy up some utilities that are going to be deregulated. What about fiber optic cable? If the town bought this in bulk, everybody in this Town could have access to the world.

Is it out of the realm of feasibility for one owner to buy the Village and turn it into an artists or craftsman's community and give them a special tax break. This would be very unique and draw people here.

#22 - Ernest Bauer. Western New York is not growing due to taxes. Everywhere else gives a tax break to industry for 15-20 years, to draw them in. Local businesses should be patronized.

#23 - Carl Youngers. We need to look into a moratorium on tax exempt property. The Town has a large share of the County's tax exempt property. No property should be able to be sold to any other tax exempt concern in any direction. If it's sold, put it on the tax roll.

#24 - Don Huber. I agree with the tax exempt property idea. Is there any way interested citizens can become involved in this more than just coming to the meetings? Mr. Huber is interested in becoming more involved.

#25 - Peter Hausenpausch, 44 Dellwood Ave, Chairman of Friends of the Village. More comprehensive marketing group within Town and Government. This could help the Town and the Village. We need small businesses and light industry. We need to encourage builders to develop these areas. In the Village we need a community/youth center. The Masonic Temple is for sale and it is a very good building for this purpose. I do not know what the availability in the interaction of dollars into the Village would be from the Parks and Recreation budget of the Town, but as far as I know there is no major influx of funds into the Village itself from the Town for Parks and Recreation. This is a key area that I think would be very useful in working with youth programs as well as a community center.

#26 - Ellen Perino, 9687 Old Lakeshore Road. What about forming satellite groups from various areas in the community that could get back to the Comprehensive group? I have expressed an interest in being on the committee and was advised that it was full. I think you should consider listening to other individuals who are interested and having some input into this group.

#27 - Harry Watkins, 72 North Lane. It sounds like the Town is a starving child that needs to have its resources better utilized. Commercial and Industrial developments have to come in the major quarters of the Town. A lot of these areas are designed for full development as far as the utilities are concerned. How is the zoning and the use of utilities going to come together? We need to concentrate on existing resources and develop some new.

Chairman Brant thanked all of the public for their positive input and closed the meeting at 8:15 p.m.

Minutes for Public Information Meeting #2 - Comprehensive Plan  
Thursday, June 26, 1997

Committee: Supervisor Robert Catalino II  
Sandra Brant, Chairman, Planning Board  
Anne Sellers  
Patty Snyder  
Councilman Tom Partridge  
Councilman Mark Engler  
Andy Yusick, Chairman, Zoning Board  
Richard Whipple, Wendel (Planning Consultant)

Chairman Brant called the meeting to order and welcomed all who attended. She explained to the public that their input was the most important part of the Master Plan, without this input, the committee has no direction. She emphasized that no decisions have yet been made for the Master Plan.

She announced that the next public info meeting will be August 7, 1997 at 7:00 p.m. at the Jerusalem Corners Community Center.

She explained that handouts included an agenda, highway map, zoning district list, and the goals and objectives which the committee has formalized.

Chairman Brant introduced each committee member.

Supervisor Catalino, the first speaker explained the current status of Town waterlines and proposed lines. A brief overview was given and he invited anyone who wanted to talk in more detail, to feel free to contact him and come into his office.

Councilman Mark Engler spoke regarding ideas and considerations and thought provoking action statements that may help to formulate ideas in the minds of the public and see what kinds of things that the committee would be requesting for ideas. Mark explained that commercial and industrial areas in the Town belong on major connecting roads. The roads most commonly mentioned are Routes 5 & 20 and Eden Evans Center Road. Mark had ideas for some development on Delameter Rd., Commercial St., and South and North Main Streets. Commercial dev. is also needed in the thruway area for gas, food and lodging. Ours is one of the only thruway exits that does not have any of these facilities. Mark stated that developing should be done in a commercial manner and that the residential lands should be put inland from that.

Chairman Brant reiterated that what the public is hearing the committee discuss are issues and considerations - they are not things that we necessarily agree or disagree should be in the final plan.

Councilman Partridge spoke regarding ideas that he has considered and maps that he has also put together. Tom states: two of the main themes from the first meeting were agricultural

preservation or districts and recreational areas of the Town. Tom shared ideas with the public as to where he thought some areas should be zoned agricultural and Tom agreed with Mark that commercial development should be on one of the major roads. Do we want to put some industrial areas up on Route 20 and keep Route 5 like it is now? These are just some thoughts.

Andy Yusick spoke about big picture zoning issues. Andy stated that the Master Plan is not a zoning law. The law that we are functioning under is from 1987 and the ZBA's job is to grant variances. There is a problem with this law since it was done without a Master Plan. The SR zone is all the land that they didn't know what to do with, so we are constantly getting requests for variances. What we are asking you today is to give us a general idea what you think land use should be throughout the Town.

Rich Whipple presented demographic trends, current locations of infrastructure (including sewers and roads) and a little conservation and recreation data and ideas. He explained that at the previous public meeting open space seemed to be very important to the residents of the Town, the maps showed these areas.

Anne Sellers spoke of the considerations of regional growth and concerns involved with that. She said that a review of what the demographics will tell people is very important. You have to think of why people moved into Evans; 1) They didn't move here for services like malls, 2) We are not monetarily wealthy as a Town so we have to keep the tax rate down, 3) We must believe that rural open spaces are important if we are going to bother commuting for services and recreation, 4) We have a low violent crime rate, 5) The preservation of Ag land is important as well as open space. Anne told everyone that she believed that we had to look at regional planning as suburban sprawl is giving people soaring land values. She explained that with controlled development the tax base will not soar. The concept that needs to be thought about in her mind is that bigger is not always better.

Chairman Brant told the audience that these were the kind of things that the board is faced with. In the end we need to have balanced growth.

The floor was opened to the public.

1) Bernard Rickard - Highland Subdivision. Home is in a flood plain. For five years we have tried to get a new flood plain study, is this going to be part of the future growth?

2) Robert Catalano - Derby. What is the feasibility of removing a dam on Bellheights Road? The dam serves no purpose, the court could put control gates on it and it would relieve the pressure in that drainage.

3) Mortimer Sullivan, Jr. - Versailles Plank Rd. Regarding the thruway exit with no food or lodging. The purpose of this exit was to service the residents of Eden and Evans and not to provide for future development. This area is surrounded by wetlands, habitat, and high power gas lines and would be unsuitable for any development.

\*Patty Snyder, Chamber President. Explained to the audience that she is keeping a look-out for business, commerce and industry in our community both small and large. Asked people to feel free to contact her at the Chamber office if anyone has any input or idea's on this for the Master Plan.

4) Joe Sundown - Highland area. Two concerns re Evans. 1) Point Breeze area, Town Park, Highland not enough recreation facilities for youth, and why are the youth centers closed and not being utilized? 2) Keep big businesses out of the Evans area.

5) Paul Michalek - 1224 Church Road. What thought has been put by the Town into maintenance of public beach areas if they are going to be of access to the public? What thoughts have also been made as to law enforcement and security of these areas? People are driving onto the beach to launch jet ski's, etc. What about the people who live along these area's?

6) Joe Kwilos - 7678 Erie Road. Ag districts should be put in the Town where there are open spaces. There are still a lot of part-time and full time farmers in the area.

(Chairman Brant explained that Ag districts have been placed on maps by the County. They are only created every eight years and permission has to be gotten from the homeowners who own the land. Ag districts are not part of the Town zoning map.)

A permit should not have to be gotten just to fix a fence for an animal. The farmers need to be protected. "Agriculture is still the largest industry in NYS."

7) Mr. Bogulski. Taxes need to be under control in this Town or there is no future here. Give some of the tax money to the senior citizens instead of the schools. We have good schools, help out the senior citizens. Why did the Town have to purchase the JC school when we have paid taxes on it all these years?

8) Sal Aronica - 9291 Erie Road, Tubby's. Appalled by the ad put in the paper by the committee for the public interest meeting. Stated that if the Town wanted to change his property he should be notified.

9) John Bellitere - City of Bflo. Owns 60 acres on SW Blvd., want Ag use for his property. Thought that maybe the Town should build some summer homes to get the tax revenue and make use of the beautiful beaches available to people. Was against all businesses being put on Route 20. Agreed with Anne that smaller is better.

10) Lisa Ishwardas - South Creek Road. Willing to pay extra taxes for benefits that are here and not in the City. Graycliffe property is a jewel that could be dazzling for this Town. Tourism will be brought here from this property, if it is supported. Also the Bennett Beach dunes are a great attraction and the creeks that are here. Trails for walking, canoeing and kayaking could be very beneficial for tourism.

11) Terry Mecca. People should not complain about things, they should do something about it, i.e. properties that are dilapidated, etc.



12) Larry Franz - LS Road, Derby. Agrees with Anne Sellers. I think you should follow Mrs. Sellers' red flag.

13) Ron McPeck - 8746 Erie Road. When the Master Plan is done the committee needs to be aware of small business owners and look-out for them. The Town does not do this right now. We need to be supported.

14) Duncan Jewitt - Eden Evans Ctr. Rd. All for the Ag district in this Town. Small business is good but the big businesses like Flexovit are noisy and add to much traffic and garbage.

15) Ron Carter - 9953 Route 20. Would like to see all of Route 20 green, not commercial. The woods are some of the prettiest in the County.

16) John Mulawka, 607 Larkin Road, Derby, Windover Farms. Wants Ag district for his farm. The Farm Bureau wanted the committee to know that NYS Constitution supports Ag over any other type of development, article 14, section 4. Main concern is that he wants his farm to be agricultural.

17) Diane Pescio - OLS Rd, Derby. If you have larger homes on larger pieces of property, wouldn't that give a higher tax base to the Town? Can growth and development be done and green space still provided?

18) Norman Bromley - 9183 Versailles Rd., Angola. Wants Ag districts. Why can't boat owners own one acre lots on St. Pt. Road to store their boats?

19) Robert Catalano - Derby. Stated that a meeting he was at 25-30 years ago is the same thing that he was hearing at this meeting. No new idea's. We cannot ignore the tax revolt that is going on. Agrees with Anne Sellers that small is better.

20) John Schneider, Wisconsin Rd., Derby. We need places for the kids to go to for recreation. We need businesses to provide jobs for the people of our Town, some industrial planning is needed. Is the Village going to benefit at all from the Master Plan - the Village is depressing. Wants no more industrial development on Eden Evans Center Road.

21) Kathy Glass - Wisconsin Road, Derby. While small is good if we have businesses in the area like we did thirty years ago, we do not have this anymore. We need to provide for our needs and spend money in the Town. We need good conscientious development.

22) Valerie Johnstone. Look carefully at what other Towns have done. Far too often when a tax incentive is offered to a company, that company comes into the area and once that incentive is up, they move elsewhere. What guarantee do we have that a big company that might come here, won't suck us dry? Are we guaranteed that our residents will be employed by the employer?

23) Glenn Mead, 8686 No. Main St., Angola. Promoted the hard working people of the Village that has worked on the Library, the flower pots, etc. Stated that we should keep a positive

attitude and enjoy what is here and offered to us. Enjoy!

Chairman Brant closed the floor to the public. The next steps of the committee will be to take all the input from tonight's meeting and incorporate it into already collected data and info. We will use this material for guidance for the future growth and development of the Town. Next public meeting August 7 at 7:00 at the Jerusalem Corners Community Center.

Public Input Meeting #3 - Evans Community Center

August 7, 1997 - 7:00 p.m.

Attendees: Rob Catalino, Supervisor  
Sandra Brant, Chairman  
Anne Sellers, PB Member  
Patty Snyder, President C of C  
Tom Partridge, Councilman  
Mark Engler, Councilman  
Rich Whipple, Wendel

Absent: Andy Yusick, Chairman ZB

Chairman Brant called the meeting to order and explained to the public that the board is going to continue to need their input until the end of the project. It was stressed that the public input would be needed to fine tune the plan, and all decisions will be made for the betterment of the entire community.

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This meeting's purpose is to update the public on some of the findings and ideas and preliminary conclusions with a few recommendation considerations. The bulk of the program will take public input which continues to be essential to the end of the process.

Presentations were made by:

1) Supervisor Catalino. Rob explained that the future of our Town is what this plan is all about. We are trying to steer this Town in the right direction into the 21st century. We will try to give you ideas of what we are looking at, as well as listen to public comments. Nothing has been "cast in stone" at this time, and we look forward to hearing your comments.

2) Councilman Engler will gave some comments on demographics. Mark explained that the Town grew steadily from 1960 thru 1980. We had about a 2% growth rate in 17 years. Once the population of 10,000 was surpassed, the Town provided more services which is what the people wanted. Since growth has not been substantial, this forces the taxes to go up. We need to build some kind of an economic base. We need to bring some commercial and industrial development into Town to balance things out. Increased assessed valuation does not bring in enough money. If the Town does not continue to grow, taxes will continue to raise. We need a balance of commercial and industrial development.

Chairman Brant stressed that these are issues that each board member is presenting. Whether or not they ever become part of the plan will depend on what we hear from you and what decisions we make to present back to you at future meetings.

3) Rich Whipple shared comments and maps regarding development trends, environmental features, and infrastructure conditions. Rich continued on with development trends that were found in the Town based on a collection of data from Town records, County and State agencies and a lot of internal committees that have been very helpful. The Town is growing very slowly by population and physical development as Mark pointed out. Residential development in the Town involving major subdivisions is somewhat rare, commercial and industrial development is also slow. These trends have occurred over the past 10 or 20 years. Public input that has been collected shows that there is a desire within the Town to maintain the rural feel of the Town but also need the convenience of commercial services. Rich pointed out on the map to the where all open spaces are, and where restrictions for development are; due to wetlands, flood plains, etc. Rich showed the areas where sewer and water lines currently do not exist.

7) Supervisor Catalino gave the closing remarks. The public was encouraged to stand up and make their ideas heard.

Chairman Brant stated that this is still a crucial time for the committee to hear from the public. This cannot be a real Town plan without sufficient and continuous public comment. The floor was opened to the public.

1) Fred Hughes - 905 St. Point Road. Two concerns: a) major wetlands need to be identified, b) what would attract a business owner to come to the Town of Evans? Are roads policed for garbage, old cars, etc. that are laying in yards? - not attractive.

\*\*Anne Sellers advised that the committee is discussing the need for a property maintenance law.

2) Robert Catalano - Larkin Road, Derby. Spoke for a considerable amount of time on the following points: High taxes paid by a low income population. The issue is taxes, the plan needs to address this. Who will pay for retiring baby boomers? Sr. citizens have difficulty paying the taxes. Main focus of all planning activities must be an assault on taxes. Thousands of tax cutting ideas are being implemented all across the nation, check the internet. More housing developments result in higher taxes, however business and industry pay their way. To keep taxes down you have to discourage residential development.

Mr. Catalano read a list of idea's that he believed could reduce taxes. Mrs. Brant asked him to leave a copy with the secretary for committee use. Mr. Catalano did not do this.

3) Tony Scotchia - 995 Harrison. Last year the Town received \$75,000 for LEB improvements. When are these improvements going to start? Second question; I see maps planning for the future and nothing on these maps for recreation for the children. It is important that we occupy our children and keep them out of trouble.

\*\*Supervisor Catalino answered the questions regarding LEB. These projects will begin in the fall. Secondly, with the purchase of the old youth center, hopefully some of this money will go toward the upgrade of equipment at the Town Park, and the LEB Park. Recreation is up 400% so we are continuing to work on this area.

4) John Billitere - owns 60 acres on SW Blvd. Points re Route 20. Development should be selective, develop what you have sewer lines for - where is the plan for that? You are going to force gentlemen farmers out of the area. Sewer lines cost a lot of money to build and maintain. Is the Town willing to do this?

5) Richard Hoch - Dennis Road. Concerned with bike/hike trails. With increased crime, i.e. rape, this is not a good idea. These trails cannot be policed. Be cautious about wetlands - this is not agricultural. Development and planning needs enforcement before we define properties. Be careful of segregation - poor and wealthy homes. Watch the tax base especially for wetlands.

6) Carol Matson - Beechwood Drive. How would doubling the size of the Marina reduce taxes? For future generations, hold on to the land for development and/or growth.

7) Hildegard Hoch - Dennis Road. What are the thoughts on compensation for the land that the Town and County want to own?

8) Peter Bogulski - Larkin Road, Derby. People want reasonable taxes and better than average schools - we have neither of these. The most important thing is taxes.



\*Mr. Bogulski started (as at the first public meeting) complaining about the schools and school taxes. He was advised by Chairman Brant that this was a plan for our Town not for the school system. Please give us substantive ideas to help us, not continue to vent.

Mr. Bogulski's last comment was to ask: What kind of benefits could be derived if the County took over the police force in this Town?

9) Marie O'Connor - 8810 Lakeshore Road, Angola. Any ideas being entertained for Cradle Beach Camp? Concerned with drainage. Delaware Creek has gone from a very small stream to a raging river, in some part due to the development that has been taking place up hill. The solution is not at the mouth of the creek. It has to take place above the mouth of the creek. Are new drainage systems being developed?

\*Supervisor Catalino agreed that drainage has been a problem in the past and will be addressed.

10) Julie Matson - 7311 Beechwood Drive. Ascetic things bring people to our Town - not large developing businesses. It is important to preserve land. Green space, wetlands, ag land should remain.

Mr. Partridge asked the audience if this plan on the map behind and as stated so far was acceptable to them and if the public thought that the board was on the right track.

\*Chairman Brant stated that the committee was not ready yet to ask for a show of hands on a plan that was still too broad. The public is also indicating they cannot make a decision on what is presented so far.

\*Supervisor Catalino added that if people had any comments to make on what Councilman Partridge had just said, that they could talk directly to him (Partridge) after the meeting.

\*Chairman Brant advised that the only public comment the committee is looking for at this time is; what do you prefer to see and where.

11) Joe Kwilcs - 7678 Erie Road, Derby. Can agricultural zones be reserved that used to be used for farming? This would preserve farm land and make it available for farming someday. The ag districts should not be all in one corner of the Town. Some places that are existing for farming are not on the map for ag zoning.

Until the houses that we already have in the Town are sold, why should new ones be built? This would not increase the need for new sewers, etc.

Developers should be held responsible for drainage problems that occur from their developments. Enforcement is needed.

12) John Mulawka - 607 Larkin Road, Derby. Don't let back door politics effect the outcome of the Master Plan. Is the Town taking over the Village water company?

13) Lester DeBoy - Hamilton Dr., Derby. Plan your drainage before you let anybody come into the Town. St. Point Marina expansion - the Old Lakeshore Road hill was supposed to be cut down. This is a very bad intersection because you cannot see cars coming from the right. Another bad road is So. Creek Road where it goes under the viaducts. Please consider in the future when buildings go up if the intersections can handle it and the drainage.

\*Mrs. Sellers stated that the Town fought with the County about this intersection, and the County would not improve the intersection.

\*Mr. Engler interrupted the meeting and cited the ad that was put in the PennySaver stating "did we get it right". He agreed with Councilman Partridge and asked for a show of hands and find out if we are headed in the right direction. We need to know.

\*Mr. Partridge asked is this right?

14) Mr. Hoch - If I am to answer his question, are all the comments that have been made this evening meaningless? I should answer yes, you are on the right track, and rescind everything that I had to say? Should I say, yes, I approve of your plan? Then my comments are meaningless?

\*Mr. Partridge stated that your comments are not meaningless. All that he is asking is, is the general plan.....I know there are all the considerations with the drainage, utilities, and the buffering zone, and those are issues that come after we decide what is going to happen in the area.

\*Mr. Hoch, I disagree that we can manage a hiking and biking trail.

\*Mr. Partridge: I understand what you are saying. I am not asking you to consider the hiking/biking trail. We are looking at these spots and wanting to know if this is the appropriate place to put them.

\*Mr. Engler: it is basically in discussion with the southeast corner of Town.

\*Anne Sellers: But now it's late and we have fewer than 1/2 the people here that were here initially.....

\*Mr. Partridge: We are looking at spots for businesses down the road and the appropriate spot or area to put them. We need this as we need to move on and address the other issues, the residential and the preservation of green space in the existing residential areas of St. Point, etc.

\*Mr. Hoch: Be very specific when you ask this because if I am to approve, I have to know exactly what I am approving.

\*Mr. Partridge: I am talking about the areas in blue up on Route 20 and the Ag areas that are in green. We have to do one area at a time. Is this right? We know we have to address other issues...

\*Chairman Brant: We have lost the agreed form of this meeting. Because of what is happening here, we are not able to take input in at all. Everyone is talking at once. I do not want this to happen. We are losing order. If you are going to address the issue of what you think is right, you have to step up and use the microphone.

15) Robert Palmer - 1780 Eden Evans Center Road. I agree with a some of the plans for Route 20. There is some beautiful land there that should not be destroyed. use the flat level cleared land on Route 20 instead of destroying the streams, gorge, etc.

Taxes and tax base is a big concern. Where are the signs for Evangola State Park, historic Angola Village. This will bring a lot of money in. Use the thruway exit, scenic roadways. Capitalize on what we have. Facilities put at exit will draw people.

16) Diane Pescio - 6836 Lakeshore Road, Derby. If we are expected to vote or raise our hands on what was presented, I felt that the Agricultural area and Industry area are two separate

concerns for me. I am in favor of the Ag areas, the light industrial areas would cause me concern.

\*Mr. Partridge, this is not the only ag. area that is planned. This is just an area that we are looking at. This is not the only area that we are looking at. My question is; the areas that we have up here now and only these areas, is this correct? We have to get a decision eventually, we have to say this is what is going to go here - is this right?

\*Ms. Pescio: I still think that the agricultural areas and the light industrial areas are two separate issues. I would not want to say yes and say yes for both.

\*Mr. Partridge, all I am looking for is yes or no. We have to plan a spot for businesses. We want to plan to have the appropriate spot for them.

\*Ms. Pescio: If I lived on Route 20, I would say no. I cannot speak for people who live on that road. Whatever you put in there effects everyone else in the Town.

\*Mark Engler: The fact that we are a lake community it doesn't matter whether you are in Eden, North Collins, or Lawtons, they all drain into the Town of Evans. We cannot control what those people do.

\*Ms. Pescio: True but we can control what we do.

\*Mark Engler: But the DEC does have very serious controls over the types of things that can be put here, also the Army Corp of Engineers has involvement in wetlands and shorelines, etc. Because we are a lake community we have a much bigger picture than just the Town of Evans.

\*Tom Partridge: My question is (this would sum up the question as to where to put things) say Anderson windows wants to build a factory, employ 40 people, where would you like to see that? You have to have a spot where would you like them to locate? Lakeshore Road, Eden Evans Center?

\*Mrs. Sellers: That's scare tactics, because Lake Shore Road is not zoned for any industry and it never will be.

\*Supervisor Catalino: I am going to step in here. As you see we have some tough decisions ahead of us. We did mention that we are going to try to present a plan by September or October. We would present it to you as a preliminary plan. We are going to take the information we have so far and I am certain that after the next meeting that people are going to tell us more of what they want. That is what we are looking for. If you have any more comments. We would be more than happy to listen to you. If anyone else has any more comments, please come up and use the microphone. Let's move this along.

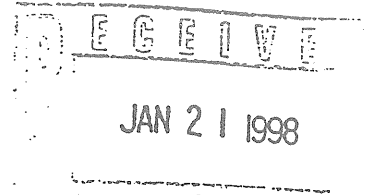
17) Mark Sullivan - Versailles-Plank Road. If light industrial is brought into any of these areas, the debt might out live any of these companies that we are setting up for. If a company comes into this Town and we establish these services and facilities, and they don't live in the Town or prosper for as long as the debt is incurred, what will we do with that debt if there is any empty warehouse or factory? What type of plan do we have to keep people here so that we don't run into a mistake?

18) Valerie Johnstone - 7975 Delameter Rd., Derby. Ag areas, we need more of them. I do not want to approve any maps or Master Plan that does not include more scattered large, beautiful rural areas. Do consider more rural areas, SR scares me to death and I am frightened of what it can do.

19) Mark Rand - 7308 Beechwood - He spoke for a considerable time regarding the following: Concerned of the direction of where you want to take the Town? You have mentioned three primary things tonight; ascetics, taxes and where growth is going to be. I do not see that defined up here by anyone. You are trying to define specifics without approaching where you want the direction of the Town to go. I haven't seen a consensus from anyone except from the floor. You cannot tag this without being able to assess percentages of the land. Open land areas have to be kept clean and cleaned up. There were also a lot of comments tonight about taxes - some of it is not within our control. What are the limits of the roads in terms of planning? What are the most salient variables that we have to work with? Don't hurry the Master Plan deadline. We need a map showing large landowners so that we know how these lands will be handled. I would to get a vision as to where you want to take this plan. Do not want sewers on my property. The mere fact that there is no sewers have kept the rural ambiance in that area.

20) Mr. Hoch - Zone what you need, make sure you know by realistic projection and assistance where you need it.

There being no one else wishing to comment, Chairman Brant thanked the public for their participation and closed the meeting at 10:40 p.m.



Public Input Meeting #4 - Evans Town Hall Court Room

Tuesday, November 11, 1997 - 7:00 p.m.

Attendees: Rob Catalino, Supervisor      Tom Partridge, Councilman  
Sandra Brant, Chairman      Drew Reilly, Wendel  
Anne Sellers, PB Member      Rich Whipple, Wendel  
Patty Snyder, President C of C      Andy Yusick, Zoning Board

Absent: Mark Engler, Councilman

The meeting was called to order by Supervisor Catalino at approximately 7:05 p.m.

Drew Reilly gave the introduction, Master Plan definition, and future general land use map information to the audience. The floor was then opened to the public for their input. Speakers were as follows:

1) Sheila Flaherty, Old Lakeshore Road, Derby. Concern as to the possibility of future developments in the land areas immediately surrounding her and her neighbors properties.

Drew agreed that this area needed to be looked at carefully. This area will be planned differently than certain areas of the Town. There has to be open space. People in the Derby area want open space and recreation area also.

2) John Billitere, 60 acres on Southwestern Blvd. Not in favor of light industrial on Route 20 by his land. Will he be affected by tax increase as the parcels of land around him become worth a lot more money per frontage? As the land values increase, will he be able to afford the taxes then? Will people be pushed out?

Drew stated that this land should be zoned light commercial not light industry. As for taxes, you would have to talk to the assessor. We are trying to give people an idea of what the town is looking for and try to give them a big picture

3) Fred Hughes, St. Point Road, Derby. Stated that he was impressed by the attempt to try to pull something together for the Town. Will I be restricted potentially in being able to develop woodland areas in the future if I choose to?

Drew told Mr. Hughes that there will be zoning requirements. We are hoping to offer different opportunities for the land. We need an open space, green space plan for the Town. We will incorporate all of this into the plan, i.e. a wildlife transition area, and give people opportunities.

4) Sam Calandra, Chapel Park Villa. There seems to be a great amount of tax exempt property in our community. In future land uses, how do we address that?

Drew: One of the ways that we are going to do that is through a gradual transition through zoning.

5) Don Huber, Ryther Road. Asked for examples for light industrial and/or commercial that would be appropriate for the light blue areas on the map. In considering the woodland areas, have you given any consideration not just for preservation but also for renewable resource management?



Drew: The businesses that we are talking about in these areas are businesses that can exist without sewers. The zoning we are talking about tells you what you can put on your property and the parameter set backs. Another concept we are talking about is overlay zoning. This zoning would have additional requirements, i.e. how far the business has to be set back from the road, etc. We know that there is residential development there, we know that the commercial development would have to be compatible with this.

Mr. Huber defined renewable resource management: a lot of communities forget that woodlands, fields are dynamic in nature. What we have in the Town today in a particular green space is not what will be here in 20 years if we simply take a preservation approach to it. Renewable resources include water quality, wildlife, birds, recreational facilities, etc. Tell the property owner that there are certain things that can be done in this green space that might be of income too them.

Drew: Good idea.

6) Stan Kwilos, Commercial Street. Property is in the Village transition area, how will this be zoned? Will aqua farming be allowed in that area?

Drew: We are going to try to put that village transition area together, the committee is here to listen.

7) Dennis Allen, 80 Center St., Angola. Questioned how it was stated that utilities like sewer, water and gas were not going to be brought down Route 20 in the certain area shown. With the water cooperation between the Village, the Town and the thruway, I was under the understanding that water was going to be coming from North Evans all the way down Route 20.

Drew: The theory behind that is that the federal government says that water is a necessity. The Town of Evans is trying their best to provide water to all citizens as soon as it becomes economically feasible. Sewer is going to be run in those areas in which you want to promote development. Water is a general need, and it is being planned.

Chairman Brant thanked all who attended the meeting and urged anyone that had further questions to please send them to the committee in care of the Evans Town Hall.

The floor was closed to the public at approximately 8:21 p.m. and the meeting was adjourned.

Public Hearing for the Final Draft of the Town of Evans Comprehensive Plan  
(Public Input Meeting # 5)

Thursday, September 24, 1998  
Evans Town Hall Courtroom

Attendees: Robert Catalino, Supervisor  
Sandra Brant, Plan Committee and Planning Board Chairman  
Councilman Tom Partridge  
Former Councilman Mark Engler  
Andy Yusick, Zoning Board of Appeals Chairman  
Anne Sellers, Planning Board Member  
Patty Snyder, 1997 Chamber of Commerce President  
Drew Reilly, Consultant, Wendel  
Wendy Salvati, Consultant, Wendel

The meeting was called to order by Supervisor Catalino at approximately 7:10 p.m. After welcoming all present, introducing and thanking the Comprehensive Plan Committee members, Supervisor Catalino discussed the intent of the meeting and the future direction and process for finalizing the Comprehensive Plan.

Chairman Brant provided a brief background of the Town's effort to update the existing Comprehensive Plan, discussed the evening's agenda and explained the format for public input.

Drew Reilly and Wendy Salvati discussed the Master/Comprehensive Plan definition, construction of the plan, the Town of Evans plan and recommendations/implementation items. The floor was then opened to the public for their input. Speakers were as follows:

- 1) Don Huber, 9308 Ryther Road, Angola - Concerned with environmental green space. Questioned residential development with creative restrictions. Asked for some examples of creative restrictions, including less palatable ones.

Drew explained that the environmental green space areas will be difficult to develop due to floodplains and wetlands. He listed the following possible restrictions:

- Larger lot size - 2 acre zoning
  - Increased setbacks
  - Attempt to move away from 2 dimensional zoning and houses built close to the road
  - Open development - one driveway for two houses - One house close to the beginning of the driveway and another house sitting farther back at the end of the driveway.
- 2) Dave Bruce, 314 Central Avenue, Angola - Addressed area # 10, Wendt Beach to Point Breeze. Concerned with:

- Historical aspect of this area
- Unusual lot restrictions
- Unusual beach access requirements

Mr. Bruce desires consideration of separate zoning, R3, for this area in order to preserve particular trees, its narrow roads and the small lots that create the flavor and character of the area.

Drew stated that the committee is concerned with this area as well. If the Grandview Bay Association can provide any written information, it may aid the committee.

- 3) Lee Widmer Wick, 369 Harper Road, Angola - Will the Town consider taking over and maintaining various roads in her neighborhood with monies allocated through Community Development funds?

Drew explained that this area is problematic in terms of infrastructure, badly needing to be improved. The County and State have said that if the Town plans for this, funds may be available.

Councilman Partridge added that he would like to meet with Ms. Widmer-Wick and Councilman Tom Csati, liaison to the Highway Department, to begin to develop plans that will work with the Comprehensive Plan, to address this problem

- 4) Jim Snider, 1654 Cain Road, North Collins - lives in area #3, agricultural with very low density, and made the following comments:
  - Encourages larger than 5 acre minimum lot size in this area
  - Urges seeking of funds for developmental rights by the Town to preserve agricultural areas
  - The increase in household incomes since 1980 is a plus for the Town
  - Preferential treatment and non-enforcement of junk car laws will give Evans a "trashy" look

Drew stated that throughout the Comprehensive Plan drafting process, the committee discussed strong recommendations regarding enforcement issues and property maintenance.

- 5) Anne Sellers, 6996 Old Lake Shore Road, Derby - addressed preservation of agricultural areas:
  - Farmers have the option to take advantage of tax incentives to keep their properties in Agricultural Districts. This way the land cannot be subdivided.
  - A more extreme measure is growth rings - developmental areas surrounded by growth ring. Absolutely no subdivision is allowed outside of the growth ring and residential development is allowed only inside the growth ring. This is a way to preserve surrounding agricultural lands and an attempt to eliminate suburban sprawl as well.

- 6) Stan Kwilos, Commercial Street, Angola - Owns 50 acres on Commercial Street, aquaculture. How will the village-lakefront transition zoning effect buildings in this area? Will he be considered non-conforming?

Drew commented that these recommendations are not etched in stone. The committee strongly supports agriculture in that area. If the committee wishes, we can make some changes before the plan is referred to the Town Board. Also, when the Town Board Public Hearing takes place, remind the Town Board of your property in this area so agricultural consideration of your land becomes public record.

- 7) Rick Jost, 7341 Delameter Road - Concerned about Suburban Residential zoning in the reddish maroon area on the map. What are recommendations for this area regarding density and land use?

Drew stated that density regarding lot size is approximately 1 acre. The committee recommends creative zoning for this area. Cluster developments are encouraged but uses will include farms, farm businesses, stables, home businesses and home occupation, etc. A rural America flavor is to exist here - many uses allowed as long as the use does not impact the neighbors. Zoning created here will follow these criteria with appropriate controls such as proper buffers, no outdoor storage, etc.

- 8) Norman Bromley, 183 Versailles Road - Inquired about the timetable regarding the Comprehensive Plan. How soon will the zoning changes take place?

Chairman Brant stated that hopefully the Town Board will adopt the plan by the end of the year. We will move quickly with the easier and less controversial zoning changes. For example, agricultural and open space areas will be targeted soon in order to discourage development in those areas. This was a common theme in many community surveys.

- 9) William Faust, 1181 Peppertree Drive, Derby - Other than land use, does the Comprehensive Plan provide overlays for economic development, conservation or drainage?

Drew responded that overlays have been discussed but no specifics are outlined. Two or three areas of the Town will include economic incentive zones or economic development plans. Likewise, conservation areas have been targeted as well. A goal of the Comprehensive Plan includes an open space/green space plan which the Conservation Board has been working on. This plan will provide a tool for the Comprehensive Plan to achieve many of its conservation objectives.

Patty Snyder added that pages 54-57 of the plan addresses business within the community. This section identifies areas targeted for economic development. It also discusses ideas to encourage new, as well as existing, businesses.

10) Don Huber, 9308 Ryther Road, Angola - Recommends smaller parcels in agricultural areas be given tax incentives to be able to stay in business. Town needs to recognize these businesses as agricultural businesses. Example: Tree farming is considered a recreational business in many towns. Also, desires a moratorium on any additional tax exempt land in Evans.

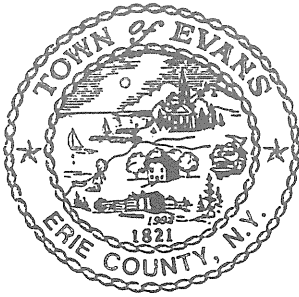
Drew stated that the Comprehensive Plan encourages the Town to eliminate most of the Community Facility (CF) parcels to help reduce tax exempt land in Evans. Again, the Comprehensive Plan is supportive of agricultural businesses. When it comes to tax incentives, the framework is set and it is the job of future Town Boards to consider this issue. Other towns have considered the possibility of farmers giving up developing rights to their properties in order to obtain reduction in taxes. This is known as agricultural easement of property.

With no further response from the public, Chairman Brant closed the floor to the public. After thanking the public for their participation, she extended a special thank you to the Comprehensive Plan Committee and Wendel for their cooperation, collaboration and diligence in developing this draft Comprehensive Plan document. She also encouraged the public to continue to follow the process through to the adoption of the Comprehensive Plan. The meeting was adjourned at 8:50 p.m.



# APPENDIX

## b) Public Announcements



## TOWN OF EVANS

PLANNING BOARD

8787 Erie Road • Angola, NY 14006-9600

SANDRA L. BRANT, Chairman

### **\*\*PRESS RELEASE\*\***

## Comprehensive Plan Public Information Meeting #1

### Evans Plans for the Future Open Meeting Scheduled

A Comprehensive Plan Committee has been established to finalize the work on the Town's new Comprehensive Plan. During this process, the committee will hold Public Information Meetings over the next several months. The public input received will be important for the direction of the Town's future. In 1996, the Town's Planning Board developed the plan's mission and outline content. Recently, the Planning Board and Town Board decided to move forward with a "pro-active" approach to effectively plan for growth in Evans. This Comprehensive Plan will act as a guide for the Town's future land use regulations. The present plan is 33 years old, and is insufficient. Currently, the Town's Zoning Ordinance regulates the development of land.

During the next several weeks, the committee will look at Town history and various statistics regarding: population characteristics and school enrollments, open space, zoning changes, residential and commercial land use changes, locations of industry, recreation areas, waterfront access, environmental resources, etc. In addition, the Committee will involve Town advisory boards and agencies to determine present conditions and trends in the Town.

The first informational meeting to accept public comment has been set for Wednesday, February 12, from 7:00-8:30 p.m. in the Court Room of the Evans Town Hall. Town-wide public input is essential to the Plan. The Town expects to complete and adopt the Plan by early fall. Direct any questions concerning this meeting to the Planning Division office at 549-0946.

# Board slates session to air master plan

By CHARITY VOGEL

*Evans Correspondent*

The comprehensive master plan for the Town of Evans will be discussed at an open meeting at 7 p.m. Wednesday in Town Hall, said Sandra L. Brant, Planning Board chairwoman.

Ms. Brant, who also heads the Comprehensive Plan Committee, said several meetings are planned to gather information from residents.

"This is just the first of many public informational meetings," she said.

"There will be as many as need be. We don't want to leave anybody out."

**SANDRA L. BRANT**  
*Planning Board chairwoman*

Ms. Brant called the town's 33-year-old plan "insufficient." The town's Zoning Ordinance now regulates development.

The plan will affect the entire town but not the Village of Angola, which has its own land-use laws, Ms. Brant said.

But she added that the town is seeking suggestions from the village.

Two other Planning Board members, two Town Board members, the Zoning Board chairman and a Chamber of Commerce representative also serve on the Comprehensive Plan Committee.

The committee is studying population characteristics, school enrollment, open space, zoning changes, residential and commercial land-use changes, locations of industry, recreation areas, waterfront access and environmental resources, Ms. Brant said.

"We expect to have a plan in place by early fall of this year, so it can — hopefully — be accepted under this Town Board's administration," she said.

"We have a Town Board now that's committed to finalizing this master plan."

# Evans sets first informational meeting on comprehensive plan

By DOUG FENTON

*OBSERVER Staff Writer*

EVANS — A Comprehensive Plan Committee has been established to finalize work on the town's new comprehensive plan.

During this process, the committee will hold public informational meetings over the next several months. The first session is scheduled for Feb. 12.

"The public input received will be important for the direction of the town's future," said Evans Planning Board Chairman Sandra Brant.

In 1996, the planning board developed the plan's mission and outline content. Recently, the planning and town boards decided to move forward with a pro-active approach to effectively plan for growth in Evans.

This comprehensive plan will act as a guide for the town's future land-use regulations.

"The present plan is 33 years old and is insufficient," Ms. Brant said. Currently, the town's zoning ordinance regulates the development of land.

During the next several weeks, the committee will look at town

history and various statistics regarding: population characteristics and school enrollments, open space, zoning changes, residential and commercial land use changes, locations of industry, recreation areas, waterfront access, environmental resources, etc.

In addition, the committee will involve town advisory boards and agencies to determine present conditions and trends in the town.

The first informational meeting to accept public comment has been set for Wednesday, Feb. 12, from 7 to 8:30 p.m. in the court room of the Evans Town Hall at 8787 Erie Road (Route 5).

"Townwide public input is essential to the plan," Ms. Brant said. The town, she noted, expects to complete and adopt the plan by early fall.

Ms. Brant noted that additional information will be provided to Evans residents as the process of updating the plan moves forward.

Town residents who have any questions about the comprehensive plan and the upcoming meeting should contact the Evans Planning Division Office at 549-0946.

2-6-97  
Dunkirk Observer

2-10-97  
Buffalo News

# Evans to hold first informational meeting on comprehensive plan

By DOUG FENTON  
OBSERVER Staff Writer

EVANS — Town residents will get a chance to offer their input on a new comprehensive plan for Evans Wednesday night.

The Evans Comprehensive Plan Committee has scheduled the first of several public informational meetings at 7 p.m. Wednesday in the town hall courtroom, 8737 Erie Road (Route 5).

Additional public meetings are planned over the next several months, according to committee member Sandra Brant.

"The public input received will be important for the direction of the town's future," Ms. Brant said. "The present plan is 33 years old and is insufficient."

In 1996, the Evans Planning Board developed a mission and outline for the plan. Recently, the town and planning boards decided to move forward with a pro-active approach to effectively plan for growth in Evans.

The town Zoning Board of Appeals, business community and other interested organizations and residents are also involved in this

process through membership on the committee.

The comprehensive plan will act as a guide for the town's future land use regulations.

Patty Snyder, another committee member, stressed that public input is critical to the success of the plan.

"We want to encourage as many residents and business leaders to attend as possible," she said. "We need public opinion so that we can analyze what is best for the community as a whole."

A community survey will be distributed to those in attendance asking them to rank areas of importance to be included in the comprehensive plan. This survey is being conducted by the committee to assess the needs and concerns of town residents.

The plan will provide recommendations about how Evans will grow in the future including where and what type of new development should occur, what natural areas should be protected, and what transportation and infrastructure improvements will be needed in the short and long term.

Over the next several weeks, the

committee will look at town history and various statistics regarding population characteristics and school enrollments, open space, zoning changes, residential and commercial land use changes, locations of industry, recreation areas, waterfront access and environmental resources.

In addition, the committee will involve town advisory boards and agencies to determine present conditions and trends in the town. Additional information will be provided to town residents as the process of updating the plan moves forward.

The town expects to complete and adopt the plan by early fall, according to Ms. Brant.

The town supervisor and councilmen will be at Wednesday night's meeting.

Town residents who have questions about the comprehensive plan should contact the Evans Planning Division Office at 549-0946.

2-10-97

Dunkirk Observer

## Evans sets information meetings on master plan

The Town of Evans Comprehensive Plan Committee will hold a series of public information meetings on the plan beginning Wednesday, Feb. 12 at 7 p.m. in the Court Room at Evans Town Hall.

The public input received will be important to the direction of the town's future said Planning Board Chairman Sandra Brant who said the meetings will be held for several months.

In 1996, the town's Planning Board developed the plan's mission and outline content. Recently, the Planning Board and Town Board decided to move forward with a "proactive" approach to effectively plan for growth in Evans.

"This comprehensive plan will act as a guide for the town's future land use regulations. The present plan is 33 years old and is insufficient

Currently, the town's zoning ordinance regulates the development of land," Brant said.

The committee will look at town history and various statistics regarding: population characteristics and school enrollments, open space zoning changes, residential and commercial land use changes, locations of industry, recreation areas, waterfront access, environmental resources, etc. In addition, the committee will involve town advisory boards and agencies to determine present conditions and trends in the town.

"Townwide public input is essential to the plan. The town expects to complete and adopt the plan by early fall. Direct any questions concerning this meeting to the Planning Division office at 549-0946," said Brant.

2-6-97

The Sun

# **ATTENTION EVANS RESIDENTS**

## **PROTECT YOUR PROPERTY!**

## **PLAN YOUR TOWN'S FUTURE!**

### **COMPREHENSIVE PLAN (MASTER PLAN) KICKOFF**

**February 12, 1997**                      **7:00 - 9:00 p.m.**

**TOWN HALL COURTROOM**

### **PUBLIC INPUT NEEDED**

### **LET YOUR IDEAS COUNT!**

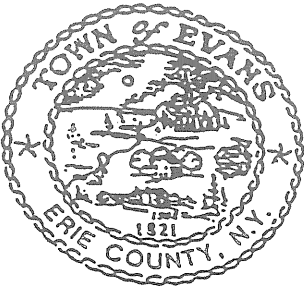
**TOWN OF EVANS COMPREHENSIVE PLAN COMMITTEE**

**C**OMMUNITY  
COOPERATION  
CORNER

THIS SPACE DONATED BY  
EVANS NATIONAL BANK

Wednesday, February 12 — TOWN OF EVANS COMPREHENSIVE  
PLAN COMMITTEE (Master Plan) MEETING for all residents, 7:00 -  
8:30 p.m., in the courtroom of the Evans Town Hall. Please attend.





## TOWN OF EVANS

8787 Erie Road • Angola, NY 14006-9600

PLANNING BOARD

SANDRA L. BRANT, Chairman

### TOWN OF EVANS

#### •PRESS RELEASE•

#### COMPREHENSIVE PLAN PUBLIC INFORMATION MEETING #2

The Town of Evans Comprehensive Plan Committee has scheduled its 2nd in a series of Public Information Meetings on the development of the Comprehensive Plan for the Town. This second meeting will give residents the opportunity to participate in a "hands-on" type of planning meeting. The Town is looking for the ideas and thoughts of the residents prior to making any decisions or conclusions on the direction of the plan. Also, some thought provoking concepts will be presented. Since the first public meeting in February, information has been gathered on various features of the Town such as physical characteristics, demographics, infrastructure, environmental features, zoning issues, etc. Draft exhibits and illustrations on the information collected so far will be on display, and the public will be given the opportunity to comment on and "mark-up" maps which will be made available. Additional public input is necessary to guide the Town's future directions, and for the decision-making process for the plan.

This second meeting is scheduled for 7:00 p.m., Thursday, June 26, 1997 in the court chambers of Evans Town Hall located at 8787 Erie Road, Angola, New York. Exhibits on display will be made available beginning at 6:30 p.m. The Town will hold additional Public Meetings in the coming months (with the next one tentatively scheduled for August 7, 1997), and hopes to complete the plan in the late Fall. Questions and comments can be directed to Sandra L. Brant, Planning Division Chairman at the above address.

**PUBLIC MEETING - TOWN OF EVANS****DON'T COMPLAIN AFTER THE FACT!**

**ATTEND THE 2nd COMPREHENSIVE PLAN MEETING.  
PARTICIPATE IN "HANDS-ON" MASTER PLANNING  
FOR THE FUTURE**

**THURSDAY  
June 26, 1997**

**7:00 P.M.**

**EVANS TOWN HALL  
COURT ROOM**

All residents and business owners are urged to attend and review the data that has been collected concerning environment, recreation, waterfront, utilities, demographics and zoning.

Please attend with your neighbors to help plan for the future of your Town.

**Exhibits open at 6:30 p.m.**

**Evans Comprehensive Plan Committee**

### Master plan meeting set at Evans Town Hall

The Town of Evans Comprehensive Plan Committee has scheduled a meeting on the town's comprehensive plan for next Thursday, June 26 at 7 p.m. in Evans Town Hall Court Room.

Exhibits will be open for public review at 6:30 p.m.

All residents and business owners are urged to attend to review data collected concerning the environment, recreation, the waterfront, utilities, demographics and zoning.

6-19-97

The Sun

### Evans seeks residents' aid on comprehensive plan

Evans residents will get a chance to mark up the town map in a hands-on planning meeting on the comprehensive plan Thursday.

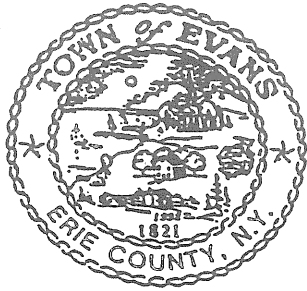
The town's Comprehensive Plan Committee is seeking input before making any decisions on the direction of the plan. Thursday's session will be the second in a series of public information meetings.

Since the first meeting in February, information has been gathered on various features of the town, such as physical characteristics, demographics, infrastructure, environmental features and zoning issues. Draft exhibits and illustrations of the information collected so far will be on display, and the public will be given the opportunity to comment on and mark up maps.

The meeting is set for 7 p.m. in the Evans Town Hall. Exhibits will be available beginning at 6:30.

6-20-97

Buffalo News



## TOWN OF EVANS

8787 Erie Road • Angola, NY 14006-9600

PLANNING BOARD

SANDRA L. BRANT, Chairman

### \*PRESS RELEASE\*

#### TOWN OF EVANS

#### COMPREHENSIVE PLAN

#### PUBLIC INFORMATION MEETING #3

The third Public Information Meeting for the Town of Evans Comprehensive Plan is scheduled for 7:00 p.m., Thursday August 7, at the Jerusalem Corners Community Center located at Sturgeon Point Road and Erie Road. Presentations at the meeting will focus on preliminary "conclusions" and "recommendation issues" regarding the Town's future land use regulations. The Town's Comprehensive Plan Committee will hold the meeting and strongly encourages interested citizens to attend, and provide additional input.

# **TOWN OF EVANS RESIDENTS**

**... DID WE GET IT RIGHT? ...**

**WHAT: COMPREHENSIVE MEETING #3**

**WHEN: AUGUST 7, 1997 7:00 p.m.**

**WHERE: \* Town of Evans Community Center**

**COME AND SEE IF WE GOT IT RIGHT.**

**Preliminary Conclusions and Recommendations  
and Preliminary Mapping**

***GIVE US YOUR COMMENTS***

**\* Please note location change to Community Center corner of Route 5 and  
Sturgeon Point Rd.**

**Evans Comprehensive Plan Committee**

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## Region briefs

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### ***Evans slates master plan meeting tonight***

EVANS — The town of Evans will hold a town meeting tonight to discuss the development of the master plan.

The meeting will include presentations by each member of the master plan committee and an opportunity for members of the community to voice their opinions.

Sandra Brant, planning board chairman, said the presentations at this meeting will include preliminary conclusions and recommendations that will help plan the town's future land use regulations.

Decisions on the master plan are not complete, she said, and the board is still looking for input from residents.

"Even though we may have drawn some conclusions, they're still very preliminary," she said. "We're looking for ideas and want to know what people think."

In looking at the future of the town, the master plan committee is considering both the growth and non-growth of the town.

The meeting will be held at 7 p.m. at the Jerusalem Corners Community Center at the corner of Erie and Sturgeon Point roads and is open to the public.

Ms. Brant said seating will be available for about 200 people.

### **Evans information session set on comprehensive plan**

The third public information meeting for the Evans comprehensive plan is scheduled for 7 p.m. Thursday in the Jerusalem Corners Community Center at Sturgeon Point and Erie roads.

Presentations at the meeting will focus on preliminary conclusions and recommendations regarding the town's future land use regulations.

The town's Comprehensive Plan Committee is encouraging interested citizens to attend the meeting and provide additional input.

8-5-97

Buffalo News

8-7-97 Dunkirk Evening Observer

## **Evans meets on master plan**

The Town of Evans will hold its third public information meeting for its proposed Comprehensive Plan (master plan) at 7 p.m., Thursday, Aug. 7, at the Jerusalem Corners Community Center located at Sturgeon Point Road and Erie Road.

Presentations at the meeting will focus on preliminary "conclusions"

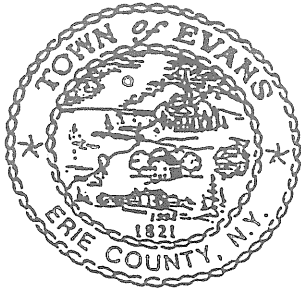
and "recommendation issues" regarding the town's future land use regulations, according to Richard Whipple, of Wendel, the town's planning consultant.

The town's Comprehensive Plan Committee strongly encourages interested citizens to attend, and provide additional input.

7-31-97

The Sun





## TOWN OF EVANS

8787 Erie Road • Angola, NY 14006-9600

PLANNING BOARD

SANDRA L. BRANT, Chairman

**WE ARE LISTENING!**  
**Comprehensive Plan Public Information Meeting # 4**  
**EVANS MASTER PLAN UPDATE**  
**NEXT MEETING NOTICE: TUESDAY, NOVEMBER 11TH @ 7:00 PM**  
**LOCATION: EVANS TOWN HALL**

### Update from Committee:

The Town of Evans Master Plan Committee has held three public meetings and met with many smaller groups over the last six months. We have also received over 150 letters and responses to our survey/questionnaires handed out at the public meetings. Although these 150 responses do not statistically represent the opinions of the 18,000 people in the Town they, along with the input from the meetings, do provide some insight into the thoughts of our citizens:

- The rural nature and open spaces of the Town are very important attributes.
- A large percentage of respondents would like to see additional stores, businesses and industrial development in Town.
- Taxes, tax base, and growth related issues are of the greatest concern.
- Do not sacrifice the appearance of the Town to achieve increased growth and tax base.
- Most of the people responding to the Committee like the existing "look" of the Town. Many, though, bring up problem areas such as: property maintenance, some lakefront areas, "poor" business, etc.
- The Lakefront is an important part of the Town that is underutilized, and tourism should be promoted.

### The Master Plan Committee in considering these issues has discussed the following:

- The Town needs to make some major zoning changes throughout the community. We do realize that zoning is only one means to an end.
- Targeted growth areas have been identified and methods to stimulate and direct this growth have been discussed.
- Methodologies for keeping and improving the visual image of the Town are being included in the plan.
- Agriculture, rural/home businesses, and "Rural America"-type areas are important for the future of the Town.
- Infrastructure improvements should be directed to the identified growth areas to maximize the return on investment.
- Lakefront access/tourism are key components to the Town's future and must be promoted and directed without infringing upon the existing property owners in the Lakefront area.

Have we heard correctly? Are we proceeding in the direction that you believe is good for the Town? Have we missed something? **TO PROVIDE YOUR INPUT**, please attend the next Master Plan Committee Public Meeting on Tuesday, November 11th @ 7:00 PM in the Evans Town Hall. We will provide an approximately one hour presentation, followed by a time for your input!

It is the intention of the Committee and it's consultant to finalize the production of the **DRAFT MASTER PLAN** document in the weeks following this meeting.

We look forward to hearing from you on the 11th.

# **WE ARE LISTENING!**

**EVANS MASTER PLAN UPDATE  
NEXT MEETING NOTICE: TUESDAY, NOVEMBER 11th  
AT 7:00 PM  
LOCATION: EVANS TOWN HALL**

## **Update from Committee:**

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- Do not sacrifice the appearance of the Town to achieve increased growth and tax base.
- Most of the people responding to the Committee like the existing "look" of the Town. Many, though, bring up problem areas such as: property maintenance, some lakefront areas, "poor" business, etc.
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The Master Plan Committee in considering these issues has discussed the following:

- The Town needs to make some major zoning changes throughout the community. We do realize that zoning is only one means to and end.
- Targeted growth areas have been identified and methods to stimulate and direct this growth have been discussed.
- Methodologies for keeping and improving the visual image of the Town are being included in the plan.
- Agriculture, rural/home businesses, and "Rural America" - type areas are important for the future of the Town.
- Infrastructure improvements should be directed to the identified growth areas to maximize the return on investment.
- Lakefront access/tourism are key components to the Town's future and must be promoted and directed without infringing upon the existing property owners in the Lakefront area.

Have we heard correctly? Are we proceeding in the direction that you believe is good for the Town? Have we missed something? **TO PROVIDE YOUR INPUT**, please attend the next Master Plan Committee Public Meeting on Tuesday, November 11th at 7:00 pm in the Evans Town Hall. We will provide an approximately one hour presentation, followed by a time for your input!

It is the intention of the Committee and it's consultant to finalize the productions of the **DRAFT MASTER PLAN** document in the weeks following this meeting.

We look forward to hearing from you on the 11th.

Supervisor Catalino and the Master Plan Committee.

# Town of Evans sets next master plan meeting

EVANS — The town of Evans survey enjoy the existing atmosphere of the town, though problem areas were cited. After considering these responses, the master plan committee discussed the following goals:

- The town needs to make major zoning changes throughout the community.

- Targeted growth areas have been identified along with methods to stimulate and direct this growth.

- Infrastructure improvements should be directed to the identified growth areas to maximize return on investment.

- Maintaining and improving the visual image, including the agriculture, rural and home businesses, is important for the future.

- Lake front access and tourism are key components to the town's future and must be promoted without infringing upon existing lake front property owners.

Anyone wishing to provide the committee with additional input can do so at the public meeting.

The committee will then produce a draft of the master plan to present to the community.

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- The town needs to make major zoning changes throughout the community.

- Targeted growth areas have been identified along with methods to stimulate and direct this growth.

- Infrastructure improvements should be directed to the identified growth areas to maximize return on investment.

- Maintaining and improving the visual image, including the agriculture, rural and home businesses, is important for the future.

- Lake front access and tourism are key components to the town's future and must be promoted without infringing upon existing lake front property owners.

Anyone wishing to provide the committee with additional input can do so at the public meeting.

The committee will then produce a draft of the master plan to present to the community.

# Evans Committee sets public info meeting on master plan

The Town of Evans Master Plan Committee will hold its next public meeting Tuesday, Nov. 11 at 7 p.m. at Evans Town Hall. Public input is wanted.

"Have we heard correctly? Are we proceeding in the direction that you believe is good for the town?" asks Planning Consultant Drew Reilly of Wendel.

"Have we missed something? To provide your input, please attend the next Master Plan Committee public meeting. We will provide an approximately one hour presentation, followed by a time for your input."

It is the intention of the Committee and its consultant to finalize the production of the Draft Master Plan document in the weeks following this meeting.

The Town of Evans Master Plan Committee has held three public meetings and met with many smaller groups over the last six months. The town has also received over 150 letters and responses to their survey/questionnaires handed out at the public meetings. Although these 150 responses do not statistically represent the opinions of the 18,000 people in the town, they, along with the input from the meetings, do provide some insight into the thoughts of Evans citizens:

- The rural nature and open spaces of the town are very important attributes.

- A large percentage of respondents would like to see additional stores, businesses and industrial development in town.

- Taxes, tax base, and growth-related issues are of the greatest concern.

- Responses have shown taxes, the town tax base and growth-related issues are of the greatest concern. A large percentage of respondents expressed a desire to see new stores, businesses and industrial development in town.

- The committee also recognizes the importance of the rural nature and open spaces in the town and does not want to sacrifice the appearance of the town to achieve increased growth and tax base. The lake front was identified as an important part of the town which is underutilized and where tourism can be promoted.

- Most of the people who responded to the committee's survey enjoy the existing atmosphere of the town, though problem areas were cited. After considering these responses, the master plan committee discussed the following goals:

- The town needs to make major zoning changes throughout the community.

- Targeted growth areas have been identified along with methods to stimulate and direct this growth.

related issues are of the greatest concern.

- Do not sacrifice the appearance of the town to achieve increased growth and tax base.

- Most of the people responding to the Committee like the existing "look" of the town. Many, though, bring up problem areas such as: property maintenance, some lakefront areas, "poor" businesses, etc.

- The lakefront is an important part of the town that is underutilized, and tourism should be promoted.

- The Master Plan Committee in considering these issues has discussed the following:

- The town needs to make some major zoning changes throughout the community. We do realize that zoning is only one means to an end.

- Targeted growth areas have been identified and methods to stimulate and direct this growth have been discussed.

- Methodologies for keeping and improving the visual image of the town are being included in the plan.

- Agriculture, rural/home businesses, and "Rural America"-type areas are important for the future of the town.

- Infrastructure improvements should be directed to the identified growth areas to maximize the return on investment.

- Lakefront access/tourism are key components to the town's future and must be promoted and directed without infringing upon the existing property owners in the Lakefront area.

## REMINDER

### TOWN OF EVANS COMPREHENSIVE PLAN PUBLIC MEETING #4

Tuesday, November 11, 1997  
7:00 pm

Evans Town Hall

Join us for a short presentation followed by time for public input. Please attend to see if the committee is proceeding in the direction you believe is good for the Town. Let us know if we have heard you correctly or if we have missed something.

11-10-97 Penny Sauer

## EVANS

# More public input sought on proposed master plan

By BARBARA O'BRIEN

News Southtowns Bureau

More than 350 letters and responses to a survey by the Evans Master Plan Committee have been received, and the committee is asking for even greater input this week.

A presentation of roughly one hour will be given by the Master Plan Committee at 7 p.m. Tuesday in Evans Town Hall, and community input will be taken after that.

"Have we heard correctly?" committee members plan to ask the public after offering their interpretation of residents' responses.

At previous public meetings, residents have asked that the rural nature of the town be preserved, while certain targeted areas be developed.

The draft of the Evans master plan is expected to be produced in the weeks following Tuesday's public meeting, which will be the fourth public gathering on the proposed plan.

Residents were asked in the surveys if they would be in favor of more stores, additional housing and industrial development in the town, the importance of protecting environmental assets in the town and their satisfaction level with recreation areas in the town.

The Master Plan Committee said the survey responses indicate residents believe the rural nature and open spaces of the town are very important attributes.

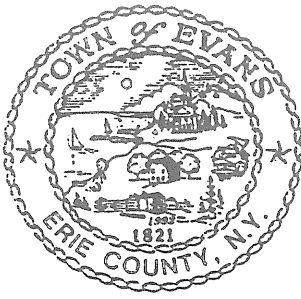
The committee said a large percentage of respondents also would like to see additional stores, businesses and industrial development in the town, and taxes, tax base and growth-related

ed issues are of the greatest concern.

Most of those responding like the existing "look" of the town, and many feel the lakefront is an important part of the town that is underutilized.

Committee members also have discussed making major zoning changes in the town as one means of achieving the community's goal.

Among the other items discussed by the committee: identification of targeted growth areas and methods to stimulate and direct the growth, methods for keeping and improving the visual image of the town, the promotion of lakefront access and tourism without infringing on existing property owners and directing infrastructure improvements to the identified growth areas to maximize the return on investment.



## TOWN OF EVANS

PLANNING BOARD

8787 Erie Road • Angola, NY 14006-9600

SANDRA L. BRANT, Chairman

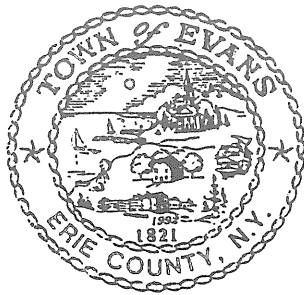
### LEGAL NOTICE TOWN OF EVANS

Please take notice that the Comprehensive Plan Committee of the Town of Evans, Erie County, New York will hold a public hearing on September 24, 1998 at 7:00 PM at the Evans Town Hall, 8787 Erie Road, Angola, New York to consider the Final Draft of the 1998 Town of Evans Comprehensive Plan.

All parties in interest and citizens shall have an opportunity to be heard by the Comprehensive Plan Committee at the public hearing to be held aforesaid.

By Order of the Comprehensive Plan Committee  
of the Town of Evans  
Sandra L. Brant  
Chairman





## TOWN OF EVANS

PLANNING BOARD

8787 Erie Road • Angola, NY 14006-9600

SANDRA L. BRANT, Chairman

### PRESS RELEASE

After many months of diligent effort, the Comprehensive Plan Committee of the Town of Evans has completed the final draft of the 1998 Comprehensive Plan.

The Town of Evans has experienced many unique changes and trends since 1963, when its original Comprehensive Plan was adopted, which necessitated the update of that plan.

As a part of preparing the Comprehensive Plan update, certain trends and public concerns were evaluated, including: a declining population base, increased seasonal traffic volume, more extensive Federal and State regulation of environmental resources, increased cost of providing public services, suburban sprawl and the need to maintain the rural character of the Town, the need for proper enforcement of Town zoning regulations and the need to enhance the tax base with good quality commercial and industrial development. In addition, recent years have seen an increase in the need for strong overall planning policies and decision-making in the Town.

As a result of these trends and concerns, the Town has chosen to take a pro-active approach to guiding land use regulation and the overall direction of the Town's future in an effort to achieve the established goals and objectives.

For those interested, the Town's Comprehensive Plan Committee will hold a Public Hearing on September 24, 1998 at 7:00 PM in the courtroom of the Evans Town Hall. The Public Hearing will include a presentation to introduce the plan to the public prior to an information exchange. A copy of the plan is available for review at the Town of Evans Planning Office, 8787 Erie Road, Angola, NY.

## TOWN OF EVANS COMPREHENSIVE PLAN COMMITTEE PUBLIC HEARING

The Comprehensive Plan Committee of the Town of Evans has completed the Final Draft of the 1998 Comprehensive Plan.

For those interested, the Comprehensive Plan Committee is holding a **PUBLIC HEARING** on **SEPTEMBER 24, 1998 at 7:00 PM** in the Courtroom of the **Evans Town Hall**. The Public Hearing will include a presentation to introduce the plan to the public prior to an information exchange. A copy of the plan is available in the Town Planning Office, 8787 Erie Road, Angola, NY

### Public hearing slated to be held Thursday on comprehensive plan

EVANS — After many months of diligent effort, the Comprehensive Plan Committee of the Town of Evans has completed the final draft of the 1998 Comprehensive Plan.

The Town of Evans has experienced many unique changes and trends since 1963, when the original Comprehensive Plan was adopted, which necessitated the update of that plan.

As a part of preparing the new plan outline, certain trends and public concerns were evaluated, including:

- ☐ A declining population base
- ☐ Increased seasonal traffic volume
- ☐ More extensive federal and state regulation of environmental resources
- ☐ Increased cost of providing public services
- ☐ Suburban sprawl and the need to maintain the rural character of the town
- ☐ The need for proper enforcement of zoning regulations
- ☐ The need to enhance the tax base with good quality commercial and industrial development

In addition, recent years have seen an increase in the need for strong overall planning policies and decision making in the town.

As a result of these trends and concerns, the town has chosen to take a pro-active approach to guiding land use regulations and the overall direction of the town's future in an effort to achieve the established goals and objectives.

For those interested, the Town of Evans' Comprehensive Plan Committee will hold a public hearing

on Thursday, Sept. 24 at 7 p.m. in the courtroom of the Evans Town Hall.

The hearing will include a presentation to introduce the plan to the public prior to an information exchange. A copy of the plan is available for review at the Town of Evans Planning Office located at 8787 Erie Road, Angola.

9-20-98

Dunkirk Evening  
Observer

### Evans sets hearing on Comprehensive Plan

The Town of Evans proposed Comprehensive Plan will be discussed at a public hearing at 7 p.m. Thursday at the Evans Town Hall.

The hearing will include a presentation to introduce the plan to the public.

As part of preparing for the Comprehensive Plan update, certain trends and public concerns were evaluated, including a declining population base, increased seasonal traffic, more extensive federal and state regulation of environmental resources, increased cost of providing public services, suburban sprawl and the need to maintain the rural character of the town. The need for proper enforcement of town zoning regulations and the need to enhance the tax base with quality commercial and industrial development also were considered.

A copy of the plan is available for review at the Town of Evans Planning Office, 8787 Erie Road, Evans.

9-22-98

Buffalo News

## Town of Evans Comprehensive Plan

After many months of diligent effort, the Comprehensive Plan Committee of the Town of Evans has completed the final draft of the 1998 Comprehensive Plan.

The Town of Evans has experienced many unique changes and trends since 1963, when its original Comprehensive Plan was adopted, which necessitated the update of that plan.

As a part of preparing the Comprehensive Plan update, certain trends and public concerns were evaluated, including: a declining population base, increased seasonal traffic volume, more extensive Federal and State regulation of environmental resources, increased cost of providing public services, suburban sprawl and the need to maintain the rural character of the Town, the need for proper enforcement of Town zoning regulations and the need to enhance the tax base with good quality commercial and industrial development. In addition, recent years have seen an increase in the need for strong overall planning policies and decision-making in the Town.

As a result of these trends and concerns, the Town has chosen to take a proactive approach to guiding land use regulation and the overall direction of the Town's future in an effort to achieve the established goals and objectives.

For those interested, the Town's Comprehensive Plan Committee will hold a Public Hearing on September 24, 1998 at 7:00 PM in the courtroom of the Evans Town Hall. The public hearing will include a presentation to introduce the plan to the public prior to an information exchange. A copy of the plan is available for review at the Town of Evans Planning Office, 8787 Erie Road, Angola, NY.

9-22-98 Town Crier

## Evans planners set hearing on master plan update Sept. 24

"After many months of diligent effort, the Comprehensive Plan Committee of the Town of Evans has completed the final draft of the 1998 Comprehensive Plan," Evans Planning Board Chairman Sandra Brant said this week, in announcing a public hearing has been set on the proposed update.

The public hearing tonight, Sept. 24 at 7 p.m. in the Courtroom at Evans Town Hall, will include a presentation to introduce the plan to the public prior to an information exchange. A copy of the plan is available for review at the Town of Evans Planning Office, 8787 Erie Road, Angola.

The Town of Evans has experienced many unique changes and trends since 1963, when its original Comprehensive Plan was adopted, which necessitated the update of that plan, Brant said.

As a part of preparing the Comprehensive Plan update, certain

trends and public concerns were evaluated, including: a declining population base, increased seasonal traffic volume, more extensive federal and state regulation of environmental resources, increased cost of providing public services, suburban sprawl and the need to maintain the rural character of the town, the need for proper enforcement of town zoning regulations and the need to enhance the tax base with good quality commercial and industrial development. In addition, recent years have seen an increase in the need for strong overall planning policies and decision-making in the town.

As a result of these trends and concerns, the town has chosen to take a proactive approach to guiding land use regulation and the overall direction of the town's future in an effort to achieve the established goals and objectives.

9-24-98 The Sun

# APPENDIX

- c) List of Public Meeting and Comprehensive Plan  
Committee Meeting Dates

**LIST OF PUBLIC MEETINGS  
AND  
COMPREHENSIVE PLAN COMMITTEE MEETINGS**

Public Input Meetings

February 12, 1997  
June 26, 1997  
August 7, 1997  
November 11, 1997  
September 24, 1998

Comprehensive Plan Committee Meetings

January 8, 1997  
January 14, 1997  
January 22, 1997  
January 29, 1997  
February 5, 1997  
February 19, 1997  
February 26, 1997  
March 5, 1997  
March 12, 1997  
March 19, 1997  
March 26, 1997  
April 2, 1997  
April 16, 1997  
May 29, 1997  
June 12, 1997  
June 18, 1997  
July 23, 1997  
July 31, 1997  
August 28, 1997  
September 11, 1997  
October 2, 1997  
October 16, 1997  
October 30, 1997  
April 21, 1998  
July 9, 1998  
July 30, 1998  
October 6, 1998



# APPENDIX

d) Department and Committee Reports

# **TOWN OF EVANS PARKS & RECREATION DEPARTMENT 5 YEAR MASTER PLAN 1998**

**TOWN OF EVANS PARKS & RECREATION MASTER PLAN COMMITTEE**

Jill Barrett  
Joe Catalano  
Julie Roach  
Rita Nelson  
Chuck Fafara  
John Lovern  
Anna Mathewson  
Deb McPherson  
Joan Dillon  
Janice Strubel  
Jim Heimburg  
Mike Stockman

## I. INTRODUCTION

The Town of Evans Parks and Recreation Department and assistance with the Town of Evans Recreation Advisory Board has developed a master plan to provide direction in the assessment and development of community facilities and programs for a five year period ending 2002. In introducing and developing a master plan many aspects were discussed and priorities were weighed and listed in order of importance. This plan is a tool to determine deficiencies, evaluate current services, and to analyze upcoming goals and objectives. This master plan will be broken down into four sections. These sections are; Recreation Resources, Renovation and Rejuvenation of Existing Facilities and Areas, Recreation Programming, and Expansion, Acquisition, & Development.

## II. SECTION I Recreation Resources - Town Owned Facilities

EVANS TOWN PARK on Old Lake Shore Road consists of 10 acres abutting the shore of Lake Erie. The park contains a beach with designated swim area, basketball court, softball diamond, playground area and miscellaneous equipment, 4 tennis courts, open green space, a small cinder block building, a garage/shop, pavilions, picnic shelters, tables, grills, horseshoe pits, and lavatory facilities. A majority of the park is handicap accessible. The beach area is not. The park is flat and shaded by a majority of mature trees. Public access to the park is through a single front entrance located on Old Lake Shore Road. Access can also be gain through three gates and from the beach.

LAKE ERIE BEACH PARK on Old Lake Shore Road is a newer park that borders Lake Erie also. This park contains beach with designated swim area, playground apparatus and miscellaneous equipment, 2 basketball hoops, creek, picnic areas, lavatory facilities. This park is generally flat with a good variety of trees ranging from young to mature. The park is handicapped accessible with the exception of the beach. Entrance to the park can be gained through a central entrance on Old Lake Shore Road.

EVANS COMMUNITY CENTER is located on Erie Road (route 5) and Sturgeon Point Roads. Formerly the Jerusalem Corners Elementary School. It was purchased from the Lake Shore School District in 1995. This facility contains 4 rooms, an office, a gymnasium with stage, a playground with miscellaneous equipment, a baseball diamond, lavatory facilities, Evans-Brant Chamber of Commerce office, and ample greenspace. The building is currently up for bid for updating handicap accessibility. Entrance and parking is available from a lot off Erie Road or a new lot off Sturgeon Point Road.

SOUTH CREEK PARK & JOHN K. THOMPSON POOL is located on South Creek Road. This park and facility contain; pool, wading pool, lavatory facilities, basketball court, greenspace, miscellaneous playground equipment, and picnic area. The parking lot is located on South Creek Road.

DERBY PARK is located at the corner of Erie Road and Nettlecreek Road. This is a small passive park and contains benches for sitting. There is no parking for the park but parking is available at the nearby businesses.

NETTLECREEK PARK is located on Nettlecreek Road in Derby. This is a Timberform/wooden play structure. There is also a greenspace area. A small parking lot is available.

STURGEON POINT MARINA is located at the end of Sturgeon Point Road and on the shore of Lake Erie. This extensive marina contains boat slips, dry dock, a restaurant, breakwall, daily launch(ramps), gas, shop/garage/storage building, small launch building, and an entrance building.

EVANS SENIOR CENTER is located on North Main Street just outside the Village of Angola. This facility includes kitchen, office, lavatories, gazebo/patio, open meeting room which can be divided off.

#### SECTION Ia. Non Owned Facilities

EVANS LITTLE LEAGUE AND LITTLE LOOP FIELDS are located on Bennett Road and contain the home fields for the Little League and Little Loop Football. The Parks Department does some work in conjunction with the areas.

LAKE SHORE CENTRAL SCHOOLS are located throughout the town of Evans and has been a very helpful partner in recent years in allowing usage of their facilities. Those with the heaviest usage are the Middle School and High School pools, Baseball and Softball diamonds, soccer fields, and the various gymnasiums. Also use somewhat extensively are the school busses.

ANGOLA ROLLERCADE is located on Lake Street in the Village of Angola. A small indoor skating facility is home for some soccer games and does house some special events sponsored by our Advisory Board. The Rollercafe also houses its' own youth hockey leagues and open skating times.

BENNETT BEACH is located on Old Lake Shore Road on the shore of Lake Erie. It has beach and swim area. It also contains a greenspace area and a creek for fishing. This park is run by Erie County.

WENDT BEACH is located on Old Lake Shore Road in Derby. This park also abuts Lake Erie. It has a beach and designated swim area, numerous soccer fields, greenspace, and changing rooms.



## SECTION III Renovation, Rejuvenation of Existing Facilities and Areas

### EVANS TOWN PARK

- resurface and re-do the existing tennis courts into a combination of 2 tennis courts and basketball courts.
- update the shelters on a yearly basis through an adopt-a- shelter program, whereby local business sponsors donate money to repair or remodel shelters annually.
- install a tree maintenance program.
- update and improve all concrete work on ramp/walkway to the beach side. make the beach accessible to handicapped through permanent walkway in the sand.
- update all playground equipment throughout park.
- repair Pavilion #1 floor.
- Install new backstop for softball diamond.
- install open shelter for refuse and recycling area.(3 sided structure w/roof)

### LAKE ERIE BEACH PARK\*\*\*

- landscape circle inside of driveway
- add second lifeguard chair
- add additional bike rack and picnic tables

\*\*Plans are ongoing with more expansion and improvements in correspondence with a state grant.

### EVANS COMMUNITY CENTER

- develop the current baseball field into the accessible field for our local disabled individuals home field.
- resurface the gymnasium floor
- acquire picnic tables, benches, and other outdoor furniture to start developing a "park-like" feel.
- install an outdoor upcoming events sign near Erie Road.
- update the building to ADA accessibility.

### SOUTH CREEK PARK & JOHN K. THOMPSON POOL

- remove and replace all outdated playground equipment.
- resurface existing basketball court.
- update bathroom facilities and changing rooms.
- remove all shrubbery around building.
- landscape around building and signs.
- repair all problem pipes and plumbing.
- resurface parking lot

### DERBY PARK

- install tree maintenance program

#### STURGEON POINT MARINA

- replace roof on garage and insulate entire building.
- seal all roadways throughout marina.

#### EVANS SENIOR CENTER

- more outdoor lighting
- update to building to A.D.A. accessibility.

#### NETTLECREEK PLAYGROUND

- resurface and enlarge parking lot
- seal structure annually.

In some of our recreation areas more extensive repair is needed than in others. The Town Park will require greater attention than some other sites. One main Town wide objective is to replace all playground equipment. This is a multi phase project which will take place over a five year period. Some movement of existing equipment will take place from one location or site to another.

### IIIa. Potential Sources of Rehabilitation Funds

#### **GRANTS AND/OR NEW YORK STATE AID PROVIDED BY:**

- New York State Office of Parks, Recreation and Historic Preservation
- New York State Office of Aging
- New York State Division of Youth
- New York State Department of Transportation
- DEC/Small Business Tree Planting Program

#### **GRANTS PROVIDED BY FEDERAL AGENCIES:**

- Land, Water Conservation Fund
- Bureau of Outdoor Recreation
- Older persons Opportunities and Services
- Outdoor Recreation Technical Assistance
- New York State, Recreation and Historic Preservation Trust Fund

#### **OTHER:**

- Local Sponsorships
- Fundraisers

### SECTION IV - Recreation Programming

In the next five to ten years the Evans Recreation Department has set goals to expand its programs to try to meet all needs of the community while offering quality programs for all age groups. The Department also will try to meet the needs of all special populations by offering programs for them as well as allowing no restrictions on registering for any programs. The following is a list of goals and objectives.

#### **GOAL:**

To introduce new and innovative programs for the teen population of Evans.

#### **OBJECTIVES:**

- Secure a night at the Community Center to be known as a night out that is safe and fun, while being alcohol and drug free.
- Develop a 3 on 3 basketball league where all games are played at the Community Center.
- Offer more craft programs for teens.
- Develop a collaborative effort with Lake Shore Schools to further fine tune their intramural program.
- Offer after school tutoring

#### **GOAL:**

To make recreation programs more accessible to individuals with disabilities.

**OBJECTIVES:**

- Eliminate any restrictions or apprehension that may exist from allowing people with disabilities from participating.
- Make our program site totally accessible.
- Implement programs geared toward that population.
- Recruit volunteers to assist in those programs.

**GOAL:**

Develop a more extensive choice of adult programs.

**OBJECTIVES:**

- Implement a co-ed volleyball league.
- Develop a fitness program for men. (beginner & intermediate)
- Increase our fitness programs offered to women.
- Implement a cooking class for adults.

**GOAL:**

Continue to offer a wide based, well rounded programs throughout the year.

**OBJECTIVES:**

- Distribute our program brochure quarterly through the schools.
- Implement those programs that have proven to be successful and popular.
- Invent new and innovative programs.
- Offer programs to all age groups at different times, and different days to eliminate conflicts.
- Keep registration fees affordable.
- Research the justification of and additional position to implement programs.

**GOAL:**

Make an active effort to continue to seek out groups and organizations offering recreation and leisure opportunities to the community and support their efforts.

**GOAL:**

Take the lead in reestablishing the Evans Youth Board and assist them in any way we can.

**GOAL:**

Develop a borrowing network between Evans and other municipal Recreation Departments in the area, where physical equipment and informational data can be more readily shared and , in turn, benefit all involved.

The expansion and increase in number of programs we offer is a primary goal of the Evans Recreation Department. Increasing the quality of life in Evans is of great concern. Through a diverse offering of exciting and innovative programs for all ages and abilities, individuals can develop a sense of community. Through proper leisure time activities, children are less likely to commit negative acts to fill the void left by boredom.



## SECTION V - Expansion, Acquisition & Development

The following is a list of projects that within the next five to ten years the Town of Evans Parks & Recreation Department can look to accomplish in order to better serve the people of Evans. A great number of these projects are improvements to existing sites or additions to existing sites. With the addition of these new improvements more services and a greater diversity can be offered.

### ACQUISITION -

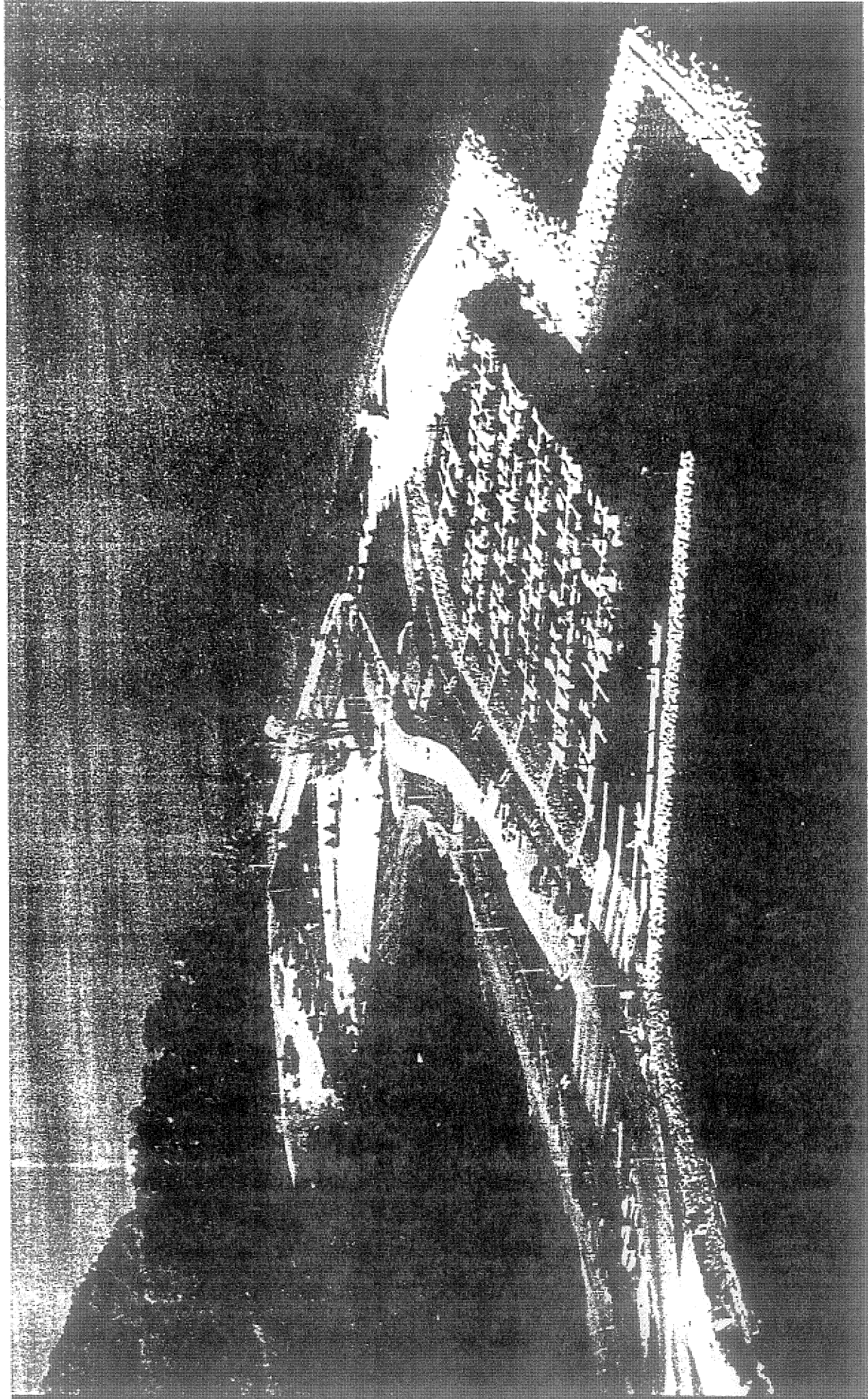
- 16 acres adjacent to Evans Community Center
- 25 acres adjacent to Sturgeon Point Marina

### EXPANSION OR IMPROVEMENTS

- On the 16 acres listed above the following a new and modern multi use park to be installed. Included in this park are; softball diamonds, soccer fields, fitness trail, picnic area, and a multi use indoor sport facility. This indoor facility will contain an area conducive for indoor soccer, in-line hockey, floor hockey, theme parties, holiday parties and others.
- Expansion of the kitchen at the Senior Center.
- Install a tennis court at the South Creek Park.
- Install a parking lot in the Town Park where the small baseball diamond now exists.
- Install additional parking at the Sturgeon Point Marina.
- Installation of an open air shelter at South Creek Park.

In order to finance these projects please refer to section IIIa.

**PROPOSAL**  
**FROM THE STURGEON POINT**  
**MARINA ADVISORY BOARD**  
  
**TO THE TOWN OF EVANS**  
**MASTER PLAN DEVELOPMENT BOARD**



STURGEON POINT MARINA, EVANS, NEW YORK

PROPOSAL  
FROM THE STURGEON POINT MARINA ADVISORY BOARD

1.00 The Sturgeon Point Marina Advisory Board members have expressed their opinion for years that the Town of Evans should do everything possible to obtain the parcel of land that runs from the lake front to Sturgeon Point Rd. In 1994 when the Erie County legislature tried to auction off this land, there was a great outcry from residents of Erie County to preserve this land and keep it for public use. During the input meeting by the Town of Evans Master Plan Board this February 12, after C.Janisch (vice chairman S.P.A.B.) spoke about this issue over 50% of the people in attendance also endorsed this issue. Our reasons and justifications on why the town Master Plan should show this land as needed for possible marina expansion is as follows:

2.00 The Sturgeon Point Marina is a scenic asset that generates profits which are put into the Town of Evans general fund thereby helping the tax base.

3.00 The Marina provides recreational activities and sport fishing for residents of the town of Evans. Our surveys show that slips are also rented to residents throughout all of Erie County and the harbor has been visited by boaters from Canada, Cattaraugus and Niagara Counties for gasoline purchase, restaurant, and/or use of welfare facilities.

4.00 Town residents have expressed their desire to be able to visit the marina and relax in it's park like atmosphere while watching a setting sun or boating activities. A successful restaurant operation is also desirable for the Marina and increased restaurant business will require additional parking.

5.00 The 2600-3000 member Southtowns Walleye Assoc. of W.N.Y. has a history of crusading for increased Lake Erie access for boating activities. The S.W.A. of W.N.Y. has assured the S.P.A.B. that They will support our efforts to convince the County to turn the lakeside parcel of Erie Count land over to the Town of Evans for possible future marina expansion. A report funded by the S.W.A. of WNY. and developed by the Cornell Cooperative Extension and New York Sea Grant Program shows the positive economic impact their fishing tournaments have on municipalities and that the Sturgeon Point facility is very much in their plans now and in the future.

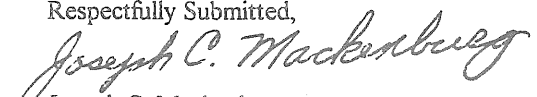
6.00 A list developed by the S.W.A. of WNY. showing minimum features of modern marinas has been included in this proposal showing some future expansion needs.

7.00 At present on peak business days there is a shortage of parking spaces and vehicles with trailers park on grassy areas and in the dredge spoil area. Vehicles with boats on trailers waiting to launch have been backed up from the marina to the old Lake Shore Road for short periods of time.

8.00 The Town of Evans is growing and development will continue in the future. All the factors in this report indicate that in the future the town will want or need to expand the marina. Without this piece of land any future expansion will be impossible.

9.00 If this entire parcel of land is deemed more than should be made available for this purpose we propose as a contingency plan a scaled down parcel. This parcel would require a study to determine the size needed to provide enough parking, recreational needs and an exit road that would discharge vehicles near the Erie County Water Treatment plant. The new exit would relieve traffic impacting residences from the water plant to the marina.

Respectfully Submitted,

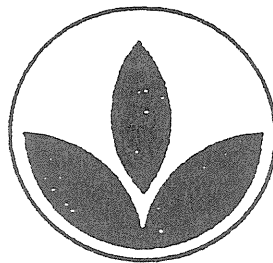
  
Joseph C. Mackenburger  
Chairman S.P.A.B.



- Existing Marina Property
- Contingency Plan for Expansion
- +  Alternate Contingency Plan for Expansion
- Erie County Water Authority Property
- Private Property



ENVIRONMENTALLY SENSITIVE AREAS  
RECOMMENDED FOR PRESERVATION



Town of Evans  
Conservation Advisory  
Commission

MAY 14, 1998

The Stated Purpose  
of the  
Conservation Advisory Commission  
for the  
Town of Evans

The avowed purpose of the Conservation Advisory Commission of the Town of Evans is to assist in "the preservation and improvement of the quality of the natural and man-made environment within the Town of Evans...." With a continuing growth in population, a constant shift toward urbanization, and a heightening impact of technological change, it has become of increasing and vital importance to health, welfare, and economic well-being of present and future inhabitants of the Town of Evans to address the uses of the natural environment upon which all are dependent for survival, comfort, and recreation. It is imperative that the biological integrity and functional beauty of the Town of Evans be preserved in balance with inevitable progress. To that end, the Conservation Advisory Commission seeks to advise the Town Board and its supportive Boards and Offices at this time on matters affecting the preservation, development, and use of the natural and man-made features within the Town.

1998 MEMBERS

Daniel Decker

Lisa Ishwardas, Chairperson

Joseph Mackenburg

Joseph Mecca

David Mosher

David Stout

Mark Sullivan

John Szydlowski

Michelle Weaver, Secretary

## INTRODUCTION

Our Town, and indeed our World has undergone remarkable transformation in the 20th Century.

Evans has emerged from a wilderness of Hemlock forests to a Town with diverse resources and an eclectic citizenry. Ever in flux, the changing profile of our Town includes Schools, Churches, neighborhoods, businesses, industries, tourism and agriculture. Once enjoyed primarily by seasonal residents, the lure to become a permanent resident prevailed. Now home to 17,400 our communities remain characterized by shoreline, creek, and hillside, forest and plain. Indeed the many natural resources present in our Town constitute our most prized and valuable asset.

As we embark on a new millenium we must launch our dreams and goals from the land and lake which have served us so well and which we have grown to love. Unprecedented value has recently been placed on viable greenspace for passive and leisure recreation, health and beauty. A greater understanding of the interconnectedness of our ecosystems has fostered broad-based efforts to preserve habitat and wildlife species. Fortunately we have learned from poorly planned resource management, bordering on resource mismanagement, that planners today have acquired the wisdom to proceed judiciously for the benefit to all.

As viable greenspace, clean water, clean air, wildlife and their habitats become less plentiful, demand for such increases. Let the Town of Evans become the most prized in Western New York for its bountiful resources and beauty.

## WETLANDS/TOWNWIDE

### PRIORITY:

Maintain previously protected areas per Federal and State mandates.

Extend protected plains to 150 ft. (50 ft. beyond existing 100 ft. area). This will serve to protect the wetland resources which can/will vanish if soil sedimentation/run off violates the wetland area. There is a natural barrier around this now which needs to remain undisturbed.

Maintain adjacent agricultural areas which serve as nesting grounds for wetland water fowl and other wildlife.

\*Most wildlife habitats occur in the existing buffer zone, added footage will further protect these habitats.

## STREAM CORRIDORS TOWNWIDE

Stream Corridors: -To include stream proper to edge of high water mark and to include their adjacent undisturbed forested areas.

Recommended additional 150 ft. buffer:

-To provide a natural buffer area to protect property within a floodway.

-To provide a natural vegetative filtering mechanism to remove contaminants ( ie. road salts, oils, gas drips, air borne contaminants, fertilizer reuse).

-To sustain a natural corridor for wildlife habitats.

-To reduce major erosion from upland drainage and potential land loss.

-To enhance potential canoe/kayak/leisure usage of streams.



## FORESTED AREAS

Provide:   - Important Watersheds  
          - Contain large Wetlands  
          - Contain important wildlife habitats

The current forested areas in the Town are readily visible through aerial photography, with infrared photography emphasizing older grown stands of trees and areas of wetland.

It is a general recommendation of this Commission to refrain from developing older growth forests and forested areas surrounding wetlands, for purposes of habitat, filtration, air purification, temperature control, sound, wind and visual buffering.

## OPEN SPACE

### PRIORITY:

To provide greenspace for passive recreational usage.

To provide greenspace for park and active leisure space.

To provide greenspace for community gatherings.

To provide greenspace for psychological health and welfare of residents.

### Further park development/land acquisition suggestions:

1. Hobuck Flats
2. Bennett Beach
3. At least one sizeable select wooded lot (minimum one).  
(Note: Wildlife requires a large space to ensure successful proliferation? reproduction). Currently there are no public wooded trails for recreational use.
4. Empty lot on Rt. 5 & South Creek at entrance to Town:  
Key visual impact to a high volume of residents.
5. Sturgeon Point Marina/adjacent forest.

There are currently 42 active farms in the Town of Evans

Recognizing agriculture as an integral part of the character of the Town of Evans, safeguarding it from destruction, loss and unnecessary conversion is the goal of the Comprehensive Plan for the following reasons:

- 1.) Preserve the Local Economic Base - Farming provides income and jobs for residents. Agriculture is a net exporter bringing outside dollars into our local economy.
- 2.) Maintaining Open Space - Activities to preserve farmland complement efforts to promote greenspace within an easy drive of the urbanized sector and has the additional effect of protecting wildlife and natural features.
- 3.) Preventing Urban Sprawl - The preservation of agricultural land encourages the promotion of compact suburban development by wise and economic allocation of public services in areas designated for the purpose.
- 4.) Control of Public Costs - Scattered development creates public service costs that exceed tax returns, such as sewer, water and lighting.
- 5.) Preserving Farm and Rural Lifestyles - Protecting agriculture and farmland extends history, tradition and ethics.

For the above mentioned reasons as well as the logical reason that the farms already exist, the following areas are designated for agricultural zoning:

- 1.) Cain Road from Route 5 to North Collins Line.
- 2.) Eden-Evans Center Road North and South side where more farms exist than any section of Town from Eden Line on the North side to the Vollmer Farm and from Route 20 to Flexovit on the South side of the road.

## AREAS OF HISTORIC SIGNIFICANCE

\*Provided by the Town of Evans Historical Society

### List of Historic Sites/Lots in the Town of Evans to be Preserved

The First Church of Evans at Jerusalem Corners

The Wendt House at Wendt Beach (house moved to site in 1930s)

Michael's Tower on Lake Shore Road

The Darwin Martin House, Graycliff, built by Frank Lloyd Wright

(The lake front in the whole Town)

Dorothy Rose's House in Angola (Evans Center)

Cash Cemetery on Old Lake Shore Road

Cemetery on North Main Street, Angola

Claddagh

Old Morseman House, stone house on Lake Shore Road at end of Nettlecreek

Dr. Sweetland house, brick house on Erie Road and Sweetland Road

The Elisha Tollman House on Sturgeon Point Road, (Snyders live there now)

Hunt Club House, now a private residence, part is on Delamater and Burns Roads

Old Train Bridge in Angola, the big train wreck occurred there

The School House Museum

Tile Building on Orchard Avenue, Angola. Jim Whittemore's Gas Station is in the office of the Tile Company. South Main Street, Angola

1910 Trolley Power House - Now Town Printing Press, Maple Street, Angola

Schiavone's Funeral Home, was a Sears Kit House

Hobuck Flats should be maintained and potentially enlarged

The big brick house on Delamater at Erie and Wisconsin Roads

Kelly Vogel's Store on Derby Road, Depot Street is now a home

Rail Station in the Village

Lighthouse on Water Authority Property

SPECIFIC AREAS RECOMMENDED FOR CONSERVATION  
AND SUPPORTING CRITERIA



## MUDDY CREEK

Located: Lake Erie Beach Area

Unique vegetation and Wildlife: This area contains important indigenous species of plants. Several old growth Hemlocks, aging approximately 300 yrs. with two (2) foot diameters. Maple and Beech present. Large deer, turkey, hawks, songbird populations.

Important/Unique Features: This area is a watershed for the Lake Erie Beach Development, containing a large floodplain and wetlands, which prevent downstream flooding.

Recreational Potential: Excellent potential for trails which could adjoin Evangola State Park. Steelhead and Rainbow Trout present for superior fishing.

Additional Comments: It is essential that this area be recognized as a flood prevention area in the Lake Erie Beach Development.

### EDEN-EVANS CENTER ROAD

Location: The forested areas North and South of Road,  
extending from Rt. 20 to Old Eden-Evans Center Road.

Unique Vegetation and Wildlife: This forest includes a last stand of Osage-Orange Trees in the area, and includes an "AN-5" wetland on the South side of the road. The cultivated area of this greenspace is home to the highest concentration of active farmland in the Town. This area is home to a flock wild turkey, a staging area for Canadian geese, and beaver have erected dams here. Little Sister Creek crosses the Road in two(2) areas which are the spawning beds for Steelhead Trout. Great Blue Heron are nesting in the area with likelihood of Egrets as well. The Creek serves as a significant wildlife corridor extending uninterrupted from Rt. 20 to Evans Center Road.

Recreational Potential: Hunting and fishing as well as ideal for wildlife viewing due to the topographical features.

Additional Comments: This area is an Eastern gateway to the Town, visually reflecting our commitment to open space and natural beauty.

## 18 MILE CREEK

Location: NE boundary of Town

Unique Vegetation and Wildlife: This area has been identified as a "botanical refuge and should be considered for designation entirely or in parts as a sanctuary, preserve or park with limited access"<sup>1</sup>. Ancient Ferns continue to propagate and Trillium can still be located. The stream is stocked annually with Rainbow Trout, Steelhead Bass and Chinook Salmon. Deer, wild turkey, migratory birds, snakes and small reptiles are plentiful, black squirrel have been reported.

Unique Geological Features: A natural corridor of steep and sheer shale and limestone cliffs. "Conodonts" present for geological study along with a wide variety of fossil formations including eurypterids, crinoids, cephalopods, brachopods, clams, snails, fossil coral, trilobites, bryozoan and eostmanosteus. The ravine displays a cross-section of earth revealing varying layers of history dating back 350-400 million years.

Recreational Potential: Extensive potential (partially realized) for hiking, walking and fishing trails. Canoeing and kyaking trail designation remains unacknowledged. Existing trails are utilized by hikers, naturalists, fishermen and hunters. Views are dramatic. Hobuck Flats park area accommodates picnics, and can be a launching area for water trails. Additional land acquisition is recommended to maximize recreational potential in this area which "development" is disallowed.

Other Comments: The Town of Hamburg has assigned their SW border portion of creek and floodplain as a "significant environmental area" to set explicit limits on human manipulation of this valuable area. In addition, an ancient Native American burial ground is said to exist on this floodplain, though exact location is difficult to ascertain.

1. Floristics & Environmental Planning in Western New York and adjacent Ontario. 1974 p. 21-22

## CENTRALLY LOCATED WETLANDS

Location: Triangular tract of land formed by the connection of Sturgeon Point Road, Delemater Road and Wisconsin Road.

Unique Vegetation and Wildlife: Wetlands and forested areas in the Town are critical habitats for migratory birds, as points North of the Town have sparse nesting locations for these animals. Wildlife in this area is extensive, including but not limited to: Great Blue Heron, Canadian Geese, wild turkey, forest bear, beaver, coyote and Piliated Woodpecker.

Historical Features: This land served as the riding and hunting grounds for the Hunt Club formerly located on Delemater Road. These trails were maintained by local residents for use by club members. Man-made dams and ponds can be found alongside beaver dams to create watering holes to attract game and fowl. These water sources continue to function in such a manner today.

Recreational Potential: Trails remain visible, offering well marked path for walking, hiking, cross-country skiing and hunting. The land is bisected by powerlines and gas wells, nonconductive to development.

Additional Comments: A substantial segment of this tract of land is Federally protected wetland "providing critical habitats for a variety of fish and wildlife species, including endangered and threatened species as well as migratory species"<sup>2</sup> N. American and tropical migratory birds rely on forests in our area as the lake is a major buffer to migration, keeping birds travelling along the coast in search of habitat. The paucity of forested land North of Evans enhances the importance of our forest as habitat to these traveling species. In fact, the Audubon Society have utilized Sturgeon Point Road as one of three (3) observation areas to monitor this migration.

2. The Department Conservation, 1997, p. 46-47

## BIG SISTER CREEK/WENDT BEACH

(Please see Coastal Fish & Wildlife Habitat Information  
Attached p. )

Location: Approximately one hundred (100) yards South from  
corner of Rt. 5 and Bennett Roads to Lake Erie  
Shoreline.

Unique Vegetation and Wildlife: Asimina Triloba present, a  
very rare plant for this area, also known as Paw Paw.  
(please see attached information) Vegetation includes  
but is not limited to: Flowering Red Twig, Dogwood,  
Crabapple, Eastern Cotton Wood, Norway Spruce, Black  
Willow, Red Oak, Black Locust, Maple and Cat Tail. Upon  
survey, sightings included: Mallard Ducks, Canadian  
Geese (nesting habitats) deer, wood chucks, muskrat,  
squirrel, raccoon, possum, pheasant, Robin, Cardinal,  
Blue Jays, Red Tail Hawk, Rainbow Trout, Walleyed Pike,  
Steelhead and Small Mouth Bass.

Recreational Potential: Creek trails are currently utilized  
by hikers and fishermen. Potential for bicycle trails,  
picnicing, canoe trails and nature study exist.

Topographical Significance: The wetland is Federally  
protected by the Environmental Protection Agency to the  
limits of the Village of Angola. Jurisdiction extends  
fifty(50) feet from the mean to high water line. The  
Commission recommends extending this area by one hundred  
fifty (150) feet for a total of two hundred (200) foot  
buffer for wildlife habitat, as soils are nearly level,  
somewhat poorly drained, medium texture on low land and  
plains.

## TRAILS

### PRIORITY:

For educational, recreational usage; to achieve, maintain and promote physical, emotional and psychological health of those utilizing these trails.

To provide safe/non-trafficed areas for children and adults to travel on.

To address the lack of adequate areas for walking, hiking, cross-country skiing and nature exploration in the Town without the threat of hunting related injury.

### Area to include:

1. Existing flood plains and creek beds
2. Rice Creek area
3. South Creek (to connect park areas)
4. Wooded areas (to be suggested in Open Space Plan)
5. Trolley Line (when identified)
6. The Interconnecting Trail System ("I.T.S." to be proposed by the C.A.C.)
7. Link Sturgeon Point Marina to adjacent County owned Land
8. Adaptation to roadways for walking and biking:
  - a. Shoulder enhancement to all roads with existing public parks.
  - b. Shoulder enhancement to all roads with exiting schools.
  - c. Shoulder enhancement to the Seaway Trail (so it can be utilized safely for foot and bicycle travel.



## GREAT LAKES SAND DUNES/BENNETT BEACH

Location: South of outlet of Big Sister Creek along East Shore of Lake Erie. Dunes extend from outlet of creek South approximately one half (.5) miles to filtration plant. Size 8 acres.

Topographical Significance: Rated as very to extremely rare, these are the only lake dunes in New York State. Currently unprotected, it is extremely vulnerable. (please see Element Occurrence Record, p. )

Unique Vegetation: *Ptelea Trifoliata*, also known as Wafer-Ash. S2/very rare status. (please see Element Occurrence Record, p. ) Beech-Maple Mesic Forest, current status is unprotected. This plant is secure in its occurrences in NYS, however large occurrences of such may be dwindling. (please see Element Occurrence Record, p. )

# APPENDIX

e) Soils Map

# GENERALIZED SOILS

TOWN OF EVANS  
COMPREHENSIVE PLAN

- MUNICIPAL BOUNDARY

GENERALIZED SOILS
- AoA (POTENTIAL HYDRIC)

BIB, FbB

CkC, VbC, BIC

CoA, RfA (POTENTIAL HYDRIC)

DbA (POTENTIAL HYDRIC)

DdB (POTENTIAL HYDRIC)

GaB, EIB

La, Ca (HYDRIC SOIL)

MaB

MaD

MaD, Ro

MbF

Mh, Cv

NfA (POTENTIAL HYDRIC)

OrB (POTENTIAL HYDRIC)

Re (POTENTIAL HYDRIC)

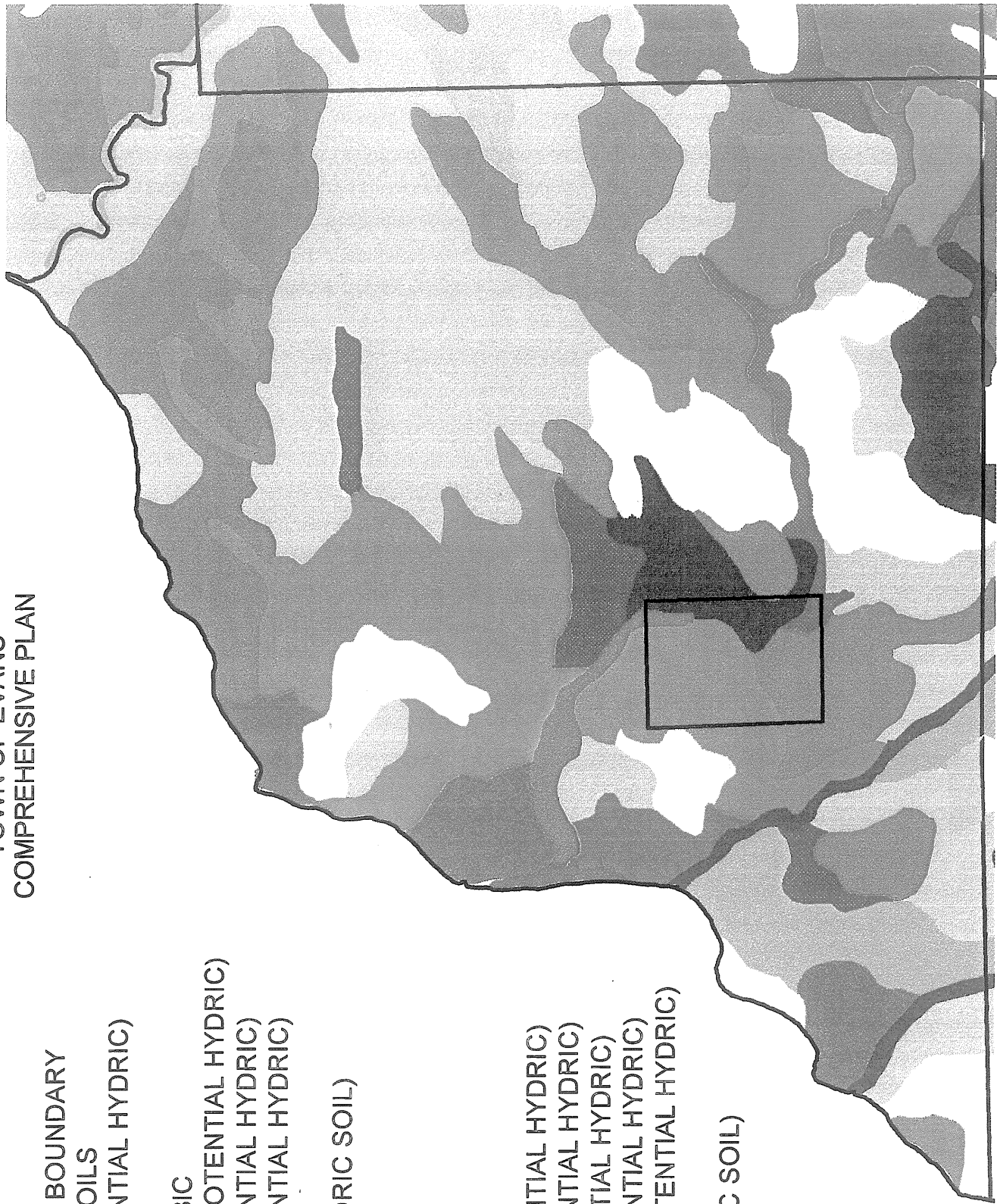
RgA (POTENTIAL HYDRIC)

Te, Mg (POTENTIAL HYDRIC)

UrA

Wd (HYDRIC SOIL)

X -- Denotes Prime  
Farmland Soils



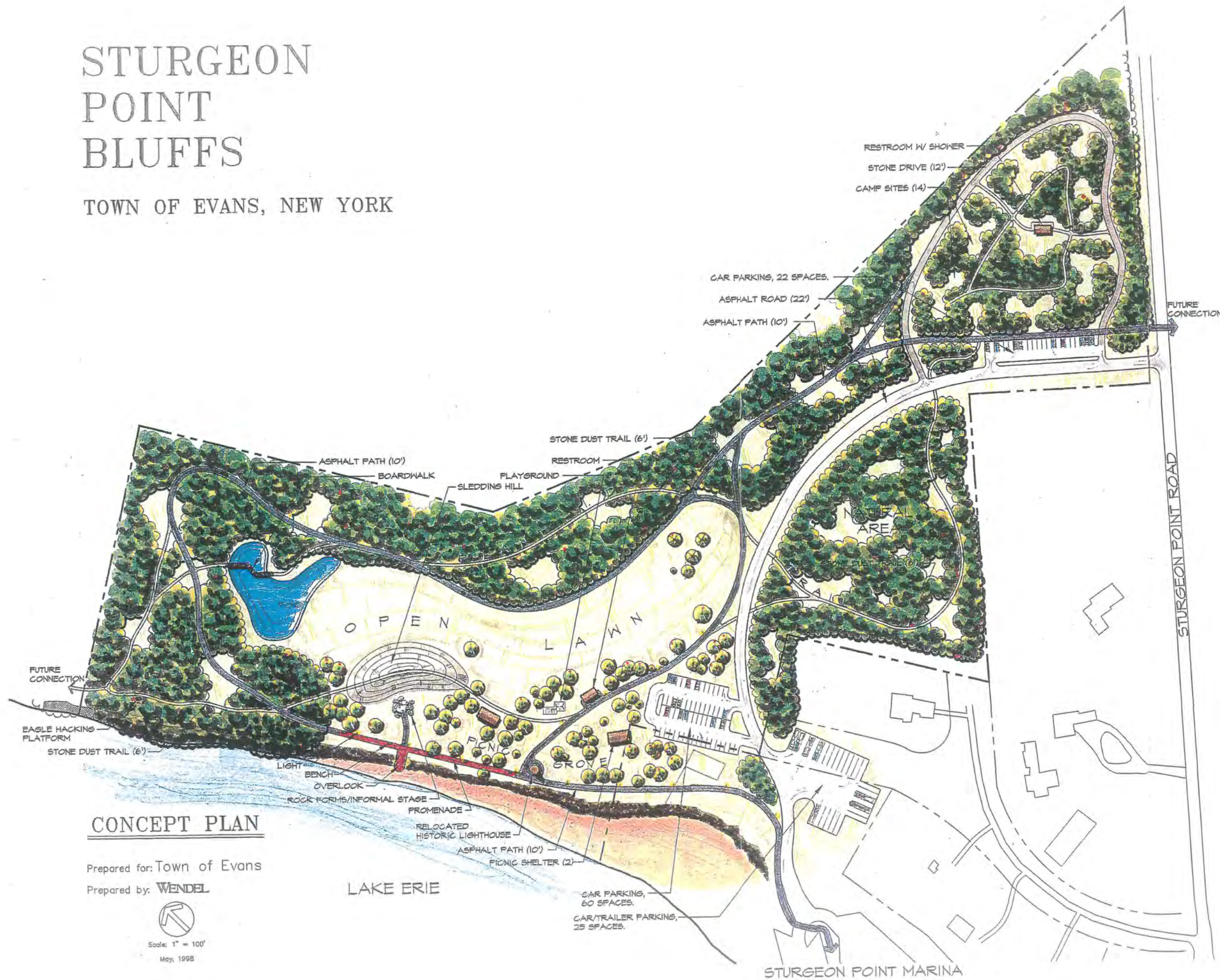
# APPENDIX

f) Conceptual Plan for Sturgeon Point Bluffs



# STURGEON POINT BLUFFS

TOWN OF EVANS, NEW YORK



## CONCEPT PLAN

Prepared for: Town of Evans

Prepared by: **WENDEL**



Scale: 1" = 100'  
May, 1998



# APPENDIX

## g) Historic Resources Survey - Phase I Sites Listing



Based on 1981/82 survey (additional background on file with the County)

ERIE COUNTY, NEW YORK

SEP 23 1998

HISTORIC RESOURCES SURVEY - PHASE I

SITES LISTING

TOWN

Evans

I.D. Number

Blue Forms Submitted

17

(total Number)

(indicated below by \*)

Site (Blue Form)

| <u>Number</u> | <u>Site</u>  | <u>Contact Sheet Frame #</u><br>(If different from Site #) |
|---------------|--|--|
| *1            | Old Stone House (Morsman)                                  | 74-742-2   |
| 2             | Spencer Kellogg Home                                       | 4  |
| *2a           | Spencer Kellogg-Gate House                                 | 3  |
| *3            | Sturgeon Point Lodge                                       | 6  |
| *4            | Elijah Tolman House (Snyders)                              | 10   |
| *5            | Duminuco Home (Stage Coach Stop-Anderson Taylor)           | 19   |
| 6             | Evans School Dist. #7                                      | 22   |
| 7             | Cradle Beach Fresh Air Mission                             | 23   |
| *8            | Bennett Homestead  | 25   |
| 9             | Evans School Dist. #8, Derby Rd.                           | 27   |
| *10           | North Evans Congregational Church<br>(Calvary Way Baptist) | 28   |
| *11           | General Store-North Evans                                  | 29   |
| 12            | Evans School Dist. #3                                      | 31   |
| 13            | Josiah Claghorn Home (Geo. Flower)                         | 33   |

| <u>Number</u> | <u>Site</u>                                 | <u>Contact Sheet Frame #</u><br>(If different from site #) |
|---------------|---|--|
| * 14          | The First Church of Evans                   | 74-742-29  |
| 14a           | The First Church of Evans (The manse)       | 0  |
| 14b           | " " " (Community House)                     | 2  |
| * 15          | Dr. George Sweetland Home (Bourne)          | 4  |
| * 16          | Darwin Martin Summer Home (Piarist Fathers) | 6  |
| * 17          | School Dist. #2 (Evans Historical Museum)   | 9  |
| 18            | Sarah Ayer Black Home                       | 11   |
| * 19          | Harper-Ayer-Rose Home                       | 12   |
| * 20          | Lutheran Church (Congregational-Methodist)  | 14   |
| 21            | Oatman-Fairbanks Home                       | 15   |
| * 22          | Variety Store (former Angola Post Office)   | 17   |
| 23            | Former Church-Most Precious Blood-Angola    | 19   |
| 24            | St. Pauls Episcopal Church                  | 74-743-20  |
| * 25          | Former Bank of Angola                       | 21   |
| 26            | 1st Tifft Bldg. (Angola Milling Co.)        | 25   |
| * 27          | Emblem Bicycle Factory                      | 27   |
| 28            | Trolley Power House                         | 30   |
| 29            | Union Hotel Bldg.                           | 33   |

Site No.  
(Blue Form No.)

1

Site Name

Old Stone House (Morsman)

Selection Justification (No. 20):

The house is architecturally significant as a lovely example of a transitional Federal-Greek Revival style design. The house has stepped chimneys and flat stone lintels.

Site No.  
(Blue Form No.)

2

Site Name

Spencer Kellogg Home and Gate House

Selection Justification (No. 20):

The house is an unusual example of late 19th century architecture built by a prominent Buffalo industrialist. The building exhibits the influence of the English Arts and Crafts movement. The gatehouse has a stylized crenelated tower under which vehicles passed entering the estate. The segmental arch of the tower is unusual as is the rough-faced stone of which it is constructed.

Site No.  
(Blue Form No.)

3

Site Name

Sturgeon Point Lodge

Selection Justification (No. 20):

The house is an interesting example of a late 19th century Lake Erie resort lodge. A two-story porch extends across the facade vaguely suggesting the rusticated appearance of contemporary resorts in the Adirondacks.

Site No.  
(Blue Form No.)

4

Site Name

Elijah Tolman House (Snyders)

Selection Justification (No. 20):

The house is a rare example of Federal style architecture in Western New York. The main entrance is flanked by sidelights and thin pilasters supporting a louvered fan.

Site No.  
(Blue Form No.)

5

Site Name

Dominuco Home (Stage Coach Stop-Anderson Taylor)

Selection Justification (No. 20):

This simple Greek Revival farmhouse has the deeply recessed entrance and well-defined entablature which was extremely popular throughout the region in this period. The doorway to this house is exceptional. Its flanking pilasters have unusual carved Greek designs above which stylized capitals support a full and richly molded entablature. The door itself has ten distinctive panels.

Site No.  
(Blue Form No.)

8

Site Name

Bennett Homestead

Selection Justification (No. 20):

The house is historically significant for association with the early history of the town. It lacks architectural significance.

Site No.  
(Blue Form No.)

10

Site Name

North Evans Congregational Church

(Calvary Way Baptist)

Selection Justification (No. 20):

This building represents a combination of Gothic, Greek and Italianate styles in a rural vernacular religious edifice.

Site No.  
(Blue Form No.)

11

Site Name

General Store-North Evans

Selection Justification (No. 20):

This simple country store is typical of rural commercial design at the end of the 19th century. The building has been important in the hamlet since its construction in 1881.

Site No.  
(Blue Form No.)

14

Site Name

The First Church of Evans

Selection Justification (No. 20):

The church is a good example of Georgian Revival architecture popular throughout the country in the early 20th century.

Site No.  
(Blue Form No.)

15

Site Name

Dr. George Sweetland Home

Selection Justification (No. 20):

This house is a rare example of Federal-Greek Revival transitional design in this region.

Site No.  
(Blue Form No.)

16

Site Name

Darwin Martin Summer Home (Piarist Fathers)

Selection Justification (No. 20):

This Prairie School design has national significance as the work of Frank Lloyd Wright. The house dates from the in-between years when Wright had lost much of his popularity in this country. It demonstrates a certain loyalty to Wright among his clients as the architect had built houses for the Martin family in Buffalo in the years years of the century. It is one of the few buildings in rural Erie County to qualify for the National Register of Historic Places as an individual nomination.

Site No.  
(Blue Form No.)

17

Site Name

School Dist. #2 (Evans Historical Museum)

Selection Justification (No. 20):

This school is historically important to the community and architecturally important as an example of a rare two-story pre-Civil War brick structure.



Site No.  
(Blue Form No.)

19

Site Name

Harper-Ayer-Rose House

Selection Justification (No. 20):

The stone quoins and brick keystones over the windows make this an unusual example of an Italianate farmhouse.

Site No.  
(Blue Form No.)

20

Site Name

Lutheran Church (Congregational-Methodist)

Selection Justification (No. 20):

This is a fine intact rural church which combines stylistic features of the Greek Revival and Italianate styles.

Site No.  
(Blue Form No.)

22

Site Name

Variety Store (former Angola Post Office)

Selection Justification (No. 20):

This early 20th century commercial building is intact with an unusual vernacular facade consisting of an original store front, a plain second story and a false front parapet with a tripartite window.

Site No.  
(Blue Form No.)

25

Site Name

Former Bank of Angola

Selection Justification (No. 20):

This fine little neo-classical building is important as a good example of a style that was very popular for large city banks and public buildings at that time, but is relatively uncommon in small rural villages. As a design for a bank building, its neo-classical features were an important symbol.

Site No.  
(Blue-Form No.)

27

Site Name

Emblem Bicycle Factory

Selection Justification (No. 20):

This is a commonplace industrial building exhibiting traditional techniques characteristic of the late 19th century. The building has played an important role in the economic life of this village through the entire first half of the 20th century.

Site No.  
(Blue Form No.)

Site Name

Selection Justification (No. 20):

## DRAFT

**Article VIII  
Supplementary Regulations****§ 200-58. Cluster Development**

Cluster Development in the Town of Evans shall require the final approval of the Town Board, upon the review and recommendations of the Planning Board, pursuant to the administration of Chapter 178, the Subdivision Regulations of the Town of Evans. Cluster development shall not be considered an allowable use unless it is determined by the Planning Board that it will achieve the intent of these regulations. The Planning Board at its discretion may direct an applicant to pursue cluster development, if in the judgement of that Board, its application would benefit the Town. For example, if a standard subdivision is proposed in an area containing important lands (e.g., greenspace, woodlands, significant views, prime farmland, etc.), the Town may direct an applicant to pursue a cluster development plan to preserve as much of these features as possible (see figure 1). The Planning Board may also, upon its review, find a proposed cluster development plan not in accordance with the purposes or requirements of this article.

**A. Intent**

The purpose of the cluster development regulations is to enable and encourage flexibility of design and development of land in such a manner as to:

- (1.) preserve open space and protect important natural resources and sensitive lands;
- (2.) promote the most appropriate use of land;
- (3.) allow for a variety of lot sizes without increasing the overall density as permitted by the underlying zoning;
- (4.) allow for residential development that is in harmony with the rural character and scenic quality of the Town;
- (5.) encourage creativity and adaptability in the layout of residential lots; and
- (6.) facilitate the adequate and economical provision of streets and utilities.

**§ 200-59. Regulations governing cluster development**

Cluster development may include single-family detached units in all allowable zoning districts or duplex dwellings in the R-2, MFR-3 and MFR-4 districts, in accordance with the regulations and standards contained in this chapter.

The area proposed for cluster development shall be in single ownership or under unified control throughout the review process, inclusive of the filing of the map cover in the Erie County Clerk's office.

## DRAFT

Unless otherwise provided in this chapter, the following regulations shall apply to all cluster development:

- A. Permitted districts. Cluster development shall only be considered within the S-R, R-1, R-2, MFR-3 and MFR-4 zoning districts at the discretion of the Planning Board. Cluster development shall not be permitted in the R1-L district, which is an area better suited for open development areas, pursuant to section 280-a of the New York State Town Law.
- B. Minimum development area. Cluster development shall apply to any major subdivision of not less than five (5) acres in land area.
- C. Service by public utilities. All cluster development shall be serviced by public systems for water supply and sanitary sewerage.
- D. Minimum lot size. The required minimum lot area for single-family detached dwelling units may be reduced to no less than 10,000 square feet in an SR district, 6,000 square feet in an R-1 district, 5,000 square feet in an R-2 district, 3,500 square feet for an MFR-3 district, and 3,000 square feet for an MFR-4 district, provided that any and all such area that is not designed to serve as residential areas, roads or for other public purposes, be set aside and restricted on the subdivision plat for use as common open space, parkland and /or recreational purposes of an active and/or passive nature.
- E. Minimum habitable floor area. The required minimum habitable floor area may be reduced to 1,000 square feet for a one-story structure and 1,200 square feet for a two-story structure.
- F. Minimum lot dimensions.

|  | <u>SR</u> | <u>R-1</u> | <u>R-2</u> | <u>MFR-3</u> | <u>MFR-4</u> |
|--|-----------|------------|------------|--------------|--------------|
|--|-----------|------------|------------|--------------|--------------|

**Single Family Dwellings:**

|                    |        |       |       |       |       |
|--------------------|--------|-------|-------|-------|-------|
| Lot Area           | 10,000 | 6,000 | 5,000 | 3,500 | 3,000 |
| Frontage Lot Area* | 12,000 | 7,000 | 6,000 | 4,200 | 4,000 |
| Lot Width          | 75     | 60    | 50    | 45    | 45    |
| Frontage Lot Width | 100    | 75    | 65    | 55    | 55    |
| Front-yard         | 15     | 10    | 10    | 10    | 10    |
| Rear-yard          | 20     | 10    | 10    | 10    | 10    |
| Sides (1)          | 5      | 5     | 5     | 5     | 5     |
| - both             | 10     | 10    | 10    | 10    | 10    |
| accessory          | 5      | 5     | 5     | 5     | 5     |
| - side/rear        |        |       |       |       |       |

\*Frontage lot is defined as any proposed lot situated along any existing thoroughfare that provides access to the subject property.

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| SR | R-1 | R-2 | MFR-3 | MFR-4 |
|----|-----|-----|-------|-------|
|----|-----|-----|-------|-------|

## Duplex Dwellings:

|                    |     |     |       |       |       |
|--------------------|-----|-----|-------|-------|-------|
| Lot Area           | --- | --- | 7,500 | 5,500 | 5,000 |
| Frontage Lot Area* | --- | --- | 8,500 | 6,500 | 5,700 |
| Lot Width          | --- | --- | 75    | 65    | 60    |
| Frontage Lot Width | --- | --- | 95    | 80    | 75    |
| Front Yard         | --- | --- | 10    | 15    | 15    |
| Rear Yard          | --- | --- | ---   | 20    | 20    |
| Sides (1)          | --- | --- | 5     | 7     | 7     |
| - both             | --- | --- | 10    | 12    | 12    |
| Accessory          | --- | --- | 5     | 5     | 5     |
| - side/rear        |     |     |       |       |       |

\*Frontage lot is defined as any proposed lot situated along any existing thoroughfare that provides access to the subject property.

G. Maximum height of buildings shall not exceed 2 stories or 30 feet for single-family units and 2 ½ stories or 35 feet for two-family units.

H. Maximum density. The permitted number of dwelling units shall in no case exceed the number of units that could be permitted, at the discretion of the Planning Board, if the land were subdivided into lots conforming to the minimum lot size and density requirements of this chapter, applicable to the district or districts in which the land is situated and conforming to all other applicable requirements. An aerial photograph may be required to assist with the determination of density. However, prior to determining of the number of dwelling units and/or building lots, the parcel to be developed shall be adjusted as follows:

- (1.) Lands utilized by public utilities or structures or recorded easements of rights-of-way shall be subtracted from the total gross area.
- (2.) Waterbodies, marsh areas, designated wetlands, dense areas of mature woodlands, gorges, rock outcroppings, caverns, poorly drained, alluvial, and unstable soils and floodplains shall be subtracted from the total gross area.
- (3.) Any other areas deemed unfavorable (unusable/unbuildable) by the Planning Board because of topographic, geologic or hydrological characteristics and slopes in excess of 15% shall be subtracted from the total gross area.
- (4.) For the purpose of providing land for public streets, after deductions have been made in accordance with Subsection H(1), (2) and (3) above, 10% of the remaining area shall be subtracted from the total gross area. (Road frontage clusters will not require this subtraction.)

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- (5.) The adjusted total gross area of the parcel, as determined in Subsection H(1), (2), (3) and (4) above, shall then be used to compute the maximum number of dwelling units and/or building lots permitted.
- (6.) In S-R and R-1 Zoning Districts, the Planning Board shall require that at least 35% of the land area obtained after the deductions in accordance with Subsection H(1), (2), (3) and (4) of this section shall be maintained as open space. In all other districts where clustered development is permitted, the relevant percentage shall be at least 25%. In other words, the land subtracted out in calculations H(1.), (2.), (3.) and (4.) cannot be included in the 35% or 25% requirements. The developer will propose the area to be maintained as open space, subject to the approval of the Planning Board.
- I. Where feasible, natural features such as streams, rock outcrops, marshlands, topsoil, trees and shrubs shall be preserved and incorporated into the landscaping of the development (see Figure 1).
- J. Where adequate surface drainage is not possible by grading alone, a supplementary drainage system approved by the Town of Evans shall be required. On-site management of surface drainage shall be planned so that there shall be no greater runoff during and following construction than exists prior to commencement of construction. Lawn and yard areas shall be adequately drained to permit normal use and maintenance.
- K. The recreation/greenspace fee required pursuant to section 178-15A.(1) of the Evans Subdivision of Land regulations shall still be applicable. Open space, greenspace or recreation areas in the cluster development area shall be privately owned. The Planning Board may recommend the dedication of land to the Town of Evans, in lieu of this fee, if the subdivision is located in an area where a proposed park, playground or other recreation or public site is shown on the Comprehensive Plan.
- L. Common open space and recreation lands shall be deeded to a Homeowners' Association that will be responsible for the continued ownership, use and maintenance of said lands. Such deeds shall be reviewed by the Town Attorney and approved by the Planning Board.



# Figure 1

