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A. COMPREHENSIVE PLANNING PROCESS

This Comprehensive Plan represents the first village-wide comprehensive plan since 1970. It is important for the Village to maintain an up-to-date comprehensive plan which reflects the current needs of the community.

PURPOSE AND INTENT

Comprehensive planning activities play a critical role in directing the future development of a community. The comprehensive planning function is an organized manner by which a community can identify its needs and establish its goals and objectives for future development and preservation. Development and implementation of a comprehensive plan is an effective and efficient means to achieve meaningful and desired change in a steady, incremental manner and to identify those resources the community wishes to preserve and enhance. Furthermore, the comprehensive plan serves to identify changes or trends that are desirable or undesirable in the community. Another reason for preparing a comprehensive plan is to obtain public input which will be used to guide future government actions. The comprehensive plan also provides an important legal foundation for many of the community's land development laws and regulations, including zoning. In addition, preparation of a comprehensive plan will help the community to qualify for state and federal grant monies to implement projects and policies recommendations in the plan.

ORGANIZATION OF THE PLAN

The Comprehensive Plan is divided into five sections: Introduction, which identifies the major issues facing the community; Inventory and Analysis, a gathering of relevant information on existing conditions and trends; an identification of Goals and Objectives; an Action Plan which includes various planning concepts to address specified goals and objectives; and Plan Implementation, which specifies responsible agencies and potential funding sources for identified actions.

B. ISSUES FACING THE COMMUNITY

The comprehensive planning process has identified a number of opportunities and constraints for the Village of Angola. Figure 1-1 provides an illustration of the range of issues currently facing the Village.

OPPORTUNITIES

The Village has many assets, which offer significant opportunities. These include the following:

Downtown Business District: While the downtown area in Angola has been declining for many years, it is important that the existing assets in the business district are maintained as the foundation for future growth. Such assets include the post office, Village Hall, the Angola

Library, Evans National Bank and the Angola Theater. These uses generate traffic that is vital for maintaining and improving the business environment in the Village. Besides the several underutilized buildings in the district, there is also land available for infill development at the former Garvin Building site and the adjacent parcel (i.e., 27 and 23 North Main Street).

Recreation: Angola is proximate to Lake Erie and the several parks along the water. In addition, residents currently enjoy three parks within the Village, including Mill Street/Herman Park, Centennial Park and Frawley Park. The Village has begun the process of updating both Mill Street/Herman Park and Frawley Park, which further enhances the family recreation opportunities for residents. In addition, Big Sister Creek is the most prominent natural feature in the Village and offers pleasant scenery, excellent fishing opportunities and the potential for enhanced public access.

Cultural and Historic Resources: The Village includes many historic buildings including the Nickel Plate Station, the former Emblem bicycle factory and the Intercontinental Building. In addition, the story of the Village's development includes industrial traditions such as rail and bicycle, as well as its agricultural heritage. Furthermore, the old movie theater, an attraction in the past, has been revitalized to again become a draw for residents and visitors.

Economic Development: Besides the potential for an improved business climate for the Main Street business district, there are additional economic development opportunities in the Village. In particular, potential economic development sites include the former Emblem plant and adjacent land along the rail corridor, which are currently underutilized.

Transportation: The community has excellent access to major highways including the Interstate Thruway (I-90). In addition, the Niagara Frontier Transportation Authority provides reliable public transportation to and from downtown Buffalo. Furthermore, a grant proposal has been submitted for a bike/hike trail along Lake Street that would connect the Village to the Lake Erie shore.

CONSTRAINTS

Declining Business District: The business district has been hampered by a multitude of issues including the lack of attractions, a relatively low level of traffic (both pedestrian and vehicular), vacant and/or poorly maintained storefronts, as well as competition from nearby strip-style development.

Lack of Visibility: The lack of a state route passing through Angola and the inadequate signage leading into the Village from nearby highways limits the traffic inside the Village as well as exposure to prospective visitors.

Transportation and Infrastructure: There are water and drainage system upgrades that need to be addressed. Many of these improvements have been or are currently being addressed, including recent improvements along Commercial Street and North Main Street. In addition, many areas in the Village, particularly the newer subdivisions, lack sidewalks. Other areas are missing sidewalk sections and some parts of the Village have sidewalks that are in poor condition.

Lack of Services: Many basic services are missing in the village business district including shopping opportunities, convenience goods and services, and youth activities. In addition, there is a strong need for more senior housing, which if built in the Village would increase the demand for services within the business district.

Visual Character: There are several characteristics that impair the visual appeal of the Village, such as an unattractive streetscape including aboveground utilities that front the business district and mismatched facades, a lack of street trees and landscaping, and plain fixtures.

Village of Angola

Comprehensive
Plan

Issues Plan
Figure 1.1 - 1

Constraints

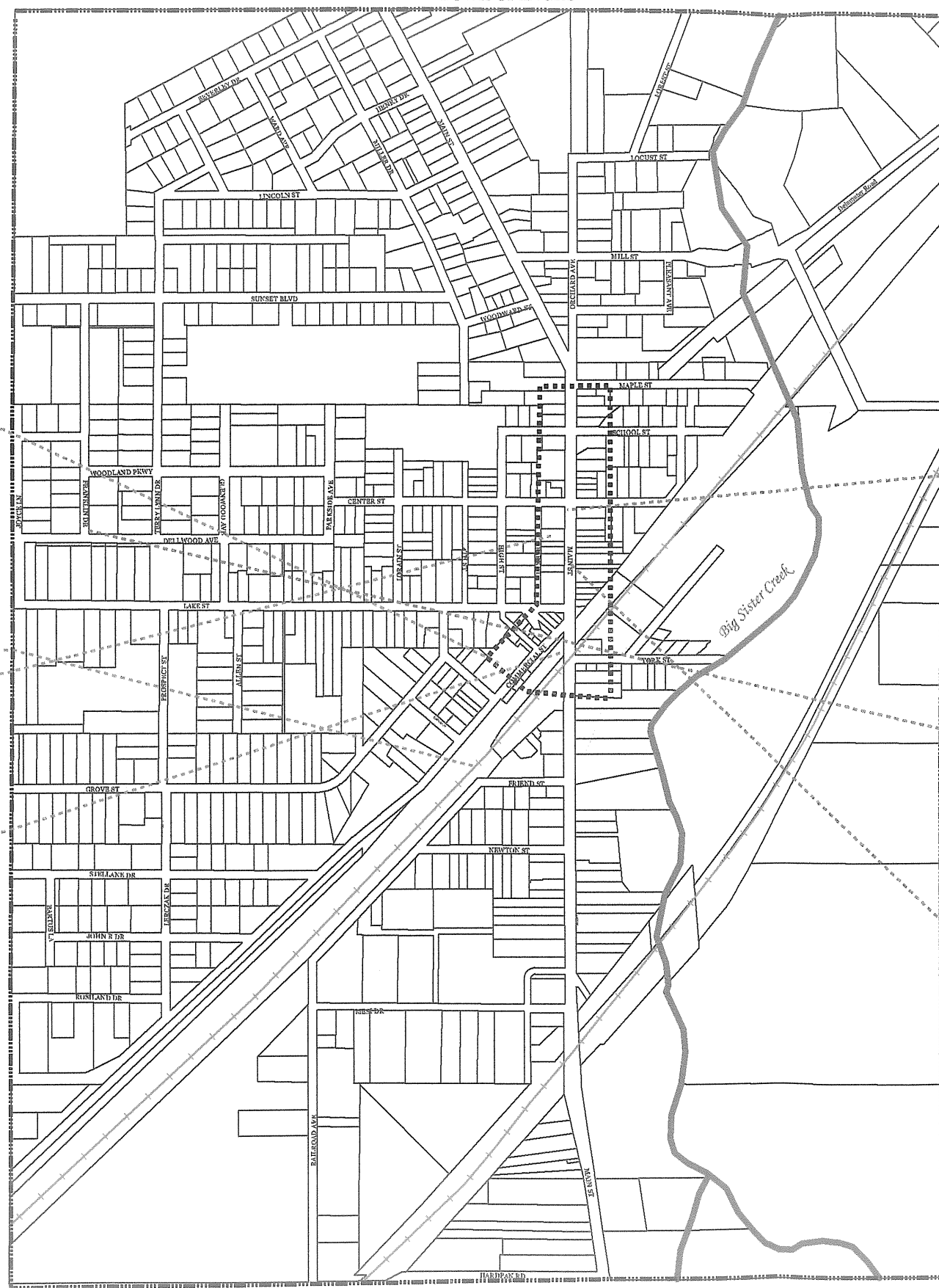
- Declining Business District
 - * Vacant Storefronts
 - * Property Maintenance Problems
 - * No Large Anchor Stores
 - * Competition From Retail Strips
- Lack of Visibility
 - * No State Route through Village
 - * Inadequate Gateway Signage
- Transportation and Infrastructure
 - * Poor Sidewalks
 - * Drainage Problems
- Lack of Service
 - * Need Senior Housing
 - * Lack of Shopping
 - * Lack of Youth Activities
- Visual Character
 - * Aboveground Utilities
 - * Uncoordinated Facades
 - * Unattractive Fixtures
 - * Lack of Street Trees and Landscaping

Opportunities

- Downtown Business District
 - * Civic Buildings
 - * Available Land
- Recreation
 - * Parks
 - * Big Sister Creek
 - * Proximity to Lake Erie
- Cultural and Historic Resources
 - * Railroad/Depot
 - * Theater
 - * Historic Architecture
 - * Bicycle History
- Economic Development
 - * Former Emblem Plant
 - * New Sewer and Water Lines
- Transportation
 - * Bus Service
 - * Proposed Trail
 - * Nearby Highway Access

Town of Evans

Town of Evans



- Village Boundary
- Streams
- Railroad
- Central Business District
- Parcels



0 250 500 1,000 1,500 2,000 Feet

AKRF

Environmental and Planning Consultants
Buffalo, New York, White Plains and Long Island

April 2003

A. INTRODUCTION

The manner in which property is used is one of the primary concerns in the development of a comprehensive plan. The Village of Angola is a largely built community, with limited areas of remaining developable vacant land. However, the Village's traditional downtown area contains many vacant buildings. Most of these vacancies are commercial properties.

The Village of Angola is primarily a residential Village with some supporting commercial, industrial, and institutional uses located in or near a traditional downtown center. Much of the area's employment originates in the surrounding towns of Evans and Brant, which are homes to several major employers.

Physically, the Village is divided diagonally by the CSX tracks. Much of the commercial and residential development occurred northwest of the rail right-of-way, whereas the land southeast of the rail line is industrial and vacant. Big Sister Creek is also located east of the CSX tracks.

B. LAND USE**TOTAL ACREAGE**

The Village of Angola has a total land area of approximately 860 acres, or roughly 1.3 square miles. The Village comprises roughly three percent of the Town of Evans' total land area. The vast majority of the acreage is developed land, which is defined as land developed for residential, commercial, industrial, or institutional uses¹. Approximately 40 percent of the area, or about 312 acres, is estimated to be in residential use (see Table 2.1-1). Commercial office, retail, and service uses that serve the residential areas cover about 21 acres, or three percent of the total acreage. Industrial uses make up about two percent of the Village land area. Community service uses—such as schools, churches, and government facilities—make up about nine percent of the total acreage. An estimated 5 acres is occupied by parks and open space areas. An estimated 278 acres, or 35 percent of the land area, is vacant land.

RESIDENTIAL

Residential dwellings are the most prevalent land use in the Village. According to 2000 U.S. Census data, there were 903 housing units in the Village. Residential development in the areas further away from commercial areas is generally of a lower density than downtown neighborhoods.

¹ Approximately 127 acres are not classified by the Geographic Information Systems (GIS) data provided by the Erie County Department of Environment and Planning.

COMMERCIAL

Commercial uses are focused in the downtown central business district, located along Main and Commercial Streets (see Figure 2.1-1). Other neighborhood commercial uses are located throughout the residential areas in the Village.

COMMUNITY SERVICE

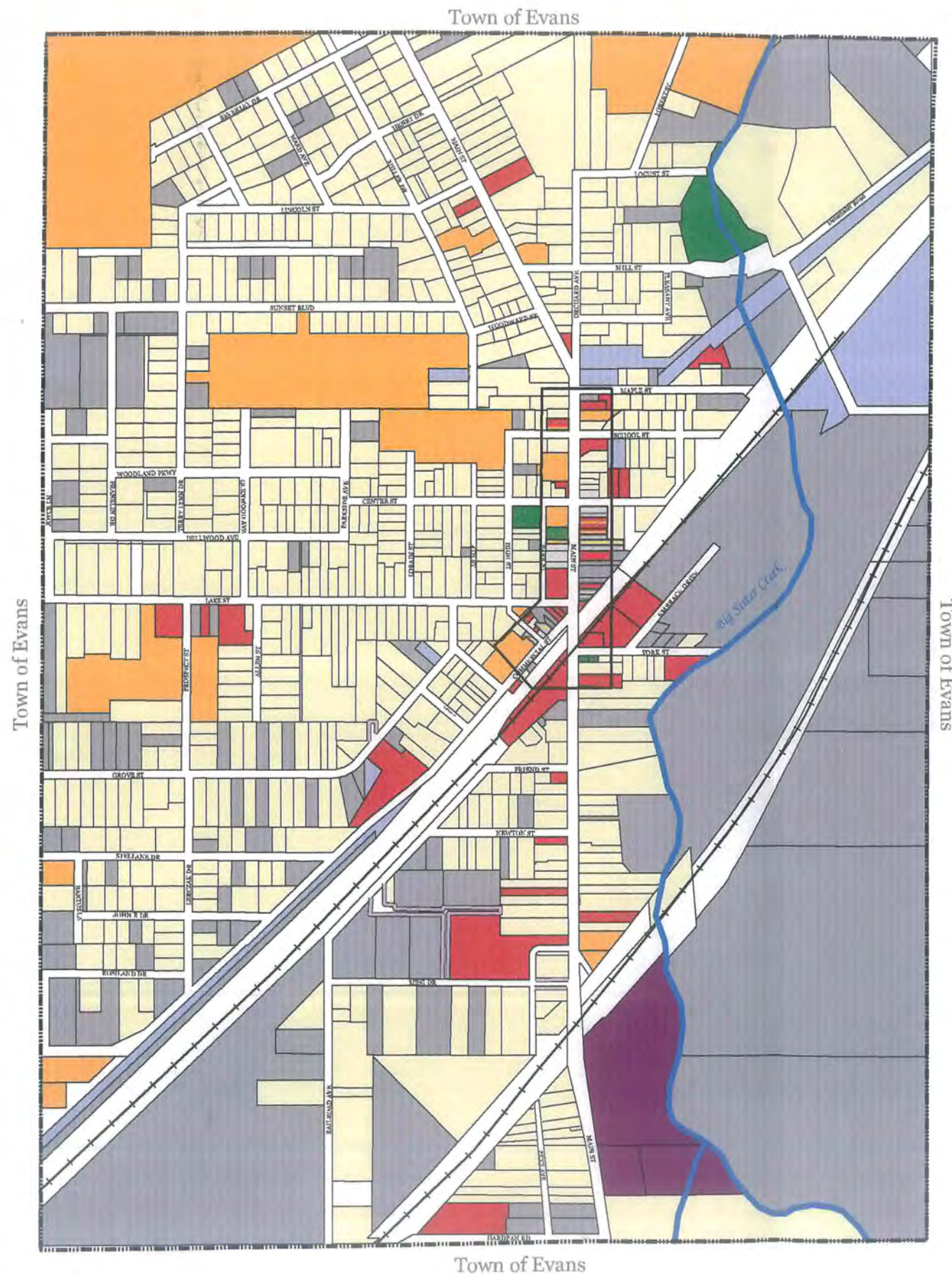
Nestled among the single-family residential and commercial sections are pockets of institutional uses such as schools, government facilities, and churches. Many of the institutional uses are located on or near Main and Commercial Streets including the Village offices and some churches. Other notable institutional uses in the downtown area include the Erie County office building at Main and Mill Streets. The expansive Lake Shore Public School properties are found in the northwest quadrant of the Village. Public utility uses include railroad and electric facilities, including the substation on Delamater Road. Parks include Mill Street Park, Centennial Park, and Frawley Park. These facilities are described in detail in Section 2.1.2, "Community Facilities and Recreation." Other outdoor open spaces include school-owned ballfields and playgrounds.

INDUSTRIAL AND VACANT

The CSX rail right-of-way runs diagonally through the middle of the Village. The Norfolk Southern rail right-of-way also runs diagonally through the Village, and is located roughly 1/4-mile southeast of the CSX rail line. Both lines are active for freight transport. Industrial and vacant lands are primarily located east of Main Street and south of the CSX tracks. Other vacant parcels are scattered throughout the Village. The Goya Foods distribution center on the east side of South Main Street is the largest active industrial use in Angola.

Table 2.1-1, below, provides a detailed description of land usage in Angola.

There are some existing vacant parcels and buildings in the Village which present development and redevelopment opportunities for industrial, commercial, housing, and recreational uses. The amount of vacant land in the Village of Angola is estimated at roughly 278 acres. As seen in Figure 2.1-1, large vacant parcels are located in the steeply sloped areas along the ravine on both sides of Big Sister Creek. There are also pockets of vacant land near the railroad tracks. Undeveloped wooded lands are located along Commercial Street west of Railroad Avenue. There are also a number of small vacant lots in residential areas throughout the Village. The largest industrial vacancy is the 57,000-square-foot former Emblem bicycle factory east of Main Street and north of the railroad tracks.



Village of Angola

Comprehensive
Plan

Existing Land Use
Figure 2.1 - 1

- Village Boundary
- Central Business District
- Streams
- Railroad
- Paper Street
- Commercial Storefront/Residential Second Floor
- Vacant Storefront/Residential Second Floor
- Vacant Storefront/Vacant Second Floor
- Vacant Storefront
- Residential
- Vacant Land
- Commercial
- Recreational and Entertainment
- Community Services
- Industrial
- Public Service



0 250 500 1,000 1,500 2,000 Feet



Environmental and Planning Consultants
Buffalo, New York, White Plains and Long Island

April 2003

Table 2.1-1
Land Use in the Village of Angola, 2001

Type	Acres	% of Total Acreage
Commercial	21	3.0%
Commercial Storefront/Residential Second Floor	0.8	0.1%
Community Service	69	9.0%
Industrial	16	2.0%
Public Service	21	3.0%
Recreation and Entertainment	5	1.0%
Residential	312	40.0%
Vacant Land	278	35.0%
Vacant Storefront	0.6	0.08%
Vacant Storefront/Residential Second Floor	0.7	0.09%
Vacant Storefront/Vacant Second Floor	0.4	0.05%
Unclassified	<u>58</u>	<u>6.5%</u>
Total Acreage**	782	100.0%
Notes: *All areas estimated based on available data and rounded to the nearest whole acre. **Roads are not included in any of these categories, thus the total acreage does not add up to 860 acres.		
Sources: Erie County Department of Environment and Planning, GIS data, 2001		

C. LAND USE REGULATIONS

ZONING

The Village of Angola's first zoning law was adopted in 1975. The zoning law (Chapter 30 of the Code of the Village of Angola) has been updated periodically since that time. The purposes of the zoning law are to promote the health, safety, and general welfare of the community by regulating and restricting dimensions and uses in accordance with §7-700 of New York State Village Law.

Zoning regulates the uses allowed in the various districts, as well as the intensity and dimensional requirements of those uses. Current zoning provides for the development of the Village as a predominantly residential community with a limited amount of supporting commercial and industrial facilities. There are five zoning districts, including three residential districts (R-1, R-2, and R-3), a mixed-use Central Business District (B-1), and an Industrial (I)

district (see Figure 2.1-2 and Table 2.1-2). The Village zoning also includes supplemental development provisions, including regulations for parking and loading and special permit uses. The Village districts are described below:

Table 2.1-2
Village of Angola, New York
Summary of Zoning Designations

District	Title/General Use	Minimum Lot Size (Square Feet)	Maximum Lot Building Coverage (%)
R-1	One-Family Residential	10,000	30
R-2	Two-Family Residential	8,000	25
R-3	Multiple Family Residential	8,000	25
B-1	Central Business District	N/A	N/A
I	Industrial	N/A	N/A
Sources: Code of the Village of Angola, Chapter 30, Zoning (as amended, Supplement #5, 12/31/95)			

RESIDENCE DISTRICTS

The mapped residential districts include the R-1 (One-Family Residential), R-2 (Two-Family Residential) and R-3 (Multiple Family Residential) districts. The residential districts delineate minimum lot size requirements for dwelling units. Reflecting the fact that Angola is a village (as opposed to a suburban/rural area with larger lots), the largest mapped lot size is approximately ¼-acre (with one exception at the southeast quadrant of the Village). Residential densities range from R-1, which permits new single-family homes on a minimum lot size of 10,000 square feet for standard lots and 8,000 for cluster lots, to R-2, which permits new single family homes on a minimum lot size of 8,000 square feet and two family homes on a minimum of 4,000 square feet per unit, and to R-3, which requires a minimum lot size of 8,000 square feet and allows multiple dwelling developments on a minimum of a five-acre parcel with a special permit. Other uses allowed in all residential districts include religious, educational, recreational, community, and government facilities.

R-1 zoning predominates in the outlying portions of the Village, and are generally located furthest from the commercial centers. The R-3 zones are mapped south and east of the central business district. The R-2 districts surround the central business district in all directions.

All residential districts also contain density controls for minimum lot width; front, side, and rear yards; minimum lot coverage; and maximum building height.

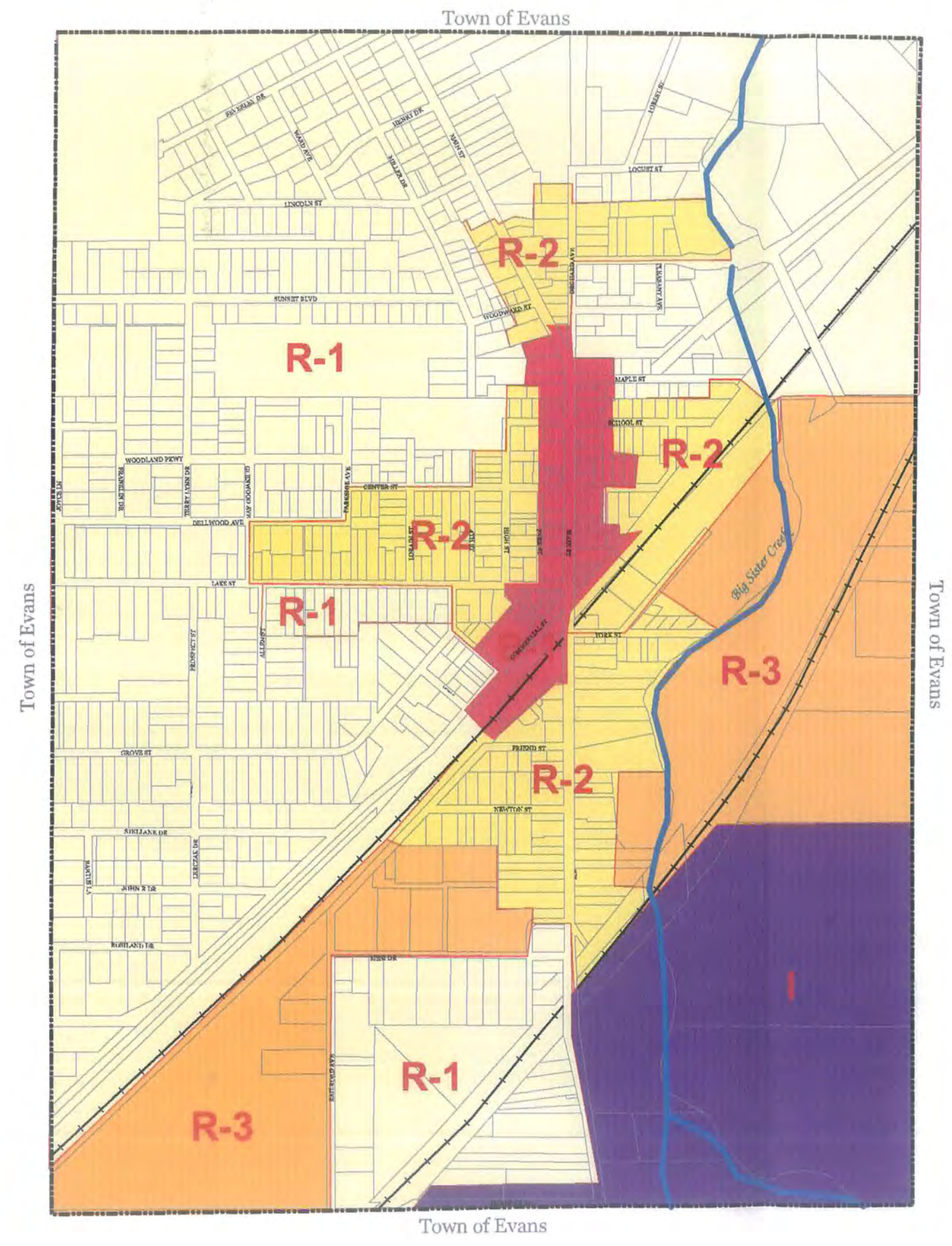
MIXED-USE CENTRAL BUSINESS DISTRICT

The Central Business District (B-1) delineates the downtown area centered along Main and Commercial Streets, and permits a full range of central business uses at densities appropriate for Angola's village scale. The district allows retail, business and personal service, financial, institutional, office, cultural and entertainment, recreational, government, and second-story

Village of Angola

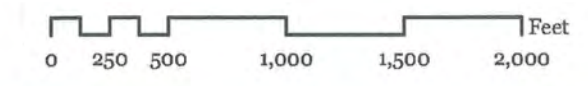
Comprehensive
Plan

Existing Zoning
Figure 2.1 - 2



Legend

- Angola Boundary
- Streams
- +— Railroad
- Parcels
- Zoning Category**
- R-1
- R-2
- R-3
- B-1
- I



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multi-family residential uses. Single-family residential is permitted on the second floor of any existing building within the district, provided it does not interfere with the use and occupancy of the building for business purposes.

Buildings in B-1 are permitted total lot coverage except when abutting any other district. When this occurs, a 20-foot buffer must be provided.

INDUSTRIAL DISTRICT

There is one Industrial (I) zone mapped in the Village. The I zone is located south along the Norfolk Southern railroad corridor adjacent to the Village/Town border. All light industrial uses are permitted in the I zone. Specifically, industries involved in processing, assembly, packaging, storage, and manufacturing of machinery is permitted. Office buildings, research laboratories, and pharmaceutical and cosmetic manufacturing are also permitted. Uses that are permitted with a special permit include public utility uses and adult uses.

Each use in this zone is required to set aside 15 percent of the tract for landscaping and to maintain a 25-foot landscaped buffer between the use and any adjacent property line.

OTHER LAND USE REGULATIONS

SUBDIVISION REGULATIONS

The Village Board adopted the Village of Angola Land Subdivision Regulations in 1980. The law empowers the Village Planning Board to review and approve or disapprove proposed subdivisions in the Village. It also provides for different procedures related to sketch, preliminary, and final plat review. The subdivision law also stipulates required improvements and requires the preservation of natural features to the extent practicable. Separate regulations set forth density and site design standards for land to be subdivided for clustered projects.

SITE PLAN REVIEW

In 1989, the Village Board initially adopted the Site Plan Review Law. This law authorizes the Village Planning Board to review, approve or disapprove site plans for land uses within the Village. Most new land use activities affecting the exterior of buildings must go through site plan review. Exceptions include construction related to a single-family dwelling, landscaping, and ordinary repair or maintenance, exterior alterations or additions that would not increase the square footage by more than 30 percent, non-structural agricultural or gardening uses, and temporary sales activities.

D. LAND USE AND ZONING ANALYSIS

INCOMPATIBLE LAND USES

Even though land uses throughout the Village generally conform to the Village's zoning law, there are a number of areas where adjoining land uses are incompatible.

The most notable incompatibilities with surrounding uses are the electrical substation complexes located on Delamater Road. The incompatibility of this land use is related to its industrial visual character in close proximity to the Village's most significant scenic feature, Big Sister Creek. It also is within view of Mill Street Park, an active recreational use and perhaps the most scenic

site in the Village. The station on North Main Street presents a negative visual impact for the Business District.

NON-CONFORMING USES

Comparison of zoning and actual land use patterns in the Village reveal the existence of uses located in zoning districts in which they are not permitted. Many non-conforming uses were established prior to the adoption of the Village's first zoning law; and are permitted to remain, though prohibited from being enlarged. Approximately eight acres of residentially used land exists in the I zone, at the southeast quadrant of the Village.

SPECIAL PERMITS AND OTHER SPECIALIZED ZONING TECHNIQUES

There are a number of uses that are provided for by special permit. Each zoning district outlines which uses are permitted with a special use permit. Special use permits are subject to regulations in Article VI of Angola's zoning law, and may be obtained from the Board of Appeals when the necessity for certain specific uses is recognized. To obtain a special permit, the applicant must comply with specific standards that are applicable to individual special uses.

There are a number of uses that are provided for by special permit. Public utilities and satellite antennas are permitted by special use in all districts. Motor vehicle service stations are permitted by a special use in B-1. Single-family cluster residential; planned unit developments; cemeteries, hospitals, sanitariums and convalescent homes are permitted by special use in R-1. Residential-garden apartments and multiple dwelling developments are permitted by special use in R-3. Adult uses are permitted by special use in the I-district and are subject to other specific conditions described in the "Special Regulations and Modifications" section of the Village zoning law.

It is appropriate to designate special permit uses when there is need for the use to meet additional criteria to ensure compatibility between the special permit use and principal permitted uses in the district. Special permit uses, as a result of special characteristics (e.g., smoke, dust, noise, heavy truck traffic, negative visual characteristics) related to their operation or installation, have a greater potential to create adverse environmental impacts that could affect the use of nearby properties. The special permit conditions are designed to mitigate potential adverse impacts. Special permit uses can be allowed in all or specified zoning districts and can be permanent or require periodic renewal. Other alternative zoning techniques, such as overlay zoning to encourage the preservation of certain features (e.g., shoreline areas) and incentive zoning to encourage desirable development or public amenities, are not included in the current zoning law.

VACANT LANDS AND BUILD OUT ANALYSIS

An estimated 243 acres of the Village of Angola are vacant. The development potential of this vacant land has been calculated to indicate the maximum build out that could occur under the existing zoning. It is not a projection of the amount of development that will actually occur. Maximum development potential for commercial and industrial uses was estimated by establishing a Floor-Area Ratio (FAR) equal to the maximum allowable building coverage multiplied by the allowable number of floors. For residential uses, the total area was divided by the minimum lot area per unit to yield a maximum number of units.

For development in the R-1, R-2, and B-1 zones, it was assumed that the practical developable density would be between 70 and 80 percent of the maximum theoretical density allowable

under the existing zoning, depending on the actual slopes, wetlands, other environmental constraints, and design inefficiencies of specific parcels. In the R-3 and I zones, where much of the vacant land is steeply sloped, in wetlands or flood plains, or part of the railroad right-of-way, the practical developable density was assumed at only 25 and 35 percent of the maximum theoretical density allowable under the existing zoning. These development density ranges were determined based on the vacant lands shown in Figure 2.1-1, the environmental features of these lands, and experience in similar communities.

Table 2.1-3
Estimate of Maximum Development Potential

	R-1 (1)	R-2 (2)	R-3 (3)	B-1	I	Total Residential
Vacant Land (Square Feet)	3,073,040	587,250	5,275,970	53,225	3,100,650	8,936,260
Vacant Land (acres)	71	13	121	1.4	71	205
Maximum Building Coverage (% of Lot)	30%	25%	25%	100%	50%	--
Number of Allowable Floors	2.5	2.5	2.5	2.5	2.5	--
Floor Area Ratio (FAR)	--	--	--	2.5	1.25	--
Minimum Lot Area Per Unit	10,000 sf	4,000 sf	8 units/acre	--	--	--
Maximum Theoretical Density	310 units	145 units	970 units	113,000 sf	3,875,800 sf	1,423 units
Maximum Developable Density (4)	215-245 units	100-115 units	240-340 units	93,000-106,500 sf	968,950 – 1,356,500 sf	560-700 units
Notes: (1) Dimensional requirements for single-family detached homes (2) Dimensional requirements for two-family homes (3) Dimensional requirements for garden apartments. Assumes five-acre minimum lot size (4) Assumes that as a result of environmental constraints and site design inefficiencies, actual developable density will be 70 to 80 percent of theoretical density in the R-1, R-2, and B-1 zones. As a result of more substantial environmental constraints (e.g., steep slopes, wetlands, flood plains) and railroad lands in the R-3 and I zones, it is assumed that actual developable density in these zoning districts will be a maximum of roughly 25 to 35 percent of the theoretical density.						
Sources: AKRF, Inc., September 2002						

As shown in Table 2.1-3, above, the combined residential development potential for the Village is between 560 and 700 units, under the existing zoning. If an average of 2.68 persons per unit is projected (based on the U.S. Census Bureau, 2000), there is potential for the population of Angola to increase by between 1,500 and 1,875 persons. In terms of commercial space, between

93,000 and 105,000 square feet is possible. In addition, there is potential in Angola to increase the amount of industrial space adjacent to Big Sister Creek. Even after accounting for the severe environmental limitations of the land, there is potential for an increase of 968,950 and 1,356,500 square feet, under the current zoning.

It is noted that industrial and commercial development in the Village, as in most jurisdictions, has been considerably less intense than the maximum amount of development allowable under the zoning law.

RECENT AND PROPOSED DEVELOPMENTS

The Village recently was awarded a grant to relocate the old Nickel Plate Depot. The new location of the depot is not yet determined but a position in or adjacent to the village business district would add an attraction to the district and have spin-off benefits for businesses. Potential tenants are also being discussed. In addition, the Angola Theater reopened in May 2002.

Two areas present opportunity for industrial and commercial development. The former Emblem Bicycle Factory is presently underutilized with a pallet company occupying only a small portion of its space. In addition, two adjacent sites on Main Street (23 and 27 Main Street) were recently cleared and present an opportunity for infill development.

PUBLIC POLICY

PREVIOUS COMPREHENSIVE PLAN

In 1970, Herbert H. Smith Associates completed a Comprehensive Master Plan for the Village of Angola. This plan—which included recommendations for land use, community facilities, circulation, and methods to finance proposed improvements—has helped guide government decision-making since then. The Land Use Plan affirmed the Village's development pattern of a predominantly residential village with commercial in the center along Main and Commercial Streets, higher density residential adjacent to the business district and the remainder lower density and industrial uses near the railroad tracks. A focus of the Plan was the Central Business District. The Plan also called for a unified system of parks to serve Village residents.

However, there have been significant changes both in and outside the community that now make these plans out-of-date. Since 1970, the number of active businesses in the CBD has declined from about 60 to about 40 establishments. Notably, one of the Village's primary anchors—the A & P supermarket—has since closed. In addition, the high levels of pollution in Lake Erie were discussed in the 1970 Plan, which stated that interest in tourism was at a "low ebb." The 1970 Plan also considers "disposition" of the railroad tracks, in favor of easy of access between North and South Main Streets. The 1970 Plan further recommends using urban renewal (clearance and redevelopment) of portions of the CBD. As a result of these and many other changes in existing conditions and goals over the last 30 years, many of the 1970 Plan's recommendations are outdated and require updating to provide the Village with a meaningful guide for the next 5-10 years.

A. LAKE SHORE CENTRAL SCHOOL DISTRICT

The Village of Angola is part of the Lake Shore Central School District, whose headquarters are located one mile outside the Village on Erie Road in the Town of Evans. In addition to the Village of Angola, the Lakeshore School District also services the Towns of Evans, Brant, and Eden, and the Village of Farnham.

ENROLLMENT

The District encompasses 65 square miles in area. District enrollment in 2000 for kindergarten through 4th grade is 1,306 pupils, and for 5th through 12th grades is 2,278 pupils, totaling 3,584 students. The facilities' capacity is 4,900 students. This indicates that overall, attendance is at 73 percent of capacity. According to the District Superintendent, the high schools and middle schools are at capacity, but the elementary schools could support more students if needed. Overall, enrollment throughout the system has been consistent over the years.

FACILITIES

Over the past five years, the District has experienced changes in operation and programs. The school district has made investments in technology, expanded the high school facilities, and reconfigured the schools.

The William Hoag Elementary School and John T. Waugh Elementary School are both located in the Village of Angola. Lake Shore Central Middle School is located on Erie Road and Lake Shore Senior High School is located on Beach Road, each bordering the Village in the Town of Evans. The Lake Shore Central School District administrative offices are located in the high school.

All schools are equipped with recreation facilities, with outdoor facilities generally open to the public after school and during vacation. The Hoag School has a playground, one soccer field, and two softball diamonds. The Waugh school has a large playground and one softball diamond. Lake Shore Central Middle School is equipped with a large play area, one full-size baseball diamond, one softball diamond, two soccer fields, and an indoor swimming pool. Lake Shore Senior High School has a full size football stadium, multiple soccer fields, two full sized baseball diamonds, two softball diamonds, eight tennis courts, a six-lane all-weather track, three indoor gymnasiums, and an indoor pool.

COMMUNITY PROGRAMS AND OUTREACH

The district has developed partnerships with the Town of Evans and the Village of Angola in an effort to increase public use and availability of the facilities by the community. There is active participation in the Community Education Program. Additionally, the school buildings are open regularly for public and community use. There are over 1,500 people enrolled in the fitness center and Community Education Programs.

IDENTIFIED NEEDS/CAPITAL PLANS

The District recently completed a capital improvement project that added 17 rooms to the high school to accommodate a restructuring of the school system. The High School now accommodates 9th through 12th grades, whereas it used to only accommodate 10th through 12th grades. Future capital projects will include improvements to the driveways, windows, and roofs.

Other needs that were identified include a new, larger auditorium for the high school and better access to one of the high school parking lots.

B. FIRE AND EMERGENCY SERVICES

ANGOLA VOLUNTEER FIRE COMPANY

STAFF AND FACILITIES

The Angola Volunteer Fire Company protects the Village of Angola and assists with protecting the surrounding municipalities, including Evans and Brant. They operate out of two stations that protect the downtown and surrounding residential neighborhoods.

The department has about 30 active volunteers and is part of a regional 911-dispatch system which serves Evans, Brant, and Farnham. The department's services include fire, Emergency Medical Service (EMS), HAZMAT, search and rescue, and extrication. It operates out of two stations. The main station adjoins Angola Village Hall. The second station, Memorial Hall, is located approximately 1/4 mile away, on the opposite side of the railroad tracks. These railroad tracks split the Village in half and make necessary the operation of two stations, as trains drive through the village every five to eight minutes.

The Fire Company receives an average of two calls each day, usually medical related. Approximately three fire-related calls per month are received. Angola recently became part of Rural Metro's ambulance service because neither Evans nor Brant had their own ambulance service. However, Angola's paramedics still respond to calls. The average response time is two minutes, and Rural Metro service has reduced the response time even more.

SERVICES AND EQUIPMENT

The Angola Fire Department was one of the first departments in the state earn New York State Certification in Confined Space Search and Rescue. This certification involves the training of emergency service personnel in highly specialized search and rescue techniques including low-angle rope rescue, trench rescue, building collapse, water and ice rescue, elevator emergencies, farm machinery rescue, and live electrical emergencies.

The Department has a full Advanced Life Support Ambulance with a dedicated crew of 10 volunteers. The EMS squad represents about 90 percent of the calls.

The major pieces of equipment used by the Village of Angola Fire Department are:

- Pumper (1998) – Has a 750-gallon capacity and can pump 1,500 gallons of water per minute (gpm); has an 8-person cab. Contains jaws of life equipment.
- Tanker/Pumper (1991) – Has a 1,000-gallon capacity and can pump 1,500 gpm; has a 5-person cab. Contains back-up jaws of life equipment.
- Ladder Pumper (1981) – Has a 500-gallon capacity and can pump 1,500 gpm; Can hold 4 people. Contains all of the confined space search and rescue equipment. Ladder is 75 feet long.
- Ambulance (2002) – Presently using a 1991 ambulance, but will be trading it in for a 2002 model in April.

IDENTIFIED NEEDS

According to Angola's Fire Chief Todd Dybadahl, most of the Village's infrastructure works well for their needs. The fire hydrants were recently replaced and are in very good condition. There are only two or three currently out of service. The roadways are also adequate for their equipment.

Completion of the water system update was identified as a need. Angola's water system has recently been upgraded and new connections throughout the system have been installed to improve flows for normal consumption and fire protection. To connect the new water tower to the system, an additional new line was completed from Route 5 at Commercial Street to the curve on Commercial Street at the location of the new water tower. The water line that presently serves Main Street has not yet been replaced, but the Village will be receiving County funds to begin upgrades this spring. See chapter 2.7, "Transportation and Infrastructure."

Despite efforts with volunteer drives and advertising, Chief Dybadahl said he would like to see another 20 active volunteers added to the Department. There are currently 80 members of the Department, but only 30 are active. However, the majority of the active members are under 30 years of age, so a solid base of volunteers does exist.

C. POLICE PROTECTION

ANGOLA POLICE DEPARTMENT

Police protection in the Village is provided full-time by the Angola Police Department, located adjacent to the Angola Village Hall in the Department of Public Works building. The Village employs a staff of full-time and 12 part-time officers. The full time staff includes one Chief, one sergeant, and one officer. The part time staff includes 11 officers and one clerk. Staff responds to about 5,200 calls per year, mainly within the Village, but do assist on calls in the Town of Evans. The average response time is one minute. Major equipment consists of two marked patrol cars (a 1999 Crown Victoria and a 2000 Chevy Impala) and one unmarked car (a 1996 Crown Victoria). The department also has one mountain bike used for bike patrols.

The police department practices the "community policing" philosophy, and has worked to develop strong ties with the community members and neighborhoods. Officers regularly perform follow-ups to their calls, work to educate the community about safety, and hold informational sessions such as car seat inspections.

The Village of Angola Police Department routinely works with the Town of Evans' full-time police department. The Village uses the Town's dispatch unit. The Village has its own booking station, but it is only used for a short period of time, until the offender can be transferred to the Erie County Sheriff Department's facility.

According to the Village Chief of Police, Patrick Puckhaber, the police department is well-supported by the Village. The police station was remodeled in the mid-1990s. There are no pressing staff, equipment, or facility needs at this time.

OPPORTUNITIES

The Erie County administration's goal of identifying and implementing regional cost-cutting measures by merging services has brought the Village's police department under examination. Discussions between the Village, Town of Evans, and Erie County regarding this possible merger have taken place, and a public hearing with the Village residents will occur soon.

The nationwide average for police staffing is 2.2 officers per 1,000 residents. With a population of 2,266, Angola's police force is below the nationwide average with 1.8 police officers per 1,000 residents (Taking into consideration the number of hours budgeted by the Village of Angola for part-time police officers, the 11 part time officers and are equivalent to as one full time and added to the existing three full time). The Town of Evans has a population of approximately 16,000 (not including the Village) and 26 sworn police officers. This averages to about 1.6 officers per 1,000 residents, well below the nationwide average. A merger of the departments would result in about 1.7 officers per 1,000 residents; also substantially below the national average. The total land area of 41.8 square miles (including Angola) arguably makes police coverage more difficult than in a compact village. The Evans Police Department also covers six miles of shoreline that draw visitors in the spring and summer months. The lakeshore attracts many seasonal visitors, which adds to the Department's regular workload.

At the time of writing, the Buffalo-Niagara Partnership and Erie County were studying several scenarios involving a police merger between the Village of Angola and the Town of Evans.

(See a more detailed analysis of the effects of the proposed police merger in Chapter 2.4, "Government and Regional Analysis.")

D. LIBRARY FACILITIES

The Angola Public Library is located on Main Street in Angola's commercial center. The Village recently invested in upgrades and an addition to the now 3,100-square-foot facility, which serves residents in the Village of Angola and the Towns of Evans, Brant, and Farnham. The library has its own parking lot, and is fully wheelchair accessible.

The library received 33,436 visits in 2001. Of that, 1,467 of the visits were for special programs hosted by the library. The library hosted 94 programs for children, four for adults, and one for teenagers. Also offered are pre-school programs in the fall and spring twice per week, and a toddler program run by the Montessori School once a week. Other special events include Harry Potter parties and an antique road show.

The library is part of Erie County Public Library System, and patrons have access to resources (over 2.5 million volumes) at 52 participating libraries. The Angola branch has an impressive variety of system-wide resources given its smaller size, with 23,110 books, videos, CDs, and DVDs. In addition, the library subscribes to four newspapers and about 40 periodicals.

The Angola Library currently has six networked Gateway computers, all of which are installed with Microsoft Office and have internet access, and one children's computer.

Groups use the library after hours as a meeting area, but there is no specific meeting room. According to librarian Mary Truby, the addition of a meeting room would be very beneficial, as it could increase the library's usage and visibility. In addition, more library space would allow the library to grow its collection and meet its potential as a regional library. The facility serves a regional function, as the closest Erie County public libraries are located in the Towns of Eden (eight miles away) and North Collins (eight miles away) and the Village of Hamburg (12 miles away). Due to this location, it was not one of the libraries targeted for closure by Erie County in recent years.

E. SOLID WASTE

The Village of Angola privately contracts with Waste Management Inc. for curbside solid waste and recycling pick-up. Waste Management Inc. provides service on Monday mornings in the

Village. Solid waste removal is one of the services the Village provides to Angola residents. Private businesses with dumpsters pay an extra fee.

Two streets in the Village are located partially in the Town of Evans and these properties do not receive the same solid waste removal service as their neighbors. The east side of Joyce Lane, which runs north and south through the Village, is serviced on Monday morning by the Village. The west side is located in the Town of Evans, and is serviced by the Town's waste removal contractor. Additionally, the western portion of Grove Street, which runs east-west through the Village, is located in the Town of Evans. There is not a cross-street to visually define the municipal boundary between the Town and Village, yet roughly 800-feet of the block is serviced by the Town.

F. COMMUNITY CENTERS

The Town of Evans Senior Center is located one mile northwest of the Village on North Main Street and is open to Town and Village residents 60 years of age or older. The Center's hours of operation are 9:00AM to 3:00PM, though some programs are held in the evenings. The Center hosts activities for senior citizens, including defensive driving courses, day trips, overnight trips, socialization programs, recreation programs, and health and wellness seminars. The Senior Center also runs an Erie County Nutrition Program, and receives funds to provide healthy meals for members. The Senior Center owns one van, which is used to help transport members to and from the Center. At the present time, public transit service is not provided near the facility. The Senior Center's services are free of charge to members. The Center is supported by the Town of Evans.

There are 643 seniors that are registered with the facility, about one-third of whom reside in Angola. According to the 2000 U.S. Census, 383 Village residents are over 60 years of age. This represents 17 percent of the Village population. This compares to 20 percent countywide.

At the present time, the Village does not have a youth center, or any other centralized location where young people can gather to socialize in a supervised environment, outside the local schools. The population of Angola residents between ages five and 19 is 546, which represents 24 percent of the population. This compares to 21 percent countywide.

G. PARKS AND RECREATION

INTRODUCTION

Residents, workers, tourists, and other visitors to the Village of Angola are served by a variety of parks and recreational facilities. The following analysis provides an inventory of existing parks and recreational facilities that serve Village residents and assesses the adequacy of existing facilities to serve the population.

The evaluation of Angola's park and recreational facilities included the following elements:

- A summary of the type and quantity of existing parkland,
- National standards used in park planning,
- An estimate of recreational demands,
- A summary of the condition of the facilities available to the community, and
- A general identification of deficiencies and possible enhancements to the park system.

DEFINITION OF PUBLICLY ACCESSIBLE OPEN SPACE

"Public open space" is land that has been specifically dedicated or reserved for active or passive recreational use, or for conservation purposes. No such restrictions have been placed on "undeveloped" or "vacant" land, and it can be assumed that all or part of this land will eventually be developed for some other use.

Designated open space in Evans and Angola fall into the following categories: Town and Village-owned parks and recreational facilities; recreational facilities located on school property; land with limited public access owned or leased by private or not-for-profit entities; and state parks located within the Town.

FUNCTIONS OF OPEN SPACE

Open space serves many different purposes in the Town and Village. It provides recreational opportunities for residents, provides public access to the waterfront, protects wildlife habitat, preserves important scenic features and a visually pleasing landscape, and serves to maintain critical environmental resources, such as stream corridors.

Recreational resources in Angola include such active use facilities as ballfields, tennis courts, and playgrounds; and such passive use facilities as picnic and seating areas. Evangola State Park, a 733-acre park located along the Lake Erie waterfront at the southwest corner of the Town of Evans, bordering Brant, provides a wide variety of recreational opportunities throughout the year.

The factors provided by the NRPA (National Recreation and Park Association) help to define each type of parkland and include typical site criteria for each type of parkland. This information was used to help examine the adequacy of the supply of Angola's public recreational facilities. In addition, the study used NRPA population-based standards to determine the amount of neighborhood and community parkland potentially required in Angola.

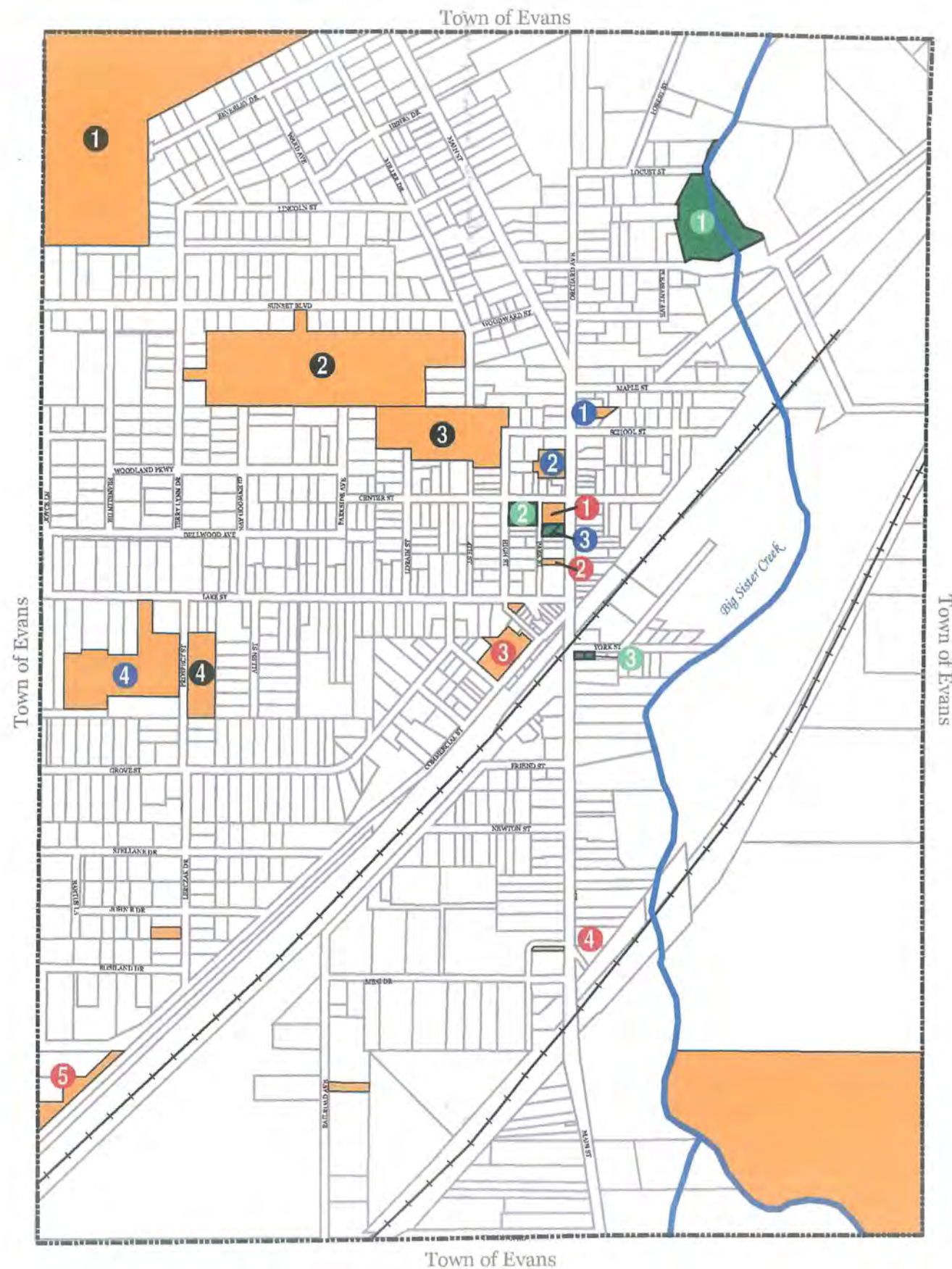
INVENTORY OF EXISTING RESOURCES

An inventory of existing public and private recreational facilities within the Town was conducted. Existing facilities included:

- All parks and open spaces which are currently owned and operated by the Town;
- All parks and open spaces which are currently owned and operated by the Village;
- Privately-owned open spaces maintained, leased, or programmed for public use;
- Publicly-owned facilities that are not owned or leased by the Town or Village but are used by residents either free or charge or on a fee basis.

There are more than 1,000 acres of land dedicated to recreational use in over 12 facilities in the Town of Evans. Facilities consist of beaches, sanctuaries, and parks. Town-owned facilities total 20.3 acres, Village-owned neighborhood parks total 2.1 acres, and state-owned lands include the 733-acre Evangola State Park. Erie County owns 225.53 acres.

The locations of the recreational facilities are described in Table 2.2-1 and illustrated in Figure 2.2-1.



Village of Angola

Comprehensive Plan

Community Facilities, Parks and Recreation Figure 2.2 - 1

Legend

- Village Boundary
- Streams
- Railroad
- Parks
- Recreation
- Community Service
- Parcels



0 250 500 1,000 1,500 2,000 Feet



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Chapter 2.2: Community Facilities and Recreation

Table 2.2-1
Open Space Resources In and Around the Village of Angola

Name	Ownership	Acreage	Type	Features	Miles from Village
Village of Angola					
<i>Designated Parkland</i>					
1. Frawley Park	Angola	0.1	Neighborhood/Tot Lot	Playground, shelter, tables	--
2. Mill St. Park	Angola	1.5	Neighborhood	Two grills, fishing, public gazebo, stream, basketball	--
3. Centennial Park	Angola	0.5	Neighborhood	Gazebo, benches	--
Subtotal		2.1			
Town of Evans					
<i>Designated Parkland</i>					
4. Evans Community Center Parkland	Evans	0.5	Neighborhood	Playground, baseball	1.7
5. Evans Town Park	Evans	11.0	Neighborhood	Sports, picnic, shelters, playground	NA
6. Lake Erie Beach Park	Evans	5.3	Neighborhood	Fishing, basketball, swimming, beach, playground, tables, shelters	4.0
7. Sturgeon Point Marina	Evans	NA	NA	Fishing, boat launch, boat slips	6.0
8. Nettle Creek Park	Evans	8.8	Neighborhood	Playground, picnic	6.0
9. South Creek Park	Evans	NA	Neighborhood	Basketball, swimming, picnic, playground	NA
10. Bennett Beach Park	Erie County	47.5	Community	Fishing, swimming, picnic, playground	2.5
11. Wendt Beach County Park	Erie County	178.0	Community	Nature trails, bike and walking paths, beach, swimming, soccer, baseball, picnic, x-country, skiing, snow-shoeing	3.4
12. Evangola State Park	New York State	7330.0	Regional	Trails, paths, fishing, hunting, camping, picnic, skiing, beach, sports	6.0
Subtotal		984.1			
School Facilities – Limited Use by Residents Permitted*					
13. JT Waugh Elementary	Lake Shore Central Schools	NA*	School	Soccer field (1), softball diamonds (2), playground	--
14. Hoag Elementary	Lake Shore Central Schools	NA*	School	Softball diamond (1), playground	--
15. Lake Shore Central Middle	Lake Shore Central Schools	NA*	School	Play area, baseball diamond (1), softball diamond (1), soccer fields (2), indoor gym, indoor pool	--
16. Lake Shore Senior High	Lake Shore Central Schools	NA&	School	Play area, football stadium, soccer fields, baseball diamonds (2), softball diamonds(2), tennis courts (8), six-lane all-weather track, indoor gyms (3), indoor pool, fitness center and walking track	
er*					
17. Ayer-Stevenson Sanctuary	Buffalo Audubon Society	20.0	Open Space	Bird watching, fishing	3.0

Village of Angola Comprehensive Plan

Total Designated Park	986.1				
Total Designated Open Space	20.0				
Notes: *Not included in totals for needs assessment because facilities are not designated parkland or available.					

NATIONAL STANDARDS USED IN PARK PLANNING

Planning organizations have formulated open space standards to guide decision-makers in determining how much open space is needed or desirable in an area. The standards are based on the type of open space provided (i.e. community or neighborhood, active or passive), the size of the population to be served, and distance from the open space. A standard measure of access to open space is provided by the ratio of a available open space acreage per 1,000 residents. As discussed above, open space serves many different purposes. These standards apply to the amount of open space for recreational purposes. Passive open space or preservation of site-specific features or natural resources cannot be similarly quantified and these decisions must be based on a site-specific evaluation. In order to evaluate the existing park and recreational facilities, national standards were used to project the probable demand for park facilities. For purposes of this study, the National Recreation and Parks Association (NRPA) general parkland acreage standards were used. This study addresses the adequacy of neighborhood parks and community parks which serve Village of Angola residents.

The factors provided by NRPA which help to define each type of parkland and include typical site criteria for each type of parkland are listed below. This information was used to help examine the adequacy of the supply of Angola's public recreational facilities. In addition, the study used NRPA population-based standards to determine the amount of neighborhood and community parkland potentially required in Angola.

NEIGHBORHOOD PARK

- Generally 2-20 acres in size
- Serves people most desirably within a one-half mile radius, with 1.7 acres minimum available per 1,000 persons
- Preferably located near an elementary school or near the center of a population concentration
- Usual facilities are for unsupervised sports, play equipment, multi-use areas, turf area, tree plantings, some passive area, and minimal allocations for auto parking. With a summer playground program, a small shelter is desirable.

May include the following types of facilities:

Ballfields

Examples include softball or little league field only; bleachers, team benches, backstop and fences.

Tot Lots

Generally less than one acre in size,

- Usual facilities include play apparatus for small children only; benches, sand area, small wading or spray pool, landscaped areas, and shaded areas for supervising parents,
- May include alternate facilities such as quiet game areas, multipurpose court, or other features.

School Recreational Facilities

- May be considered a neighborhood park, yet access is limited and serves most of the people within the community through normal school activities,
- Usual facilities include children's playground areas, multi-purpose courts, school athletic playing fields, off-street parking and related uses.

COMMUNITY PARK

- Generally 50-100 acres, or more, in size. May be considerably smaller if the park contains a unique attribute (i.e. lake waterfront location.)
- Serves the whole community, but most desirably located within a three-mile radius, with seven acres minimum available per 1,000 persons.
- Location depends on availability of appropriate sites. However, community parks should be located as close to the population centers as possible.
- Usual facilities include active athletic areas similar to playing fields, with at least half of the area left more natural in character, with picnicking, hiking, camping, archery, golf, fishing, boating, ice skating and water sports, if appropriate, included.
- Interior roadways with area parking are required.
- Shelters, swimming pools, and quiet areas are desirable.

Facility Planning Standards

In addition to the general parklands acreage standards, the NRPA, the New York Statewide Comprehensive Outdoor Recreation Plan (SCORP) standards, and specific sport federation standards were used to establish the number of units of functional activity (i.e., baseball fields and tennis courts), which on average, should be provided within the combined park systems of the Town and Village.

The types of activities include a broad range of outdoor facility types, including baseball, softball, volleyball, skiing, nature trails, areas for picnicking, tennis courts, playground equipment, ice skating, swimming pools, fishing, basketball, football, soccer fields, archery, golf, and horseshoes. The recommended standards for each activity are listed in Table 2.2-2. The planning standard identified in the column with "Average/1,000" represents the combined average ratio per 1,000 Village and Town residents. These ratios were selected as the basis for this analysis because the park facilities are shared by residents of the combined community.

**Table 2.2-2
Facility/Activity Planning Standards**

Facility	NRPA Standard/1,000	NYS Comprehensive Recreation Plan/1,000	Average/1,000
Tennis	.5 courts	.5 courts	.5 courts
Volleyballs	.2 courts		.2 courts
Basketball	.2 courts	1 court	.2 courts
Baseball	.2 fields		.2 fields
Softball	.2 fields		.2 fields
Football	.05 fields	3 acres	.05 fields
Soccer	.1 fields		.1 fields
Ice Skating/Hockey	.01 rinks	.4 rinks	.05 rinks
Field Hockey	.05 fields		.05 fields
400 Meter Track	.05 fields		.05 fields
Swimming Pool	.05 pools		.05 pools
Trails (bike, walk, x-country, horse)	.25-.5 miles		.25-.5 miles
Picnic Shelters	.5 shelters		.5 shelters
Picnic Tables	8 tables		8 tables
Rollerblading/Skating	.05 rinks		.05 rinks
Toddler Playground	.1 acres	1.0 acres	.5 acres
Notes: *Based on combined population of Angola and Evans in 2000			
Sources: National Recreation and Parks Association			

ADEQUACY OF OPEN SPACE RESOURCES

QUANTITATIVE ANALYSIS

General Parkland Criteria

This section addresses the adequacy of general types of parkland –neighborhood parks and community parks. Including the Town, Village, County and State designated parks, there are over 1,000 acres of community parkland and open space serving the residents of Angola and Evans.

In 2000, the permanent year-round population of the Village of Angola was 2,266 and the unincorporated Town of Evans was 17,594, for a combined population of 19,860. According to the National Recreation and Parks Association (NRPA) standards, the combined facilities located in the Village of Angola and the Town of Evans exceed national guidelines for the availability of total open and recreational space.

Total Acreage.

According to the NRPA standards, the Village of Angola should have roughly 20 acres of combined neighborhood and community parkland based on its 2000 population of 2,266 residents. Based on the NRPA standards, the Village should have about 16 acres of community parkland, and 4 acres of neighborhood parkland.

**Table 2.2-3
Recommended Acres of Parkland**

Park Type	National Standards (Acres/1,000 Persons)*	National Standards Applied to Village/Town Population in 2000**	Existing in Town	Existing in Village
Neighborhood Park or Playground	1.7	33.8	25.6	2.1
Community Park	7.0	139.0	225.5	0.0
Regional Park	0.0	0.0	733.0	0.0
Total Parkland	6.5-10.0	172.8	984.1	2.1
Notes: *National Recreation and Parks Association Standards **US Census Bureau – 2000 Census of Population; Combined permanent year-round population of the Village of Angola and the Town of Evans				
Sources:				

Application of the standards indicates that the Village has insufficient neighborhood parkland. As discussed above, these local parks are defined as being 20 acres or less in size, and are typically active-use facilities in or near residential neighborhoods such as playgrounds and basketball courts, which are heavily used by children. Included in this inventory are Frawley Park, Centennial Park, and Mill Street Park (Table 2.2-3, above). Both Frawley and Centennial are small pocket parks, each less than one acre in size. Mill Street Park is Angola's major neighborhood park, but its 1.5 acres somewhat serve a community park function because of its unique location on Big Sister Creek and because of some of the recreational activities, such as fishing and basketball, that are provided and appeal to the broader community. Overall, the Village's 2.1 acres of neighborhood park is less than the 33.8 acres recommended by the NRPA standard.

The combined community parks in the Town of Evans and the Village of Angola total 225.53 acres, which substantially exceeds the recommended amount of 139 acres. Combined, the Town and Village have 27.7 acres of neighborhood parks, falling six acres short of the 33.8 acres recommended by the standards.

OPPORTUNITIES

CONNECTOR TRAILS

Connector trails are designed to emphasize safe travel for pedestrians and bicyclists to and from parks and around the community. In general, connector trails are located within existing road rights-of-way and utility easements or along artificial drainage-ways. There are two classes of connector trails, described below:

- Type I trails are used in situations where use patterns dictate separate paths for pedestrians, bicyclists, and if necessary in-line skaters. An example would be a trail within the shoulder of right-of-way of a collector street or parkway.
- Type II trails are suited to lighter use patterns, such as a link between a parkway or thoroughfare and a nearby housing development.

Development Parameters: Important steps in developing connector trails are:

- Preparing a comprehensive park and trail system plan that clearly defines the routing of connector trails
- Establishing trail right-of-ways and easements at an early stage of community development
- Establishing design standards that define how to build connector trails. Trail design should coincide with standards adopted by local and state departments of transportation and American Association of State Highway Transportation Organizations (AASHTO).

The Town of Evans has applied for a Transportation Equity Act (TEA-21) Enhancement Grant to build a three-mile multi-use connector trail along Old Lake Shore Road in the Evans Town Park connecting the Evans Town Park to the Wendt Beach County Park. Old Lake Shore Road is a National Scenic By-way and the route of the Seaway Trail, which is a 454-mile scenic byway paralleling Lake Erie, the Niagara River, Lake Ontario, and the St. Lawrence River. The application was ranked third in the regional list of enhancement priorities by the Greater Buffalo-Niagara Regional Transportation Council's (GBNRTC) Planning and Coordinating Committee. If the application is approved, the project will be included in the region's Transportation Improvement Program (TIP) and begin to receive its capital funding in summer 2002. Construction is estimated to begin in November 2003 and end in November 2004. The New York State Department of Transportation has future plans for this trail, including connections to other nearby trails and eventually extending it between Youngstown on Lake Ontario to the Cattaraugus Indian Reservation in Brant, and ultimately down through Pennsylvania.

An additional TEA-21 grant application was submitted to provide for a connection along Lake Street in Evans to give the Village access to this trail. This initiative was ranked 13th by the GBNRTC's Planning and Coordinating Committee for the 2002 round of projects. However, there will be additional opportunities in the future for the Village of Angola to connect to this trail, and give Village residents non-motorized access to a diverse range of recreational activities, especially the Lake Erie shore to the west.

POSSIBLE DEFICIENCIES AND ENHANCEMENTS

PARK DISTRIBUTION

The geographic distribution of the Town and Village's park system is another major planning consideration. The locations of the Town and Village facilities were examined to determine whether there are areas of the community not adequately served by the existing neighborhood parklands or playgrounds. NRPA recommends that each neighborhood park serve a surrounding area of approximately 0.5-mile radius in a village or urban setting. For purposes of this study, given the generally low density and higher auto ownership rates of the Village compared to many more urbanized areas included in the national standards, the recommended service area for neighborhood parks was extended to a 1.0-mile radius.

Table 2.2-4
Village of Angola Facility Needs Assessment Based on Year-Round Population

Activity	Existing Village-Owned Facilities	Facilities Needed
Tennis	0 courts	1.3 courts
Volleyball	0 courts	Less than one court (0.5)
Basketball (Outdoor)	1 court	Less than one court (0.5)
Baseball (Little League, T-Ball, Minor League)	0 fields	Less than one field (0.5)
Softball	3 fields	Less than one field (0.5)
Soccer	1 field	Less than one field (0.5)
Football	0 fields	Less than one field (0.1)
Ice Skating Rink	0 rinks	Less than one rink (0.1)
Field Hockey	0 fields	Less than one field (0.1)
400-Meter Running Track	0 tracks	Less than one track (0.1)
Swimming Pool	0 pools	Less than one pool (0.1)
Trail (Biking, Walking, X-country, Skiing, etc.)	0 trails	0.6-1.3 miles
Rollerblading/In-line skating	0 rinks*	Less than one rink (0.1)
Toddler Playground	1 playground	3 playgrounds (1.3 acres)
Picnic Shelters	1 shelter	1.5 shelters
Picnic Tables	10 tables	20 tables
Fishing	Big Sister Creek	No Applicable Standard
Boating	Lake Erie – 2 miles away	No Applicable Standard
Notes: *Angola Rollercade is a privately-owned facility located one mile outside the Village		

As discussed above, Mill Street Park serves as the neighborhood park for residents in the northeast portion of the Village. Centennial Park and Frawley Park serves residents in the central portion of the Village. Although located centrally, only the smaller Frawley Park offers a playground. Additional neighborhood parkland is needed in the southern half of the Village. Much of the parkland in the Town of Evans is located nearby (see Table 2.2-1), but does not serve a neighborhood park function for the Village.

FACILITY STANDARD

Table 2.2-4 compares the facilities recommended by the park planning standards (based on the analysis above) and the actual facilities currently provided by the Village. As the table indicates, based solely on the quantitative park standards, Angola's park and recreation infrastructure falls short of national guidelines in some respects, and current usage patterns indicate that enhancements to the park and recreation system may be warranted.

CONDITIONS OF PARKS

Mill Street Park/Herman Park

Mill Street Park, recently renamed Herman Park, is the Village's largest neighborhood park at 1.5 acres. The Park is situated on Big Sister Creek, and provides fishing, basketball, and picnic facilities to residents. Most of the equipment is three to four years of age. Proposed upgrades include drainage improvements and a five foot wide walking path through the park. Village Public Works officials are considering installing playground equipment that was formerly in Frawley Park. Officials recognize that residents would like to see continued improvements to Mill Street Park, including the addition of playground equipment and shelters.

Frawley Park

Frawley Park is the smallest park in the Village, at 0.1 acres, and primarily serves a tot lot function. The park is in good condition and has all new playground equipment and a new fence. The park is heavily used because it is in a location that is accessible to many residents. Village Public Works plans to install new benches in the park in 2002.

Centennial Park

Centennial Park is a 0.5 acre neighborhood park near the Village's civic and commercial center. The park is heavily used, especially in the summer, and contains a gazebo, four picnic tables, and benches. It is the location of the Village's Wednesday night concert series in the summer, and other events including weddings. The park is considered to be in very good condition.

PUBLIC ACCESS TO THE WATERFRONT

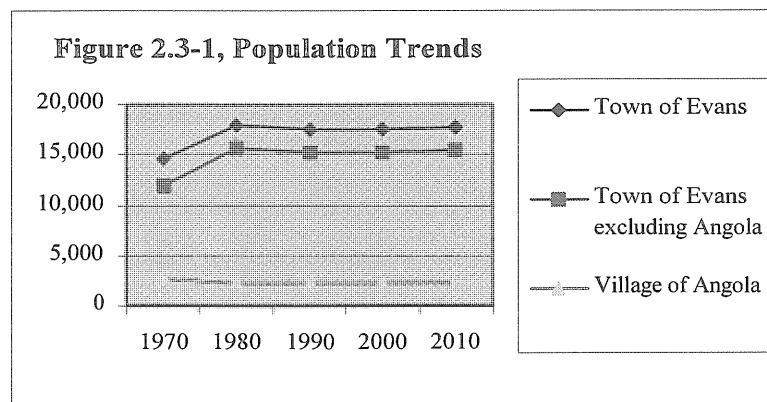
Village and Town residents have access to about six miles of Lake Erie shoreline that is open to the public. In total, the Town of Evans' Lake Erie shoreline extends about 12 miles. Thus, Village and Town residents have access to about 50 percent of the Town's 12-mile-long lakefront. Six public parks provide access to Lake Erie in the Town of Evans. They include Sturgeon Point Marina, Wendt Beach Park, Bennett Beach, Evans Town Park, Lake Erie Beach, and Evangola State Park. Over 963 acres of parkland are adjacent to the shoreline and help facilitate public access to the waterfront.

Big Sister Creek also runs north-south through the Village. The creek is accessible to Village residents at Mill Street Park. Water-related activities at Mill Street Park include fishing for Steelhead, Rainbow Trout, and Smallmouth Bass.

A. POPULATION CHARACTERISTIC AND TRENDS

TOTAL POPULATION

Over the past few decades, the total population of the Village of Angola remained unchanged as the surrounding community of the Town of Evans has grown. According to the 2000 Census, there were 2,266 residents in the Village. The population of Angola dropped 14 percent between 1970 and 1980, with little change since then. In comparison, the Town of Evans excluding Angola, grew by 32 percent in the 1970s, but has also remained relatively static since 1980. Population trends for Angola and Evans are depicted in Figure 2.3-1.



The number of residents in Erie County fell 9 percent between 1970 and 1980, reflecting trends throughout Western New York. This downward population trend in County population has continued since 1980, but at a more deliberate rate. Detailed population numbers for Angola and the broader area are shown in Table 2.3-1, below.

AGE AND RACE

The median age of residents in the Village of Angola was 35.9 years according to the 2000 Census. The Village's population is younger than that of the Town of Evans and Erie County, which had a median age of 38.2 and 38.0 years, respectively. Nearly 97 percent of the Village's population is white, similar to that of the Town (98). Erie County was more diverse, with 82 percent of the population white.

Table 2.3-1
Population Trends, 1970-2000

	1970	1980	1990	2000	Percent Change (1990-2000)	2010* Projected
Village of Angola	2,676	2,292	2,231	2,266	1.6%	2,302
Town of Evans	14,570	17,961	17,478	17,594	0.7%	17,711
Town of Evans, excluding Angola	11,894	15,669	15,247	15,328	0.5%	15,409
County of Erie	1,113,461	1,015,472	968,532	950,265	-1.9%	932,343
Notes: *2010 projected figures based on percent change from 1990 to 2000						
Sources: US Census Bureau						

INCOME AND POVERTY

Angola residents' income was slightly higher than Erie County residents, but lower than that of the Town of Evans. The median household income in Angola was \$40,050 according to the 2000 Census. In comparison, the median income in the Town and the County was \$43,142 and \$38,567, respectively. Similarly, 11.2 percent of Angola's residents were below the poverty level in 1999, compared to 7.0 percent in the Town and 12.2 percent in the County.

WORKER CHARACTERISTICS

In 2000, 1,042 Angola residents aged 16 years and older were employed. As shown in Table 2.3-2, white collar fields (including management, professional, and related occupations; and sales and office occupations) comprised 52 percent of Angola's workers, which was a lower proportion than that of Erie County (63 percent) and New York State (64 percent). In contrast, blue collar occupation groups (including farming, forestry and fishing occupations; construction, extraction, and maintenance occupations; and production, transportation and material moving occupations) accounted for 27 percent of Angola's workers, which exceeded the proportion in Erie County (22 percent) and the State (20 percent). Angola's service workers accounted for 21 percent of its workforce, compared to 15 percent for the County and 16 for the State.

Table 2.3-2
Employed Persons by Occupation, 2000
Village of Angola, Erie County, New York State

Occupation	Angola	Angola (%)	County (%)	State (%)
<i>Employed persons 16 years and over</i>	1,042	100%	100%	100%
Management, professional, and related occupations	306	29.4%	34.7%	36.7%
Service Occupations	218	20.9%	15.6%	16.6%
Sales and office occupations	238	22.8%	28.1%	27.1%
Farming, forestry, and fishing occupations	8	0.8%	0.2%	0.3%
Construction, extraction, and maintenance occupations	104	10.0%	6.8%	7.6%
Production, transportation, and material moving occupations	168	16.1%	14.6%	11.7%
Sources: US Census Bureau				

Among industry types, educational, health and social services employed the highest number of Angola workers with 25.3 percent, followed by manufacturing (17.1). The composition of Angola's work force by industry is presented in Table 2.3-3 below. Of the 1,042 employed residents, approximately 77 percent worked in the private sector, 20 percent worked in the public sector, and 3 percent were self-employed or unpaid family workers.

Workers from Angola are very reliant on automobiles to get to their place of employment. There were 1,020 Angola residents that commuted to work in 2000. Of this amount, 831 (82 percent) drove alone, 166 (16 percent) traveled in carpools, 8 walked (.8 percent), 8 utilized public transportation (.8 percent), 4 used other means (.4 percent), and 3 (.3 percent) worked at home. Thus, about 98 percent of Angola's workforce relies on cars to get to work.

B. HOUSING CHARACTERISTICS

There were 903 housing units in Angola in 2000. Of this total, 844 (93.5 percent) were occupied. This consisted of 603 owner-occupied units (71 percent of the occupied housing stock) and 241 (29 percent) renter-occupied. Overall, 606 or 67 percent of the total units were single-unit structures, 187 units were in two-unit structures, 92 were in structures that include three or four units, and 18 units were in structures with between five and nine units. There were no structures in the Village that included 10 or more units.

<p style="text-align: right;">Table 2.3-3 Occupation by Industry, 2000 Village of Angola, Erie County, New York State</p>				
Industry	Angola	Angola (%)	County (%)	State (%)
Employed persons 16 years and over	1,042	100%	100%	100%
Agriculture, forestry, fishing and hunting, and mining	8	0.8%	0.3%	0.6%
Construction	54	5.2%	4.4%	5.2%
Manufacturing	178	17.1%	14.4%	10.0%
Wholesale trade	18	1.7%	4.3%	3.4%
Retail trade	79	7.6%	11.8%	10.5%
Transportation and warehousing, and utilities	56	5.4%	5.2%	5.5%
Information	33	3.2%	2.4%	4.1%
Finance, insurance, real estate, and rental and leasing	56	5.4%	6.7%	8.8%
Professional, scientific, management, administrative, and waste management services	92	8.8%	8.0%	10.1%
Educational, health and social services	264	25.3%	25.6%	24.3%
Arts, entertainment, recreation, accommodation and food services	77	7.4%	7.5%	7.3%
Other services	56	5.4%	4.5%	5.1%
Public administration	71	6.8%	4.8%	5.2%
Sources: US Census Bureau				

In 2000, Angola's vacancy rate rose to 6.5 percent. Angola experienced a modest 6 percent increase in housing units between 1990 and 2000, adding 51 units for a total of 903 units. The Village's vacancy rate still compares favorably with the Town of Evans and Erie County, which had vacancy rates of 11.6 percent (51 percent of Evans vacant units were seasonal use units) and 8.4 percent, respectively. In addition, 71 percent of Angola's housing stock was owner-occupied, lower than the 81 percent in Evans but higher than the County average (65 percent).

Reflecting its development largely in the early 1900's, Angola has an older housing stock. Only 6.8 percent of Angola's housing units were built between 1980 and 2000, compared to 13.8 percent in Evan's and 12.9 percent in Erie County. According to the 1990 Census, 51.4 percent of Angola's housing stock was built before 1939, much higher than the proportions in Evans (27.9 percent) and the County (37.9). All the recently built houses have been constructed in the northwest section of the Village, predominantly in the Beverly Heights area.

Though the housing value in Angola was comparable to the Town of Evans in 2000, it was low relative to Erie County. The median value for an owner-occupied house in Angola was \$83,500, slightly lower higher than in Evans (\$84,200) and nearly nine percent lower than the County average (\$90,800). In addition, the average gross rent in Angola was \$489, lower than the \$555 in Evans and \$516 in Erie County.

CONDITION OF HOUSING

The housing stock in Angola is generally in good condition, particularly in the northern portion of the Village. According to the Town of Evans Building Inspector's office (which provides code enforcement service to the Village), there are some maintenance concerns south of the CSX rail tracks which mainly reflect the older housing stock in that area, relative to the northern section of Angola. Specifically, there are problems along York Street, Friend Street, Newton Street, Railroad Avenue and Pennsylvania Avenue. In addition, there are code enforcement issues on both North and South Main Street. While most problems are related to property maintenance, there have also been incidents of fire code violations and abandoned vehicles.

Stuart Brown Associates recently conducted an exterior housing conditions survey for portions of four villages in Erie County, including Angola, as part of the County's Village Center Revitalization Program. The survey rated the exterior of houses as being "standard", "standard with older roof", "minor substandard", "major substandard", or "dilapidated". Of the 164 houses evaluated in Angola, 63 percent were either standard or standard with an older roof. The report found that the section of the Village with the greatest rehabilitation needs were South Main Street and its adjacent streets - where 50 percent of the structures surveyed were rated as being in substandard condition.

AFFORDABLE HOUSING PROGRAMS AND SUPPLIERS

An important goal of the Master Plan is to continue to provide diverse housing opportunities in Angola. The ability of young families and working-class people to live in the Village is needed for the diverse labor pool required to sustain economic growth in the region. Also, the ability of elderly residents to remain in the community is a concern. Of particular importance to the Village, due to its relatively old housing stock, is the maintenance of its homes. A number of government-sponsored housing programs are available to enhance affordable housing opportunities. These are described below:

PUBLICALLY ASSISTED HOUSING PROGRAMS

Erie County has funds available for new housing construction and rehabilitation through the administration of federal Community Development Block Grant (CDBG) funds. CDBG funds may be used to meet community development and housing needs principally for low and moderate income persons and/or for the prevention or elimination of slums and blight. Municipalities in the Erie County CDBG Consortium may apply for funding for community-initiated new housing construction, acquisition of property, property conversion for permanent affordable housing, or housing rehabilitation projects. County funds must be matched by other grant funding. The County does not undertake the housing construction directly; but provides grants to not-for-profit affordable housing corporations as discussed under "Suppliers," below.

New Construction

Suppliers.

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

administration of the County's HUD Section 8 housing program for the Erie County Consortium. The Erie County DEP has extensive information available regarding affordable housing suppliers.

Other Housing Assistance Programs

In addition to direct government funding of new housing construction, a number of other programs are available to homeowners and landlords which are designed to reduce housing rehabilitation and acquisition costs.

The County programs are administered by the Erie County Department of Environment and Planning and are available to residents and landlords in Angola. The availability of CDBG funds for housing rehabilitation and conversion has been discussed above. Other programs are described below:

Housing Rehabilitation Loan Program.

The County's Housing Rehabilitation Loan Program provides low-interest loans (0 to 3 percent fixed rates) to eligible low income homeowners to make needed housing repairs and to bring their properties into compliance with applicable housing codes. To be eligible, properties must be owner-occupied one- to four-family dwellings. The program is administered by the Erie County Department of Environment and Planning (DEP), Office of Community Development and funded by the U.S. Department of Housing and Urban Development (HUD). According to the DEP, the Housing Rehabilitation Loan Program has provided assistance to 18 housing units in the Village of Angola since 1990.

Rental Rehabilitation Loan Program.

The County's Rental Rehabilitation Loan Program provides financial assistance in the form of no interest loans to rental property owners to bring their properties into compliance with applicable housing codes. Financial assistance is available for eligible rehabilitation costs up to a maximum of \$6,500 for 1-bedroom units, \$7,500 for 2-bedroom units and \$8,500 for 3- or more bedroom units. Any size structure is eligible, as long as rehabilitated units are occupied by low to moderate income tenants for at least 7 years after the work is completed. If the property is sold or transferred, the loan must be repaid. The program is administered by DEP and funded by the U.S. Department of Housing and Urban Development (HUD). According to the DEP, the Rental Rehabilitation Loan Program has not been utilized in the Village of Angola since 1990.

First-Time Homebuyer Program.

The County's First-Time Homebuyer Program provides deferred loans for eligible low and moderate income home buyers that can be forgiven after 10 years of occupancy. Financial assistance of up to \$7,500 per dwelling is available to assist with closing costs, down payment, or mortgage reduction. To be eligible, properties must be owner-occupied, one- or two-family dwellings. The program is administered by DEP on behalf of the Erie County Community Development Consortium and funded by the County's HOME Investment Partnership Program. According to the DEP, the First-Time Homebuyer Program has provided assistance to 14 housing units in the Village of Angola since 1990.

C. ECONOMIC CONDITIONS

TRANSPORTATION

Though Angola has relatively good accessibility, the lack of a major thoroughfare running through the Village causes most traffic to bypass Angola. Instead, traffic flows around the Village on State Routes 20 and 5, which run northerly and southerly, 2 ½ miles east and 1 mile west of the Village, respectively. While there is a nearby exit of the New York State Thruway (I-90) - which provides excellent access for those who live, work, and visit - the exit is situated 3 miles to the east of Angola and most of its traffic eludes the Village. This visibility problem, due to the lack of a major roadway passing through the Village, is magnified by the inadequate signage directing people to the Village.

Despite being only a couple of miles away from the shore of Lake Erie, the trip between the Village and Lake is not easily made without an automobile. Lake Street's narrow width and lack of sidewalks make it difficult for pedestrians, in-line skaters, and bicyclists to travel to Angola from the Lake and vice-versa. However, there is a proposal to build a bike/hike trail along Lake Street that would make this connection. Such an improvement could be an important draw for the Village, especially during the summer when the Lake area has heavy traffic.

Angola was once an important rail destination. However, despite having a frequently used CSX rail line crossing through the middle of the Village and a Norfolk Southern line that runs through the southern portion, there are currently no freight or passenger train stops in Angola. In terms of air transportation, the Buffalo Niagara International Airport is the closest major airport, approximately 30 miles from Angola.

A detailed account of Angola's transportation issues is provided in Chapter 2.6, "Transportation and Infrastructure."

INFRASTRUCTURE

Virtually all properties in Angola have access to public water and sewer. In addition, the Village water system has undergone major upgrades in the past few years including a new water tower on Commercial Street and new water lines along Commercial Street, North Main Street, and a portion of Lake Street.

A detailed account of Angola's infrastructure issues is provided in Chapter 2.6, "Transportation and Infrastructure."

EMPLOYMENT

The Evans-Brant area has several major employers, which are listed in Table 2.3-3. The school district is the area's largest employer, followed by a number of manufacturers and light industrial businesses including Goya Foods, Flexovit USA, and Filtration and Separation Dynamics.

Table 2.3-4
Major Employers

Name	Business Type	Number of Employees
1. Lakeshore Central School System	Education	843
2. Goya Foods	Food processing/distribution	200
3. Flexovit USA	Abrasive grinding units	150-200
4. Filtration and Separation Dynamics	Industrial filtration systems	150
5. Evans National Bank	Banking	84
6. New Era Cap Co.	Hat manufacturing	80 (215 on strike)
7. K&H Industries	Electronics	40
Sources: Evans-Brant Chamber of Commerce		

In 2000, the Village's unemployment rate was only 2.8 percent, lower than the 3.6 percent in the Town of Evans and 4.5 percent in Erie County.

TOURISM

OPPORTUNITIES

- Lake Erie's waterfront is a very vibrant area in the summer, with many seasonal residents and visitors who flock to its beaches and parks. Angola has the opportunity to benefit from its proximity to the lakeshore (2 miles) by drawing visitors from the Lake area.
- The Village can offer a unique place - a quaint, pedestrian-friendly, and traditional village downtown - that has amenities for both residents and visitors.
- There is potential to create a themed environment to take advantage of the community's history. Potential themes include nautical, architectural, rail, and bicycle.
- Organizing additional special events will bring more people into Angola. Such events would assist the Village's businesses on the day of the event as well as create a greater overall awareness of the Village and what it offers.
- Angola is only seven miles from Frank Lloyd Wright's Graycliff Estate, a major historic/architectural draw. The Village could cross-market itself with Graycliff, and other nearby attractions, as part of a tourism package.
- Now that the Angola Theater has reopened the Village has a primary draw.

CONSTRAINTS

- The Village currently does not have an inviting appearance, hindering its attractiveness to visitors.

- Angola is rather concealed since no main road runs through it and due to inadequate signage directing traffic to the Village.

NEW AND POTENTIAL DEVELOPMENT ACTIVITY

- The Village recently was awarded a grant to relocate the old Nickel Plate Depot. The new location is currently being discussed as well as potential tenants for the depot.
- The American Legion plans to move out of its current facility on North Main Street.
- As mentioned above, the Angola Theater reopened in May, 2002.
- The former Emblem Bicycle Factory is presently underutilized, housing only a pallet company which occupies a small portion of its space. Attracting a company to the building would bring needed jobs and much traffic to the Village.
- There are a couple of excellent infill development opportunities within the Village business district.
 - A large vacant site on the east side of North Main Street, opposite the intersection of Lake Street, is available. The site was cleared following a fire in the former 27 Main Street building and the subsequent demolition of that building and the adjacent building at 23 Main Street, which was also damaged by the fire.
 - There is another vacant site on Commercial Street between the Enchanted Glass Heart building at 11 Commercial Street and the former Jammers Pub at 29 Commercial Street.

D. BUSINESS DISTRICT ANALYSIS

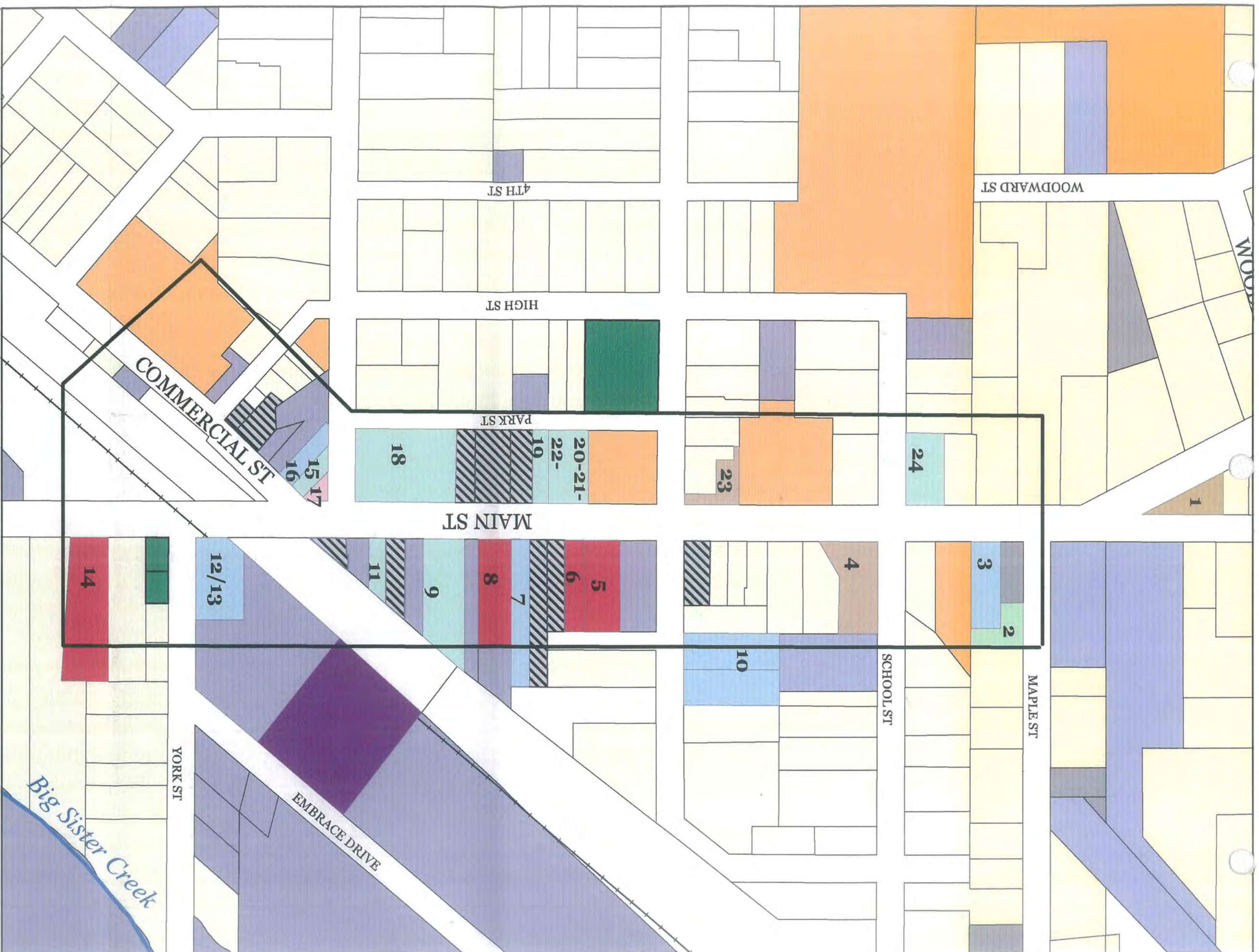
The business district is the foundation for Angola's economy, providing many jobs for the community and low-priced space for businesses to locate and grow. A revitalized business district would increase the property values throughout the community (the Village and Town) and encourage more growth in and around the Village. In addition, it would increase the amount of goods and services available to residents and, potentially, could attract tourists who would be drawn to Angola's traditional village setting and unique sense of place.

The business district is not only a symbol of the Village's economic health but of its pride. A revitalized Main Street would provide a valued civic center and gathering area for the community.

COMMERCIAL MIX

As shown in Table 2.3-5, "Commercial Mix Summary," of the 35 total storefronts in the Village, nearly half are categorized as "convenience goods and services" (17), less than 9 percent are "shopping goods stores" (3), about 11 percent are classified as "other" establishments (4), and nearly one-third of the storefronts are vacant (11). A detailed business inventory is provided in Table 2.3-6 and is illustrated in Figure 2.3-2, "Commercial Business District Inventory."

The strongest group of storefronts in the Village is "convenience goods and services." In general, convenience goods and service stores attract the immediate market area, since consumers are normally unwilling to travel more than one mile for such items. These businesses consist of neighborhood services such as Evans National Bank, Acute Cut and Nails, Suzanne's School of Dance, Helpee Selfee Coin Laundry and various professional offices; eating and



Village of Angola

Comprehensive Plan
Central Business District Inventory
Figure 2.3-2



April 2003

- Legend**
- Village Boundary
 - Streams
 - Railroad
 - Auto-Related
 - Building Materials, Hardware, & Garden Supplies
 - Eating and Drinking Places
 - Miscellaneous Convenience Goods
 - Neighborhood Services
 - Parks
 - Vacant Storefront
 - Vacant Land
 - Residential
 - Industrial
 - Community Services
 - Public Service

* Numbers are referenced on
Table 2.3-6



Table 2.3-5

Village of Angola

Commercial Mix Summary

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	3	8.6%	CONVENIENCE GOODS AND SERVICES	17	48.6%
General Merchandise Stores	0	0.0%	Food Stores	1	2.9%
Department stores, conventional national chains			Grocery stores		
Department stores, discount national chains			Supermarkets		
Discount or mass merchandising, regional chains			Meat and fish markets		
Discount or mass merchandising, other			Retail bakeries		
Miscellaneous general merchandise goods			Fruit and vegetable markets		
Apparel and Accessory Stores	0	0.0%	Candy, nut, and confectionary		
Men's and boy's clothing			Miscellaneous/specialty foods	1	
Women's and girl's clothing			Miscellaneous Convenience Goods	2	5.7%
Family clothing			Drug and proprietary stores		
Children's clothing			Liquor stores	1	
Shoes			Used merchandise		
Other apparel and accessories			Florists	1	
Furniture, Home Furnishings, and Equipment Stores	1	2.9%	Cigar stores and stands		
Furniture stores			Newsdealers and newsstands		
Floor covering stores	1		Optical goods		
Drapery, curtain, and upholstery stores			Pet shops		
Miscellaneous home furnishing stores			Photocopy stores		
Household appliance stores			Photo developing		
Audio and video electronics			Other miscellaneous convenience goods		
Records and musical instruments			Eating and Drinking Places	4	11.4%
Computer			Restaurants/Luncheonettes	1	
Miscellaneous Shopping Goods Stores	2	5.7%	Refreshments/"Fast-food" places	1	
Sporting goods and bicycle			Other eating places	1	
Books			Drinking places	1	
Stationery			Neighborhood Services	10	28.6%
Jewelry			Video stores		
Hobby, toy, and games			Banks	1	
Camera and photographic supplies			Cleaners and tailors		
Gifts, novelties, and souvenirs	2		Hair and nail care	2	
Luggage and leather goods			Laundry	1	
Sewing, needlework, and piece goods			Travel agencies		
Religious articles			TV/Audio/Appliance repair		
Other misc. shopping goods			Shoe repair		
BUILDING MATERIALS, HARDWARE, AND GARDEN SUPPLY	1	2.9%	Medical offices	1	
Paint, glass, and wallpaper			Other professional offices		
Hardware	1		Home improvement services		
Retail nurseries, lawn, and garden			Funeral services		
Supply stores			Health/Fitness club		
Lumber and other building materials			Car service		
AUTO-RELATED TRADE	3	8.6%	Other neighborhood services	5	
Motor vehicle dealers			STOREFRONTS SUMMARY		
Auto and home supplies			Total Storefronts	35	100.0%
Gasoline and service stations	3		Shopping Goods	3	8.6%
Car rental			Convenience Goods and Services	17	48.6%
			Other (Auto-Related, Building Materials)	4	11.4%
			Vacant Storefronts	11	31.4%

Source: Allee King Rosen & Fleming, April, 2002.

Table 2.3-6
Village of Angola, Commercial District Building and Business Inventory

Map Ref. #	Street Number	Street	Establishment	General Category	Specific Category	Building Footprint SF	Number of Floors	Estimated SF	Notes
N. Main St. and Orchard									
1		N. Main St. and Orchard	Al Haberer's Tow & Repair	Auto-Related	Service Station	1,455	1	1,455	
East side of Main Street going South from Orchard									
			Niagara Mohawk Office	Institutional	Institutional	11,058	1	11,058	
			Maple Street						
			Grass lot						
2	11	Maple St.	Law Office of Hurst Brothman and Yusick	Neighborhood Services	Office	2,218	1	2,218	
3	167	N. Main St.	Card Store and Gift Shop	Misc. Shopping goods	Gift/Card Sjop	2,936	1	2,936	
	159	N. Main St.	Newcomb Long Post 928	Institutional	Institutional	2,390	2	4,780	
	151	N. Main St.	Residential						
			School Street						
4	141	N. Main St.	Yellow Goose	Auto-Related	Gas Station/Convenience Store	1,842	1	1,842	
	135	N. Main St.	Residential	Residential	Residential				
	131	N. Main St.	Residential	Residential	Residential				
	123	N. Main St.	Residential	Residential	Residential				
	115	N. Main St.	Residential	Residential	Residential				
	109	N. Main St.	Residential	Residential	Residential				
	97	N. Main St.	Vacant Commercial	Vacant	Vacant	3,045	1	3,045	
			Center Street						
		N. Main St.	Vacant Commercial	Vacant	Vacant	5,423	2	10,846	Former K&L Building
5	77	N. Main St.	Inside Tracks Restaurant	Eating & Drinking Place	Drinking Place	12,145	2	24,290	
6	69	N. Main St.	Dan's Home Cookin Restaurant	Eating & Drinking Place	Diner	see 77 N. Main	2	see 77 N. Main	
	65	N. Main St.	Vacant Commercial	Vacant	Vacant	1,568	2	3,136	
	59	N. Main St.	Vacant Commercial	Vacant	Vacant	2,665	2	5,330	
7	51	N. Main St.	The Garden Gate	Misc. Convenience Goods	Florist	see 59 N. Main	2	see 59 N. Main	
8	47	N. Main St.	Twisters	Eating & Drinking Place	Coffee Shop	1,443	2	2,886	
	27	N. Main St.	Vacant Lot	Vacant Lot	Vacant				
	23	N. Main St.	Vacant Lot	Vacant Lot	Vacant				
9	15	N. Main St.	Acute Cut and Nails	Neighborhood Services	Hair & Nail Care	4,159	2	8,318	11 + 15 N. Main St.
10	11	N. Main St.	Angola Variety Store	Food Store	Variety Store	see 15 N. Main	2	see 15 N. Main	11 + 15 N. Main St.
		N. Main St.	Vacant Commercial	Vacant	Vacant	3,257	2	6,514	Former DPW
11		N. Main St.	Helpee Selfee Coin Laundry	Neighborhood Services	Laundry	see ? N. Main	2	see ? N. Main	
			Tracks						
12	6	S. Main St.	Wilson's Carpet Mill	Furniture, Home Furnishings and Equipment	Floor Covering Store	5,728	2	11,456	
13	6	S. Main St.	Angola Liquor	Misc. Convenience Goods	Liquor Store	see 6 N. Main	2	see 6 N. Main	
14	22	S. Main St.	The Pizza House	Eating & Drinking Place	Pizzeria	5,024	1	5,024	
Commercial Street going west from Main									
15	5	Commercial St.	The M&W Group	Neighborhood Services	Office	see 2 N. Main	2	see 2 N. Main	2 N. Main St. + 5 Commercial St.
16	11	Commercial St.	The Enchanted Glass Heart	Misc. Shopping goods	Gifts/Novelties	2,667	2	5,334	
		Commercial St.	Empty Lot	Vacant	Vacant				
		Commercial St.	Empty Lot	Vacant	Vacant				
	29	Commercial St.	Vacant Commercial	Vacant	Vacant	2,527	2	5,054	Former Jammers Pub
	33	Commercial St.	Vacant Commercial	Vacant	Vacant	951	1	951	Former Intercontinental
			High Street						
	37	Commercial St.	Vacant Commercial	Vacant	Vacant	1,494	2	2,988	Former Emmee's Bar & Restaurant
	41	Commercial St.	Village Hall	Government	Government	4,608	2	9,216	
West Side of Main Street going North From Commercial									
17	2	N. Main St.	Schultz Hardware	Building Materials, Hardware, & Garden Supplies	Hardware	3,566	3	10,698	2 N. Main St. + 5 Commercial St.
			Lake Street						
18	16	N. Main St.	Evans National Bank	Neighborhood Services	Office	5,980	1	5,980	
			Grass Lot						
	34	N. Main St.	Angola Public Library	Institutional	Library	1,888	1	1,888	
	42	N. Main St.	Vacant Commercial	Vacant	Vacant	3,277	2	6,554	Former Town Hall
	50	N. Main St.	Vacant Commercial	Vacant	Vacant	2,222	2	4,444	

Map Ref. #	Street Number	Street	Establishment	General Category	Specific Category	Building Footprint SF	Number of Floors	Estimated SF	Notes
	58	N. Main St.	Vacant Commercial	Vacant	Vacant	9,622	2	19,244	Former Phoenix Game Exchange
19	64	N. Main St.	Suzanne's School of Dance	Neighborhood Services	Other NS	see 58 N. Main	2	see 58 N. Main	64 N. Main + next storefront to north
20		N. Main St.	Main Street Barber Shop	Neighborhood Services	Barber	see 58 N. Main	2	see 58 N. Main	64 N. Main + next storefront to north
21		N. Main St.	Law Offices of Gresko & Lazroe	Neighborhood Services	Office	see 58 N. Main	2	see 58 N. Main	66 N. Main St. + Law Office
22	66	N. Main St.	The Angola Theater	Neighborhood Services	Theater	see 58 N. Main	2	see 58 N. Main	66 N. Main St. + Law Office
			Small Lot						
	80	N. Main St.	Post Office	Government	Government	3,744	1	3,744	
			Center Street						
	45	Center Street	Residential	Residential	Residential				
23	90	N. Main St.	Main Automotive Service	Auto-Related	Service Station	1,370	1	1,370	
	132	N. Main St.	First Congressional Church of Christ	Institutional	Church	9,798	1	9,798	
	136	N. Main St.	Residential	Residential	Residential				
			School Street						
24	150	N. Main St.	Office of Dr. Daniel Mumford, Chiropractor	Neighborhood Services	Office				Home Occupation
	158	N. Main St.	Residential	Residential	Residential				
	166	N. Main St.	Residential	Residential	Residential				
	174	N. Main St.	Residential	Residential	Residential				
	182	N. Main St.	Residential	Residential	Residential				
			Orchard and Main intersection						
Businesses that are not within the Village Commercial District									
	262	N. Main St.	Heimburg-Addison Funeral Home	Neighborhood Sevices	Funeral Home				Former Tanning Salon
	99	S. Main St.	Loretto Glass	Building Materials, Hardware, & Garden Supplies	Glass Supplier				
	160	Lake St.	Angola Flower Shop	Misc. Convenience Goods	Florist				
	146	Lake St.	Speedy Print Instant Printing	Neighborhood Sevices	Printer				
Total						Building footprint		Building SF Estimate	
All nonresidential uses						120,070		192,397	
Government/Institutional uses						33,486		40,484	
All uses except residential, government/institutional						86,584		151,913	
Note:									

drinking places including Dan's Restaurant, Inside Tracks, and the Pizza House; food stores which would include the Angola Variety Store; and miscellaneous convenience stores such as Angola Liquor and The Garden Gate.

"Shopping goods" are usually more expensive than convenience goods and consumers are willing to travel farther in order to comparison shop for these items. Shopping goods stores have a limited presence in Angola with only three establishments, including The Enchanted Glass Heart, the gift/card shop on North Main Street near Maple Street, and Wilson's Carpet Mill.

There are three "auto-related" businesses in the district including the Al Haberer's Tow & Repair Shop, Main Automotive Service, and the Yellow Goose gas station/convenience store. In addition, there are two establishments categorized as "building materials and hardware stores" including Schultz Hardware and Loretto Glass.

ASSETS AND LIABILITIES

Though there are many important assets to build upon in redeveloping the central business district, there are also several issues that detract from the district's viability.

ASSETS

- Institutional and governmental establishments including the post office, Village Hall, and the Angola Public Library provide stability to the business district.
- The reopening of the Angola Theater has become a primary draw for residents and visitors.
- The business district has a traditional village streetscape with historic architecture that could again attract both residents and visitors - as it did in the past - if a well-thought-out program was implemented.

LIABILITIES

- Empty and boarded up storefronts, vacant lots, and poorly maintained properties project a neglected image not only for the business district but for the entire community.
- There are not enough businesses to achieve a desirable commercial mix to consistently attract shoppers and visitors.
- The district is somewhat out-of-the-way since there is no major thoroughfare that passes through the Village. Therefore, most shoppers in the region frequent strip-style shopping centers along major arterial highways.
- The district lacks an anchor store such as a supermarket/grocery store that residents of the Village would frequent and which would generate "spin-off" traffic to other stores in the district.
- Societal habits that have been formed over the last several decades tend to favor suburban strip-style commercial development, which is more convenient for automobile users (although less convenient for pedestrians).

COMPETING RETAIL AREAS

In general, Village of Angola residents shop at several locations that are outside of the Village and accessible by automobile, including:

ROUTE 5 STRIP DEVELOPMENT

Retail development on Route 5 is easily accessible to Village residents. Though not overly developed, there are several strip-style retailers on Route 5, including the Jubilee supermarket and Rite Aid pharmacy at the Lake Street intersection. In addition, Tops supermarket, located in the Derby portion of the Town of Evans, is the closest large grocery store in the area. Stores on Route 5 benefit from the high visibility offered by being located on a major arterial.

MCKINLEY MALL

Approximately 20 minutes away from the Village, the McKinley Mall - located on McKinley Parkway and Milestrip Road in Blasdell, New York - is the closest enclosed shopping mall to the Village. With over 100 stores, the McKinley Mall is anchored by Sears, JC Penneys, Kaufmann's, and the Bon-Ton.

HAMBURG/ORCHARD PARK AREA

There are many large retailers in the Hamburg/Orchard Park area, which is more populated than the Angola area and is one of the more affluent areas in Western New York. The Towns of Hamburg and Orchard Park are primarily suburban in nature and include typical suburban retail development including major "power centers," that feature an agglomeration of large discount stores such as Walmart, Kmart, Target, Home Depot and others. The Hamburg/Orchard Park area is positioned about 15 to 20 minutes north of Angola and can easily be reached from the Village via Route 5 or the I-90.

CONSUMER EXPENDITURES

Though the residents of the Village of Angola do not constitute a large market by themselves, they provide enough spending dollars to justify additional commercial development in the Village business district. Table 2.3-7 provides estimates of consumer expenditures made by residents of Angola for specified categories of products and services. While the Village business district will never become a comprehensive shopping center that meets all consumer wants and needs, it can increase its market share of the Angola residents' expenditures by targeting convenience areas that are not currently provided for in the Village. In addition, developing a specialty niche, that attracts both residents and visitors, and providing more activities for the community's youth will also further enhance the village business district.

CONVENIENCE GOODS

Though the former A & P market closed down several years ago, there is a market for a small grocery store in the Village. Bringing in a grocery store would be very valuable for the overall business district since it would serve as a primary convenience goods draw to the district. In addition, there are other convenience goods and services that are not currently offered in the Village including a bakery, hair salon, pharmacy, candy store, photographic supply/equipment store, optician, video store, cleaner/tailor, travel agency, TV/audio/appliance repair, shoe repair, and health club. The potential success of all of these types of stores may be unrealistic, but several of these basic services could find success if the district follows a coordinated revitalization program.

While there are already a few eating and drinking places in the Village, there are categories of eating places that are not presently located in the Village that could become viable

Table 2.3-7 Estimated Consumer Expenditures, Village of Angola						
		Annual Expenditures		Weekly	Related	
		Aggregate	Per	Average	Village	
		(\$000s)	Capita	Household	Business	
Total Food Expenditure		\$7,379	\$3,254	\$8,501	\$163.49	
Food At Home		\$4,141	\$1,826	\$4,771	\$91.75	The Yellow Goose, Angola Variety Store
Cereal Products		227	99.84	261.04	5.02	
Bakery Products		498	219.44	573.56	11.03	
Meats		502	221.52	578.76	11.13	
Poultry		270	119.08	310.96	5.98	
Seafood		81	35.36	93.08	1.79	
Dairy Products		478	210.6	550.16	10.58	
Fruits & Vegetables		475	209.04	546.52	10.51	
Juices		120	53.04	138.84	2.67	
Sugar & Other Sweets		322	141.96	370.76	7.13	
Fats & Oils		37	16.12	42.64	0.82	
Nonalcoholic Beverages		500	220.48	575.64	11.07	
Prepared Foods		633	279.24	729.56	14.03	
Other Miscellaneous Expenses:						
Housekeeping Supplies		\$244	\$108	\$281	\$5.41	
Food Away from Home		3,238	1427.4	3729.96	71.73	Dan's Restaurant, The Pizza House, Twisters
Alcoholic Beverages						
- at Home		564	248.56	650	12.50	Angola Liquor
Alcoholic Beverages						
- away from Home		554	243.88	637.52	12.26	Inside Tracks
Over the Counter Drugs		149	65.52	171.6	3.30	
Miscellaneous Personal Items:						
Smoking Prods/Supplies		\$712	\$314	\$820	\$15.77	The Yellow Goose
Personal Care Products & Services		603	266	695	13.37	Acute Cut and Nails, Main Street Barber Shop

	Annual Expenditures			Weekly Average Household	Related Village Business
	Aggregate (\$000s)	Per Capita	Average Household		
<u>Household Equipment:</u>					
Household Textiles	\$353	\$156	\$407	\$7.83	
Furniture	413	182	475	9.14	
Floor Coverings	25	11	28	0.54	Wilson's Carpet Mill
Major Appliances	223	99	257	4.95	
Small Appliance/Housewr	398	176	459	8.83	
Misc Household Equipmen	378	167	436	8.38	
Home Computer Software/Access	26	11	30	0.57	
Home Computer Hardware	195	86	225	4.32	
<u>Apparel:</u>					
Women's Apparel	\$841	\$371	\$969	\$18.64	
Men's Apparel	479	211	552	10.61	
Girls' Apparel	190	84	219	4.22	
Boys' Apparel	145	64	167	3.22	
Infants' Apparel	98	43	113	2.18	
Footwear	291	128	336	6.45	
Other Apparel Products/Services	661	291	761	14.64	
<u>Entertainment:</u>					
Sports & Recreation	\$734	\$324	\$846	\$16.26	
TV, Radio & Sound Equipment	1021	450	1177	22.63	
Reading Materials	392	173	452	8.69	
Travel	884	390	1018	19.58	
Photographic Equipment	129	57	149	2.87	
<u>Shelter And Related Expenses</u>					
Household Services	\$147	\$65	\$169	\$3.26	
Household Repairs	552	243	636	12.24	Schultz Hardware, Loretto Glass
Fuels	333	147	384	7.38	
Telephone Service	446	197	514	9.89	
Room and Board	51	22	59	1.13	
Lodging Away from Home	197	87	227	4.37	

Table 2.3-7, Page 2

	Annual Expenditures			Weekly Average Household	Related Village Business
	Aggregate (\$000s)	Per Capita	Average Household		
<u>Transportation Expenses</u>					
New Autos/Trucks/Vans	\$1,340	\$591	\$1,543	\$29.68	
Used Vehicles	1203	531	1386	26.66	
Gasoline	1117	493	1287	24.75	
Motoroil	21	9	24	0.46	
Automotive Maintain/Rep	1006	444	1159	22.30	Al Haberer's Tow & Repair, Main Automotive
Rented Vehicles	64	28	74	1.42	
<u>Health Care:</u>					
Medical Services	\$770	\$339	\$887	\$17.05	
Prescription Drugs/Meds	671	296	773	14.87	
Medical Supplies	109	48	125	2.40	
<u>Miscellaneous Items:</u>					
Tuition/School Supplies	\$518	\$228	\$597	\$11.48	
Pet Expenses	251	111	290	5.57	
Day Care	160	70	184	3.54	
Cash Contributions	881	388	1015	19.52	
Source: Allee King rosen and Fleming, Inc. and Claritas, Inc. 2002					

Table 2.3-7, Page 3

establishments and positively contribute to the commercial mix of the business district. Such establishments include a family restaurant that is open during dinner hours and an ice cream shop. Eating and drinking places would be more viable if there were more draws in the Village. The reopening of the Angola Theater now serves as a primary attraction and additional visitor-related businesses would help build a multi-faceted destination for visitors.

SPECIALTY ITEMS

Specialty stores such as gift shops, antique dealers, arts and crafts stores and other unique merchandisers cater to both residents and visitors. If more visitors can be drawn in, the Village may be able to lure additional specialty shops to open-up in the business district. A developed niche of specialty stores can become part of the attraction of a particular destination. Currently, there are only a few specialty stores in the Village, including the Enchanted Glass Heart, the gift/card shop on Main Street and Maple Street, and the Garden Gate.

YOUTH-ORIENTED ACTIVITIES AND BUSINESSES

Currently, the youth in Angola are perceived as a general menace and detraction for businesses. Since there are not many activities for teenagers in the Village, they tend to loiter about, looking for something to occupy their time. Providing activities oriented to the youth can provide many opportunities for the Village. By bringing the youth to the Village, parents will also be drawn in, providing more traffic and potential business for the district. In addition, the youth themselves represent a neglected market segment. By working with youth-oriented businesses, the Village can both provide activities for the youth and fill in empty storefronts. Potential youth-oriented businesses include an arcade, skateboard park/facility, a skateboard shop and an ice cream shop.

E. GOVERNMENT AND REGIONAL ANALYSIS

REGIONAL SETTING

The Village of Angola is situated in Western New York State, about two miles east of Lake Erie. Angola is within the Buffalo-Niagara metropolitan statistical area, which includes all of Erie and Niagara counties and has a population of nearly 1.2 million people. The City of Buffalo is the nearest large city, located approximately 30 miles to the north of Angola. Figure 2.3-3 illustrates Angola's location in Erie County and the Western New York region.

The Village is within and encompassed by the Town of Evans. Once the thriving heart of the Town, Angola has dwindled over the past few decades, though still provides several important town-center functions including the post office, library, schools, the business district (although there are only about half the number of businesses as there were in 1970), and entertainment through the New Angola Theater and special events such as the Wednesday night summer concert series in Centennial Park.

VILLAGE OF ANGOLA GENERAL FUND BUDGET SUMMARY


There are two components to the Village of Angola Budget, the General Fund and the Water Fund. This analysis examines the 2002 Village of Angola General Fund Budget by budgetary category to determine if opportunities exist for the consolidation of services between the Town and Village.

Village of Angola

Comprehensive Plan

Regional Context
Figure 2.3-3

Legend

-  Villages, Cities
-  Towns
-  Erie County
-  Canada
-  County

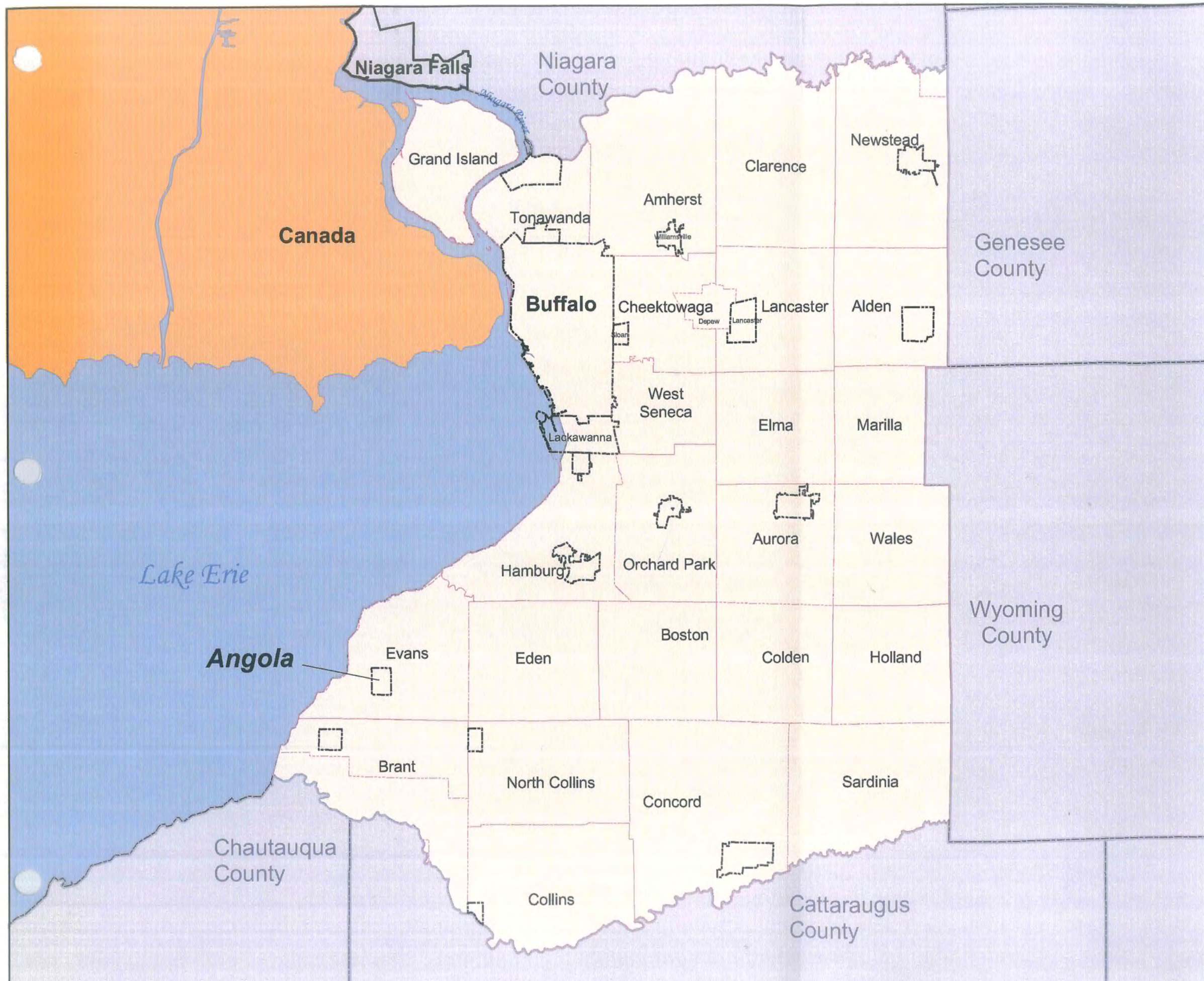


0 7,500 15,000 30,000 45,000 60,000 Feet



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Budget Categories for 2002 include:

- General Government Support
- Public Safety
- Health
- Transportation
- Economic Assistance and Opportunity
- Culture and Recreation
- Home and Community Services
- Employee Benefits
- Debt Service

In 2002, the Village of Angola had a total budget of \$1,229,069 for the General Fund. Of this total, major budget items include Transportation (\$314,406), Public Safety (\$267,872), and General Government Support (\$231,935). Table 2.3-8 provides a summary of the Village 2002 General Fund Budget Appropriations and Table 2.3-9 offers a more detailed outline of the General Fund Budget.

Table 2.3-8
General Fund Appropriations Summary, 2002 Budget
Village of Angola, NY

Budgetary Item	Budget
General Government Support	\$231,935
Public Safety	267,872
Health	26,250
Transportation	314,406
Economic Assistance and Opportunity	1,200
Culture and Recreation	6,000
Home and Community Services	141,600
Employee Benefits	147,000
Debt Service	92,806
Total	\$1,229,069
Notes:	
Sources:	

Table 2.3-9
General Fund Appropriations, 2002 Budget
Village of Angola, NY

Budgetary Category	Expense Item	Subtotal	Total
General Government Support			
Trustees	Personal Service	10,800	
	Other Expenses	3,000	\$13,800
Justice	Personal Services	8,800	
	Equipment	2,000	
	Other Expenses	4,050	14,840
Mayor	Personal Service	3,900	
	Other Expenses	2,700	6,600
Auditor		0	0
Clerk-Treasurer	Personal Service	36,665	
	Equipment	1,000	
	Other Expenses	10,000	47,665
Assessor		2,200	2,200
Code Book		0	0
Attorney/Prosecutor	Personal Service	13,000	
	Other Expenses	1,500	14,500
Engineer		3,000	3,000
Elections		0	0
Buildings	Equipment	20,000	
	Other Expenses	45,000	65,000
Undistributed	Insurance	52,000	
	Municipal Dues	2,000	
	Taxes (Sewer)	2,000	
	Tax Cancellations	320	
	Contingent	8,000	<u>64,320</u>
Total General Government Support			\$231,935

Table 2.3-9
General Fund Appropriations, 2002 Budget
Village of Angola, NY

Budgetary Category	Expense Item	Subtotal	Total
Public Safety			
Police	Salaried	136,546	
	Part-Time	46,426	
	Equipment	12,000	
	Other Expenses	20,300	\$215,272
Traffic Control	Equipment	0	
	Other Expenses	100	100
Fire Department	Equipment	10,000	
	Other Expenses	30,000	40,000
Code Enforcement Officer	Personal Service	12,500	<u>12,500</u>
<i>Total Public Safety</i>			\$267,872
Health			
Registrar		250	\$250
Ambulance	Equipment	13,000	
	Other Expenses	13,000	<u>26,000</u>
<i>Total Health</i>			\$26,250
Transportation			
Street Administration	Personal Service	20,425	
	Other Expenses	1,100	\$21,525
Streets	Personal Service	120,881	
	Equipment	16,000	
	Construction-CHIPS	24,000	
	Construction	44,000	
	Other Expenses	34,000	238,881
Snow Removal	Equipment	2,000	
	Other Expenses	6,000	8,000

Table 2.3-9
General Fund Appropriations, 2002 Budget
Village of Angola, NY

Budgetary Category	Expense Item	Subtotal	Total
Street Lighting			36,000
Sidewalks			10,000
<i>Total Transportation</i>			<i>\$314,406</i>
Economic Assistance and Opportunity			
Publicity			\$1,200
Meals on Wheels			0
<i>Total Economic Assistance and Opportunity</i>			<i>\$1,200</i>
Culture and Recreation			
Parks and Playgrounds	Equipment	0	
	Other Expenses	6,000	\$6,000
<i>Total Culture and Recreation</i>			<i>\$6,000</i>
Home and Community Services			
Zoning Board			\$1,600
Planning Board			1,000
Storm Sewers			12,000
Refuse			121,000
Street Cleaning			1,000
Shade Trees			5,000
<i>Total Home and Community Service</i>			<i>\$141,600</i>
Employee Benefits			
Employees' Retirement System			\$5,500
Police Retirement			6,000
Firefighters Service Award			12,500
Social Security			38,000

Table 2.3-9
General Fund Appropriations, 2002 Budget
Village of Angola, NY

Budgetary Category	Expense Item	Subtotal	Total
Worker Compensation			24,000
Unemployment			0
NYS Disability			1,000
Medical			60,000
<i>Total Employee Benefits</i>			<i>\$147,000</i>
Debt Service			
<i>Total Debt Service</i>			<i>\$92,806</i>
Grand Total			\$1,229,069

ANALYSIS

The presence of certain services are vital to Angola and, if merged with the Town, should be located in the village center. These areas include government support at Village Hall and public safety functions such as police, fire and emergency services. These services contribute to the fabric of the Village in a similar way that other community facilities do - such as the post office, library, schools, bank, and churches - and are essential ingredients to maintaining a healthy village center area. For example, the police presence in the Village increases the feeling of security for both the merchants and their patrons. In addition, public investment in services and community facilities - centralized in the village center - encourages more private investment in the Village. Therefore, only certain service consolidation opportunities, those that will save tax dollars and not take away from the village fabric, should be considered by the Village.

IMPORTANCE OF THE VILLAGE TO OVERALL COMMUNITY

The Erie County Department of Environment and Planning (ECDEP) has listed the Village as a Rural Service Center of countywide significance. The County recognizes that Angola provides a sense of place for the overall Angola-Evans community as the Village includes historic buildings, services, and public infrastructure.

GOVERNMENT CONSOLIDATION

The Village and Town governments should not be merged unless Town Hall and other important community facilities are located in the village center. Since a large investment was recently made in building a new Town Hall on Route 5, it is unlikely the Town will choose to relocate in the near future.

SERVICE CONSOLIDATION

The Town and Village have already consolidated several services and share personnel for many municipal functions. Shared services and personnel include the following areas: tax collecting and assessing; police, fire and emergency dispatching; building inspection and code enforcement services; health services; and recreation programming.

The areas that lend the strongest potential for Town and Village consolidation/cooperation include transportation and refuse. Other potential cost-saving opportunities that the Town and Village may consider collaborating on include sharing buildings and other capital items such as garages, storage yards and related equipment; and purchasing common supplies to get better quantity discounts. Some services may warrant consideration of broader regional consolidation opportunities.

A. HISTORIC RESOURCES

INTRODUCTION

This section considers how the Village of Angola's historic resources could potentially assist in the revitalization of the downtown, a major goal of the Comprehensive Plan. One of the first steps in this process is to identify any recognized or potential historic resources that are located within the downtown area.

In exploring the possibilities of the nomination of properties located in the Village of Angola to the State and National Registers, issues relating to the potential significance of the properties, their age, and the intact nature of the original construction were explored. This chapter also presents the benefits associated with listing on the Registers and the nomination process.

STATE AND NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed on the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the U.S. Department of the Interior. The New York State Register was authorized by the New York State Historic Preservation Act of 1980. The same eligibility criteria are used for both the State and National Registers. In New York, the State Register is administered by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) acting as the State Historic Preservation Office (SHPO).

BACKGROUND HISTORY

EARLY SETTLEMENT

The Village of Angola is located just east of the Lake Erie shoreline in what is now southern Erie County. The first settler in the area was Joel Harvey, who located near the mouth of Eighteen-Mile Creek in 1804. The next record of permanent settlement dates to 1809 when Aaron Salisbury settled near the lake shore. Salisbury served in the War of 1812 and became one of the area's most prominent citizens. Around 1815 William Wright built a sawmill, and then a gristmill, at Big Sister Creek. The construction of these mills helped to stimulate development of the community, and a small settlement was established around the mills that were known as Wrights's Mills. By 1821 the population was growing, and settlers wanted the right to local self-government. In response to their request, the New York State Legislature enabled the Township of Evans to form in 1821. The town was named in honor of David E. Evans, nephew of Joseph

Ellicott and an agent of the Holland Land Company. (Joseph Ellicott led a survey of the entire area by the Holland Land Company in the early 19th century.) Thus, the area surrounding the two mills – which was the center of town both geographically and by population – became known as Evans Center.

RAILROADS AND THE VILLAGE OF ANGOLA

Through much of the early 19th century, Evans Center remained the business center of town. Stores and other businesses were successful, and stage coaches made regular stops in the village. In 1852 the Buffalo and State Line Railroad built tracks about one mile south of Evans Center. The rail line traveled in a southwest direction along the southern shore of Lake Erie. The coming of the railroad stimulated growth around it, and a village developed that was known as Evans Station. As a result, the center of town activities shifted away from Evans Center to Evans Station. A post office was established in Evans Station in 1855, and at this time the name of the village was changed to Angola. In the years immediately following the establishment of the railroad, businesses and industries emerged in Angola, and the residential population increased as well. Due to the growing population, the village erected its first school in 1854 on Lake Street. The First Congregational Church was organized in Angola in 1863, and was the first church established in the village. By 1860 Angola's population was 320. The center of business activity continued to be focused near the railroad, and was concentrated near Commercial and High Streets.

An infamous event in the village's history was a tragic train accident, known as the Angola Horror. In 1867 the rear two cars of a passenger train derailed as it was traveling over a truss bridge that spanned Big Sister Creek. The railroad coaches fell over 50 feet to the water below and roughly 50 people were killed in this accident.

By the 1870s Angola's population nearly doubled to 600 persons. In 1873 the Village of Angola was incorporated, and the village continued to expand in the following years. The Angola Record was the village's first newspaper, and its first issue was distributed in 1879. In 1882 a fire department was formed – the Angola Hook and Ladder Co. No. 1.

The Buffalo-Pittsburgh & Western Railroad built tracks through the southern part of the village (south of the Buffalo and State Line Railroad) in 1881. The following year, a depot was built on South Main Street (which survives today, although moved from its original location). The railroad was later known as the New York, Chicago & St. Louis Railroad, and eventually became part of the Norfolk & Western or "Nickel Plate." In 1881-82 the New York, Chicago & St. Louis and the Buffalo, New York, and Philadelphia Companies jointly constructed a third railroad, south of the other two rail lines.

BUSINESS AND INDUSTRY

By the late 19th and early 20th centuries, many businesses and industries were established in Angola. Hotels, grocery stores, a mill yard, and various other commercial and business related stores and offices were located in the village. In 1888 John Lyth erected a plant for the manufacture of sewer pipe, hollow brick, tile, etc. The business continued in operation through the 1920s. In 1896 the Candee Lock Factory constructed a building at the corner of South Main and York Streets. The company manufactured locks, hinges and builders' hardware.

One of the most important companies in the village's history was the Emblem Bicycle Company. Around 1904 the company located at the corner of South Main and York Streets and built a three-story cement block factory building along the railroad tracks. The company was a

successful manufacturer of bicycles and motorcycles and was the single largest employer in the village. The company later closed in the 1940s due to economic difficulties.

19TH AND 20TH CENTURY GROWTH OF THE VILLAGE

The village made many improvements during the late 19th and early 20th centuries to enhance transportation systems and the general quality of life for its residents. The village paved streets in 1895 and in the early 1900s wooden sidewalks were replaced with cement walks, gas street lights were replaced with electric, and electric service reached individual homes. In 1908 an electric trolley was established by the Buffalo & Lake Erie Traction Co. The trolley followed Main Street, from School Street to Commercial Street.

By the early to mid-20th century, Angola was populated with summer cottages, due to its close proximity to Lake Erie, which was only one mile away. Although the village attracted seasonal residents, it also continued to grow as a small residential suburb. New housing developments were constructed in response to the expanding village population. During the 1920s a large arch was erected on Lake Street, at the intersection of Erie Road. This was constructed through the efforts of the Chamber of Commerce in order to promote the Village of Angola. The arch was lighted so travelers could be directed into the village. The area bound by Park, Center, and High Streets became an important social gathering place for the community. A band stand, shallow pool and grassy area were located here, and the village provided weekly band concerts.

In 1928 the village became a second class Post Office with letter carriers. As a result, all streets had to be named and all dwellings were numbered. That year the village also embarked on a program to grade, curb, and pave streets. In 1928 a new bus service began to operate, the Buffalo and Erie Coach. That same year a 139-acre site on Hardpan Road was purchased for a landing field and to become the Angola Airport. The trolley service was discontinued in 1932 when the Buffalo and Erie Coach took over passenger service.

A new post office was constructed in 1938 at the corner of Main and Center Streets. Due to the volume of mail and receipts handled by the post office, it later became a First Class Post Office in 1962. In 1940 the population was 1,663 and by 1973 the population was 2,685. In 1984, Centennial Park, bound by Park, Center and High Streets, was dedicated as part of community revitalization efforts. A new gazebo was built in the park, which was situated on the location of a similar park that dated to the 1920s. The original park fell into disuse and was turned into a parking lot in the 1940s.

At the close of the 20th century, some old businesses survive, while other new businesses have been established in older buildings. The small village is quiet; no longer is it a bustling center of business activity. The former Emblem Bicycle Factory remains vacant, as well as the original Bank of Angola building (later used as the Town Hall and Angola Public Library) and the former Town Hall (which relocated to Route 5 in the early 1990's). The Nickel Plate depot, saved from demolition in the 1980s, still sits vacant, awaiting relocation to an appropriate location.

STATE AND NATIONAL REGISTER STANDARDS

Properties listed on the State and National Registers must meet established standards of eligibility published by the National Park Service. The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The

criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

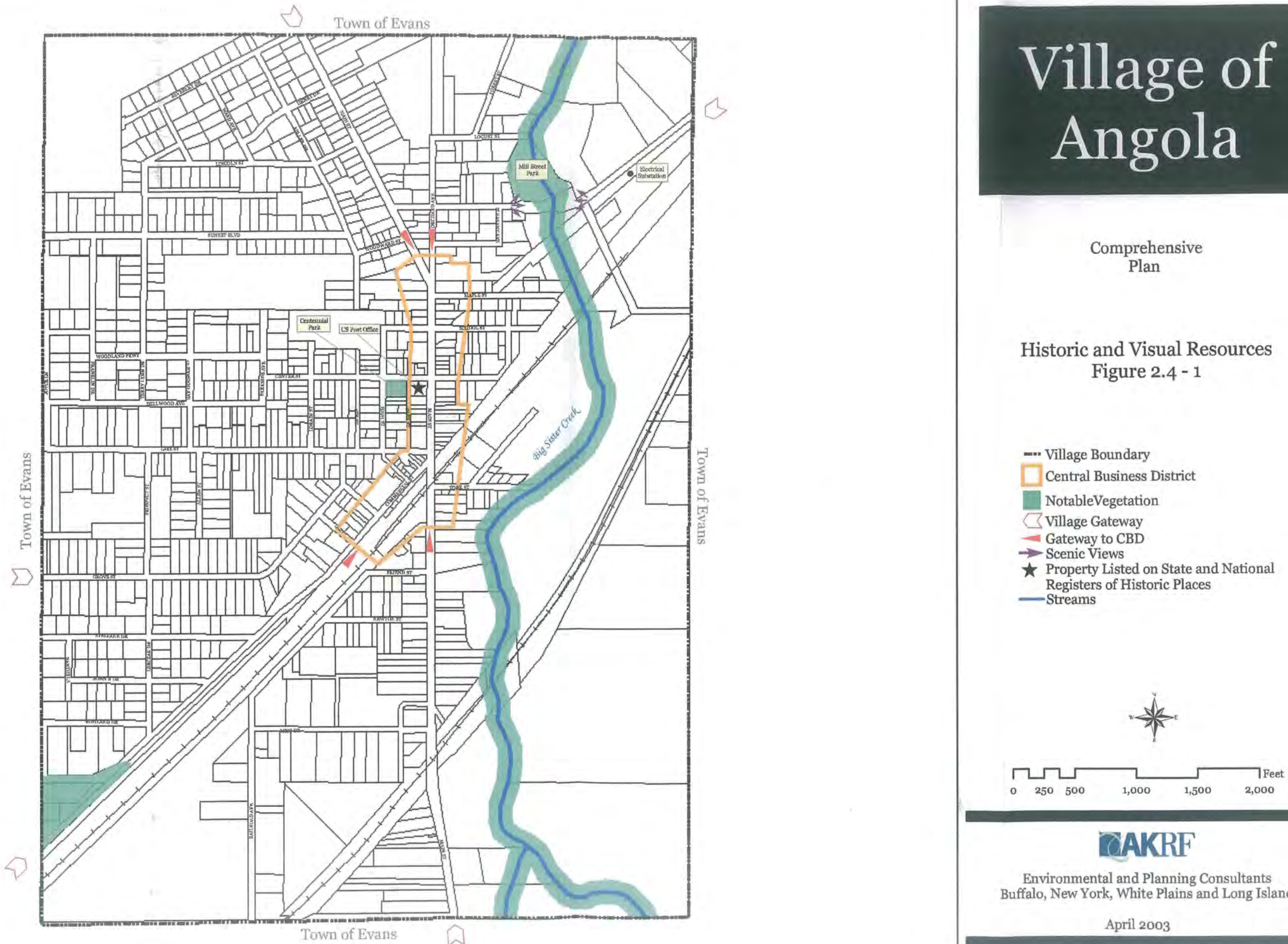
DESIGNATED HISTORIC RESOURCES

There is one designated historic resource located in the Village of Angola (See Figure 2.4-1). The Angola Post Office is listed on the National Register of Historic Places as part of the United States Post Offices in New York State – 1858 to 1943 – Thematic Resources. The nomination

Village of Angola

Comprehensive
Plan

Historic and Visual Resources
Figure 2.4 - 1



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Figure 2.4-2: United States Post Office, North Main Street

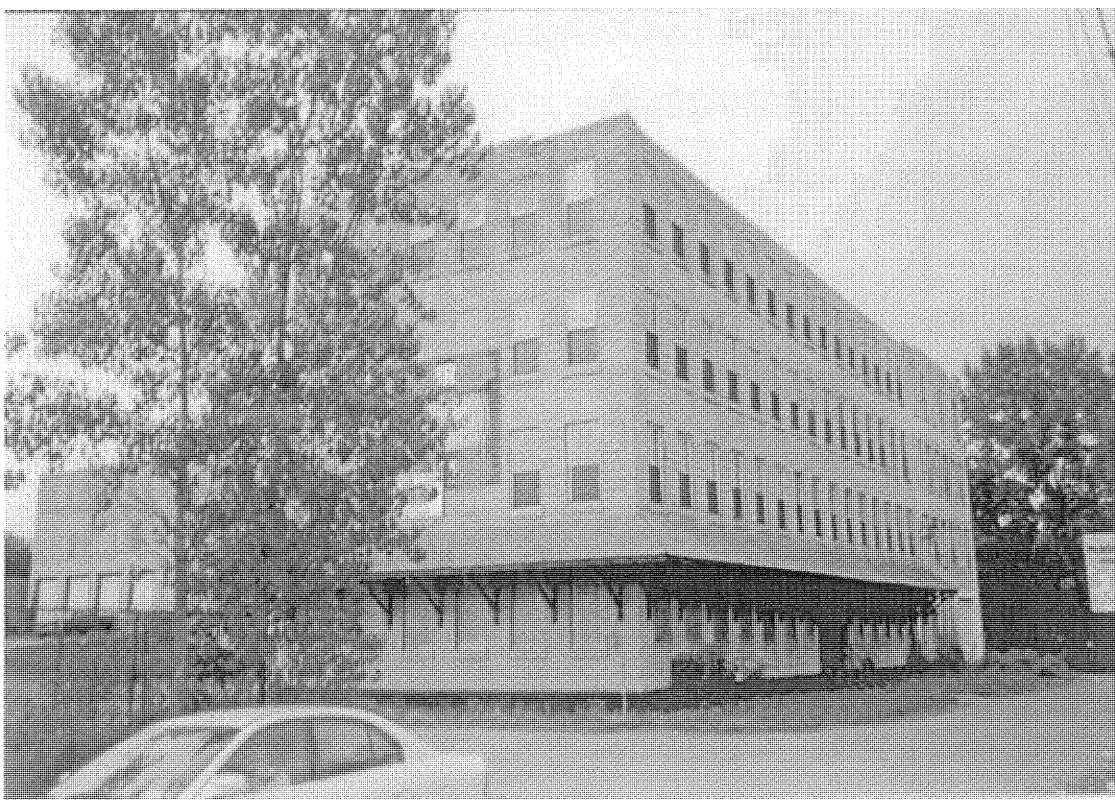


Figure 2.4-3 Former Emblem Bicycle Factory, York Street



Figure 2.4-4: Nickel Plate Depot, South Main Street

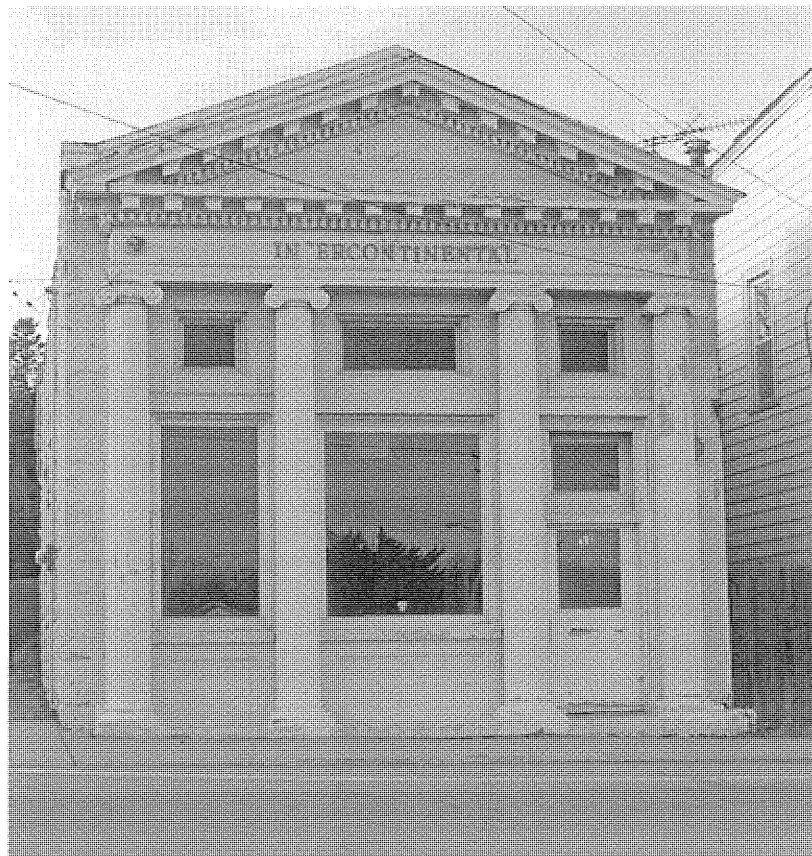


Figure 2.4-5: Former Bank of Angola, Town Hall, and Angola Public Library (currently vacant), Commercial and High Streets.

includes 148 United States post office buildings that were constructed by the United States Treasury Department and are currently owned by the United States Postal Service. The Angola Post Office, located at 80 North Main Street, is a brick Colonial Revival building that was constructed in 1938-39. It has an interior mural that was created by Leopold F. Scholz in 1940. (See Figure 2.4-2)

POTENTIAL HISTORIC RESOURCES

EMBLEM BICYCLE COMPANY

The Emblem Bicycle Company (see Figure 2.4-3) was established in Angola around 1904. The company was located at the corner of South Main and York Streets along the railroad tracks. The company was a successful manufacturer of bicycles and motorcycles and was the single largest employer in the village. The company closed in the 1940s due to economic difficulties. During the 1940s the former Emblem Bicycle Company building became a branch factory of the Columbus McKinnon Chain Corp. The company manufactured parts and assemblies for chain hoists used in industry and as part of the war effort. Although the factory building has been vacant for many years, it may be locally significant as an important industry that helped shape the growth and development of the village. The factory also may be important for its association to the Emblem Bicycle Company, an important 20th century American bicycle manufacturer.

NICKEL PLATE DEPOT

The Buffalo-Pittsburgh & Western Railroad built tracks through the southern part of Angola in 1881. In 1882 the railroad constructed a depot on South Main Street. The railroad was later known as the New York, Chicago & St. Louis Railroad, and later became part of the Norfolk & Western or "Nickel Plate." As a result, the depot was often referred to as the Nickel Plate depot (See Figure 2.4-4). The depot was almost demolished in 1989, but a group of concerned citizens rallied to save the building. The Norfolk and Western Railroad gave the building to this group of citizens who borrowed money to move the building from the railroad right-of-way. The building is one of few wooden depots that survive in western New York. The building is currently located on South Main Street, and remains vacant. Although the building has been moved from its original location, it may be important as an intact representative example of a wooden depot constructed in western New York during the late 19th century.

BANK OF ANGOLA

The Bank of Angola (later Town Hall and the Angola Public Library) opened in 1906, in a new concrete building at the corner of Commercial and High Streets (see Figure 2.4-5). In 1927 the Bank of Angola relocated to a new building on North Main Street (which, like the original Bank of Angola Building also later became the Evans Town Hall), and their former building on Commercial and High Streets became the Town Hall. In 1949 the former Town Hall (original Bank of Angola building) became the Angola Library. The Angola Library later relocated to a new building on North Main Street in 1971. The former library building at Commercial and High Streets was redecorated and used as Angola's Centennial Headquarters during the early 1970s. The building, now vacant, may be locally important for its varied historic associations with early businesses and civic groups in the village.

OTHER POTENTIAL RESOURCES

Other resources within the Village of Angola may be locally significant for their role in the historic growth and development of the village. Such sites include archaeological resources associated with milling activities along Big Sister Creek, commercial buildings located on Main, Commercial and High Streets, local churches, and residential buildings. (See Figures 2.4-6 and 2.4-7)

BENEFITS OF S/NR LISTING

Listing on the State and National Registers can result in several benefits for historic properties. Those benefits are assessed below.

RECOGNITION THAT A PROPERTY IS OF SIGNIFICANCE TO THE NATION, STATE OR COMMUNITY

This is the primary benefit of listing on the National Register. Such recognition can be used as an education, promotion, and fundraising tool.

ELIGIBILITY FOR CERTAIN FEDERAL TAX BENEFITS

Property owners are eligible for an investment tax credit for the certified rehabilitation of income-producing certified historic structures. This would apply to any commercial properties that are designated.

CONSIDERATION IN PLANNING FOR PUBLIC PROJECTS

This is meant to protect historic resources from impact by projects involving State and/or Federal agencies or State and/or Federal funds. This does not limit private property owners in any way. The owner is free to maintain, manage, or dispose of their private property as they choose provided that no State or Federal funds are involved. Once a property is listed on the S/NR, any action involving state or federal funds near the listed property triggers a review process (e.g., a roadway project). The OPRHP reviews projects that have the potential to impact historic resources. OPRHP determines if the proposed project has no effect or an adverse effect on the historic resource. This review process is one that takes place quite frequently, as federal and state projects often have the potential to impact historic resources.

The OPRHP's determination of effect is very much influenced by examining the important features of the historic resource. The impact on the elements identified in the S/NR nomination as the important features of the site is considered in the evaluation of effect. If a proposed project included removal of all evidence of these features, the OPRHP may determine such a removal to be an adverse impact to the historic resource. However, if a proposed project did not significantly impact the important features of the historic resource the OPRHP would make a finding of no effect and the project could move forward. Therefore, the argument of significance and the features called out as contributing elements in the nomination are very important.

QUALIFICATION FOR FEDERAL, STATE, AND PRIVATE PRESERVATION GRANTS WHEN FUNDING IS AVAILABLE

Various funds are available, many specifically for the preservation of standing structures. However, listing does not immediately qualify a site for federal funds. The amount of federal funds available are usually limited in both dollar amounts and the type of projects eligible for



Figure 2.4-6: Commercial buildings along North Main Street.



Figure 2.4-7: First Congressional United Church of Christ, North Main Street.

funds. Many of the grants are earmarked for the rehabilitation or restoration of National Register listed properties. Other eligible projects include survey work, the development of preservation plans, and the development of public outreach materials.

New York State has several funds which provide grants toward the acquisition, restoration, preservation, rehabilitation, protection and improvement of historic buildings, structures, sites, and objects. The Environmental Protection Act/Environmental Protection Fund and the Clean Water/Clean Air Bond Act both provide matching grants for up to 50 percent of project costs.

National, statewide, and local preservation organizations also have preservation grant programs. The National Trust for Historic Preservation grant programs includes the Johanna Favrot Fund for Historic Preservation which funds activities such as producing marketing and communications materials, sponsoring conferences and implemental educational programs. There may also be funds available through Erie County or local foundations such as the Community Foundation for Greater Buffalo, the John Oshei Foundation, the Wendt Foundation, and others.

B. VISUAL CHARACTER

INTRODUCTION

The visual character of the Village of Angola includes positive and negative, natural and manmade, and historic and new elements. Important visual features are located on Figure 2.4-1, "Historic and Visual Features." In addition, specific features are depicted in a series of photographs, below.

VISUAL FEATURES

POSITIVE VISUAL FEATURES

Natural Features

Topography.

As discussed in Chapter 2.5, "Environmental Features," Angola like the rest of the Town of Evans is located on the Lake Erie plain or lowland. As a result, most of the Village is relatively level, with slight fluctuations in the topography in areas such as South Main Street and the southwesterly portion of Commercial Street. East of the downtown area, the slope drops off towards Big Sister Creek, with a grade change of roughly 15 to 25 feet down to the creek bed.

Watercourses.

The Big Sister Creek corridor is an important visual resource for the community. Big Sister Creek runs in a north-south direction through the Village of Angola just east of Main Street, traversing the easterly side of the Village and ultimately emptying into Lake Erie. The picturesque tree-lined waterway and the adjoining areas of vegetation provide a striking visual amenity as viewed from Mill Street, the bridge, or Mill Street Park (see Figure 2.4-8).

Vegetation.

The Village of Angola contains a limited number of public green spaces. These include Centennial Park, with its gazebo, benches, and mature trees (see Figure 2.4-9). A traditional village green, Centennial Park is a visual resource for the immediate neighborhood and to those



Figure 2.4-8: Big Sister Creek at Mill Street Park



Figure 2.4-9: Centennial Park, Center Street

who attend special events held there. However, because of its location behind the post office, the park is not visible from Main Street and is likely to be unnoticed by visitors to the Village.

As discussed above, Big Sister Creek creates provides a greenway corridor immediately east of the Village Center. However, there are only limited views of the creek and its green corridor from public viewpoints in the Village.

Manmade Features

Traditional Village Center.

The Village of Angola possesses a past rich in history and can capitalize on its historic roots to maintain and enhance its own unique cultural and visual identity. The Village Center is a place where people live and conduct business and where children are educated and cultural and public institutions function. It is a special area within the Village that exhibits characteristics and amenities important to the village's past. The Village Center has a critical mass of traditional "village" elements including prominent civic buildings, such as the library and post office, and number of interesting and locally significant buildings including the Schultz Hardware building, the original Bank of Angola Building, and the Evans National Bank building.

The distinctive visual character of the Village center stems from its traditional "Main Street" design elements, including the strong street edge definition created by buildings uniformly built up to the sidewalk line. One of the most attractive blocks in the Village runs along the eastern portion of Commercial Street, between High and Main Streets (see Figure 2.4-10). Street amenities, such as the hanging flower baskets (see Figure 2.4-11) and the decorative flags that line the business district, create a more inviting streetscape. However, both elements need to be larger and more numerous to have more of an impact on softening the overall harsh concrete environment of the downtown area.

Landscaping in front of buildings, such as the post office and the County building illustrated in Figures 2.4-12 and 2.4-13, helps to soften the harsh concrete environment of a downtown commercial street. For the most part, signage in the Village is appropriately-scaled. However, with notable exceptions such as the Enchanted Glass, the signage generally is neither distinctive nor does it generate interest (see Figure 2.4-14).

Residential Areas.

The Village boasts attractive residential streets laid out in a typical, traditional village pattern, with uniform setbacks, sidewalks, and mature trees (see Figure 2.4-15 and 2.4-16). Prominent church buildings, such as the former church on Lake Street at the foot of Washington Street, provide visual focal points and serve as keystone buildings for the community. (See Figure 2.4-17)

NEGATIVE VISUAL FEATURES

Village Center

Although overall a positive visual feature for the community, the downtown area contains a number of visual shortcomings. Negative visual elements in the downtown area create a poor impression of the village, are unwelcoming to the visitor, and detract from Angola's strength and character as a traditional village center.



Figure 2.4-10: Northwest corner of Commercial Street at Main Street

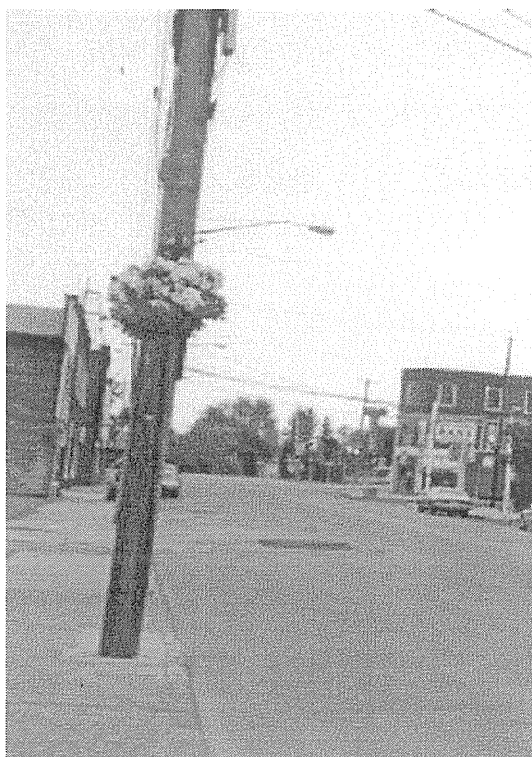


Figure 2.4-11: Flower baskets on Main Street, looking south toward Commercial Street



Figure 2.4-12: Erie County Building, northeast corner of Main and Mill Streets



Figure 2.4-13: United States Post Office, northeast corner of Main and Center Streets



Figure 2.4-14: Enchanted Glass Heart building north side of Commercial Street

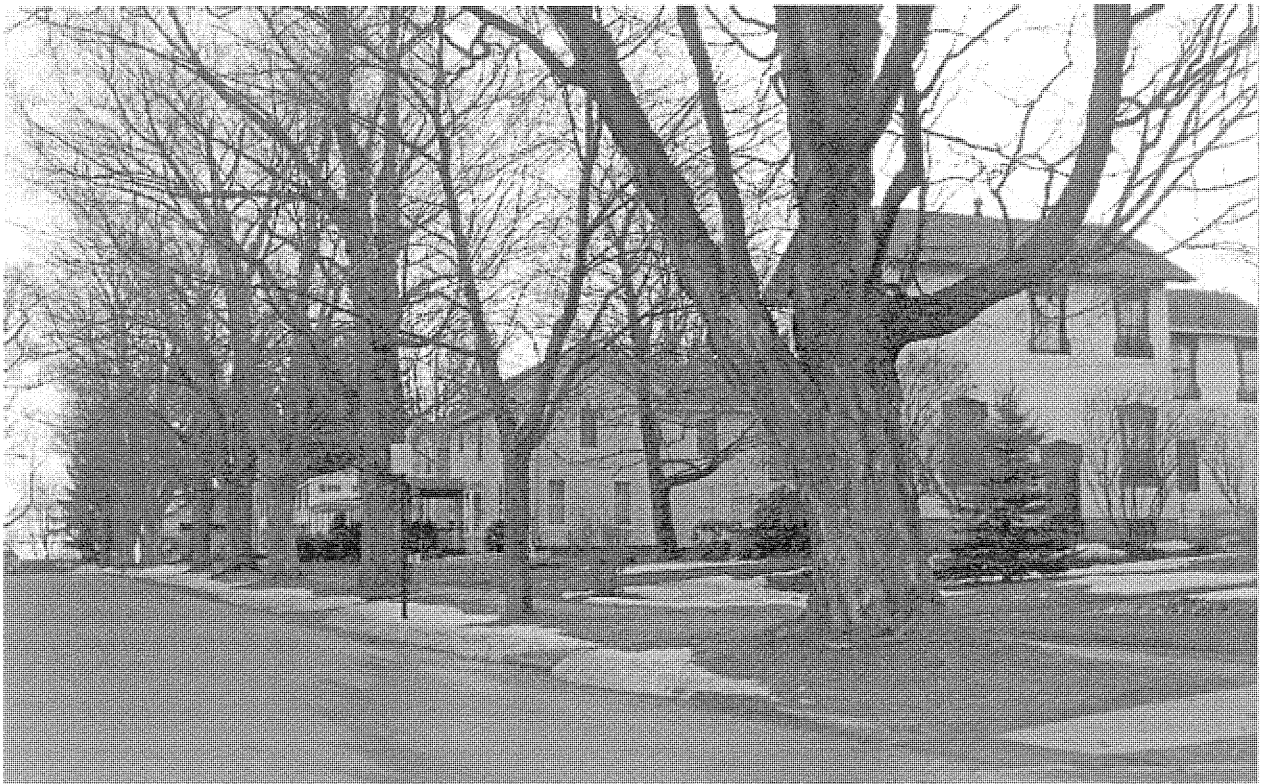


Figure 2.4-15 High Street, view south from Center Street

Vacant and/or Blighted Buildings.

Main Street contains a number of prominent vacancies and neglected properties. These buildings, as shown in Figures 2.4-18 and 2.4-19, are characterized by “vacant” or “for sale” signs, boarded windows and doors, peeling paint, leaving a general feeling of disinvestment in the area. In addition, sections of North Main Street contain a number of neglected buildings in need of adequate property maintenance (see Chapter 2.3, “Socioeconomic Conditions”).

Lack of Street Amenities.

- The Village Center along Main and Commercial Streets has very few street trees. As seen in Figures 2.4-20 and 2.4-21, the lack of street trees creates a harsh and unwelcoming atmosphere.
- There is an overall lack of landscaping, including decorative flower plantings, shrubbery, or other features to offer shade, shelter, or a softening of the appearance of the street.
- Many of the sidewalks are cracked, patched, or otherwise in need of repair or replacement.
- There is a lack of public street furniture and amenities such as benches, trash receptacles, historic lighting fixtures, rest rooms, and community bulletin boards.

Breaks in the Street Wall.

Interruptions in the continuous “street wall” created by the uniform setback of buildings to the sidewalk line detract from the cohesive visual character of Main Street. The lack of street line continuity is also caused by buildings that have varying sizes and styles, as well as large and unlandscaped parking lots fronting on the street (see Figures 2.4-22 and 23).

Lack of a Cohesive Architectural Theme.

As shown in Figure 2.4-24, above, the Village lacks a cohesive architectural theme, with no one architectural style predominating. The downtown is an eclectic mix of styles, height, fenestration, setbacks, and other architectural features.

The intersection of Orchard Avenue and North Main Street, currently occupied by an auto-related use, is the location of an important visual focal point for travelers heading out of the central business district. (See Figure 2.4-25)

Utilities.

The downtown area is crisscrossed by numerous overhead telephone and electrical utility lines and poles. These lines create clutter and a haphazard and unattractive, “messy” look (see Figure 2.4-26). The photograph also shows the oversized “Cobra” streetlights that are currently in use on Main Street. This lighting is out of scale and out of character with the downtown. In addition, these lights, are designed for highway use, are pointed only at the street side and not the sidewalk side. As a result, they provide poor lighting for pedestrians and little sense of comfort for nighttime pedestrians. The large electrical apparatus line sections of the railroad tracks and streets throughout the Village, giving the area an industrial appearance. In addition, Figure 2.4-27 shows the jarring visual impact of the electrical substation along Delamater Road located in close proximity to Big Sister Creek, the community’s premier natural scenic resource.

Transportation Elements.

Negative visual elements related to the traffic and circulation system include the overly wide roads in the downtown area, particularly Main Street. The road width is not warranted by the



Figure 2.4-16: Residence, North Main Street



Figure 2.4-17: Former Church, 45 Lake Street at Washington Street



Figure 2.4-18: Vacant building, northeast corner of Main and Center Streets

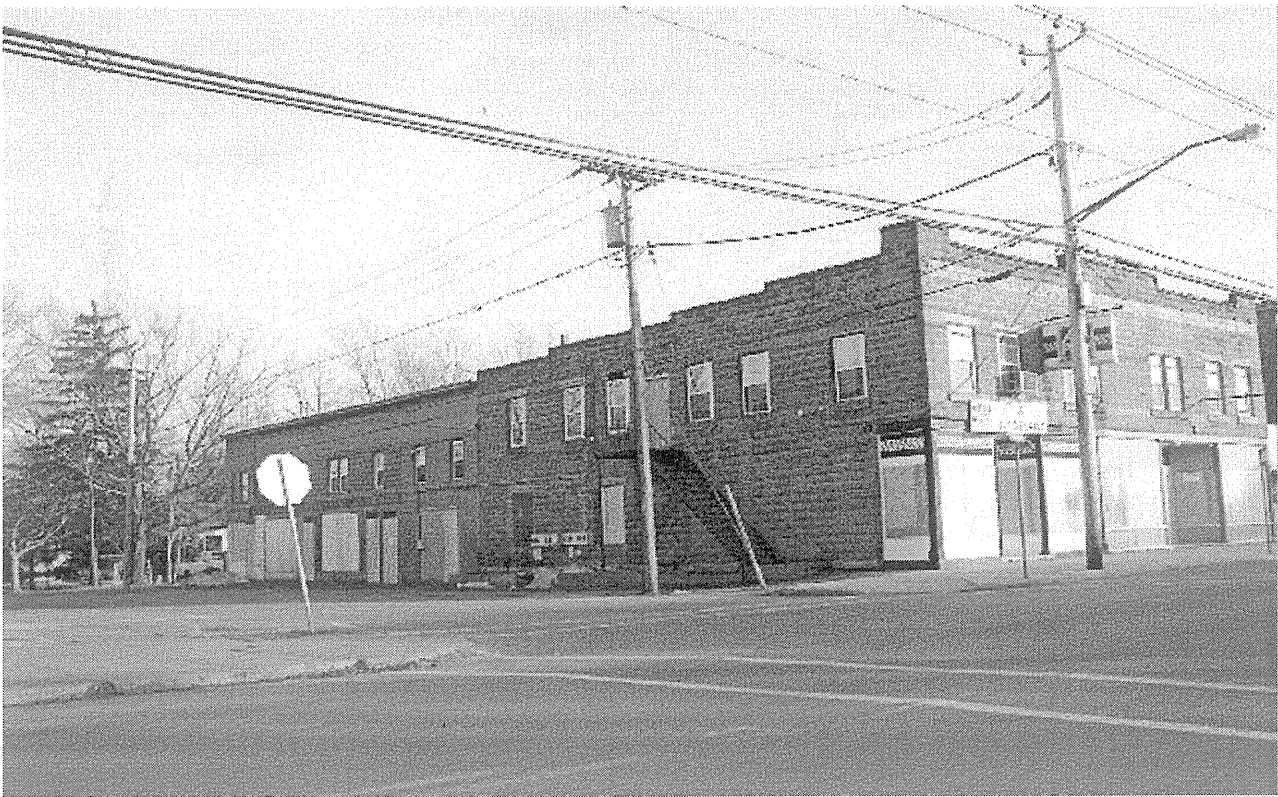


Figure 2.4-19: Vacant and boarded up building, southeast corner of Main and Center Streets



Figure 2.4-20: View to the north along Main Street



Figure 2.4-21: View east along Commercial Street



Figure 2.4-22: Parking in front, North Main Street



Figure 2.4-23 Break in streetline continuity, auto-related use along Main Street



Figure 2.4-24: Variety of building types along east side of Main Street



Figure 2.4-25: View looking north, northeast corner of Main Street and Orchard Avenue



Figure 2.4-26: Utility wires along Main Street



Figure 2.4-27: Electrical substation, Delamater Road

low traffic volumes, and also creates a wide swath of uninterrupted concrete and asphalt in the center of the downtown.

Signs.

The downtown area contains some businesses which have fluttering signs, plastic banners, and flags and/or temporary plastic box signs with moveable letters (see Figure 2.4-28). These types of signs create a chaotic look, are distracting, and are often poorly maintained. Billboards are also very distracting and out of scale for a downtown village area (currently there are no billboards in the Village Center).

Commercial Areas

As shown in Figures 2.4-29 and 2.4-30, commercial parking lots and other drive-in areas lack adequate screening. Figure 2.4-29 illustrates the view from South Main Street to the northwest at Commercial Street. As is shown, the area is a virtual sea of concrete and asphalt, with no trees, landscaping, or other amenities to offer a respite for the pedestrian or the passer-by. The area—located in the very heart of the downtown area—is very harsh and unwelcoming.

Residential Areas

There is a need for housing rehabilitation and/or improved housing maintenance in certain residential neighborhoods in the Village. As in any community, there are also other scattered homes throughout the Village which are in need of repair.

The storing of junk and the parking of vehicles in front yards also detracts from the area's visual character. Manufactured housing development contrasts in style and form with the area's traditional development patterns.

Parks and Community Facilities

Although they provide green space in and near the Village Center, and overall are an asset to the community, the Village's existing parks contain a number of elements which could be improved to enhance their appearance. These include the use of cyclone fencing at Frawley Park, unlandscaped and undefined parking areas, and graffiti on structures.

OTHER VISUAL FEATURES

Gateways

The major entrances for visitors to the Village are Road/Mill Street and Gowans Road from the east; Main Street from the north and south; and Commercial and Lake Streets from the west. As the photographs in Figures 2.4-31 and 2.4-32 indicate, although there is signage at these entrances to the Village, the signs and their environs do not create a sense of arrival at a special place. The signs themselves, while adequately maintained, lack landscaping and are not designed in coordination with an overall Village Center theme. There is no coordinated signage program for the Town and Village which ties the various elements of the community together and serves to draw visitors into the Village from Routes 5 and 20. The entrance to the Village from Commercial Street is particularly weak, with homes and street trees on only one side of the street, cars parked on the grass opposite the homes, and oversized utility systems lining the rail tracks (see Figure 2.4-21 above).

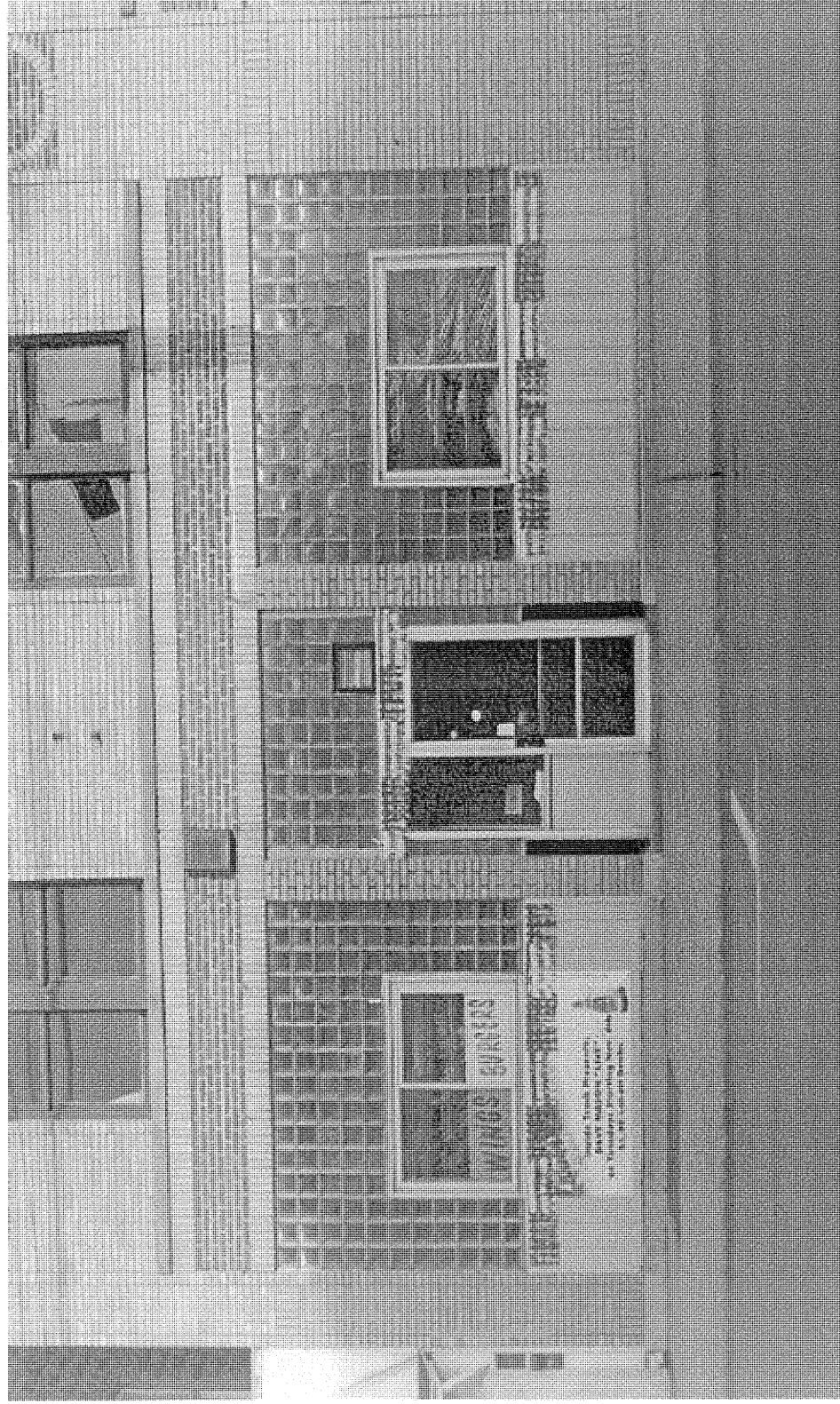


Figure 2.4-28: Temporary signs and lack of window displays, along Main Street

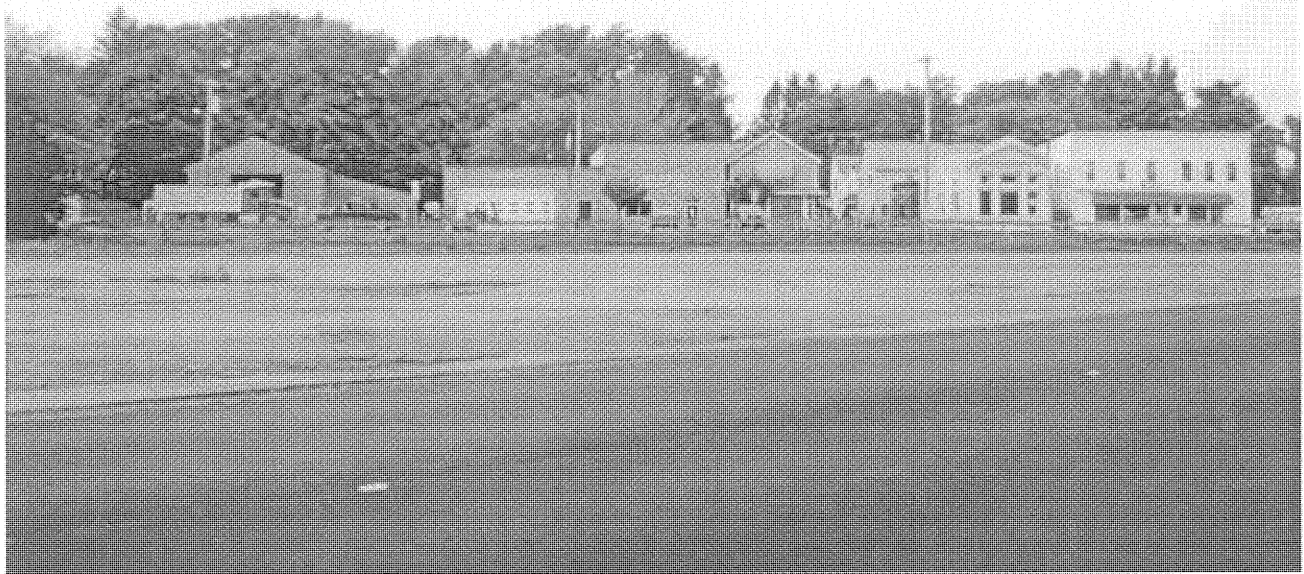


Figure 2.4-29: Parking area overlooking Commercial Street in the Village Center.



Figure 2.4-30: Service Station/Convenience Store, North Main Street.



Figure 2.4-31: Sign on South Main Street at Village Boundary



Figure 2.4-32: Sign on Delamater Road at Village Boundary

Views and Vistas

There are attractive views of Big Sister Creek as one approaches and crosses the creek on Mill Street/ Road. Views of the scenic stream corridor from public locations are also available at Mill Street Park. This is the only readily available area providing a view of Big Sister Creek from a publicly accessible location such as a street or park.

A. INTRODUCTION

Environmental Features are affected by development activities through the loss of critical conservation areas such as wetlands and wildlife habitat. Development can also lead to such adverse effects as the on- and off-site pollution of environmental resources, including groundwater or soils, or erosion of steep slope/loose soils areas. Typical sources of pollution in the area include runoff from roads and other impervious surfaces containing salts, oils, and gasoline, toxic household wastes, and in limited instances, industrial wastes. Environmental resources and features—including topography, soils, water, and native plants and animals—need to be identified so that planning for future growth ensures their protection. The most prominent natural area in the Village is the Big Sister Creek corridor (See Figure 2.5-1 “Water Resources”). Development must be planned in a way that the Village of Angola maintain its water quality, keep soils free from contamination, preserve the important groundwater recharge and flood mitigation functions of wetlands, and continue to provide a habitat for native wildlife, particularly rare and endangered species.

B. GEOLOGY

Geology encompasses the bedrock geology of the region as well as the surficial geology, composed of soils and glacial deposits. Erie County is in the Erie-Ontario Lowlands physiographic province. The Erie-Ontario Plain has little significant relief, except in the immediate vicinity of major drainageways. Erie County is underlain with bedrock of the Upper and Middle Devonian and Upper Silurian Periods. The bedrock in Angola is predominantly comprised of the sandstones and shales of the Java and West Fall Groups which are relatively young compared to other formations in the County. In general, bedrock in the Western portion of New York State is not a limiting factor for development.

C. TOPOGRAPHY

Angola is comprised of relatively level land, with slopes typically being under 10 degrees. However, the land dips more significantly along the gorge of Big Sister Creek. The elevation along the Creek is between 640 and 660 feet above sea level, compared to the remainder of the Village which has an elevation of 680 to 700 feet (Village of Angola, Comprehensive Master Plan, 1970). This reflects an average drop of approximately 40 feet. Therefore, there are severe development limitations for steeply sloped lands nearest to the Creek. Figure 2.5-2 is a United States Geological Survey (USGS) map and illustrates the topography of Angola.

D. SOILS

Soils are formed by the interaction of time, climate, parent materials, topography, and plant and animal life. The influence of each factor varies from place to place, but the combination of all

Village of Angola

Comprehensive
Plan

Water Resources
Figure 2.5 - 1

- Village Boundary
- Streams
- + Railroad
- Federal Wetlands
- Floodplain

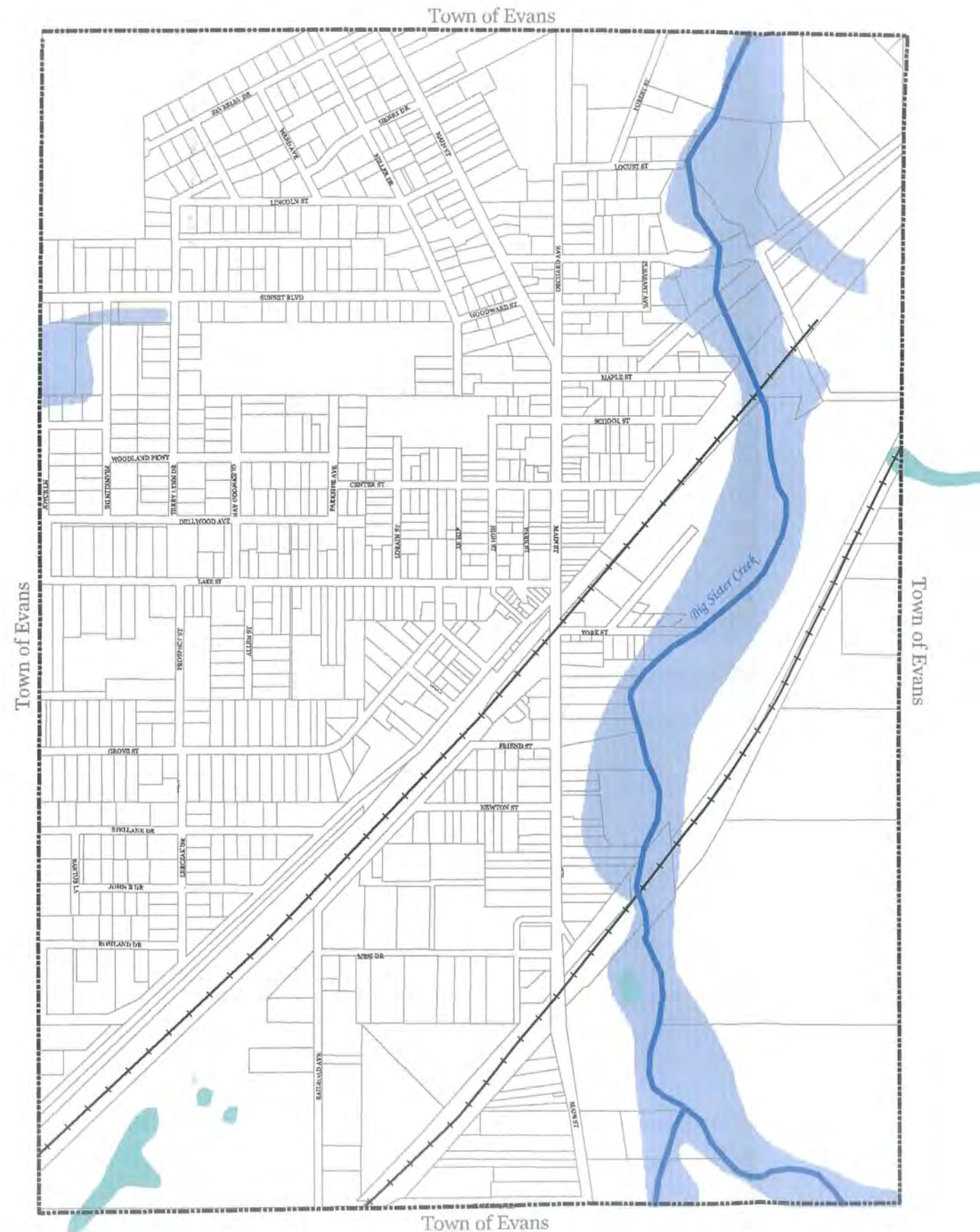


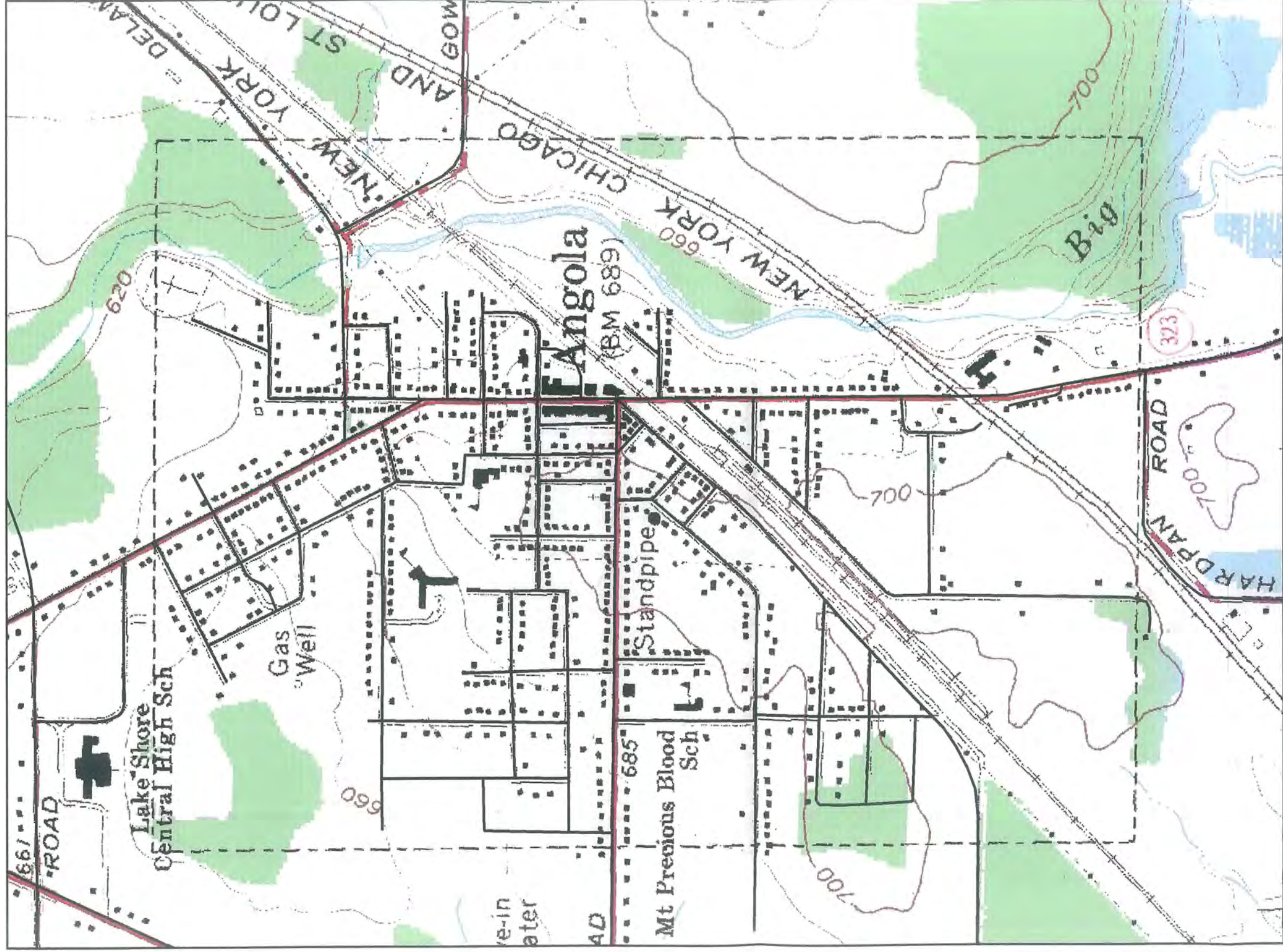
0 250 500 1,000 1,500 2,000 Feet



Environmental and Planning Consultants
Buffalo, New York, White Plains and Long Island

April 2003





Village of Angola

Comprehensive Plan

USGS Topographic Map

Figure 2.5-2



April 2003



- Elevation Line
- Big Sister Creek
- Railroad
- Road
- Building Foot-Print



five factors normally determines the kind of soil that develops in an area. The formation of soils is a continuing process, and it generally takes several thousand years for significant changes to occur under natural conditions. However, human intervention through clearing land or filling can cause noticeable changes in soil characteristics within a span of years.

The most common characteristics used in describing soils are depth, permeability, drainage, and available water capacity. Descriptions of depth such as deep and very deep refer to the distance from the ground surface to other soil types or rock which would restrict or change water movement. *Depth* is important to water- and nutrient-supply capacity, downward movement of water, and root penetration. The depth and kind of material have an important effect on how a soil behaves when used for roads and structures. *Permeability* is the ease at which water passes through a soil. *Drainage* classes reflect the hydraulic conductivity and water holding capacity of soils. In a high permeability well-drained soil, the water moves quickly and can act as a recharge for groundwater. In low permeability poorly drained soils, the water moves slowly and can cause flooding and increased runoff. *Available water capacity* is the amount of water that a soil can hold within the zone accessible to the roots of trees and vegetation. See Table 2.5-1 for a description of soil limitations.

**Table 2.5-1
Soil Limitations**

Constraints	Characteristics	Concerns
Critical limitation	Slopes greater than 25 percent Soil less than six inches Soils very poorly drained	Erosion Septic Foundation failure
Severe limitation	Slopes 15 to 23 percent Soils less than 24 inches Soils poorly drained Low permeability Boulders and rocks	Erosion Septic
Moderate limitation	Slopes 8 to 15 percent Soils moderately well drained Soils greater than 24 inches	Erosion
Slight limitation	Slopes 0 to 8 percent Soils well drained	No unusual concerns
Others	Standing or intermittent water	See Wetlands section

Another important factor that affects the engineering properties of soils is *slope*. Steep slopes are generally those with slopes of 25 percent or more. Slope influences the retention and movement of water, transfer of heat, movement of soil material, rate and amount of runoff, potential for soil slippage and accelerated erosion, ease with which machinery can be used, soil-water state, and other functions. Together, slope and soil characteristics affect *development capacity*. For

example, severe limitations are associated with steep, rocky, and shallow depth to bedrock soils, such as much of the land along Big Sister Creek in the eastern portion of the Village. These lands are generally unsuitable for development because of the high potential for structural failures and erosion and drainage problems. Moderate limitations involve shallow depth to bedrock on rolling land where soils are stony and permeability is slow, indicating limitations on septic development. The best slope and soil conditions to support density are soils that are deep to very deep and moderately well drained to well drained and slopes of 0 to 8 percent.

While soils conditions can be a constraint to development, depending on factors such as wetness, frost action, stones, etc., there are also many engineering/construction techniques to overcome these constraints.

SOILS IN ANGOLA*

The main soil associations in the Village include Angola silt loam which is located in the southwest portion of the Village; Darien silt loam in the northwest, Farnham shaly silt loam which is predominantly in the southeast; Manlius shaly silt loam in the north, Orpark silty clay loam in the west; as well as rock outcrops and fluvaquents and udipluents along Big Sister Creek.

- *Angola silt loam* has a nearly level slope, is 20 to 40 inches deep to shale bedrock and is somewhat poorly drained. The permeability is slow in the subsoil and available water capacity is moderate to low.
- *Darien silt loam* is gently sloping, deep, and somewhat poorly drained. Permeability is moderately slow in the subsoil and slow in the substratum. The water capacity is moderate to high.
- *Farnham shaly silt loam* is gently sloping, deep and moderately well-drained. Permeability is moderately rapid throughout the soil and the water capacity is low to moderate.
- *Manlius shaly silt* is gently sloping, moderately deep and well to excessively well-drained. The permeability is moderate and the water capacity is low.
- *Orpark silty loam* is gently sloping, moderately deep and somewhat poorly drained. The permeability is moderate in the surface layer and slow or moderately slow in the subsoil and substratum.
- The *rock outcrops* are mostly of shale bedrock and are in areas that are mostly on dissected by very steep valley walls, vertical cliffs, and shale bedrock escarpment. The soils that include *fluvaquents* and *udipluents* are nearly level to gently sloping, poorly drained to well drained and were formed in recent stream deposits. These soils are subject to frequent flooding from nearby streams. These soil conditions do not generally create development constraints.

E. WATER RESOURCES

GROUNDWATER

Groundwater is a moving stream that flows following the contours of the land. Most groundwater originates as rainwater which seeps downward through soils until it reaches the saturation zone from which wells and springs are fed. Groundwater aquifers are porous water-bearing geologic formations capable of yielding an appreciable supply of water. According to

the NYSDEC, there are no aquifers in the Village of Angola. Although - as described in Chapter 2.6, "Transportation and Infrastructure" - all Village residents are supplied with water from the Angola public water district, ground water is a valuable source of drinking water in areas without such infrastructure and which rely on well-water.

SURFACE WATER

There are a variety of surface water resources encompassed within and surrounding the environs of the Village of Angola, including Big Sister Creek, the Creek's associated floodplains, and a few Federal wetlands.

WATER COURSES

The New York State Department of Environmental Conservation (NYSDEC) Water Pollution Control Board provides classifications for best uses and standards of quality and purity for all waterbodies and streams. Classifications are based on water quality at the time of sampling, as well as recommended best usage, which is determined by natural conditions and past, current, and desired uses of the water-bordering lands. Class A and AA are suitable for drinking water; Class B is suitable for primary contact recreation, such as swimming; Class C is suitable for fish propagation; and Class D is suitable for secondary contact recreation, such as boating. A Class D designation does not necessarily imply that the waters are polluted. These are waters that may not have been sampled or are extremely small or intermittent and, therefore, unsuitable for fish propagation.

Big Sister Creek is a NYSDEC-regulated water course and is part of the Erie-Niagara Basin. The Creek is a Class C stream for its length in the Village - able to sustain fishlife, providing a habitat that includes Steelhead and Rainbow Trout. These fish are likely to be found in the Village portion of the Creek during the winter, spring and fall, when the water temperature is cooler. Since the section of the Creek located in the Village is warmer and rather shallow, fish are more likely to be found in the deeper and cooler parts of the Creek in the summer. As a regulated stream, any disturbance to the stream or bank requires a permit from the NYSDEC.

FLOOD ZONES

Under the National Flood Insurance Program (NFIP), the Federal Emergency Management Agency (FEMA) is required to develop flood risk data to use in both insurance rating and floodplain management necessary to purchase federally-backed flood insurance. The data are developed through Flood Insurance Studies for individual municipalities. Special flood hazard areas are subject to inundation by the 100-year flood, which is a flood having a 1 percent or greater probability of being equaled or exceeded during any given year. The 100-year flood is the national standard on which the floodplain management and insurance requirements of the NFIP are used. There is a floodplain in the Village of Angola that goes north-south along Big Sister Creek in the eastern portion of the Village. In addition, there is also a small floodplain that straddles the western boundary of the Village, just south of Sunset Boulevard (See Figure 2.5-1).

The Village of Angola Municipal Code includes a Flood Damage Prevention Law, which is designed to protect the community from flooding and its consequential damage. The Mayor is the local administrator of the law and is responsible for reviewing, granting, and denying development permit applications in accordance to the law. Floodplain hazard areas identified by FEMA, and described above, are subject to the regulations set forth in the law. These regulations include provisions for the

development application and permitting process and the construction stage. In addition, the law provides general construction standards and variance procedures for development in floodplain areas.

POTENTIAL SOURCES OF WATER POLLUTION

Surface water and groundwater are subject to contamination from specific point sources and non-point sources of pollution.

POINT SOURCE

A point source is defined as a discharge from a discrete identifiable location, such as a pipe. Point sources of water pollution are controlled by the government through permitting programs, such as the National Pollutant Discharge and Elimination System (NPDES) and its state counterpart, the SPDES.

The EPA maintains records on entities with water pollution permits through its Permit Compliance System (PCS). According to the PCS, there are no records of entities in the Village of Angola that have surpassed their pollution threshold. The Goya Foods distribution facility on South Main Street has SPDES permits to release uncontaminated cooling water into Big Sister Creek. These effluents are monitored by the NYSDEC to ensure that a neutral PH level is maintained.

Outside the Village, the Erie County Sewer District 2 treatment plant, treats sewage from the Village and other municipalities and is located at the mouth of Big Sister Creek in the Town of Evans on Lake Erie. The Plant has been recorded out of compliance, by exceeding its maximum discharge volume in 15 out of 21 possible quarter years, according to the PCS. However, the treatment plant is not considered to be a major polluter as all the water running through it is treated (NYSDEC, February 2002). Even during a storm, overflows at the plant are both filtered and chlorinated. Currently, the sewer district is in the process of obtaining a new permit from the NYSDEC to reflect the treatment plant's recent capacity increase. According to the NYSDEC, the plant, which previously had a design capacity of 4.5 million gallons per day (gpd), has upgraded its capacity to 7.68 million gpd and can safely handle up to twice its design capacity. A major issue concerning the sewer system is the large amount of leakage that occurs during storm events, where uncontaminated water seeps into the sanitary sewer pipes, placing a considerable burden on the treatment plant. Although the plant does a good job of treating the water, its flows have often been higher than the mandated amount due to both having an out-dated permit agreement with the NYSDEC and the need for a more efficient system (that will allow less leakage).

NON-POINT SOURCE

Non-point source pollution originates from diffuse sources and enters water at non-specific locations through precipitation, runoff, and shallow subsurface flow. Sediment from erosion, pesticides, fertilizers, oil, grease, and de-icing salts from roadways; septic systems; animal waste; dumped motor oil and household chemicals; storm water runoff; and discharges from boats and marinas are examples of non-point source pollution. Polluted water bodies can be easily identified by offensive odors, an abundance of aquatic vegetation, and fish kills.

Sediments released into waterbodies through erosion threatens both plant and animal life by reducing the amount of light and by smothering. They can also decrease the capacity of

reservoirs. Sedimentation is a particular problem near construction sites. Nutrients, such as phosphates and nitrates from wastewater and fertilizers, promote the growth of algae, which crowds out other aquatic plants preferred by wildlife. Decaying sewage and aquatic plants use up oxygen, depriving fish and other animals of oxygen. The accelerated decay causes lakes to fill in much more rapidly than they would under natural conditions and results in an unpleasant odor. Another water contaminant, salt, enters waterbodies through the runoff of salts used to treat icy roadways in winter. High concentrations of salt make a waterbody unsuitable to be an emergency water supply. Pathogens, disease-producing contaminants such as bacteria, viruses, and parasites, enter waterbodies from septic systems and animal manure from farms. None of these sources are prevalent in Angola.

There are no known hazardous waste sites in Angola according to the most recent Register of Inactive Hazardous Waste Sites Report - April 2000.

F. WETLANDS

Wetlands are transition areas between uplands and aquatic environments. Freshwater wetlands are a valuable natural resource that provide flood mitigation, groundwater recharge (the movement of surface water down through the soil to the underlying groundwater system or aquifer), wildlife habitat, biospheric stability (the biosphere is the thin layer of air, water, and soil that encircles the globe and supports all life), erosion control, pollution filtration, open space, and areas for recreation and education.

Wetlands are categorized as lacustrine (lakes), palustrine (marshes, swamps, and bogs), or riverine (rivers and streams). Wetlands include areas where:

- the water table is near or at the surface of the land or where the land is covered with shallow water,
- there is a predominance of wetland vegetation, and
- the substrate is predominantly saturated wetland hydric soils. Characteristic soils, vegetation, and hydrology distinguish wetlands from upland areas.

Soils that are poorly and very poorly drained are considered to be hydric (wetland) soils. These are divided into two types: alluvial and upland wetlands. *Alluvial* soils are deposited by stream sedimentation and flooded on a regular basis. The soils are wet by virtue of their low-lying positions along streams. *Upland* wetlands are soils subject to flooding and ponding because of their low-lying position in the landscape. In general, the soils are nearly level (0 to 2 percent slopes), very deep, poorly drained, and have a high water capacity.

Wetland plants, or hydrophytes, have morphological and physiological adaptations that enable them to survive inundation and/or saturated soil conditions. In New York State, a wetland is specifically identified by the presence of hydrophytic vegetation. The method used by the Federal government is based on the presence of hydrophytes, hydrology, and hydric soils.

Wetlands are protected by State and Federal laws, which require any person wishing to conduct an activity in a wetland or regulated adjacent area to obtain a permit from the issuing authority. In general, large wetlands, over 12.4 square acres, are governed by the NYSDEC, and all smaller wetlands are federally regulated. Although there are no NYSDEC-regulated wetlands located in the Village, there are a few federal wetlands located in the Village including a small portion of a wetland that is predominantly east of Angola in the Town of Evans but that overlaps the Town/Village boundary into the Village just south of Gowans Road (see Figure 2.5-1). Another

wetland is located in southern Angola within the floodplain immediately west of Big Sister Creek behind the Goya facility. A third cluster of wetlands is situated in the southwest corner of the Village south of the CSX railroad tracks and west of Railroad Avenue.

G. CLIMATE AND AIR RESOURCES

CLIMATE

Erie County's climate is moderately warm in the summer and cold and snowy during the winter. The average high temperature in the summer is 78 degrees Fahrenheit and the average low temperature in the winter is 20 degrees. The average annual precipitation is 37 inches and the annual snowfall is 97 inches. In terms of sunshine, it is sunny 65 percent of the daylight-time in the summer and 30 percent in the winter. In addition, winds tend to be higher in the winter with average winds of 14 miles per hour during the colder months.

AIR QUALITY

The air quality of Erie County is good and is generally within attainment levels for all criteria pollutants as identified in the 1998 New York State Air Quality Report, Ambient Air Monitoring System (NYSDEC Division of Air Resources, 2001) except for ozone. Since, since the Village of Angola is not in a very populated area of Erie County, and is proximate to the Lake, the air quality in Angola is considered to be very good.

H. AQUATIC AND TERRESTRIAL ECOLOGY

VEGETATION

RARE AND SIGNIFICANT VEGETATION

The Natural Heritage Program of the NYSDEC has listed rare or significant vegetation throughout most areas of New York State. According to New York State, rare plant species have 20 to 35 extant sites or 3,000 to 5,000 individuals statewide. Threatened species have six or fewer extant sites or between 1,000 and 3,000 individuals in the state. Endangered species have five or fewer extant sites or fewer than 100 individuals statewide. Protected plants may not be collected without permission. Unprotected plants may be taken at any time; however, a permit may be required.

Although a comprehensive survey for plant occurrences in the Village has not been conducted by the NYSDEC, the following state-listed plant species has been observed in or in the vicinity of Angola (NYSDEC, March 2002):

- Wafer Ash (*Ptelea trifoliata*): Endangered. Typically five or fewer extant sites or fewer than 100 individuals statewide and in imminent danger of extirpation or extinction in New York State

NYSDEC does not permit identification of the location of the listed and ecologically sensitive plant species because of their vulnerability to collection and disturbance.

STREET TREES

No comprehensive inventory of trees on the Village of Angola rights-of-way has been completed to date. Street tree inventories typically identify the number of trees by species, size, condition, and location.

WILDLIFE

The management of terrestrial and aquatic habitats for vegetation and wildlife is necessary to provide mitigation from the direct adverse impacts of development. As wildlife populations increase and habitat areas decrease, wildlife management becomes increasingly difficult and of the utmost importance. The NYSDEC practices wildlife management throughout the state. NYSDEC regulates the various hunting seasons, stocks waterbodies with fish, and monitors fish populations.

Big Sister Creek, woodlots, and wetlands provide habitat for a large number of wildlife species that include birds, insects, reptiles, amphibians, fish, and mammals.

New York State defines endangered animals as native species in imminent danger of extirpation or extinction in New York or any species listed as endangered by the U.S. Department of the Interior. Unprotected species, according to the State may be taken at any time without a limit, although a license to take may be required. According to the NYSDEC, there are no known endangered wildlife species in or in the immediate vicinity of the Village of Angola. However, the NYSDEC data relate only to known occurrences of rare animals or significant wildlife habitats based on data assembled in its files. A comprehensive survey for animal occurrences in the Village has not been conducted by the NYSDEC.

A. TRANSPORTATION

ROAD NETWORK

The Village of Angola is well-connected to Interstate, State, County, and local transportation systems, with major roadways only minutes away, including a New York State Thruway (I-90) interchange. The Thruway interchange (Exit 57A) is located approximately 3 miles to the east of Angola along Eden-Evans Center Road. The I-90 connects eastern New York State to Western New York (WNY), then follows the Lake Erie coastline through southern WNY and into northern Pennsylvania and Ohio. Routes 5 and 20 are New York State highways that run northeasterly and southwesterly on either side of Angola. Route 5 is situated about one mile to the west of Angola and links the Village with downtown Buffalo. It also provides access to the Lake Erie shoreline to the south and north. Route 20 is positioned 2 ½ miles to the east of Angola and connects areas east of Buffalo to the Southtowns.

While no State roadway runs directly through Angola, Main Street functions as the Village's principal transportation route and its business district¹. Main Street runs northerly and southerly through the middle of the Village and is divided by the CSX railroad tracks. Hence, the portion of Main Street south of the tracks is referred to as South Main Street and the section north of the tracks is commonly called North Main Street. Besides Main Street, other entryways into the Village include Road which connects the Village with Eden-Evans Center Road to the northeast; Gowans Road, which connects to Route 20 to the east; Lake Street links the Village with Route 5 to the west; and Commercial Street provides a link to Route 5 to the southwest. The connector roads leading into the Village direct traffic to the business district. Residential streets branch off from Main Street as well as the other connector roads. Figure 2.6-1 depicts the various gateways into the Village, as well as Angola's overall transportation network.

TRAFFIC VOLUMES

In general, traffic levels in the Village are not high. Angola's residential streets are lightly traveled and its connector routes are rarely congested. According to the Erie County Highway Pavement Assessment Report provided by the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC), North Main Street is the most heavily-traveled road in the Village, with an Average Annual Daily Traffic (AADT) count of 6,600 vehicles for the section between Lake Street and the northern Village boundary. South Main Street (south of Lake Street) was also well-traveled with an AADT of 6,100 vehicles. In addition, Lake Street had an AADT of 3,700

¹ Main Street was formerly New York State Route 323 but changed to Erie County's jurisdiction in the 1980s.

and Mill Street had an AADT of 1,400 vehicles. Gowans Road carried the least amount of traffic of the County roads in the Village, with an AADT of 300 vehicles¹.

ROADWAY MAINTENANCE

County Roads

Erie County utilizes a road condition report system that provides road scores rating the condition of roadways from 1 to 10, with 10 being the best condition and 1 being worst. Mill Street and Gowans Road were determined to be in the poorest shape of all county roads located in the Village, both having road scores of 4. According to Erie County Highway Department, the County is considering repairing Gowans and Mill in the next few years, possibly as early as 2002. In addition, the County is beginning the process of planning the reconstruction of Lake Street. Although Lake Street is in slightly better condition than both Gowans and Mill, with a road score of 5, it is much more heavily utilized and, therefore, is in greater need of repair. North and South Main Street were repaved in 2000 and 2001, respectively, and are in good condition. Table 2.6-1 summarizes the traffic volumes and condition of County roads in the Village.

Table 2.6-1
Erie County Roads in the Village of Angola
Traffic Volumes and Conditions

Roadway	Segment	AADT	Road Score
Mill Road	Road to N. Main Street	1,400	4
Gowans Road	Route 20 to Mill Street	300	4
Lake Street	Route 5 to Main Street	3,700	5
North Main Street	Lake Street to Route 5	6,600	7
South Main Street	Route 20 to Lake Street	6,100	9
Sources: Erie County Highway Pavement Assessment Report, 2001			

Village Roads

There are just over 14 miles of roadway in the Village of Angola. All streets in Angola are maintained by the Village Department of Public Works (DPW) except for Lake Street, Mill Street, Gowans Road and Main Street, which are the responsibility of Erie County. The Village receives approximately \$23,000 in State-funded Consolidated Highway Improvement Program (CHIPS) funding and \$50,000 from the Village budget annually for road projects.

¹ Though these traffic counts were included in the 2001 Erie County Highway Pavement Assessment Report, the traffic counts were actually taken in the early 1980s. This is the most recent traffic data recorded in the Village. Although this is no longer current data, it still provides an estimate of volume flows throughout the Village (the road condition scores from the report are current.)

The Village employs a comprehensive road replacement system whereby roads are reconstructed on a rotating basis. The system ensures that each road is reconstructed every seven years. The only unpaved road in the Village is Mesi Drive. However, residents on Mesi Drive have demonstrated their preference to keep the road unpaved.

ACCIDENTS

There are no high-speed roads that run through the Village. Speeds are relatively low with a maximum posted speed limit of 30 miles per hour within the Village boundaries. As a result, Angola is generally a safe place to drive, walk, and bike. However, there are a couple of accident-prone areas in the Village. Specifically, according to the Village Department of Public Works (DPW), there have been a few minor accidents at the intersection of Mill Street and Orchard Avenue. In addition, occasionally vehicles slide off the road on Commercial Street during icy winter conditions. Currently, there are no shoulders or curbing on Commercial Street to prevent this.

SIDEWALKS

There are many areas in the Village which lack sidewalks, particularly the streets in the newer subdivisions and developments which are generally situated north of the CSX rail tracks and west of Main Street, including the Beverly Heights area, Rosiland Drive, John R Drive, Stellane Drive, Bartus Lane, and Lerczak Drive. In addition, some streets are only missing sections of sidewalks, including a segment on the east side of High Street between Center and School Streets, and a strip along the west side of Lorain Street. Despite the several areas of the Village where sidewalks are missing, the Village of Angola's Municipal Code subdivision regulations require sidewalks on both sides of the street be constructed by the developer in accord with the standards on file in the Village Clerk's office.

There are also areas in Angola where the sidewalks are in poor condition, particularly the walkways along North Main Street and Lake Street. Currently, it is the Village's responsibility to maintain all sidewalks in Angola. In order to facilitate improvements for pedestrians, the Village has recently doubled its annual budget appropriation for sidewalk repair and replacement, from \$5,000 to \$10,000.

TRAIL

The potential to link the Village of Angola to Lake Erie via a bike/hike trail along the north side of Lake Street is currently being studied. Presently, there are no sidewalks on Lake Street from Old Lakeshore Road in the Town of Evans to the Village's western boundary at Joyce Lane. The proposed trail would link Old Lakeshore Road to the Village's western boundary.

In addition, another proposed trail in the Town of Evans would go along Old Lakeshore Road from Evans Town Park to the south, to Wendt Beach County Park to the north. This trail would become a segment in the Seaway Trail which is a 454-mile trail that parallels Lake Erie, the Niagara River, Lake Ontario, and the St. Lawrence River. Transportation Enhancement Program (TEP) grant applications were completed for both trails, with the former ranking 13th and the latter ranking 3rd among Western New York TEP project funding priorities. It should be noted that although a proposed project may not win funding at first, completing an initial grant application often enhances the chances of a project achieving funding at a later date.

PARKING

Public parking opportunities in the Village business district include about 115 total parallel on-street parking spaces along North Main Street (78), Commercial Street (9), Lake Street (11), High Street (12), Center Street (8), and Maple Street (7). There are also (32) perpendicular spaces on the south side of Commercial Street and 9 diagonal spaces on the north side of Maple Street. In the past, diagonal parking was provided on Main Street, which created many more parking spaces. However, diagonal parking is no longer permitted.

In addition, several establishments in the business district have parking lots that are either behind or in front of their buildings, including Automated Welding Automatic Systems (AWAS), Wilson's Carpet Mill/Angola Liquor, Twisters, the Yellow Goose, Newcomb Long Post 928, Al Haberer's Tow and Repair, First Congressional Church of Christ, and Main Automotive. Two large lots also service multiple establishments in the district. A lot along Park Street near Lake Street supplies about 30 spaces for customers and employees of Evans National Bank, the Angola Public Library and other nearby businesses. In addition, a lot behind the storefronts on the east side of North Main Street, between the CSX rail tracks and Center Street, provides approximately 50 spaces to customers and employees of nearby businesses.

Outside the business district there are occasionally instances where residents, and customers of businesses which are run from residences, utilize front lawns for parking, which detracts from the neighborhood's appearance.

SIGNAGE

Since the Village is not situated along a State thoroughfare, its visibility is poor with respect to the majority of travelers, who utilize main highways. Signage directing travelers to the Village is inadequate from both Routes 5 and 20. As a result, travelers bypass the Village with little concept of where the Village is located and what it has to offer. In addition, signage along the connector roads leading into Angola should be improved at significant gateways in order to enhance the image of the Village (see Chapter 2.4, "Historic and Visual Resources").

RAIL

CSX Railroad runs northeast and southwest through the middle of Angola and the Norfolk Southern Railroad runs parallel to the CSX tracks, crossing through the southern portion of the Village (see Figure 2.6-1). While the Village once relied on rail transportation, there are currently no companies within Angola that take advantage of rail service. However, there are a couple of rail sidings along the Norfolk Southern line near the end of Penn Avenue and, if there is a large enough industrial user, rail siding could potentially be built on other sites along either rail line to provide businesses direct rail access.

The closest passenger rail service is north of the Village around the City of Buffalo, where there are two Amtrak stations. Both stations are approximately one-half hour from Angola, one in downtown Buffalo and the other just east of Buffalo in the Village of Depew.

AIR

BUFFALO-NIAGARA INTERNATIONAL AIRPORT (BNIA)

The BNIA is the main public airport in the Western New York region, servicing about 4.25 million passengers annually. The airport averages 99 daily flights with nonstop service to 24

Village of Angola

Comprehensive
Plan

Transportation
Figure 2.6 - 1

- Village Boundary
- Streams
- Railroad
- Village Gateway
- Segment Demarcation
- Municipal Parking
- | | |
|-----------|-------------|
| Road Name | AADT Volume |
|-----------|-------------|

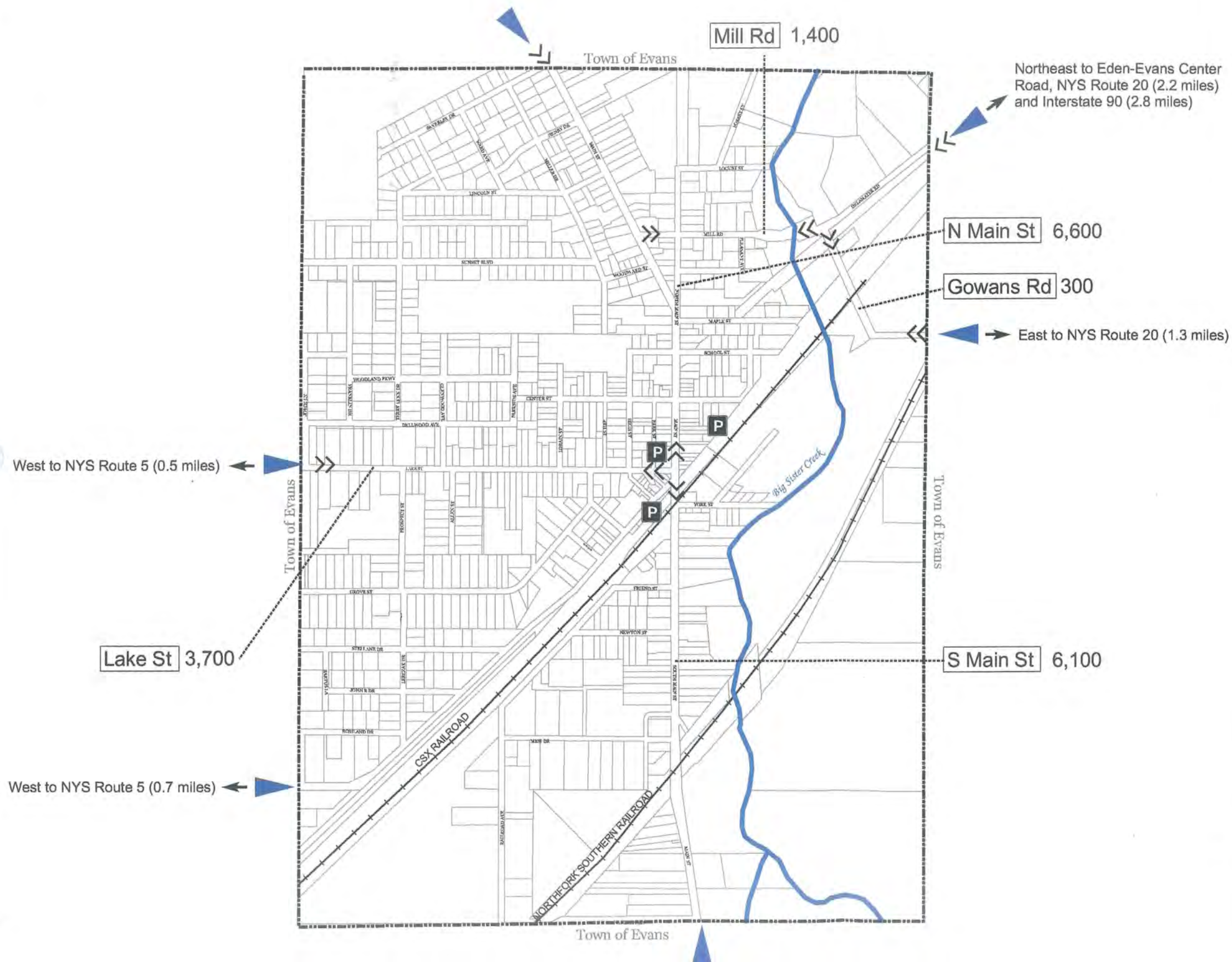


0 250 500 1,000 1,500 2,000 Feet



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Buffalo, New York, White Plains and Long Island

April 2003



cities and plays a key role in the development of business and tourism in the Buffalo Niagara region. The BNIA is located approximately 30 miles north of Angola.

ANGOLA AIRPORT

Currently closed, the Angola Airport is located on Evans-Eden Center Road, approximately three miles northeast of the Village. According to AirNav.com (an internet aviation information resource) the Angola Airport has two runways, one paved runway that is 3,212 feet long and 60 feet wide that is listed as in good condition; and a secondary runway that has a gravel/turf surface, is 2,800 feet long and 60 feet wide, and is in fair condition. Before it closed, the airport was primarily used for private aircraft and also served as an emergency landing strip for the Buffalo Niagara International Airport. The Angola Airport was sold at auction in 2001 but there have been no public announcements regarding future plans.

PUBLIC TRANSPORTATION

NIAGARA FRONTIER TRANSPORTATION AUTHORITY (NFTA)

The NFTA provides public surface transportation to the Village. Express Bus Route 76 connects Angola and other communities in southwestern Erie County with downtown Buffalo. On weekdays, there are two morning, two afternoon, and two evening buses that depart from the Southtowns and travel to downtown Buffalo. There are three afternoon and three evening buses which return from downtown Buffalo to the Southtowns, Monday through Friday. The average trip length between Angola and downtown Buffalo is approximately 50 minutes.

The NFTA has been exploring a concept called “Hub-Link” that may eventually increase the public transportation options in Angola. The Hub-Link system would use smaller shuttle buses to provide suburb to suburb links. Currently, most service consists of full-size NFTA buses that travel on traditional routes connecting the suburbs to downtown Buffalo.

GREYHOUND

Greyhound provides five daily trips between Angola and Buffalo, which includes two morning, one afternoon and two evening trips, seven days per week.

B. INFRASTRUCTURE

According to the Angola Department of Public Works (DPW), the older portions of the Village have antiquated water and sewer infrastructure that is slowly being replaced. Of particular concern is the North Main Street business district where water lines, storm sewers, and wastewater piping are planned to be replaced and/or repaired. Erie County recently awarded the Village a \$90,000 grant to install a new water line along the east side of North Main Street in 2002. In addition, new water, storm sewer and sanitary sewer lines were installed on Commercial Street in 2000.

STORM SEWER

The Village of Angola has a comprehensive stormwater drainage system that includes an underground storm sewer system, catch basins, and open culverts. According to the DPW, most storm sewer pipes in the Village are only 6 inches in diameter and need to be replaced with 12-inch diameter pipes. In addition, catch basins are either inadequate or unavailable in parts of

the Village. The drainage trouble spots in the Village, where inundation during storm events causes flooding, include areas around the following intersections: North Main Street and Orchard Avenue, North Main Street and Henry Drive, Lincoln Street and Miller Drive, the stretch of Lake Street from the hill to Prospect Street, Commercial Street and Rosiland Drive, and South Main Street and Pennsylvania Avenue. Inadequate drainage has contributed to the relatively rapid deterioration of roads in these areas. In addition, many roads in the Village lack adequate curbing which exacerbates flood problems. A uniform curb height requirement would enhance the overall drainage system in Angola.

In accordance with the Village subdivision regulations, all new developments must provide storm drains, culverts, catch basins, curbing on both sides of the street, and other drainage structures in accord with standards and specifications on file in the Village Clerk's office.

WATER

EXISTING SYSTEM

According to the 2000 Village of Angola Annual Water Quality Report, Angola's water system is owned by the Village and serves about 4,050 people through 1,400 individual connections, including several businesses and two manufacturing firms. In 2000, the Village completed the construction of a new water tower on Commercial Street, which has a capacity of 500,000 gallons.

Angola's water supply source is Lake Erie. The Village purchases its water through the Erie County Water Authority. The water quality is safe for drinking, exceeding all Federal and State requirements. During 2000, about 149.2 million gallons of water were purchased by the Village from the County, for an average consumption of about 409,000 gallons per day (gpd). Peak daily consumption of 432,000 gpd occurred during the summer of 2000.

RECENT AND PLANNED IMPROVEMENTS

Angola's water system has recently been upgraded. New connections throughout the system have been installed to improve flows for normal consumption and fire protection. To connect the new water tower to the system, an additional new line was completed from Route 5 at Commercial Street to the curve on Commercial Street at the location of the new water tower. A transmission line was placed under the CSX railroad tracks from approximately Stellane Drive to Railroad Avenue. This connects to a large and relatively new water main on Railroad Avenue that runs south to Hardpan Road and then turns east to the New York State Thruway's Angola Service Area. In addition, many new lines and several interconnections have also been completed in the Village-operated retail water district in the Town of Evans that includes Old Lake Shore Road, Beach Road, and adjoining side streets. Funding for this project was provided by the United States Department of Agriculture (USDA), Community Development Block Grant (CDBG) Funding (administered by Erie County Department of Environment and Planning), the New York State Thruway Authority, and local water system revenues collected for long-range upgrades of the water system¹.

In accordance with the Village subdivision regulations, where a public water main is within 500 feet of a new development, the subdivider is to provide water connections to each new lot. In

¹ Village of Angola Annual Water Quality Report, 2000

addition, fire hydrants are to be installed at locations approved by the Village Engineer and in accord with the New York State Board of Fire Underwriters.

SEWER

EXISTING FACILITIES

The Village of Angola is included in Erie County Sewer District 2, a regional system which serves portions of the Towns of Evans, Eden, Hamburg, and North Collins and the Villages of Angola and North Collins. In addition, service is also provided by contract to Brant-Farnham, the Lotus Bay Area in the Town of Brant, and Evangola State Park. The District operates and maintains a network of sewers which flow to its sewage treatment plant at the mouth of Big Sister Creek near Lake Erie (8443 Old Lakeshore Road). The plant has an average flow of 7.46 million gallons per day (gpd) and a rated capacity of 13 million gpd, leaving substantial excess capacity. During storms the plant may be forced to handle up to 30 million gpd.

As stated in Chapter 2.5, "Environmental Features," District 2 has infiltration and infill problems during storm events that place a large burden on the overall sewer system, particularly the sewage treatment plant. According to Marco Faraci of Erie County Sewer District 2, infill and infiltration is not a major problem in Angola, as compared to other municipalities in the district. However, there sometimes is a problem around Franklin Drive that requires pumping.

New sanitary sewer service became available to residents along South Main Street near Railroad Avenue in 2000. The only properties in the Village that still depend on septic systems are a few residences and the Town Highway Department facility, which are all located along Road north of Gowans Road and on Gowans Road east of Road. According to Mr., Faraci, there are no planned improvements to the Angola section of Sewer District 2 other than normal repair and maintenance.

In accordance to the Village's subdivision regulations, new sanitary sewers should be provided by the developers in new developments and connected to the existing system where reasonably accessible. If the existing sewer system is not accessible, a new system with treatment disposal facilities must be implemented in new developments.

INTERNET

Adelphia offers high speed internet access to both residences and businesses. This service is available in all areas where Adelphia's cable television service is offered, which encompasses the entire Village, including the business district.

ELECTRICITY

Niagara Mohawk provides the electricity for residences, businesses and others in the Village. Two Niagara Mohawk substations are located in the Village, one on Road just north of Gowans Road, and the other on North Main Street at Orchard Avenue.

CABLE

Cable service for the Village of Angola is provided by Adelphia Cable.

NATURAL GAS

National Fuel Gas Company provides gas service for residences, businesses, and others in the Village.

TELEPHONE

Primary telephone service within the Village of Angola is provided by Verizon.

A. INTRODUCTION

The statement of goals and objectives establishes the vision and policy intentions behind the comprehensive plan. The goals and objectives are organized by headings that correspond generally to the inventory outline and policy areas of the comprehensive plan (i.e., land use, community facilities, etc.). Each area is presented with statements of goals and then a listing of possible objectives that support achievement of the stated goal.

In responding to the goals and objectives, it is important to recognize that they represent consensus guide posts, not rigid dictates for determining policy. While representing an expression of general opinion, their application to specific cases may result in inconsistencies and conflicts. It is not necessary to reconcile each of these conflicts within the overall statement of goals and objectives. The Village must balance competing objectives and recognize that on a case-by-case basis, decisions will have to be made regarding which policy takes precedence in a particular situation, or whether there is a solution that balances objectives through compromise.

While decision making will be influenced by the balancing of the competing interests discussed above, it will also be constrained by the financial implications of various goals. That is, a number of potential measures such as Village acquisition of property carry with them financial costs that will have to be weighed against the Village's fiscal and budgetary capabilities. However, the balancing of interests is not necessarily a roadblock. Rather it is another factor that gets added into the decision-making process. Thus, fiscal constraints may restrict or eliminate an objective at certain times in the future.

As fiscal constraints will affect policy making, so will the action of agencies and communities beyond the authority of the Village of Angola. Similarly, while objectives are put forward that require cooperation and coordination with other local or regional government authorities, obtaining these shared objectives will be subject to the vagaries of institutional cooperation.

The policy and decision making that flow from the goals and objectives is a dynamic process. The goals and objectives serve as guides for the land use policy review to follow. Because of the complexity of the decision making, in many cases a balancing of equities will be necessary to reach a decision.

The following community goals and objectives were developed to guide policy making for the Village of Angola over the next 10 to 20 years and are designed to assist in evaluating land use and development proposals as well as to recognize resources to protect and enhance in the community. They are not meant to "bind the hands" of the Village leadership. Each individual case must be evaluated on its merits. It is recommended that the goals and objectives statements be re-evaluated if future community planning decisions are in conflict with these statements. The goals and objectives statements could be confirmed or modified when conflict arises.

B. GOALS AND OBJECTIVES

LAND USE GOALS

GOAL 1: ADOPT LAND USE REGULATIONS THAT ENCOURAGE THE REUSE AND REHABILITATION OF VACANT STOREFRONTS ALONG MAIN STREET.

Objectives

- Provide flexibility in the zoning law for downtown commercial projects in terms of parking and loading requirements, commercial use groups permitted, dimensional criteria, and other regulations.
- Consider incentive zoning that would provide density or use bonuses for certain types of development.
- Create expedited procedures for approval of projects in critical locations.
- Consider adopting regulations that would apply to adaptive reuse projects.

GOAL 2: PROMOTE AND DIRECT LAND USE ACTIVITIES TO MINIMIZE CONFLICTS BETWEEN COMPETING LAND USES IN THE VILLAGE.

Objectives

- Protect single-family residential neighborhoods from intensive land uses.
- Use special permits to promote compatibility among uses.
- Require adequate setback and buffer areas.
- Ensure that use groups allowed within districts and in adjoining districts are generally compatible.
- Require industry to meet established performance standards. Promptly address nuisance issues, such as odors.
- Enhance training and awareness of State Environmental Quality Review Act (SEQRA) procedures for municipal officials to ensure that project review minimizes and mitigates land use impacts.

GOAL 3: ENCOURAGE LAND USE PATTERNS THAT PROTECT AND ENHANCE THE UNIQUE CHARACTER OF THE VILLAGE.

Objectives

- Encourage Village-scale, pedestrian-friendly development patterns.
- Discourage large-scale, highway-style commercial development in and around the Village center.
- Allow sufficient opportunity for industrial land uses in designated areas of the Village, with emphasis placed on the former Emblem Bicycle Factory and the vacant land behind the plant.
- Continue to allow mixed-use structures with ground floor retail along Main Street.

- Continue to prohibit ground floor residential units in Main Street storefronts.

GOAL 4: MAINTAIN AN EFFECTIVE, EFFICIENT, AND UP-TO-DATE PLANNING AND LAND USE DEVELOPMENT PROCESS.

Objectives

- Review and revise as needed zoning, site plan, subdivision, design and construction standards for development of land, and other land use regulations on a regular basis.
- Continue a high level of enforcement of environmental, building code, and other regulatory compliance.
- Conduct a review of the Comprehensive Plan on a regular basis.
- Publicize Village code and services via a Village of Angola Internet web site.

OPEN SPACE AND RECREATION GOALS

GOAL 1: IMPROVE AND EXPAND RECREATIONAL FACILITIES IN THE VILLAGE OF ANGOLA AND ENSURE THAT THEY ARE ACCESSIBLE AND MEET THE DIVERSE RECREATIONAL NEEDS OF ALL RESIDENTS.

Objectives

- Conduct a recreational needs survey to identify specific needs and opportunities for passive and active recreational facilities.
- Support a recreation/social center in Angola to meet the social and recreational needs of residents in the Village.
- Address perceived deficiencies in the recreational facilities available to youth; consider reestablishing a youth center.
- Continue to work in partnership with the Town and the School District for recreational facilities development and maintenance that will meet residents' needs.

GOAL 2: DEVELOP LINKAGES AMONG THE VILLAGE'S RECREATIONAL AND OPEN SPACE RESOURCES, THE DOWNTOWN AREA, AND RESIDENTIAL NEIGHBORHOODS.

Objective

- Use easements, trails, and/or sidewalks to connect residential neighborhoods with recreational facilities, such as the hike/bike path proposal for Lake Street.

GOAL 3: PROMOTE THE DEVELOPMENT OF A "VILLAGE GREEN"-TYPE PARK IN OR AROUND THE DOWNTOWN AREA THAT WOULD SERVE AS A CENTRAL GATHERING AND MEETING PLACE AND FOCAL POINT.

Objectives

- Identify appropriate site(s) for the Village "green".
- Apply for County or State funding for Village green development and acquisition.
- Work with not-for-profit land trusts to assist in land acquisition.

- Review supply of Village-owned land for Village Green potential. Investigate opportunities, if available, for the exchange of Village-owned developable land for land that could be part of the Village Green.

GOAL 4: PROMOTE PARTNERSHIPS TO ENHANCE RECREATIONAL OPPORTUNITIES FOR THE RESIDENTS OF THE VILLAGE OF ANGOLA.

Objectives

- Conduct coordinated recreational planning efforts with the Town of Evans, the School District, religious and philanthropic groups, the county, and regional and environmental organizations.
- Promote the development of new community-wide recreational facilities in and near the Village, which is a central location for serving both Village and Town residents.
- Encourage cooperative or reciprocal agreements for the joint use of recreational facilities.
- Work with state, county, town and regional agencies on plans to extend trails and enhance connections to the downtown.
- Continue to work with the School District to maximize the access of residents to school recreational facilities outside of school hours.
- Investigate the possibility of establishing a youth center jointly with the School District.

TRANSPORTATION GOALS

GOAL 1: IMPROVE THE “VISIBILITY” OF THE VILLAGE DOWNTOWN FROM STATE ROUTES 5 AND 20.

Objectives

- Institute a comprehensive and coordinated signage program, directing traffic from Routes 5 and 20 to businesses and amenities in the Village center.

GOAL 2: MAINTAIN AND ENHANCE THE EXISTING ROADWAY NETWORK AND IMPROVE TRAFFIC FLOWS AND SAFETY IN THE VILLAGE.

Objectives

- Implement an overall roadway improvement plan (through a Village-wide Capital Improvement Program, or CIP) which identifies and prioritizes streets needing repair and/or replacement.
- Prohibit multiple entrances and exits, curb cuts, and open parking lots/circulation areas along the frontage in commercial zones.
- Identify and develop specific strategies to address safety problems at any intersections or sections of roadway with high accident rates.

GOAL 3: ENCOURAGE A "PEDESTRIAN FRIENDLY" ATMOSPHERE IN THE VILLAGE.

Objectives

- Maintain, enhance, and extend sidewalks in the Village. Fill in missing sidewalks and extend sidewalks to destinations in the vicinity of the Village, including Jubilee Foods on Lake Street.
- Develop a sidewalk plan for inclusion in the CIP which will identify priority areas for sidewalk construction and rehabilitation, and create methods for their construction.
- Address pedestrian needs and safety concerns on Main Street by adding physical improvements to the walkways.
- Improve the crosswalks on Main Street including the provision of curb cuts for pedestrians where needed.
- Provide incentives for the development of sidewalks in new developments.

GOAL 4: PROMOTE ACCESS TO AND USE OF ALTERNATIVE TRANSPORTATION OPPORTUNITIES.

Objectives

- Promote bus/van service between downtown Angola and lakefront, shopping, and work destinations.
- Promote a Dial a Ride program for senior citizens and the disabled.
- Investigate partnerships and funding opportunities to improve mobility for all residents.
- Investigate the potential for direct rail access to potential large-scale industrial operations for the Emblem site.

GOAL 5: ENHANCE THE APPEARANCE OF THE ROADWAYS IN THE VILLAGE.

Objectives

- Roadway improvements entering the Village should include street trees, landscaping, and "gateway" signage where appropriate to enhance the visual characteristics of the roadway.
- Develop a street tree program.
- As described below in "Visual Character," implement a streetscape enhancement program for the downtown.
- Continue to adequately maintain Village roadways.

GOAL 6: ENSURE THAT ADEQUATE AND ATTRACTIVE PUBLIC PARKING IS AVAILABLE IN THE DOWNTOWN AREA.

Objectives

- Permit and encourage "shared" parking facilities to accommodate businesses and special event programming.
- Provide signage directing visitors to municipal parking areas.

MUNICIPAL UTILITIES AND COMMUNITY SERVICES GOALS

GOAL 1: PROMOTE THE MAINTENANCE, ENHANCEMENT AND DEVELOPMENT OF MUNICIPAL UTILITIES THAT MEET THE NEEDS OF AS MANY PEOPLE AS PRACTICABLE IN THE MOST COST-EFFECTIVE MANNER.

Objectives

- Implement a Capital Improvement Program (CIP) to identify, prioritize, and schedule necessary capital improvements and have a set amount of the Village budget reserved for capital improvements.
- Explore ways to coordinate municipal utilities with neighboring communities.
- Maintain and enhance the electric, water, sewer, and stormwater systems serving the Village and include Village costs in the CIP.
- Work to relocate aboveground utility lines fronting Main and Commercial Streets to an inconspicuous location.
- Require all new developments to provide utility services either underground or to the rear of the development.
- Work with the appropriate agencies to remove unused utility equipment, including telephone poles.
- During site plan and SEQRA review, ensure that adequate infrastructure will be available to service proposed new developments and require mitigation, if any.
- Address regulations for telecommunications facilities in the zoning law.

GOAL 2: PROVIDE ADEQUATE MUNICIPAL SERVICES AND FACILITIES THAT MEET THE NEEDS OF ALL RESIDENTS IN AN EFFICIENT AND COST-EFFECTIVE MANNER.

Objectives

- Encourage the joint use of community facilities, including school, park, recreation, and public safety systems, to promote efficiency in use, avoiding duplication and overbuilding of services.
- Coordinate, consolidate and centralize Village and Town governmental facilities and services and functions where appropriate.
- Actively promote the location of new Town and Village government buildings and facilities in the heart of the Village to strengthen community identity and responsiveness.
- Ensure that adequate space is available for all necessary municipal facilities.
- During site plan, subdivision, and SEQRA review, ensure that adequate municipal services will be available to service proposed new developments and require mitigation.
- Take advantage of federal, state, and county funding and shared staffing available to offset Village costs for municipal services.
- Review the Village code to ensure that important social services are permitted.
- Appoint a Village Trustee to be liaison with the Evans-Brant School District and vice versa.

VISUAL CHARACTER GOALS

GOAL 1: IMPROVE THE APPEARANCE OF THE DOWNTOWN.

Objectives

- Establish a comprehensive streetscape/beautification program for the downtown business district that would provide and maintain street trees, planters, benches, street lights, special pavers, and other elements.
- Promulgate sign and design guidelines to encourage contextual development.
- Evaluate the concept of creating a self-assessing Business Improvement District (BID) to provide ongoing maintenance funds for planned improvements.
- Implement a street tree program.
- Visually enhance Village municipal parking areas.

GOAL 2: MAINTAIN AND ENHANCE THE APPEARANCE OF RESIDENTIAL NEIGHBORHOODS.

Objectives

- Address the problem of abandoned cars, trash, and other junk in residential yards.
- Address the issue of poor building maintenance, particularly in buildings owned by absentee landlords.
- Establish clear standards for accessory structures such as fences and swimming pools to avoid requests for variances and to ensure visual quality.

GOAL 3: MAINTAIN AND ENHANCE THE VISUAL CHARACTER OF "GATEWAY" AREAS AS VISITORS ENTER THE VILLAGE.

Objectives

- Create and implement a standard entryway sign design at major Village boundaries on Commercial Street, Lake Street, Main Street, Delamater Road and other major gateways.
- Create an attractive and effective signage program directing visitors to the downtown.

HISTORIC AND CULTURAL GOALS

GOAL 1: PRESERVE HISTORIC AND POTENTIALLY HISTORIC PROPERTIES.

Objectives

- Conduct cultural resource surveys of potential historic and archaeological resources to determine if they meet State and National Register (S/NR) criteria. Nominate eligible resources to the S/NR program.
- Encourage and support the adaptive reuse of historic properties, especially the former Emblem Bicycle Factory, Nickel Plate Station and properties in the downtown business district.

- Develop a coordinated plan for the reuse/development of important historically significant vacant or underutilized buildings in the Village.
- Evaluate the potential for designating a historic district in the downtown to provide recognition and foster tourism.
- Develop an interpretive program for the history of Angola based on its most important development influences, including the railroad, bicycle, and agriculture.
- Review and mitigate any adverse impacts resulting from proposed developments that affect historic properties.
- Encourage educational programs to promote awareness of local historic and cultural resources.
- Link historic resources in Angola with Graycliff, the Chautauqua Institution, and other historic properties in the area.

GOAL 2: INCREASE THE AMOUNT AND TYPES OF CULTURAL ACTIVITIES AVAILABLE TO THE VILLAGE RESIDENTS AND TOURISTS.

Objectives

- Reaffirm Angola's role as the cultural and community center of the Town of Evans.
- Facilitate the siting of a permanent home for the Nickel Plate Station in downtown Angola.
- Support the development and expansion of local and regional cultural special events in Angola, such as the Wednesday summer concert series at the Gazebo.
- Encourage the development of appropriately-scaled entertainment uses in the downtown area, such as galleries, museums, and performing arts facilities; cafes and restaurants; and small-scale lodging facilities.
- Actively promote the renovation of the former movie theater.
- Promote the establishment of a series of walking tours of historic locations in and proximate to downtown.
- Consider providing Village-owned space for a tourist information kiosk, at a minimum in the summer and on weekends.
- Explore ways of attracting tourists to downtown Angola from nearby attractions (such as the beaches and attractions on Lake Erie and Graycliff) through increased advertising and promotion, improved signage, special tours, van service, etc.
- Maintain and enhance Village-sponsored programming of cultural activities.
- Work with the Evans Art Guild and other local or regional art groups to develop art programs in the Village center.
- Promote connections to agricultural tourism in the region.

BUSINESS AND EMPLOYMENT GOALS

GOAL 1: PRESERVE AND STRENGTHEN THE ECONOMY OF THE VILLAGE OF ANGOLA AND ENCOURAGE A GROWING AND DIVERSIFIED ECONOMIC BASE.

Objectives

- Continue working to attract new industries to the Village in order to provide employment opportunities for local residents.
- Ensure that the needs of existing businesses are met, so that they will be retained and expand in the Village.
- Examine potential sites for the development of an industrial park or other economic development activities.
- Identify specific business/industry types that the Village would like to attract.
- Ensure that zoning and other land use regulations are written in a way that promotes and encourages the types of commercial and industrial development that the Village would like to attract and retain.
- Continue to cooperate and coordinate its economic development activities with area and regional agencies and organizations, including Erie County Industrial Development Agency (ECIDA) and Evans-Brandt Chamber of Commerce, and others.
- Continue to ensure that adequate infrastructure/municipal services are available to meet business/industry needs.
- Encourage positive economic investment in the community in the form of new construction, restoration and improvement of existing structures (including the former Emblem Bicycle Factory).
- Promote the establishment of a business incubator to assist the development of startup businesses.
- Undertake an aggressive role in enhancing the business climate by purchasing important property for development where Village intervention is appropriate; pursuing state and federal funding sources to assist business development; and directing development activities to meet comprehensive plan goals and objectives.
- Recognize the importance of the food and agriculture industry in the region and strengthen Angola's historic role as a business/processing center for surrounding agricultural businesses.

GOAL 2: REVITALIZE THE CENTRAL BUSINESS DISTRICT ON MAIN STREET AS THE PRIMARY RETAIL AND RECREATIONAL CENTER OF BOTH THE VILLAGE OF ANGOLA AND THE TOWN OF EVANS.

Objectives

- Sponsor special events, implement streetscape and signage improvements (see Visual Character Goals), provide adequate municipal parking, provide timely review of development/redevelopment proposals, coordinate efforts to improve pedestrian and traffic safety, and take other appropriate measures to develop a vibrant downtown area.

- Consider encouraging the establishment of a self-assessing Business Improvement District (BID) in the downtown.
- Encourage the adaptive reuse of unused or underutilized commercial and industrial buildings in the downtown area to attract small businesses. In addition, encourage infill development in the business district, especially for the vacant lot resulting from the recent fire on Main Street.
- Retain and increase public uses in downtown Angola, including the Post Office and Village Hall, the schools, and new Town facilities, in order to maximize traffic in the business district.
- Actively work to attract a small-scale grocery store to the business district, which would be of particular benefit to those residents who do not have access to a vehicle.
- Encourage property maintenance in the business district by working with the property owners.
- Establish a beautification program through the Angola Business Association or the above mentioned BID to keep downtown Angola clean, clutter-free and attractive (see “Visual Character” goals).
- Develop a facade program to enhance and better coordinate the appearance of the storefronts in downtown Angola.
- Promote the development of a combined advertising program for downtown businesses, including the development of a downtown Angola webpage.

GOAL 3: RECOGNIZE AND PROMOTE TOURISM AS ONE OF THE VILLAGE'S AND REGION'S KEY ECONOMIC DEVELOPMENT STRENGTHS.

Objectives

- Promote and accommodate increases in visitors to the Village by attracting businesses such as full-service restaurants, cafes, galleries, theaters, overnight accommodations (consider development of a bed-and-breakfast), and antique/specialty shops.
- Encourage businesses that cater to families (marketing to children will bring the parents too).
- Develop signage to direct visitors to downtown Angola.
- Capitalize on the influx of seasonal lakeside residents by attracting them to recreation, retail and cultural opportunities in the Village.
- Develop a visitor information center in the downtown area, possibly in conjunction with the Nickel Plate Station.
- Enhance the attractiveness of the downtown area for tourists and residents (see “Visual Character Goals”).
- Protect the architectural integrity of downtown Angola (see “Historic Resources Goals”).
- Promote walking tours of the cultural and historical features in Angola.
- Strengthen connections between the lakefront and downtown (see “Transportation Goals”).
- Appoint a Village Board subcommittee on tourism.

- Promote the Village through the development of historic themes (see “Cultural Goals”), including railroad, bicycle production and agriculture.
- Promote special events downtown, such as the gazebo concerts on Wednesdays, and direct event traffic to the business district.
- Encourage current home-businesses to relocate to the business district.

HOUSING GOALS

GOAL 1: PROMOTE HOUSING OPPORTUNITIES FOR ALL RESIDENTS OF THE VILLAGE OF ANGOLA WHICH IS OF QUALITY CONSTRUCTION, VARIETY, AFFORDABILITY AND ACCESSIBILITY.

Objectives

- Conduct a housing survey to identify any areas of substandard housing and unmet housing needs.
- If the housing survey indicates an unmet need, increase the availability and quality of housing for low- and moderate-income senior and handicapped persons, such as congregate care housing, rent-subsidized housing, assisted living centers, shared housing, or independent home care facilities.
- Work with and encourage property owners, especially those residing out-of-town, to properly maintain and improve their rental properties.
- Encourage rehabilitation of existing housing. Pursue state or federal grants and loan programs to improve areas of substandard housing within the Village and to renovate suitable vacant structures into senior housing facilities.
- Encourage use of federal and state housing programs for the provision of affordable rental and home ownership units for Village residents.
- Review the design of new housing developments to ensure visual compatibility with the architectural character and scale of the Village.
- Through the zoning law, encourage where appropriate, privately-built, moderately-priced housing options for seniors who are downsizing and want to remain in the community, young families, and other residents.

ENVIRONMENTAL RESOURCES GOALS

GOAL 1: PRESERVE AND MAINTAIN THE QUALITY OF THE VILLAGE'S ENVIRONMENTAL FEATURES.

Objectives

- Encourage the protection of important natural resources, especially along Big Sister Creek.
- Encourage the preservation of greenbelt corridors which support wildlife throughout the Village, especially along Big Sister Creek.
- Encourage and, where appropriate, require dedication of parkland and/or open space in new developments.

Village of Angola Comprehensive Plan

- Increase public knowledge of water resource characteristics, problems and management alternatives.
- Review the Village code to determine the need for regulations to protect water quality.
- Initiate and support efforts to familiarize local officials and the general public with wetland protection measures and programs associated with the NYSDEC-regulated wetlands. Work with the NYSDEC and local environmental groups to identify wildlife species within the Village.
- Work with NYSDEC to ensure Big Sister Creek's purity and its sustainability as a fish spawning resource stream.
- Encourage local officials and the general public to become trained in and utilize the procedures outlined in the New York State Environmental Quality Review Act (SEQRA) in order to evaluate and address the impacts of activities on the environment.
- Control and protect the Village's natural resources from adverse environmental impacts resulting from development activities through proper zoning, environmental regulations, thorough SEQRA review, and requiring best management practices.
- As discussed above under "Municipal Utilities," maintain and enhance storm and sanitary sewer infrastructure.

GOAL 2: WORK TOWARD THE REMEDIATION AND REUSE OF ENVIRONMENTALLY CONTAMINATED SITES.

Objectives

- Investigate potential environmental issues at the former Emblem
- Bicycle Factory and the Depot.
- Investigate opportunities for State funding of contaminated site clean up efforts.

A. INTRODUCTION

The following action plan recommendations form the core of the Village of Angola Comprehensive Plan and provide the Village with a set of guidelines and ideas that, if pursued, will help the community revitalize its downtown area and provide direction for future decisions. The action plan was formulated by examining the data gathered for the inventory in light of the Village's goals and objectives and assessing the planning techniques available to the Village. The action plan recommendations represent a comprehensive guide from which the Village can make reasoned and consistent decisions regarding land use controls and incentives, capital programming, and other planning initiatives.

The Village should adopt this Angola Comprehensive Plan to guide future development and preservation in the community to ensure that the Village policies are compatible, and to help the communities qualify for public grants. The Village should also update its Zoning Law and Zoning Map, and Site Plan, and Subdivision Regulations to reflect the changes outlined in the Comprehensive Plan. An update of land use regulations is important to ensure all future land use decisions are made in conformance with this plan. New York State recommends that a comprehensive plan be reviewed every five years to ensure that it continues to reflect current conditions. The Village should continue and enhance enforcement of land use, environmental, building code, and other regulations to fully realize Plan goals. In addition, the Village should incorporate Plan recommendations into its capital programming.

B. LAND USE PLAN

INTRODUCTION

The Comprehensive Plan recommends a generalized land use pattern for the Village. Given the largely developed nature of the Village, the Land Use Plan confirms existing land use patterns and provides recommendations for currently vacant lands, particularly near the railroad tracks, industrially-zoned lands, and steep and wet lands adjacent to Big Sister Creek. New or amended zoning laws will be required to implement many of the Comprehensive Plan recommendations. Overall, the use classification, density recommendations and boundaries of zoning districts should be based on the natural constraints of land, compatibility with existing land use patterns, and the goals identified in this plan. The plan recognizes that the Village is largely developed with a traditional Village-style land use pattern that should be protected and strengthened. As such, the recommendations for land use seek to protect Angola's traditional village character, to promote the economic revitalization of the downtown, to minimize land use conflicts, to protect sensitive natural resources, to accommodate future growth, and at the same time allow for a healthy mix of diverse land uses compatible with the character of the community.

The plan creates a framework for development that preserves important natural and historic resources and maintains the community's traditional character, while also accommodating desirable land uses and guiding their development pattern in terms of location, size, and design.

General land use districts have been proposed for the Village. The districts are designed to reinforce and strengthen existing traditional Village land use pattern. These proposed land use districts were delineated with the intent of revising the existing zoning map and law to conform to these areas. This action would involve an amendment to the zoning law. It is expected that additional public comment would occur before the adoption of a revised zoning law.

The generalized land use plan is intended not as a final version of a revised zoning map, but rather to form the guiding principles for and the basis of discussion toward a zoning update. Boundaries are general in nature and not parcel-specific. Land use category descriptions are broadly defined at this point, with further refinement to be developed as a second phase. A direction toward confirming existing land use patterns, as well as some suggested changes to currently permitted activities, is expressed in the proposed land use plan. The proposed "Generalized Land Use Plan" is illustrated in Figure 4-1.

RECOMMENDED LAND USE PATTERN

The paragraphs that follow detail some of the concepts behind the proposed Land Use Plan (see Figure 4-1). The proposed districts are named and the general purpose and intent for each district is described. This section also indicates the general land use categories and relative development densities (i.e., low, moderate, high) that are contemplated.

BASE ZONING DISTRICTS

Village Center (V-C)

A newly-named zoning designation which would represent a revision of the existing B-1 district, is proposed. The V-C district is intended as a village-density, multi-use district where retail sales, offices, eating and drinking establishments, banks and other commercial activities and accessory uses occur. New residential uses would be permitted above the first floor with a special use permit and site plan review, subject to special conditions. The "footprint" of new development would be limited to a size that fits the Village scale.

In the V-C district, it is recommended that all new drive-in uses, fast food restaurants, and auto-related uses (car wash, garage service, gas station, gasoline/service mart, non-accessory parking structure or commercial parking lot) be prohibited. Existing uses would be grand-fathered. These uses are not consistent with the pedestrian character of the downtown area, affect the visual character by creating breaks in the "street wall", create traffic and pedestrian conflicts with multiple curb cuts, and have operational characteristics that can be incompatible with adjoining retail and residential uses. In the V-C district, it is contemplated that the Village would prohibit new curb cuts, assign special permit conditions to existing gas stations (e.g. limiting size of canopies, etc.), prohibit new drive-through businesses, and allow shared parking.

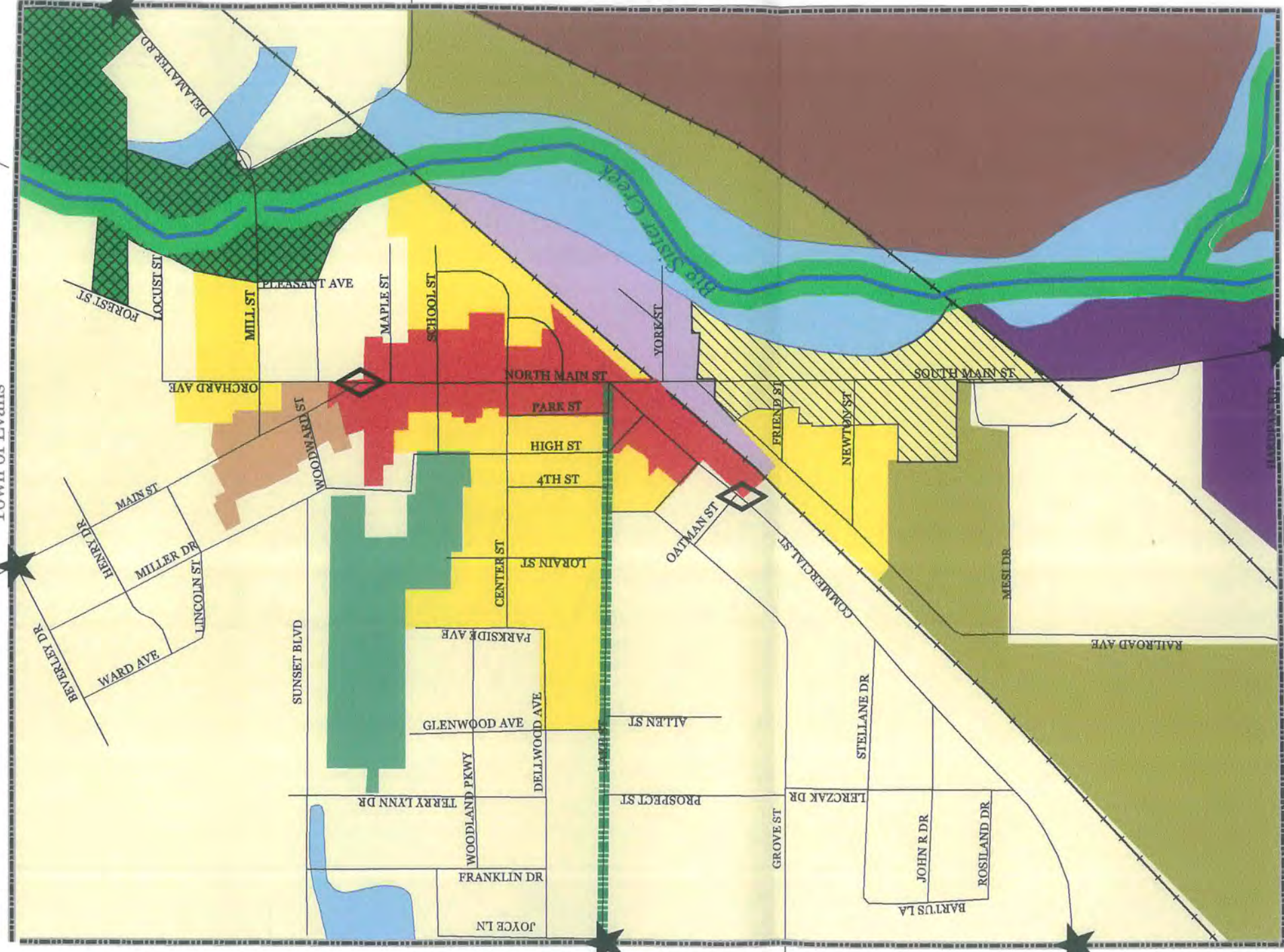
Single-Family Residential (R-1)

The R-1 zone would remain mapped in the outlying areas of the Village. This area should continue to have zoning which allows a lower intensity of use, with a recommended residential density of one unit per 10,000 square feet.

Proposed Trail Connection

Town of Evans

To NYS 20 and I-90



To NYS 5 and Lake Erie

Town of Evans

To NYS 5 and Lake Erie

Town of Evans

Proposed Trail Connection

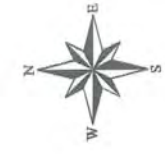
Village of Angola

Comprehensive Plan
Generalized Land Use Plan
Figure 4-1

- Legend**
- Village Boundary
 - Road
 - Railroad
 - Stream
 - Trail Linkage to Lake
 - Greenway
 - Park Land
 - Village Gateway
 - Downtown Gateway
 - Memorial Park

- Proposed Land Use**
- Village Center/ Mixed Use
 - Single-Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Residential/ Commercial Service
 - Residential/ Professional Office

- Proposed Land Use**
- Enterprise/ Flexible use
 - Industrial
 - Community Facility/ Adaptive Reuse
 - Resource Conservation Development
 - Flood Plain



Two-Family Residential (R-2)

The R-2 zone would continue to be mapped on most of the Village's central residential neighborhoods. The density of one unit per 7,800-square-foot lot is consistent with the density that is typical in traditional small villages.

Multi-Family Residential (R-3)

Large areas of the Village are currently zoned Multi-Family Residential, primarily on lands adjacent to the rail tracks or environmentally sensitive steep or wet lands. While the Village should continue to zone adequate areas for multi-family housing development, the boundaries of the R-3 district should be redrawn to exclude environmentally sensitive lands. Lands adjacent to the railroad tracks are suitable for multi-family development and should retain the R-3 designation. Lands zoned for multi-family development must also have the potential for viable access to a public street. Appropriate fencing and buffering should be provided along adjacent land uses including rail tracks, to ensure the safety and attractiveness of multi-family developments.

Residential/Professional Office (RPO)

This proposed new district is intended as a transition zone in which low-intensity commercial uses would be permitted in converted residences and would coexist with existing residential uses. The district would be mapped along the properties fronting on North Main Street which are currently zoned R-2. Sensitive conversion of existing buildings to small professional offices, and a limited range of personal service establishments would be permitted following careful site plan review of architecture, parking, signage, lighting, fencing and plantings. Development of new commercial structures would be prohibited, so that the residential character of the area is maintained. The zone would limit the amount of floor space that can be used for business use, place strict limits on the amount of on-site parking, and prohibit parking in front yards. More intensive commercial uses are not envisioned for this district, which is intended to supplement the housing market and accommodate interest in conversion of space from residential to commercial.

Residential/Commercial Service (RCS)

This proposed district would be similar to RPO but would also allow auto-related uses by special permit. The district would include properties fronting South Main Street that are currently zoned R-2. This section of Main Street has traditionally been used for auto-related uses and would accommodate any demand for such while ensuring minimal impact to the character of the Village. Special permit conditions would include limiting the size of canopies, requiring defined ingress and egress paths and landscaped screening to soften the site visually.

Enterprise/Flexible Use (EFU)

A newly-created Enterprise/Flexible Use (EFU) district is recommended for the former Emblem Bicycle Factory property and adjoining properties along the southern side of the rail tracks. The EFU district would provide considerable flexibility with uses and could permit diverse uses such as light industrial, warehouse, assembly, offices, public or commercial indoor sports facilities (e.g., skate park, ice rink, indoor pool, tennis, gymnastics center), supermarkets, hotel, museum, tourist-related facilities, restaurants, technical schools, and public buildings. It is recommended that many of these uses be required to meet special permit criteria tailored for the district. Flexible standards for adaptive reuse of the structures and for shared parking among multiple

uses are recommended. In addition to the Emblem property itself, it is recommended that the Village consider extending the district across Main Street to include the former supermarket site to allow flexibility in the reuse of this larger site as well.

Industrial (I)

The Plan recommends that the boundaries of the existing Industrial district be fine-tuned to exclude environmentally sensitive lands in the proposed Floodplain district and Resource Conservation Development district, largely along the Big Sister Creek Corridor and steeply sloped lands east of the corridor (see below). The dimensional criteria in the I district need to be enhanced to ensure compatibility between industrial and adjacent uses. For example, the district should include minimum setbacks for buildings, parking, and loading areas; landscaping and screening standards; provisions regarding lighting and glare; signs; and other development standards. The district should differentiate between principal (as-of-right) and special permit uses, with the later being those uses which must meet additional special permit criteria to ensure compatibility with neighboring uses. Heavy industrial uses should not be permitted, given the Village location with nearby residences and the proximity of Big Sister Creek

Floodplain (F)

The plan recommends mapping a Floodplain (F) district, mainly along the Big Sister Creek riparian corridor on the area delineated by the Federal Emergency Management Agency (FEMA) as a flood plain. The F zone would restrict development in areas prone to flooding.

Resource Conservation Development (RCD)

This proposed district would run along the Big Sister Creek corridor and include the area east of the Creek and south of the Norfolk Southern rail tracks. The district acknowledges the difficulty of developing in these areas as well as the sensitivity of its land, particularly the floodplain and steep slopes. The Resource Conservation Development district would permit recreational, low density residential, appropriate light industry and other compatible uses. Special zoning requirements are recommended in the resource conservation area to protect sensitive resources.

Community Facility/Adaptive Reuse (CFAR)

This district is envisioned for Mill Street/Herman Park, the vacant parcels along the Big Sister Creek that are adjacent to the park, and the John T. Waugh Intermediate School. It would recognize the existing uses in these areas and the potential to use properties that are currently underutilized, for a public use. Any reuse of the properties in the future would require a rezoning, at which time the Village Board would have the ability to study the potential impacts and would have discretionary approval authority over the proposed reuse plan.

SPECIAL LAND USE CONSIDERATIONS

ACTION: MAINTAIN MIXED USE, VILLAGE DENSITY DEVELOPMENT PATTERN

Uses which primarily meet the needs of Village residents, employees, and students are encouraged. Development which promotes pedestrian activities is encouraged on the street level of buildings in the (Central Business District) CBD. Most land uses currently permitted in the CBD by the Village of Angola zoning code are appropriate. Specific recommendations include the following:

- Village-scale retail uses should be retained, enhanced, and expanded.

- Active first floor retail or restaurant use is encouraged.
- Cultural and recreational activities (e.g., community centers, art galleries, and theaters) which draw people to the CBD during the day, evenings, and weekends, as well as complementary businesses (e.g., cafes and restaurants), are encouraged.
- Multi-family residential and professional offices should serve as transitional uses between single-family neighborhoods and the traditional business core.
- Efforts should be made to retain public uses, such as the schools, the post office, library, municipal offices, recreational facilities (e.g., skate park), and community centers and semi-public uses (e.g., places of worship) in the CBD.
- Dimensional requirements for the Village Center district, which would cover the downtown, should be developed that prohibit large-scale structures of any land use type by limiting the building “footprint” size. Maximum front yard setbacks should be established to maintain a strong street wall. Parking in front should be prohibited in the district.

ACTION: RESTRICT DRIVE-IN AND AUTO-RELATED USES

Pedestrian safety is a critical issue in the Village Center and zoning for appropriate land uses that cater to pedestrians is one of the most important solutions. Additional drive-in commercial and auto-related uses (e.g., gas stations, car washes, auto repair shops, and car dealers) should be prohibited in downtown Angola. These uses require curb cuts which decrease pedestrian safety and break the continuity of the otherwise strong “street wall” or building setback lines of village streets.

Auto-oriented uses also contain visual elements—such as parking areas in front, canopies, bright lights, and large, internally lit signs—which are incongruous with and weaken the Village’s traditional downtown development style and negatively affect its visual character.

For existing auto-related uses, regulations limiting lighting and canopies should be added. Curb cuts for these uses should be limited and definable driveways required. These measures will help to protect community character and pedestrian safety in the Village Center.

ACTION: PROMOTE CONTEXTUAL COMMERCIAL DEVELOPMENT

The plan promotes the concentration of retail activities in the central business district of Angola. Limited new retail development in the Village should be fit in with the existing scale of development in the community.

ACTION: KEEP COMMUNITY FACILITIES IN THE VILLAGE CENTER

The Land Use Plan is designed to retain community facilities in the Village Center to the maximum extent possible, to both reinforce character and identity, the historic function as the civic center, and the economy of the Village.

ACTION: ENCOURAGE AND REGULATE HOME OCCUPATIONS

The Village should encourage home occupations which have minimal impact on residential areas, with restrictions on traffic, parking, number of employees, maximum square footage as a proportion of the dwelling, signage, expansion of existing facilities, and noise, and other factors. The home occupations should be compatible with existing neighborhood character. It is

recommended that home occupations be a special permit use, with a threshold established which would allow operations that are de minimus to operate without needing to go through the special permit process.

ACTION: RE-MAP THE INDUSTRIAL (I) DISTRICT

The Village should consider remapping environmentally sensitive lands lining Big Sister Creek that are currently zoned Industrial (I) to a more protective, lower density zoning district. As described above, a newly-created Floodplain (F) zone is recommended for these lands.

FLEXIBLE AND INNOVATIVE LAND USE REGULATIONS

ACTION: ENHANCE UTILIZATION OF SPECIAL PERMITS

Special permits are recommended when special characteristics (e.g., smoke, dust, noise, heavy truck traffic, negative visual characteristics) related to the operation or installation of the use may create adverse environmental impacts that could affect the use of nearby properties. The special permit conditions are designed to mitigate potential adverse impacts. As its name implies, a special permit use is a use that is expressly permitted by the zoning law. If the property owner meets the special permit conditions, the Village Board is obligated to approve the special permit application.

As described in Chapter 2-1 “Land Use and Public Policy,” the Village zoning law includes several uses that require special permits. In addition to the special permit uses that are currently provided for, the Village should also require special permits for the following uses:

- auto dealers and other vehicle-related businesses;
- drive-in facilities (as described below under “Special Land Use Considerations”);
- home occupations (as described below under “Special Land Use Considerations”);
- multi-family housing;
- nursing homes and continuing care retirement communities;
- industrial uses (as described above under “Recommended Land Use Pattern”);
- indoor recreational facilities; and
- Bed-and-Breakfasts (as described below under the “Economic Plan”).

In addition, the “Recommended Land Use Pattern” described above recommends special permit requirements for the following:

- new residential uses (that would be permitted above the first floor) and existing gas stations in the Village Center (VC) district;
- auto-related uses in the Residential Commercial Service (RCS) district;
- industrial uses in the Industrial (I) district; and
- all uses in the Resource Conservation Development (RCD) and Enterprise/Flexible Use (EFU) districts.

ACTION: ADOPT COMMERCIAL DESIGN GUIDELINES

As discussed in the “Urban Design Plan,” below, the Village should revise and augment the site plan standards, subdivision regulations, and zoning, and provide consistent enforcement to ensure that new development is in keeping with the community’s traditional Village

development scale and pattern. The design guidelines outlined in the “Urban Design Plan” will provide guidance for local boards to shape the appearance and character of its built environment in a way that is compatible with its existing development patterns.

ACTION: PERMIT PLANNED UNIT DEVELOPMENTS (PUDS)

Consider allowing for planned unit developments in the zoning code for innovative design and use of larger parcels in a variety of zoning districts.

ADMINISTRATIVE AND PROCEDURAL RECOMMENDATIONS

ACTION: PLACE TIME LIMITS ON SITE PLAN, SPECIAL PERMIT, AND SUBDIVISION APPROVALS

Create "sunset" provision for projects that have received discretionary approval, but have not been constructed. It is recommended that when a project receives site plan and/or special permit approval, but construction has not commenced after a specified period, then the permit becomes invalid. Similarly, if subdivided parcels are not developed within a reasonable time frame the approval should become null and void. This protects the community from having projects “on the books” which may not conform with regulations effective after the project approval date.

ACTION: MAKE LAND USE REGULATIONS CLEARER AND EASIER TO USE

The Village should amend its zoning regulations to include clearer purpose and goal statements for each district and add illustrations or pictures where needed to clarify requirements.

ACTION : ENHANCE LAND USE TRAINING FOR LOCAL OFFICIALS

The Village should send at least one representative each year on a rotating basis to State Environmental Quality Review Act (SEQRA), Site Plan Review, Subdivision Review, and other land use training courses given by groups such as the New York Planning Federation, the New York State Conference of Mayors, and State agencies. Priority should be given to new board members and staff. Enhanced training and awareness of land use and environmental regulations will help to ensure that project review minimizes and mitigates land use impacts.

C. VILLAGE CENTER REVITALIZATION PLAN

The Village Center Revitalization Plan (see Figure 4-2) for the Village of Angola serves as a guide for near term and long term redevelopment of the Central Business District. One of the major goals of the plan is to re-establish a “critical mass” of vibrant, successful businesses that will attract people to once again use the Village as a place to shop, dine and recreate. The Village Center is basically an example of small town “Main Street USA” with Main Street as the central roadway flanked by commercial and municipal buildings on both sides.

PLANNED IMPROVEMENTS

The major challenge the plan addresses is to create a new framework of streetscape improvements, infill of vacant lots with new commercial buildings, adding convenient parking areas and relocating overhead electric and telephone wires along Main Street. The plan illustrates dramatic changes to the existing streetscape conditions.

STREETSCAPE IMPROVEMENTS

Existing sidewalks along Main Street and Commercial Street should be widened with new curbs and decorative stamped concrete and/or concrete unit pavers added for interest. As part of the sidewalk widening, the existing overhead electric and telephone wires should be either buried underground or relocated to the rear of the buildings.

Relocating the curbs and widening the sidewalks will allow more room for new street trees that can be planted in generous beds that can also include shrubs and seasonal flowers such as spring bulbs, summer annuals and fall mums. Widened sidewalks will allow areas for decorative benches, trash receptacles and informational signage and kiosks.

Existing “cobra head” type lighting fixtures can be removed and replaced with period lighting fixtures selected to harmonize with the new bench, trash receptacle and sign designs.

The streetscape improvements are planned as an initial phase in the redevelopment process for the Downtown that will entice existing businesses to up-grade their building facades to coordinate with the improvements to the sidewalk areas.

REDEVELOPMENT OPPORTUNITIES

In addition to facade upgrades of existing buildings, the plan identifies potential uses for both existing vacant buildings and the infill of vacant properties along the streets for new retail, office and restaurants buildings. Several potential restaurant sites are identified where there is space for outdoor dining areas.

The Plan shows a vacant parcel of land along North Main Street that could become a new centrally located public Village Square. A statue, fountain or flagpole would be developed in the square to provide a visual landmark. Surrounding the square are potential sites for new retail, office and restaurant buildings.

The railroads have been and continue to be an important aspect of the history of the Village of Angola. As part of the revitalization scheme in the downtown area, and as a new attraction to draw tourists to the Village, a period style railroad depot is planned to be built paralleling the existing train tracks along Commercial Street. The depot building would house railroad memorabilia and possibly have space for a coffee shop.

On the track side of the depot would be an overlook walkway and landscaped greenspace where historical markers and interpretive signage would trace the history of the Village and the railroads. In the plaza area adjacent to the depot, a special area dedicated to commemorating the “Angola horror” train wreck of December 18, 1867 would be developed. Fifty persons died as a result of the wreck where the train cars plunged down the banks of Big Sister Creek in the Village. John D. Rockefeller, Sr. was spared from the wreck, having missed boarding the train in the Village Center.

Across the street from the train depot, at 29 Commercial Street, is the vacated Jammer’s Pub building which could potentially be redeveloped as the “Angola Museum” (please note that while the former Jammer’s Pub location should be given consideration for use as a museum, there are a number of other potential museum sites that also should be considered in the downtown area). The museum would highlight the history of the Village and Town and showcase the events and the people that have had an impact on the Village and Town over the years.

Several additional vacant buildings along Commercial Street are available for retail/office uses as well as vacant land parcels that could be developed for shops, galleries, offices, or restaurants.

The 9,500 square foot A.W.A.S. building on South Main Street has tremendous redevelopment potential for commercial or office uses that require considerable space.

PLAN ADVANCEMENT

Aspects of the master plan for the Downtown Area can be implemented over a period of time. Progress toward implementation has already been achieved in the Downtown revitalization effort with the recent refurbishing and reopening of the Angola Theater on Main Street. In addition, a barber shop has opened at 66 Main Street and the building at 47 Main Street has been extensively renovated for Twisters Cafe.

In summary, the success of the plan greatly depends upon developing interesting architectural facade and interior treatments for existing and proposed buildings, creating uses for the buildings that will attract the local and tourist trade, imaginative streetscape improvements, and attracting entrepreneurs with a vision that recognize the potential that the Village offers. Equally important to the success is a dedicated and sincere commitment to implement the plan by the Village Government.

Also important is to create a mix of uses for the buildings that will meet the everyday local business, professional, office, shopping and dining needs, and include unique niche businesses, attractions and events that will draw the tourists to the Village.

D. COMMUNITY FACILITIES AND RECREATION PLAN

The provision of community and recreational services and facilities that are responsive to the needs of the Village's population is a significant component of the Comprehensive Plan. The Plan recommends enhancement and expansion of existing recreational facilities. Also recommended is creating linkages to Town-owned parks, establishing a network of pathways and trails, maximizing public access to Big Sister Creek, and developing a connection between the Village and the Lake Erie waterfront.

RECOMMENDATIONS FOR COMMUNITY FACILITIES

ACTION: KEEP AND ADD TO COMMUNITY FACILITIES IN THE VILLAGE CENTER

The Village should adopt a policy/resolution to ensure that public facilities (e.g., post office, government offices, police, schools, library, etc.) remain in the Village Center. In addition, Village locations should be given priority for County-assisted projects for new community facilities, such as a youth and/or senior center, consolidated police department and possibly an expanded library. Reuse of existing Main Street buildings, including the former Town Hall (which could be an ideal solution if it is deemed that the current Village Hall is too small), should be given priority for expanded community facility needs.

The Village should consider supporting a Town-Village community facility merger only if the merged facility/department is to be centralized in the Village Center. Centralizing community services in the downtown central business district, is consistent with Erie County's *Guiding*

*Principles for Land Use*¹, and has been implemented successfully in other Erie County municipalities. Moving community services out of the Village Center would further weaken the downtown area and would be in direct opposition to the County's goals for strengthening its centers and reducing sprawl.

ACTION: IMPLEMENT INCENTIVES FOR VOLUNTEERS

Throughout the State, as the population continues to grow, housing prices rise, and the demographics of where and how people work changes, many volunteer fire departments and Emergency Medical Services (EMS) units face a problem attracting volunteers. Angola has also experienced a decline in the number of Fire Company volunteers in recent years. The Village should consider providing additional amenities as incentives, including but not limited to affordable housing opportunities for volunteers and waivers of recreation and other municipal fees. These measures, which have been implemented in other communities, could be combined with an enhanced outreach and education program designed to attract volunteers.

ACTION: SUPPORT LIBRARY ENHANCEMENTS

The Angola library serves a wide region and draws people from surrounding towns into the Village Center. The Village should support efforts to expand the library on Main Street in the Village Center, including adding space for a multi-purpose room for children's programming, community meetings, etc. In addition, the library could use more space to accommodate computer systems and books. One site to consider for an expanded library is the former Town Hall.

RECOMMENDATIONS FOR RECREATIONAL FACILITIES

Based on the results of the inventory and the identified goals and objectives for recreational facilities, the Angola Comprehensive Plan identifies needed recreational improvements as well as options for expanding and upgrading existing facilities. The Village and Town should work together on a coordinated plan for the park system in the community that avoids duplication, improves service delivery, and saves money. To the extent possible, park design, parking, equipment, and linkages should be jointly planned and funded to maximize effectiveness.

An overall signage, park furniture, and amenities (e.g., lighting, fencing, benches, tables) program should be developed by the Village (preferably with the Town) so that there is a standard, distinctive look to all recreational facilities, signs, and park furniture in the community. Ordering together may also yield economies of scale.

ACTION: RECOMMENDED IMPROVEMENTS FOR EXISTING FACILITIES

The inventory revealed a number of areas in which the Village may enhance existing park facilities. These are described below.

Mill Street/Herman Park. For Mill Street/Herman Park to fulfill its function as the neighborhood park for Angola, it is recommended that the Village invest in the following:

¹ Erie County Department of Environment and Planning, *Guidelines for Countywide Land Use Planning* (December 1999)

Picnic Tables. Based on Angola's population, there should be 20 picnic tables available to the public in the Village. There are presently six picnic tables in Mill Street/Herman Park and four at Centennial Park. An additional ten picnic tables are needed, and Mill Street/Herman Park should be the location for at least half of the additional ten tables.

Shelters. There is presently one shelter at Mill Street/Herman Park. Based on Angola's population, 1.5 shelters are needed. The Village should consider adding one additional shelter in Mill Street/Herman Park.

Tennis/Volleyball/Baseball. The Village does not presently own tennis, volleyball, or baseball facilities. The needs assessment indicates potential unmet demand for these facilities.

ACTION: DEVELOP ADDITIONAL FACILITIES

Neighborhood Parks

Based on parks and recreation planning standards, there is an existing deficiency of smaller, neighborhood parks in the community. The inventory indicates a short fall of about 2 acres based on the Village's population and national standards. Neighborhood parks typically include playgrounds, basketball or multi-purpose courts, ring toss, shuffleboard, or game tables. Additional neighborhood parks should be developed in the southern portion of the Village and in the residential areas off Commercial Street, where none currently exist and which are more distant from school facilities. In addition, while the schools are located in the western section of the Village, this neighborhood lacks a playground for young children and school facilities are only available to the general public during non-school hours. Possible opportunities for utilization of unused school property or empty Village-owned lots for tot lots should be investigated. These areas should be given priority in earmarking future sites for neighborhood park development.

ACTION: EVALUATE THE POTENTIAL FOR A SKATE PARK

The Village should work with youth and other supporters of a skate park in support of an effort to develop a skate board facility in the Village Center. Factors to consider include:

- Options include an indoor or an outdoor facility. Indoor options include the unused Emblem Plant building or the underutilized former supermarket property. An indoor site would enable the facility to be a year-round operation (this is a definite plus in Western New York).
- A typical skate park occupies a "footprint" of about 9,000 square feet. This compares to the approximately 13,000-square-foot floor plate of the Emblem building and the 9,500-square-foot footprint of the former supermarket.
- The New York Municipal Insurance Reciprocal (NYMIR) is a municipal cooperative insurance company that offers very affordable coverage for skate parks. Most municipal parks require all users to sign a waiver, which is kept on file.
- The operation can be private, public, or not-for-profit. The Village should consider a fee-based membership option as was implemented in Hamburg.
- To make the operation self-supporting, additional revenue streams from ancillary facilities such as pro shops, concessions stands, video games, vending machines, etc. are recommended. Roller hockey as an added sport can also generate revenues.
- Assisting in the development of a skate park will help reduce the feeling of alienation expressed by the youth.

- Bringing youth into the Village will also bring in adults, and therefore potential retail sales into the downtown. The Village should work with the Town, County, and School District to reach an agreement to site the facility in the Village Center as a means of strengthening the downtown area. A town location would take activity out of the downtown and have the potential to weaken the Village Center.

Other Recreational Facilities

Park facility planning standards show a deficiency in active recreational facilities indicating the need for additional facilities as follows:

- As discussed above, at least one additional playground in the south section of the Village; and one or two playgrounds elsewhere in the Village.
- A youth recreation/social center in Angola to meet the needs that have been voiced by the young people of the Village.
- Provide outdoor recreational facilities appropriate to meet the needs of senior citizens (e.g., shuffleboard, bocce ball, golf, outdoor chess/checker tables).
- To enhance the appeal of the area for tourists and residents alike during the winter months, an outdoor skating rink (temperature-controlled ice, not a flooded basketball court) is recommended. The facility should include an indoor warm-up pavilion, changing building, preferably with a fireplace and small snack bar. A trail should provide a direct connection between the rink, the creek, trail systems, and the downtown.

Improve Accessibility

Develop a plan to ensure compliance of all parks with the Americans with Disabilities Act (ADA). If necessary, the Village should apply for State or County funding to bring facilities into ADA compliance.

Tot Lots

Based on the need for additional park facilities and the lack of contiguous parcels of space, the Village should consider adding tot lots to key locations near residential areas to serve families with young children. As mentioned above, locations in the western and southern portions of the Village, particularly residential areas off Commercial Street, should receive priority consideration. Empty Village-owned lots should be evaluated for potential use as community playgrounds.

Trails

Based on the 2000 population of the Village, national standards indicate a need for approximately 0.6 to 1.3 miles of trails (e.g., biking, walking, cross-country skiing, etc.) to serve the Village population. At the present time, there are plans to build a five-foot wide walking path through Mill Street/Herman Park. It is recommended that the Village evaluate the feasibility of developing a trail along in the vicinity of Big Sister Creek (subject to steep slopes constraints). Easements could be acquired to permit public access with the possible assistance of a local land trust.

Community Centers

A community recreation/social center should be constructed in the Village Center to meet the long term recreation needs for Village residents of all ages particularly youth and seniors. Possible locations for a community center include:

- The former Town Hall on Main Street presents an opportunity for a community/youth/senior center, perhaps in combination with an expanded library.
- The former A & P supermarket site, if it becomes available, has ample space for a community facility and also has plenty of area for parking and green space.

RECOMMENDATIONS TO PROMOTE RECREATIONAL PARTNERSHIPS

ACTION: EXPAND ON VILLAGE/TOWN COOPERATION

The Village should continue and enhance its efforts with the joint Town/Village recreation committee.

ACTION: DEVELOP RECREATION LINKAGES

The Village should work with the Town, County and regional planning agencies to develop linkages between recreational and open space resources in the Evans-Angola area, the Village Center, and residential neighborhoods. A comprehensive regional trail/bikeway system should include Angola, and should include a continuous system of parks and trails that are accessible by all residents in the Evans-Angola area.

Connect the Village to Lake Erie Waterfront

In 2002, the Town of Evans was awarded Transportation Enhancement Act-21 (TEA-21) grant funds to construct a multi-use trail along the lake shore. An additional application, for which funding was not granted, was submitted to develop a trail extension along Lake Street to connect the multi-use trail to the Town/Village border. The Village should work closely with the Town, the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC), and the County to ensure that funding for the trail extension connecting the Village Center and lake shore is pursued.

Develop a Greenway Trail Along Big Sister Creek

Investigate the potential for working with land trusts to secure public access to and along Big Sister Creek and obtain conservation easements to protect its sensitive environmental and aesthetic features.

Potential Regional Facilities

In partnership with neighboring Towns, Angola could serve as the center of sports activities for the surrounding region, as it serves as the educational center for the area. Regional sports facilities which could be hosted in Angola, include an indoor skate park and/or roller hockey facility, an ice rink facility, a regulation soccer facility, an inter-municipal or county swimming pool, and an indoor/outdoor tennis and fitness facility. Such facilities could involve the creation of a regional recreation cooperative, which could be a public, non-profit, or private venture.

ACTION: PROMOTE PUBLIC ACCESS TO BIG SISTER CREEK

Study the feasibility of building a greenway trail along Big Sister Creek. The vacant land along the Creek may provide an opportunity to increase public access for fisherman, hikers, and others to Big Sister Creek. It could also connect Mill Street/Herman Park with a new park in the southern portion of the Village. At present, the only public access to Big Sister Creek in the Village of Angola is in Mill Street/Herman Park. Only about 700 feet of the roughly 8,000-foot-long reach of the Big Sister Creek stream corridor in the Village is publicly accessible. Areas which should be evaluated for their potential as public access points or creek side parks include the vacant lands east of the former Emblem factory. This area would be easily reached from the Village Center and could tie in with the possible reuse of the Emblem building for indoor recreation. The foot of York Street also terminates at the Creek, thereby providing a public right-of-way. Other potential access points include vacant lots on the east side of South Main Street, and the area directly to the south of Mill Street Park, which is bound by Mill Street on the north and Gowans Road on the east.

ACTION: ESTABLISH WORKING RELATIONSHIPS WITH LAND TRUSTS

The Village should invite the participation of land trusts to help obtain the preservation of valuable land. Land trusts may also play an important role in the acquisition of public access along Big Sister Creek or conservation easements to protect other sensitive environmental or aesthetic features. Land trusts could also play the role of facilitator in negotiations with developers. The local land trust in Erie County is the Western New York Land Conservancy (WNYLC).

ACTION: ENCOURAGE QUALITY OPEN SPACE IN SUBDIVISIONS

Integrate new residential subdivisions into the overall open space system. Specific recommendations include:

- Require or provide incentives to developers to develop trails linking recreational facilities in residential subdivisions with the larger trail system and/or to provide easements allowing the public to walk on trails through the property to access municipal.
- Require or provide incentives to developers of residential subdivisions to develop shared, on-site active recreational facilities such as pools, playgrounds, and ball fields.
- Revise cluster housing regulations to contain guidelines ensuring the recreational value and accessibility of open spaces to be located on the site.
- When funds are contributed by developers in lieu of recreation facilities, the Village should use the funds solely for recreation land acquisition and/or the development of new or expanded recreation facilities. These funds should be placed in a segregated capital account and not used for the maintenance of existing facilities. In addition, the payment in lieu of recreation fee should be reexamined on a periodic basis to ensure that they reflect the actual costs of acquiring and/or developing land for recreation purposes.

ACTION: PLAN FOR RECREATIONAL NEEDS IN THE CIP

Funding needs for municipal parks should be included in the Village's Capital Improvement Plan (CIP). Funding for upgrading of municipal park equipment and landscaping should be earmarked in the CIP. In addition, monies needed for the acquisition or development of new municipal parks should be included in the CIP.

OPEN SPACE PRESERVATION RECOMMENDATIONS

The Village should actively pursue the preservation of critical open spaces to preserve the Village's most important environmental and scenic features, Big Sister Creek and adjacent steep slopes, wetlands, and forested lands. Preservation can occur through a variety of tools from outright acquisition to conservation easements.

ACTION: UTILIZE PUBLICLY-OWNED LANDS

The Village should try to meet current and future recreational needs through dedication of existing municipal land as park land. Review supply of Village-owned land for potential open space/recreational value. Investigate opportunities, if available, for the exchange of publicly-owned developable land for open space or recreational lands, particularly adjacent to Big Sister Creek.

ACTION: USE INNOVATIVE LAND USE TOOLS

The Village should investigate, develop, and utilize innovative land use controls such as special permit zoning, parkland and/or recreation fee dedication and easement arrangements, cluster development, and transfer of development rights as a way to increase open space and recreational areas.

E. ECONOMIC PLAN

COMMERCIAL AND INDUSTRIAL DEVELOPMENT RECOMMENDATIONS

ACTION: FOLLOW A COORDINATED DOWNTOWN ENHANCEMENT EFFORT

In order to effectively attract new businesses to the downtown area, the business district must be promoted as a focal point of interpersonal contact and community growth. Downtown Angola must be able to effectively accommodate increases in visitors to the Village as well as satisfy the economic and social needs of permanent residents. The Village of Angola, through implementation of this Comprehensive Plan, can reinforce the downtown area as a focal point of personal interaction and community growth.

The Village should promote the downtown as the primary retail and commercial center of the area by:

- enhancing its sponsorship and support of special events;
- implementing streetscape and signage improvements recommended in this Plan;
- providing ample, attractive, and well-signed municipal parking;
- providing timely review of development/redevelopment proposals;
- working to move the Nickel Plate Depot to a location along the tracks in the heart of the Village
- coordinating efforts to improve pedestrian and traffic safety; and
- aggressively marketing the downtown to attract desired businesses.

The Angola Business Association, in conjunction with the Evans/Brant Chamber of Commerce and Erie County (through its Circuit Rider Program) should consider hiring a coordinator to promote downtown Angola and tourism venues throughout the region. In addition, the Village

should show flexibility in the review of proposals for the adaptive reuse of unused or underutilized commercial and industrial buildings in the downtown area. These buildings may attract smaller industries and businesses.

Build On Strengths to Add to the Commercial Mix

There are already several major elements in place in the business district that create a critical mass of activity in downtown Angola including: the Library; Village Hall; the Post Office; Evans National Bank; and the theater. There are several retail establishments that are important ingredients as well that add to the mix including the hardware store, the Enchanted Glass Heart and others. However, there are several types of businesses that could be added to the mix that the Village should be actively promoting space for including a small grocery store, a bakery, a bookstore, a dry cleaner, an ice cream shop, various specialty shops and other retailers and services. The Village should aggressively market available space to regional businesses, who are the prime candidates as prospective investors. The Village should keep an up-to-date inventory of available commercial space and its attributes.

Attract a Grocery Store to the Business District

Establishing an anchor store, such as a grocery store, would bring many additional residents to the Village business district to purchase groceries and other convenience goods. People are generally not willing to travel more than five minutes or walk more than 1/4-mile to obtain convenience goods. Therefore, a store within the business district would mainly cater to residents within a reasonable walk of the district. While the Village is not a very large market, it could potentially support a small grocery store. Such a store would help to anchor the downtown, providing enhanced pedestrian activity in the business district, and generating spinoff business to other stores in the district. In addition, it would provide a convenient place for residents to purchase basic items. The potential for financial incentives available for a grocery store should be investigated.

Two potential locations for a grocery store would be the old A & P store site and the vacant site at 23 and 27 Main Street. If the A & P site is chosen, then the Village would need to work with the owner of the property as well the welding firm that is currently located there. Incentives should be given to the welding business to relocate to a designated industrial area such as the former Emblem Plant (see "Land Use"). If selected, the A&P site may have to be temporarily taken control over by the Village in order for it to be appropriately redeveloped.

Promote a Theme for Angola

A recognizable theme or brand should be devised to be associated with the Village. Such an identity should be authentic and, while reflecting the heritage of the community, it should also embrace the Village's future vision. The new theme for Angola may focus on a niche market such as specialty foods, family entertainment (movie theater, skate park, parades), or unique boutiques not found on Routes 5 and 20. While one theme should be emphasized, the others should not be lost. Historic theme or brand candidates include Angola's history as a lake resort area, a rail hub, and a leader in bicycle manufacturing.

Develop a Creative Marketing Strategy

The business district should develop a creative and coordinated marketing strategy. Such a scheme should include developing a Village web site, brochures, a signage program, and other

promotions portraying a positive vision of Angola as a place to shop and invest. Separate brochures should be prepared for visitors and potential businesses/investors.

ACTION: PROVIDE SUFFICIENT LAND FOR INDUSTRIAL GROWTH

As described in the “Land Use Plan,” the Village should continue to plan for the future needs of industrial, office, and research and development uses by considering appropriate sites. Though essentially built-out, the Village should maximize the limited amount of potential industrial/commercial space it has available by ensuring such sites are zoned appropriately and have access to municipal services, in order to attract desired industries and businesses.

Permit Flexibility with the Redevelopment of the Former Emblem Plant Area

The former Emblem Plant and the land proximate to it is one of the few remaining industrial/commercial locations available. The facility has nearly 57,000 square feet of space in its four floors. In addition, it is an easy walk to the business district, where the employees of the potential business(es) could eat and purchase goods and services. As described above in the “Land Use Plan,” the Village should encourage innovation and flexibility in the reuse of the area. The proposed Enterprise/Flexible Use district, described above, would permit standard light industrial-type uses as well as mixed-uses including commercial, recreation, retail, entertainment facilities, and restaurants.

ACTION: ATTRACT APPROPRIATE NEW INDUSTRY

Based on its assets including its excellent accessibility and low cost of doing business, the Village, in conjunction with the Erie County Industrial Development Agency (ECIDA), should target specific business/industry types that it would like to attract. Appropriate industries include those that build on the region’s existing assets and include research and development, light manufacturing, and other environmentally friendly industries. The Village and the ECIDA should also work to attract small businesses that employ 50 to 100 workers; these businesses employ the majority of workers nationwide and grow within the community. The Village could also take advantage of its location near farming communities. Agricultural enterprises, including processing plants, and farm equipment manufacturers, should also be targeted.

Promote Awareness of Economic Development Initiatives

The Village should work with the ECIDA and other sources of funding, low-cost financing, and technical assistance to ensure that public financial incentives that are available are utilized by businesses in the community.

ACTION: MAINTAIN PRESENCE OF LARGE EMPLOYERS

A large percentage of workers in Angola are employed at one of the large employers in the community, such as Goya Foods and Evans National Bank. It is crucial for the Village to work with these businesses to maintain and expand their presence by providing business-friendly land use regulations, adequate infrastructure, and an attractive downtown area. These businesses are critical as they not only provide many jobs, but they support the tax base, create spinoff businesses, bring in more residents, and support the overall local economy.

ACTION: ATTRACT HIGH-TECHNOLOGY FIRMS

As is the case nationally, Western New York's economy has been shifting from manufacturing to a more service-based economy over the past few decades. While it is still important to maintain its manufacturing jobs, the community should try to attract smaller firms that are in high technology industries.

Promote High Speed Internet Service

The Village should work with telecommunication companies to promote the expansion of high-speed internet service in the Village.

ACTION: DEVELOP ACTIVITIES FOR THE YOUTH

The more opportunities there are for children and youth in the Village, the greater the potential to attract family-oriented businesses. With the Angola Theater reopening, there is momentum in this direction. If other youth activities such as a skateboard park, youth center or arcade were offered, the additional influx of family activity would provide additional business opportunities for the district.

This strategy is not only important for the present situation, but also for a sustainable future of the Village. If the youth are not readily invited to the Village now, they will likely not consider the Village when they grow-up and decide to settle down.

ACTION: FOSTER INTER-AGENCY COOPERATION

There is a need to promote positive and regular communication among the municipal, regional, and business organizations active in and around the Village. The community should continue to cooperate and coordinate its economic development activities with these organizations—including Erie County; the Towns of Evans, Brant, North Collins, Eden, and Hamburg; the Villages of Farnham and North Collins; as well as the Erie County Industrial Development Agency (IDA), Evans-Brant Chamber of Commerce, and Angola Business Association.

ACTION: PROMOTE A POSITIVE BUSINESS CLIMATE

The Village should continue to ensure that adequate infrastructure and municipal services are available to meet business needs. In addition, the Village should continue to utilize grant writing services to actively pursue State and Federal funding sources to assist business development. Development activities should be directed to meet comprehensive plan goals and objectives. For approximately the next two years, the Village will be receiving plan implementation assistance from Erie County's Circuit Rider Program.

RECOMMENDATIONS TO PROMOTE TOURISM

ACTION: DEVELOP A TOURISM STRATEGY

Continue to work with the Buffalo-Niagara Convention and Visitors Bureau and regional tourism agencies. A successful tourism delivery system contains several components:

- Attractions. These can be natural (proximity to Lake Erie); cultural/historic sites and features (historic buildings such as the Nickel Plate Depot, museums), man-made (skate parks), or created (Angola Theater, special events, festivals, sporting events).

- A target market (e.g., families).
- An information and education process. Additional advertising.
- Access to the attractions (e.g., bike/hike trail).
- A comprehensive signage program.
- Hospitality and service.

Angola is well-situated to develop its tourism base in terms of location - being proximate to Lake Erie and its adjoining parks, and other nearby attractions including Frank Lloyd Wright's Graycliff Estate. In addition, Angola has the only traditional Village setting in the area. The community should build on its own uniqueness, while promoting joint ventures with nearby destinations which capitalize on its position near Lake Erie.

An important component of the process must be to generate community support by keeping the public informed through local media and educational outreach. When ready (i.e., when Angola becomes a true destination), the Village should advertise in the New York State official travel guides to reach the broader tourist market.

Special events in the business district should focus on the area's unique past (history of bicycles, railroads, the lake) and its natural resources (fishing derbies).

ACTION: DEVELOP ANGOLA AS A TOURIST DESTINATION

The Village should work to increase entertainment/cultural opportunities, improve/promote visitor information services, and enhance visual amenities in Angola. Consistent and informative signage should be provided in critical locations. In addition, a visitor information center should be considered in the downtown area, possibly in conjunction with a museum and should include restroom facilities. The basic idea is to develop Angola as a stop in the Lake Erie/Chautauqua tourist itinerary.

In the downtown, the Village should promote and accommodate increases in visitors to the Village by attracting businesses such as full-service restaurants, cafes, galleries, theaters, overnight accommodations, and antique/specialty shops. Anchor attractions for downtown could include live theater or a group of art galleries or antique stores.

Recommendations to enhance the attractiveness of the downtown area for tourists and residents should be implemented (see "Urban Design Plan"). The Village and the business association should also encourage merchants to extend downtown business hours. In addition, the Village should strengthen its policy on protecting the architectural integrity of its historic resources.

Relocate the Nickel Plate Depot to a Central Location

The Nickel Plate Depot is an important representation of Angola's railroad heritage. There is an opportunity to relocate the depot to a more accessible area as the Village recently received a grant to fund its relocation. To enhance its authenticity and its potential to help create a "critical mass" in the Village Center, it is recommended that the depot be relocated to a site adjacent to the CSX railroad tracks. This position would be adjacent to the business district, forming a symbiotic relationship that would both draw visitors into the district and benefit from pedestrian activity already in the district. In addition, since the site is next to railroad tracks (highly active tracks at that), there would be a greater sense of authenticity.

Link Current Attractions to Other Regional Draws

Cross-market attractions in the Village with other attractions in the region such as Frank Lloyd Wright's Graycliff in Derby, the parks/beaches on Lake Erie, the Original American Kazoo Company in Eden, the Chautauqua Institution, and Lake Chautauqua. Work with travel agents, tour operators, and individual destinations on developing vacation packages geared toward specific visitor groups.

Connect the Village to the Lake

A pedestrian/bicycle trail is recommended to link Angola to the multi-use pathway being developed along Lake Shore Road and the Lake Erie waterfront. Such a trail would provide an important recreational asset to residents of the Town of Evans and the Village of Angola (see "Open space and Recreation above") as well as invite bikers and hikers into the Village. In addition, custom signage should be installed to direct visitors from the lakefront to the Village and vice-versa. A grant application has been submitted for a bike/hike trail that would connect Lake Erie to the Village of Angola along Lake Street.

Encourage Appropriate Tourist-Related Development and Events

The Village should ensure that zoning regulations encourage appropriately-scaled and located tourism-related facilities such as full-service restaurants, cafes and ice cream places, overnight accommodations, farmers markets and conference facilities.

The Village should sponsor—in cooperation with the Chamber, the Friends of the Village, and Business Association—more evening and weekend events, such as concerts and dance performances, group dance activities (e.g., square or contra dancing), outdoor film screenings, street musicians, jugglers, and other entertainers. Regular events—such as the Wednesday concert series at Centennial Park—should be encouraged.

Support and Develop Agri-Tourism Opportunities

The surrounding Towns of Eden, Brant, and others offer many beautiful vineyards, farms, and historic barns that distinguish the area's rural character. These assets represent excellent opportunities for agri-tourism connections centered in the Village.

Agri-tourism has many benefits including:

- contributes to the stability of the agriculture industry;
- increases the awareness and education of the public;
- promotes agricultural products;
- tourists spend money at local businesses;
- supports and develops cultural tourism opportunities.

Ideas include retail outlets for wineries, such as in Ellicottville, and a farmer's market.

Gear Development in Village for Both Visitors and Residents

In order for the Village of Angola to be a successful, it needs to be attractive and meet the needs of not only visitors but residents. The attraction of the Village is its genuine look and function as a traditional downtown, which is unique nowadays. The Village should work with the Erie County Circuit Rider Program, Evans-Brant Chamber of Commerce, Angola Business Association and the Erie County Industrial Development Agency to develop an incentive program specific to downtown Angola.

Encourage Bed-and-Breakfasts

Bed-and-breakfasts would add to the ambiance of the Village, promote overnight stays, and utilize some of Angola's historic architecture. Special permit criteria for bed and breakfasts should be developed and added to the zoning law.

ACTION: RECOGNIZE THE CONNECTION BETWEEN VISUAL CHARACTER AND TOURISM

It is important to protect and enhance the visual character of the Village both for the quality of life for residents and to protect the tourism industry. It is very important to the tourism industry that the aesthetics of development be guided in a way that will enhance the area's character. For detailed recommendations related to protecting the visual character of the area see the "Land Use Plan," and the "Urban Design Plan," below.

F. HOUSING PLAN

RECOMMENDATIONS TO PROMOTE HOUSING OPPORTUNITIES

ACTION: UTILIZE FLEXIBLE ZONING MECHANISMS TO ENHANCE HOUSING OPPORTUNITIES

Permit the use of density bonuses to achieve specifically-identified benefits to the community. These benefits include increasing affordable, handicapped-accessible, continuing care retirement communities, or other senior housing opportunities; providing major infrastructure improvements of benefit to the community as a whole; providing public recreational and open space facilities; and preserving historic structures.

- Dimensional requirements (i.e., unit size, setbacks, parking requirements, etc.) in multi-family zones should be designed to ensure affordability.
- Permit accessory housing units.
- Evaluate cluster housing provisions in the Village zoning and subdivision laws. The laws should be written to ensure that residential density in a cluster subdivision does not exceed the density that would be permitted with a traditional subdivision layout; is situated to minimize visual impacts; and reserved open space areas provide usable, accessible, and linked recreational land that meet the needs of residents.
- Investigate the possibility of allowing artist's live/work lofts in the Angola business district and as adaptive reuse of historic properties in the Village.
- Evaluate Village-owned parcels for suitability for affordable senior housing. Suitable parcels could be offered to experienced affordable housing developers.
- If employers indicate a need for other types of housing that fit in with the overall goals of the Comprehensive Plan, ensure that the zoning allows adequate area for this type of development.

ACTION: REVITALIZE OLDER STRUCTURES.

The Village, in conjunction with housing agencies, should evaluate underutilized and deteriorating older buildings for the potential re-use as affordable and/or senior housing

apartments or, as discussed above, artist live-work lofts. Infill and/or adaptive reuse development would meet a specific housing need and concentrate residential development within the Village or in the areas of the Village with adequate infrastructure and services. The Emblem plant is one potential multi-family housing site.

Where appropriate, the Village should work with non-profit affordable housing agencies to secure public funding and to redevelop suitable properties. These groups can supply revolving loan funds, facade improvement programs, or labor assistance in upgrading homes. The Village should also encourage the establishment of neighborhood preservation groups to promote revitalization of specific areas.

To encourage owners to upgrade and maintain their properties, the Village should advertise and promote housing rehabilitation programs available through Erie County and for properties in the historic district, the State and Federal governments. The Village should pursue Community Development Block Grants (CDBG) and other funding available to municipalities for housing rehabilitation.

ACTION: ALLOW ACCESSORY HOUSING UNITS.

Accessory units provide affordable housing options for elderly family members, young adult family members, and others. The Village should allow the development and/or conversion of accessory housing units. An accessory housing law should specifically define accessory housing units and identify the zoning district(s) where accessory units would be allowed, occupancy (i.e., maximum occupancy of accessory unit and owner-occupancy requirements), size, exterior changes, and parking. An approval procedure should be created, including detection of illegal units, a amnesty period for property owners during which they would bring the units up to code, and enforcement and penalties.

RECOMMENDATIONS TO ENHANCE PROPERTY MAINTENANCE

As noted in Chapter 2.3, Socioeconomics, property maintenance issues are limited to specific areas in the community. The Village should establish a program to encourage maintenance by absentee landlords. The Village should also develop property maintenance codes which address the major maintenance issues in the community, are easy to understand and enforce, and have effective levels of penalties. In addition, the Village and Town of Evans may consider sharing an additional part-time code enforcement officer to focus on this and perhaps other tasks.

G. CULTURAL RESOURCES PLAN

ACTION: IDENTIFY HISTORIC RESOURCES

The community should conduct a cultural resource survey of potential historic and archaeological resources to determine if they meet State and National Register (S/NR) criteria. The community should coordinate these efforts with the State Historic Preservation Office (SHPO) and seek possible State and Federal funding. Eligible resources should be nominated to the S/NR program and included in an expanded or new local historic district, if appropriate. Notable historic and archaeological resources that are not on the S/NR include the following:

- The Village Center has not been evaluated for S/NR integrity and/or significance. This area contains numerous historically and architecturally notable structures that warrant further study.

- The potential exists for subsurface archaeological remains, related to historic periods, along Big Sister Creek.

ACTION: DEVELOP INTERPRETIVE

The Village, in conjunction with the program for the Village Center. Signage within the historic district. A permit could be done in conjunction with the Chamber of Commerce. The exhibit could be on Continental property. The exhibit could include brochures, and organized walking tours to a permanent photographic installation.

Circulate CONTRACT
KAZOO
Farnham
Angola
Golden
Farnham
release funds
Final Inspection
Write-ups

to develop an interpretive exhibit at contributing elements to be recommended. The exhibit could be on the Village, and/or the depot or the former Interlocking: it could range from plaques, brochures, and organized walking tours to a permanent photographic installation.

CULTURAL ACTIVITIES PLAN

The Cultural Activities Plan is intended to increase the amount and types of cultural activities available to residents and visitors.

ACTION: PROMOTE CULTURAL ACTIVITIES

Residents would like more festivals and music concerts. The community should contribute staff and volunteer time and financial assistance to increase the number of regularly-scheduled local and regional cultural special events in downtown Angola. These events should be organized in conjunction with co-sponsors such as the Angola Business Association, the Town Historian, local or regional arts groups, and other special interest groups, when appropriate. As described above, the Village should also promote walking tours of the downtown historic district.

To promote connections to agricultural tourism in the region, the Village should consider re-instituting a weekend Farmer's Market in or within walking distance of the downtown area. Folk singers and other entertainment can add to the festive atmosphere.

The Village should actively explore ways of attracting tourists to downtown Angola from nearby resorts and attractions (such as Lake Erie beachfront camps, Chautauqua, and Graycliff) through increased advertising and promotion, special tours, van service, etc.

ACTION: PROMOTE CULTURAL AND ENTERTAINMENT USES

To attract more visitors to the Village, there is a need for more restaurants and other active and public uses to be developed. The Village should actively encourage the development of appropriately-scaled entertainment uses such as, cafes and restaurants, art galleries, antique shops, and inns.

Consider enacting zoning revisions to permit artist live/work lofts in vacant or underutilized former industrial buildings. These buildings are potentially well-suited to the needs of artists. The City of Peekskill, New York along the Hudson River has created a successful artists' loft program which can be used as a model.

H. URBAN DESIGN PLAN

RECOMMENDATIONS FOR THE DOWNTOWN BUSINESS DISTRICT

The Village Center Plan is shown in Figure 4-2. As illustrated in the plan, the basic concepts of the plan include:

- build on the Village's hey day as a resort community and home to the Emblem plant, circa 1900;
- enhance street lighting to provide pedestrian scale and oriented lighting evocative of the turn of the century theme;
- add a green space or focal point in the Main Street/Commercial Street intersection area;
- soften the stark impact of the railroad tracks as much as possible with landscaping;
- provide screened public parking areas off Main Street;
- implement a street tree planting program to enhance the virtually treeless downtown area;
- add public amenities such as benches, water fountain, and rest rooms; and
- implement an enhanced facade improvement program.

RECOMMENDATIONS FOR LANDSCAPING AND TREES

ACTION: PROVIDE LANDSCAPING GUIDELINES IN THE SITE PLAN REGULATIONS

Landscaping adds visual interest, seasonal variety, and a softer texture to development. Well-maintained landscaping along the entire length of the commercial corridor improves the perception of the community's economic health, stability, and pride to visitors doing business in Angola or traveling through. A Landscape Plan should be required as part of the site plan review of any new development proposal in a commercial or industrial district. Developers should provide adequate landscaping to screen views of parking, mechanical equipment, and other negative site features and to provide an amenity to the new development. The plan should identify all existing vegetation to remain and the location, species, and size of all new stock. Sufficiently diverse plant types should always be used to guard against disease and visual monotony. The following guidelines are recommended:

Preserve Existing Features

Existing vegetation can provide a sense of permanence and continuity to a new development. Mature tree stock takes years to reestablish once removed from a site and replacement is difficult and expensive. Uncontrolled removal of trees and vegetation may speed up erosion, sedimentation, and storm water runoff. Sensitive site design can lead to the preservation of mature and attractive trees.

Specific recommendations are as follows:

Existing Vegetation. Recognize existing vegetation in the design process for all new developments. Encourage and include the preservation of mature plant species, hedgerows, and woodlots as a design element in the site's landscape plan.

Tree Protection. When developing a site, make every effort to protect existing tree stock over 8 inches in diameter. Note trees to be saved on the site plans and outline effective measures to protect trees from damage during the construction period.

Provide Buffers

Landscape buffers between different or conflicting land uses are encouraged. Well-designed buffers reduce negative visual impacts, reduce noise, and increase privacy. Landscape buffers include preservation of existing vegetated open space, buffer plantings, berms, and opaque fences. Landscape buffers should also be provided between the public right-of-way and development sites. Buffers provide a pleasant view for travelers and protect on-site activities. Buffer plantings should include a variety of local species, heights, and widths, and require low maintenance. Their appearance should be natural, with clustering preferred over planting in rows.

Encourage Site Balance

The amount and scale of all landscaping (buffers along the right-of-way and between adjacent uses, parking lot landscaping, etc.) should correspond to the proposed land use. More landscaping is required if the proposed use is not compatible with adjacent land uses or contains site features which need to be screened from the public right-of-way.

Landscape Parking Areas

- Planting buffers around parking lots screen parked vehicles and improve views to the site. Planters and curbed planting beds help control traffic movement and parking and contribute to the attractiveness of developments.
- Intersperse the paved areas of large parking lots with landscaped medians containing trees and/or other natural growing materials. Planting islands should be large enough to support mature trees. Parking lot landscaping can break up large expanses of parking area and soften the appearance of paved surfaces. In addition, it can provide shade for pedestrians and vehicles.
- At grade open parking lots with more than five spaces contain at least 10 percent of the interior area of the parking facility landscaped. This should not include perimeter planting provided for beautification and/or screening requirements. It is further recommended that there be at least one 3-inch diameter tree for every 10 parking spaces.
- It is preferable to place off-street parking behind structures and away from the roadway. When parking lots must front a public right-of-way, screening is strongly recommended. Landscaping can be an effective way to screen parking and paved surfaces from view and to soften the appearance of parking areas. Additionally, landscaping provides protection from moving vehicles to pedestrians.
- To be effective, landscaping provisions should be specific about the results to be achieved (e.g., "a continuous, unbroken, year-round visual screen within three years of planting"). Alternatives to landscaping, such as walls or opaque fences, can also be allowed where appropriate. ensure that such walls are attractive, combine them with landscaping or other design enhancements. The planting strip should be at least seven feet wide.

Design for Low Maintenance

Design all landscaping to facilitate ongoing maintenance. When appropriate, low maintenance plants are encouraged. To ensure survival and usefulness of new plant materials in the near

future, minimum sizes should be specified. The selection of landscaping materials should be compatible to the Western New York climate, soil types, and water availability.

ACTION: IMPLEMENT A STREET TREE PROGRAM

Street trees should be used to enhance Village streets, particularly Main Street, Commercial Street and Lake Street. Consistently spaced street trees create a visually harmonious edge to the roadway, provide shade, and reduce heat build up within paved areas. Trees and shrubs add variety to the landscape, soften the hard lines of building and parking areas, and distinguish public from private spaces.

Preserve existing and replace dead trees that are within 20 feet of the pavement. New trees should consist of species with broad canopies and 4" minimum caliper trunks. To provide a consistent edge, trees should be planted at 30- to 40-foot intervals in developed sections. Street trees can be planted within the first 10 feet of the front yard, in the lawn area between the sidewalk and the curb.

An inventory of trees in the public right-of-way should be conducted to identify existing trees that should be preserved. In addition, an inventory of the trees in all municipal parks and cemeteries should be conducted. As part of the inventory, historic trees should be inventoried and designated as such. Site plan requirements should stipulate the preservation of such historic and significant trees. The Village should investigate opportunities to utilize students from forestry schools to help conduct the inventory. The results of the tree inventory can be used to establish the initial identification of needs for the street tree replacement program.

RECOMMENDATIONS FOR SIGNAGE

ACTION: STRENGTHEN GATEWAYS

Gateways should provide a sense of welcome and civic pride to a community. Key gateways include entrances to the Village from all State and Federal Routes (5 and 20 and I-90). Specific recommendations include:

- Provide visible, consistent gateway signage.
- Provide a sense of place with attractive landscaping and streetscape features including flower beds, street trees, and pedestrian-scale lighting.
- Remove excessive signage from the public right-of-way at gateway locations.
- As redevelopment occurs at the intersections, site design should reflect the gateway significance of these locations. Great care should be taken to ensure appropriate site layout, landscaping, and architecture. Site development should incorporate a special corner feature. This could be a landscape feature, a seasonal color planting area, sculpture, or water feature. The feature should provide a visual landmark and some amount of seating area.
- If applicable to the specific gateway location, provide proper lawn and sidewalk maintenance.

ACTION: IMPROVE THE APPEARANCE OF SIGNAGE

General Recommendations

Signs play a significant role in forming the character of a street corridor. Signs can either contribute to or detract from the visual quality of a public right-of-way. Signage should be managed to avoid visual blight and safety concerns, while providing a fair economic environment. Attractive, coordinated, and well-designed signs have a positive impact on both businesses and the community. Appropriate signs provide a defined identification of individual businesses, stimulate business performance, create a pleasing environment that will attract people, and enhance the image of the community. The Village should enhance regulation of signage by ensuring that they:

- Permit signs of the minimum size appropriate to the use and volume of the facility.
- Light all signs from an outside source.
- Encourage signs to minimize the number of colors.
- Encourage canvas awnings rather than plastic.
- Prohibit billboards.
- Prohibit signs that contain too much information.

Traffic Sign Recommendations

Traffic signs are part of the total streetscape and should be designed accordingly, while still fulfilling mandated size regulations and other requirements. The following guidelines for public sign control are recommended:

- Street and highway signs must be clean, simple, easy to read, and appropriately located if they are to be legible for drivers.
- The relevant governmental agencies should strive to locate all sign poles at a consistent setback from the curb.
- When taken together, traffic signs should not create confusion for motorists or negative visual impacts on the surrounding community. Redundant or excessive signs should be removed.
- To minimize information overload at intersections, which are decision points for the driver, limit signs to those whose message is critical at the street corner (e.g., directional signs and street name signs).
- To keep the number of poles along streets to a minimum, mount signs on light fixture poles wherever possible.

ACTION: ENCOURAGE SITE AMENITIES

In new commercial developments, attractive pedestrian-oriented open spaces, and art work and other amenities should be provided at key locations to enhance visual and community character. These amenities should be an integral component of the overall project design.

The use of art features add a unique identification and style to a development and the streetscape. Art features should be appropriate to the architectural, visual, and historic character of the site.

I. ENVIRONMENTAL PROTECTION PLAN

PRESERVE ENVIRONMENTAL FEATURES

ACTION: PROTECT BIG SISTER CREEK

There are a number of potential sources of pollution in Angola that must be managed so they do not affect the water quality of Big Sister Creek and other water resources in the area. These sources include non-point sources such as lawn chemicals and roadway runoff, stormwater drainage, and potential point sources from industry. New development on land adjacent to water resources should be subject to strict guidelines to ensure that it does not adversely affect water quality, as follows:

- Any new law should have separate subdistricts for undeveloped and developed areas, excluding the developed areas from building setback, from vegetative thinning, and land-use provisions that would not be reasonable in already built-up areas.
- "Conservation density design " (i.e., mandatory clustering combined with design guidelines and open space preservation) should be required for subdivisions proximate or that include water resources including the creek and wetlands.
- The use of pesticides or herbicides should be restricted in the entire shoreland area to prevent water contamination.
- Studies have shown the need for natural vegetated buffers along water bodies to filter out pollution from pollution sources. In general, a minimum buffer of 50 feet, where the clearing of natural vegetation is restricted, is considered the minimum necessary to filter out such contaminants. Such restrictions should be placed in undeveloped areas to protect water resources from further contamination. In areas without pre-existing natural vegetation (i.e., if the area was previously cleared), developers could be required to re-vegetate the 50-foot buffer strip.

ACTION: UTILIZE CONSERVATION EASEMENTS TO PROTECT NATURAL RESOURCES

Conservation easements can substitute for the public acquisition of environmentally sensitive features. When development is proposed on a parcel that contains features such as wetlands or wetland buffer areas, steep slopes, stream valleys, flood hazard areas, significant wildlife habitat, high erosion potential areas, groundwater recharge areas, etc. the donation or purchase of conservation easements should be actively pursued by the Village. A model of a municipal open space/conservation protection easement law for the Village to consider is the law enacted by the Town of Pittsford, New York. Alternatively, the Village could work in conjunction with a local non-profit land trust, such as the Western New York Land Conservancy, to preserve conservation values with permanent easements. Conservation easements could be considered along the Big Sister Creek corridor.

ACTION: EVALUATE THE POTENTIAL OF BIG SISTER CREEK AS A NATURAL GREENWAY PRESERVE

The Big Sister Creek corridor runs north and south through the eastern portion of the Village and includes most of the Village's floodplain as well as a small Federal wetland, which is situated just south of the Norfolk Southern rail tracks. This corridor is the most significant natural area in the Village providing plant and wildlife habitat, protection of water supply, and protection from flooding. The corridor could provide an educational and recreational resource to the community

as well as ensure the preservation of critical adjoining buffer lands. The corridor should provide educational trails and interpretive signage, a kiosk-style information sign at the trail head, picnic area, benches at lookout points, and bird blinds. The Village should consider collaborating on the project with an environmental group (e.g. the Audubon Society) or land trust (e.g., the Western New York Land Conservancy).

ACTION: CROSS-REFERENCE LOCAL, STATE AND FEDERAL REGULATIONS

It is important that appropriate sections of the Code of the Village of Angola reference all applicable local, State, and Federal pollution control or performance standards regulating the discharge of pollutants from all potential sources of contamination.

As described above, stricter performance standards for lawn chemicals may be designated in shoreland areas. Successful implementation of these regulations will require ongoing enforcement, penalties for violation, and an educational program for property owners.

ACTION: ADOPT A LOCAL SEQRA TYPE I LIST

Under the State Environmental Quality Review Act (SEQRA), municipalities can adopt its own list of "Type I" actions to supplement or more clearly specify those listed by SEQRA. Type I actions require a more complete review of environmental impacts, than "unlisted" actions. At a minimum, designation of a lead agency and submittal of a Full Environmental Assessment Form (EAF) is required. It is recommended that the Village make all development proposals for properties located within 500 feet of Big Sister Creek, the floodplain, designated wetlands, habitat areas for state listed rare and significant plant-species, Type I actions under SEQRA.

ACTION: STRENGTHEN ENVIRONMENTAL REGULATIONS IN THE DENSITY PROVISIONS

The clustering provisions of Village Law can be used more effectively to protect land that is part of the Village's recommended open space system. Land reserved as open space under the clustering regulations should be land that has been identified by the Village as meriting preservation because of sensitive environmental features or scenic views. Whenever possible, the designated open space should be comprised of large, significant parcels instead of fragmented parcels that are simply not wanted by the developer. The intent of this action is to ensure the protection of important environmental features when a cluster development is proposed by a developer.

ACTION: ENCOURAGE SEQRA TRAINING

The Village should send their Board and Planning Board members and other appropriate officials to SEQRA training programs sponsored by the New York State Planning Federation and other groups. The Village should pay tuition and expenses and send officials on a rotating basis. This training will promote improved understanding and utilization of SEQRA to evaluate and address the impacts of activities on the environment.

ACTION: REQUIRE PHASE I ENVIRONMENTAL STUDIES

During the SEQRA review process, the Village should routinely require an environmental assessment by an engineer or other qualified professional for all properties with past industrial or auto-related uses. The study should investigate the possibility of soil or groundwater

contamination based on past usage and an above ground survey of current site conditions. The study will determine whether subsurface investigations are necessary prior to planned development.

J. TRANSPORTATION PLAN

Overall, the Village of Angola has an adequate transportation network that provides residents with good accessibility to major highways. While there are some transportation system recommendations, most proposed transportation improvements in the Comprehensive Plan will focus on improving non-motorized transportation opportunities, in order to make Angola accentuate Angola's great potential as a traditional and very "liveable" community.

VEHICULAR SYSTEM RECOMMENDATIONS

ACTION: INITIATE CAPITAL IMPROVEMENT PROGRAMMING (CIP)

Part of the Capital Improvement Program (CIP) for the Village, described in the "Municipal Utilities and Community Services Plan" below, should implement overall roadway improvement plans for Village roads, which identifies and uses a roadway rating system to prioritize local streets needing repair and/or replacement. Currently, the Village uses a seven-year roadway repair and replacement system. Anticipated maintenance expenditures, as well as planned roadway improvements, should be included in the CIP.

ACTION: WORK WITH THE DOT TO REVERT MAIN STREET TO STATE ROUTE STATUS

Main Street, which runs north and south through Angola, is a former state roadway. However, Main Street is no longer under the jurisdiction of the New York State Department of Transportation (NYSDOT), as Erie County has taken over its maintenance responsibilities. The Village should initiate contact with NYSDOT and recommend the State retake charge of Main Street. State route status would increase the traffic volume on Main Street and potentially enhance commerce in the business district. In addition, the State offers programs that design roadways to better fit into their environment contextually, including traditional downtown areas like Angola. Such programs may assist the funding of visual improvements to downtown Angola.

ACTION: IMPROVE COORDINATION WITH REGIONAL TRANSPORTATION AGENCIES

The Village should work closely with appropriate transportation agencies including the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC), Town of Evans Highway Department, County Department of Public Works, and NYSDOT, when it plans roadway and non-motorized transportation improvements and amenities. The Village should actively identify important transportation projects and make recommendations on a regular basis to each relevant agency for assistance and coordination purposes.

ACTION: IMPROVE SIGNAGE AT STRATEGIC LOCATIONS

Currently, the signage directing travelers into the Village is inadequate. Signage needs to be improved at strategic locations including Village gateway points on North and South Main Street, Lake Street, Road, Gowans Road, and Commercial Street. Other important locations include intersections of State Routes 5 and 20 that lead to the Village, the terminus of the I-90

exit ramp on Eden-Evans Center Road, and selected lakefront locations. All signage should be attractive, of similar design, and should express a marketing theme as mentioned above in the Economic Plan.

ACTION: MAINTAIN AND IMPROVE PUBLIC TRANSPORTATION ACCESS

Angola currently benefits from good access to public transportation. The Village should make all efforts to maintain its current services that connect the Southtown communities along Lake Erie to downtown Buffalo. In addition, Angola should collaborate with neighboring communities to research what other connections are most needed by residents, and work with the Niagara Frontier Transportation Authority (NFTA) to program Hub-Link service to those suburban areas that are in demand (see Chapter 2.7, "Transportation and Infrastructure").

PEDESTRIAN AND BICYCLE RECOMMENDATIONS

Improving pedestrian and bicycle infrastructure is a top priority for the Plan. Convenient and safe non-motorized access between different land uses (e.g., commercial, residential, recreational, community facilities) is essential for the well-being of the community. This is especially true when connecting downtown Angola to the Lake Erie, Village parks, schools and residential neighborhoods. The absence of an adequate and continuous sidewalk/trail system discourages pedestrian traffic, creates dangerous conditions for pedestrians, and deprives communities of places for people to casually interact with other people. It is recognized that in the downtown, the needs of pedestrians are as important as the needs of motorists. Specific recommendations are described in the following paragraphs.

ACTION: CONNECT LAKE ERIE AND DOWNTOWN ANGOLA

Provide pedestrian and bicycle connections between downtown and Lake Erie. The planning process has already begun and a Transportation Enhancement Program grant application has been submitted for a bike/hike trail along Lake Street that would connect the Village to the lakefront (see Chapter 2.7 "Transportation and Infrastructure"). In addition to connecting Angola to the Lake, the trail would also tie into the Seaway Trail which runs along Lake Erie. This trail would be an excellent recreation resource to Angola residents and would also bring in additional visitors from the Lake area.

ACTION: IMPROVE THE SIDEWALK SYSTEM

- Develop a sidewalk plan which will identify priority areas for sidewalk construction and rehabilitation, and create financing methods for their construction and maintenance.
- The first priority should be to construct the missing sections of sidewalk in the areas where the sidewalk system is essentially complete besides a few missing segments. Once the existing system is completed, sidewalks in the outlying subdivisions of the Village, that currently have no walkways, should be built.
- New developments should be required to provide sidewalks that conform with Village specifications and be fully linked to the pedestrian system. Within new and retrofitted commercial development sites, pedestrian walkways should be provided directly from building entrances to the sidewalks along roadways. All new residential subdivisions should be required to have sidewalks which connect to the existing pedestrian system.

- Consider mandating properties that currently lack sidewalks to construct them. A contractor, preselected by the Village to work on sidewalks throughout the municipality, should be utilized by all property owners to ensure consistency and proper design.
- The Village's zoning mandates sidewalks on both sides of the street and holds developers with the responsibility to construct the sidewalks. These regulations should be strictly enforced.
- Incorporate barrier-free circulation into walkway systems and provide handicapped access.

ACTION: IMPROVE THE BICYCLE SYSTEM

Encourage separate bicycle lanes on principal transportation routes (including Main Street, Lake Street, Mill Street/ Road) where adequate right-of-way exists. Bicycle lanes should conform to applicable NYSDOT guidelines. Appropriate and adequate signage and markings should be provided to alert drivers and cyclists to the presence of the bicycle lane.

Many communities are beginning to require a minimum amount of bicycle parking in addition to automobile parking. This is particularly important in Angola because of the potential to attract visitors from the lakefront during the summer (especially if the trail along Lake Street is built). A priority should be placed on providing adequate bicycle parking in the downtown and in recreation areas. The number of bicycle parking spaces should be decided based on the type of land use and a activity proposed and the probability that bicycle activity will occur at a given location. Bicycle parking should be provided in a secure location, preferably visible from the street. Post signs indicating the location of bicycle parking facilities should be installed

PARKING RECOMMENDATIONS

ACTION: ENHANCE DOWNTOWN PUBLIC PARKING

Visual upgrading of the Village's parking lots is proposed. The Village should provide coordinated, historically appropriate, easily readable, and effectively placed signage directing visitors to municipal parking lots. Locations for new public parking facilities are shown in Figure 4-2, "Village Center Plan," above.

ACTION: MAINTAIN ON-STREET PARKING IN THE BUSINESS DISTRICT

Parallel parking is an asset for traditional downtowns. Customers want to know that they have the chance of finding a spot in front of a store, even if they end up parking a few spaces down the street. Each space is worth thousands of dollars in sales to Main Street businesses. Parallel, or possibly diagonal, on-street parking should be maintained along the length of Main Street and Commercial Street in the commercially-zoned downtown area. Diagonal parking would increase the number of on-street parking spaces.

On-street parking effectively slows down traffic as drivers are careful of cars pulling out into the street and of hitting vehicles that are parked along the street. The slower traffic flow enhances the comfort of pedestrians because they feel safer and allows drivers a better chance to notice the different storefronts.

ACTION: PROMOTE PEDESTRIAN ACTIVITY/PUBLIC EDUCATION

The Village should educate the public on its traditional and pedestrian-friendly qualities. While in most areas the auto dominates, Angola remains a community where multiple transportation choices are available. Pedestrian and bicycle activity enhance the vibrancy of village downtowns, such as Angola. The community should encourage pedestrian and/or bike activities by supporting and sponsoring walk-a-thons, bike races, and similar activities.

K. MUNICIPAL UTILITIES PLAN

GENERAL RECOMMENDATIONS

ACTION: IMPLEMENT VILLAGE CAPITAL IMPROVEMENT PROGRAM (CIP)

This action calls for a systematic approach to capital spending, including a prioritization of various capital projects. The Village of Angola faces many difficult decisions on a wide variety of worthy projects, including new and renovated recreational facilities, upgrades to the water and drainage system, ongoing roadway improvements and various streetscape improvements for the business district. It is clear that capital needs are fragmented and originate from a wide variety of departments and committees and serve a variety of potentially competing constituents. However, capital needs can be organized into five general areas for consideration: planning, design, and construction supervision; land acquisition; site improvements; construction; and furniture and equipment.

A CIP can provide a centralized and public process for systematically identifying all the capital projects needed by a community. Section 99-g of New York State General Municipal Law defines the initial and annual tasks associated in preparing and adopting a municipal CIP, which is defined as a plan of capital projects planned over a six-year period. The Mayor is given responsibility for CIP preparation under Section 99-g for the Village. To the extent possible, elements identified in the Comprehensive Plan should be incorporated into the CIP (e.g., community facilities, utilities, roads, etc.). The cost of each capital project should be estimated.

A CIP Advisory Committee could be established to assist in preparation of the CIP. The potential funding sources for each project would then be analyzed. At this point, the timing and sequencing of capital projects would be identified. The State regulations also require an estimate of the potential effect of proposed capital projects on the Village's operating budget. The logical composition of the CIP Advisory Committee would include representatives from the Village and Planning Boards, the Director of Public Works, and departments with capital needs.

The CIP for the Village would be reviewed and adopted by the Village Board with the effect that the first year's identified program becomes the actual capital budget. After each CIP is established, an annual review would reexamine, update, and re-adopt the CIP. Each year, the first year of the revised plan would become the current capital budget.

Implementation of the CIP is intended to avoid unexpected costs and will help the Village to structure its utility and tax rate systems so that the municipal utilities are self-supporting with regard to operating and capital costs.

ACTION: PURSUE JOINT FUNDING OPPORTUNITIES

The Village of Angola and Town of Evans should jointly pursue funding opportunities, possibly with the assistance of a grant writer. In addition, when appropriate, a broader region that includes the Towns of Brant, North Collins, Eden, and Hamburg; as well as the Villages of Farnham, North Collins and Hamburg should be included. The communities should ensure that all potential Federal, State, County, and private sources of funds for a variety of municipal projects (e.g., municipal utilities, community facility buildings, parks, streetscapes and highway improvements, etc.) are considered and that proposals are routinely submitted on behalf of the Village, Town and region. Hiring a professional grant writer generally more than pays for itself, particularly if the costs are split between multiple municipalities.

ACTION: EVALUATE IMPACTS OF NEW DEVELOPMENT

Under the State Environmental Quality Review Act (SEQRA), municipalities are required to review the potential impacts of proposed projects on municipal utilities and community facilities and services. Impacts on community services are most likely in the case of large-scale residential development. All types of development can add demand for municipal utilities and services. Identification of potential impacts can help the Village, Town of Evans and Lakeshore Central School District better plan for future needs. SEQRA also requires that when an adverse impact is identified, appropriate mitigation measures be developed. Because the Village, Town and School District serve residents and provide services (e.g., water, library and educational) well beyond their boundaries, the various municipalities within the region including the Towns of Evans, Brant, North Collins, Eden, and Hamburg; and the Villages of Angola, Farnham, North Collins and Hamburg should all advise the other municipalities in the region and the School District of major proposed developments in the early stages of the planning and environmental review processes.

The site plan review process should be used to ensure that on-site infrastructure improvements are adequate to meet the needs of the proposed developments and that these developments do not adversely affect neighboring properties (e.g., stormwater drainage).

ACTION: ENCOURAGE INTER-GOVERNMENTAL COOPERATION

This is a general policy which encourages the sharing of services (e.g., a grant writer) and facilities (e.g., recreational facilities) among government and institutional agencies starting with coordination between the Town of Evans and the Village of Angola. When appropriate, cost savings for shared services and/or coordination of equipment should be estimated to help guide decision-making. Costs should also be shared among participating municipalities and other groups. Potential partners include the Towns of Brant, North Collins, and Hamburg; Villages of Farnham, North Collins, and Hamburg; Erie County; and the Lakeshore Central School District.

MUNICIPAL UTILITIES RECOMMENDATIONS

ACTION: RELOCATE EXISTING ABOVEGROUND UTILITY LINES FROM FRONT OF STOREFRONTS IN THE BUSINESS DISTRICT

The Village of Angola should relocate electrical and other utility lines in the business district to either behind the buildings, or, if economically feasible, underground. This action would be part of the business district revitalization program. Relocating the utilities would enhance safety and improve the visual appearance of the business district. The Village should seek State or Federal

grants available for enhancements to arterial roadways. Doing this work concurrently with planned road work will minimize the overall costs of the project; inconvenience to residents, businesses, and shoppers; and the environmental impacts of construction. The utility companies will also need to acquire the necessary easements for relocation.

The Village should apply for grant or loan monies available for infrastructure improvements through the New York State Environmental Facilities Corporation, the U.S. Economic Development Agency (EDA), and the Community Development Block Grant (CDBG) program of the U.S. Department of Housing and Urban Development administered by Erie County.

ACTION: UTILIZE THE SEQRA PROCESS TO CONSIDER WATER LINE EXTENSIONS

The District should work with the Village, Town and Erie County to carefully consider water extension proposals by utilizing the SEQRA process, with particular emphasis on the growth inducing impacts of such infrastructure. New water service should reflect the Water District's Master Plan, if available, and should be focused in areas where new development is planned and in areas that currently are served or are planned to have sewer service.

ACTION: CONTINUE TO ENSURE ADEQUATE WATER PRESSURE

As described in Chapter 2.7 "Transportation and Infrastructure," the Village water system has undergone several upgrades in the past few years including the construction of a new water tower and the installation and replacement of several water lines. In order to mitigate any significant loss of pressure due to potential increases in water demand, the Village Water District should continue to make improvements to the water system, ensuring adequate water pressure for fire prevention and domestic purposes throughout the Village.

ACTION: MAINTAIN SANITARY SEWER SYSTEM

Though the Erie County Sewer District #2 is currently experiencing infill and infiltration problems throughout the District, the portion of the system that is in the Village is functioning comparatively well. The Village Department of Public Works (DPW) should continue to work with the Sewer District to ensure that the sanitary sewer system in the Village is functioning properly, including the repair of the sanitary sewer section around Franklin Drive that has occasionally needed pumping during storm events.

ACTION: REPAIR STORM DRAINAGE PROBLEMS

As described in Chapter 2.6, "Transportation and Infrastructure," the Village is currently experiencing stormwater drainage problems in specific areas of the Village. This inadequate drainage not only causes flooding but also accelerates the deterioration of the roadways in these areas. The Village should budget the required amount of funding in the CIP for the DPW to make the necessary repairs and enhancements to the drainage collection system - including the installation of larger pipes, catch basins, detention ponds and uniform street curbing. In addition, the drainage system should be designed to properly protect and feed wetland areas.

ACTION: COMPLETE REPAIRS ON FIRE HYDRANTS

The Village has undertaken reparations on the many fire hydrants throughout the Village. However, there are still a few hydrants remaining that do not function properly. The Village

should appropriate the necessary funds in the CIP in order to ensure all areas of the Village have the necessary access to fire hydrants, should an emergency occur.

ACTION: WORK WITH HIGH-SPEED INTERNET PROVIDERS TO DEVELOP MORE INTERNET OPTIONS

Currently, Adelphia is the only provider of high-speed internet access whose coverage encompasses most of the Village. As more residents and businesses need high-speed internet access in the future, it is important to develop more options, in order to decrease the community's dependence on one company for high-speed internet and to ensure affordable internet costs in the future.

ACTION: PREPARE A FEASIBILITY STUDY FOR MUNICIPALLY-OWNED ELECTRIC AND TELECOMMUNICATIONS SERVICES

The Village should consider the possibility of operating a municipal electric and/or telecommunications system, including cable, fiber optics, and related services. This could generate substantial new revenues for the Village. A feasibility study should be conducted that evaluates the cost implications in terms of projected revenues and expenses (both operating and capital), management issues, and experience of other municipalities which have owned their own systems.

A. INTRODUCTION

This section of the Comprehensive Plan provides an overview of what it will take to implement the Action Plan. In addition, the actions have been prioritized in terms of the timing of implementation. The following implementation matrix (see Table 5-1) provides the framework for putting the Plan recommendations into effect in terms of the regulatory review process (e.g., zoning and other legislative actions), the capital investment plan, and regional coordination. The matrix identifies the recommendations in terms of action plan category, relative priority and timing considerations, responsible agencies, and further description of required actions when appropriate.

It is important to note that some processes take longer than others. For example, while relocation of utility lines in the business district is a high priority for the plan, it is recognized that this recommendation will take time to implement. Therefore, most capital improvements are seen as mid-term and long-term efforts, while most zoning amendments are designated for immediate implementation.

B. MONITORING PROGRAM

It is recommended that the Comprehensive Plan Committee continue its role and oversee Comprehensive Plan implementation. The Committee should continue to work with the Village Board, the Code Enforcement Officer, and other municipal officials during plan implementation. In addition, representatives from Erie County, surrounding municipalities, and other interested agencies should be invited to participate in meetings when appropriate.

The Committee should consider putting review of Plan implementation progress on its calendar on a regular quarterly or biannual basis. Specific implementation responsibilities should be assigned to Committee members. The implementation matrix should be updated quarterly or biannually by adding a "status" column, in which "Completed," "In Progress," or "No Progress" is indicated. If no progress is indicated, a reason should be provided and discussed. The Comprehensive Plan Committee should also coordinate inter-municipal grant applications to facilitate applications.

**Table 5-1
Implementation Matrix**

Plan Recommendation	Relative Priority	Category	Action Type	Agency Involvement	Required Action(s)
Maintain mixed use, village density development pattern	ongoing	Land Use	Legislative and Regulatory, Administrative and Procedural	Village and Planning Boards, Business Association	Make appropriate zoning changes; work with the Business Association to attract businesses that would promote pedestrian activity.
Promote contextual commercial development	ongoing	Land Use	Legislative and Regulatory, Administrative and Procedural	Village and Planning Boards, Business Association	Include in new zoning law as specified in Action Plan; work with Business Association on attracting appropriate businesses.
Keep community facilities in the village center	ongoing	Land Use	Administrative and Procedural	Planning and Village Boards, Town of Evans, Erie County	Work with the Town of Evans and Erie County and develop policy.
Enhance land use training for local officials	ongoing	Land Use	Administrative and Procedural	Planning and Village Boards, historian, other agency staff and board members	Establish program and training of appropriate officials and staff.
Keep and add community facilities in Village Center	ongoing	Community Facilities and Recreation Plan	Administrative and Procedural, Regional and Interagency Coordination	Planning and Village Boards, Town of Evans, Erie County	Work with the Town of Evans and Erie County and develop policy.
Expand on Village/Town cooperation	ongoing	Community Facilities and Recreation Plan	Regional and Interagency Coordination	Village and Planning Boards, Town of Evans, Erie County, Joint Recreation Committee	Develop list of cost-saving shared services. Develop and adopt policy.
Encourage quality open spaces in subdivisions	ongoing	Community Facilities and Recreation Plan	Legislative and Regulatory	Joint Recreation Committee, Village and Planning Boards	Revise subdivision regulations and implement.
Attract appropriate new industry	ongoing	Economic Plan	Regional and Interagency Coordination	Business Association, Chamber of Commerce, ECIDA	Identify target industries; zone appropriately; provide infrastructure; advertise economic development incentives.
Maintain presence of large employers	ongoing	Economic Plan	Regional and Interagency Coordination	Business Association, Chamber of Commerce, ECIDA	Maintain regular communications with large employers.
Attract high-tech firms	ongoing	Economic Plan	Regional and Interagency Coordination	Business Association, Chamber of Commerce, ECIDA	Develop marketing scheme to attract companies.
Foster inter-agency cooperation	ongoing	Economic Plan	Regional and Interagency Coordination	Village and Planning Boards, Town of Evans, other neighboring municipalities, Business Association, Chamber of Commerce, ECIDA	Meet regularly to coordinate economic development initiatives.

Table 5-1
Implementation Matrix

Plan Recommendation	Relative Priority	Category	Action Type	Agency Involvement	Required Action(s)
Promote a positive business climate	ongoing	Economic Plan	Regional and Interagency Coordination	Village and Planning Boards, Business Association, Chamber of Commerce, ECIDA	Ensure adequate infrastructure and municipal services are available to meet the needs of businesses.
Recognize the connection between visual character and tourism	ongoing	Economic Plan	Regional and Interagency Coordination	Village and Planning Board, Business Association, Chamber of Commerce, Buffalo-Niagara Convention and Visitors Bureau	Implement zoning recommendations; make physical improvements to gateways and parks.
Promote cultural activities	ongoing	Cultural Resources Plan	Regional and Interagency Coordination	Business Association, Historian, Village Board, other groups	Develop cultural events and advertising.
Promote cultural and entertainment uses	ongoing	Cultural Resources Plan	Administrative and Procedural	Business Association, Chamber of Commerce, Village and Planning Boards	Ensure that zoning facilitates cultural/entertainment development.
Encourage site amenities	ongoing	Urban Design Plan	Administrative and Procedural	Village and Planning Boards	Encourage amenities through zoning incentives and guidelines; develop and fund public street program.
Encourage SEQRA training	ongoing	Environmental Protection Plan	Administrative and Procedural	Planning and Village Boards, historian, other agency staff and board members	Establish program and schedule for training of officials.
Require Phase I environmental studies	ongoing	Environmental Protection Plan	Administrative and Procedural	Village and Planning Boards, building inspector	During SEQRA process, routinely require environmental assessment for properties with former industrial and auto-related uses.
Maintain and improve public transportation access	ongoing	Transportation Plan	Regional and Interagency Coordination	Village and Planning Boards, NFTA, GBNRTC, Erie County	Promote available service to residents and determine demand for additional services.
Improve the sidewalk system	ongoing	Transportation Plan	Capital Investments	Village and planning boards, DPW	Prepare sidewalk plan; Budgetary appropriation by Erie County and Village Board; require sidewalks in new subdivisions.
Maintain on-street parking in the business district	ongoing	Transportation Plan	Administrative and Procedural	Village and planning boards, DPW, Erie County	As specified in the Action Plan.
Promote pedestrian activity/public education	ongoing	Transportation Plan	Regional and Interagency Coordination	Village and planning boards, GBNRTC	Consider ways to promote pedestrian and bicycle activity in Village.
Evaluate impacts of new development	ongoing	Municipal Utilities Plan	Administrative and Procedural	Village and planning boards	Carefully evaluate potential impacts of proposed projects on municipal utilities and community facilities utilizing SEQRA.

Table 5-1
Implementation Matrix

Plan Recommendation	Relative Priority	Category	Action Type	Agency Involvement	Required Action(s)
Encourage inter-governmental cooperation	ongoing	Municipal Utilities Plan	Administrative and Procedural	Village and planning boards, Town of Evans, other neighboring municipalities	Maintain communication between Evans, other neighboring communities and school district; consider mutually beneficial sharing of services/coordination of equipment.
Utilize the SEQRA process to consider water line extensions	ongoing	Municipal Utilities Plan	Administrative and Procedural	Angola Water District, Village and Planning Boards, Town of Evans, Erie County	Carefully consider water line extensions using SEQRA
Maintain sanitary sewer system	ongoing	Municipal Utilities Plan	Regional and Interagency Coordination	Village and Planning Boards, Erie County Sewer District #2, DPW	Continue to coordinate with Sewer District #2 to ensure deficiencies are in system are appropriately attended to.
Work with high-speed internet providers to develop more internet options	ongoing	Municipal Utilities Plan	Administrative and Procedural	Village and Planning Boards, Business Association, Chamber of Commerce, DPW	Encourage high-speed internet providers to develop infrastructure and offer services in Angola.
Ensure adequate water pressure	ongoing	Municipal Utilities Plan	Capital Investments	Angola Water District, Village and Planning Boards, Town of Evans, Erie County, DPW	Anticipate increase in demand and prioritize areas that may develop or already have low water pressure; incorporate in CIP.
Follow a coordinated Downtown enhancement effort	short-term	Economic Plan	Planning and Analysis	Business Association, Chamber of Commerce, Erie County, Village and Planning Boards	Consider hiring a regional tourism/downtown coordinator who would work from the Village.
Develop activities for youth	short-term	Economic Plan	Regional and Interagency Coordination	Business Association, Chamber of Commerce, Erie County, Village and Planning Boards, Joint Recreation Committee	Target family-oriented businesses and other youth activities in Business District.
Adopt new zoning law (multiple districts and map revisions)	short-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Draft and review law, SEQRA.
Restrict drive-in and auto-related uses	short-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Include in new zoning law as specified in Action Plan
Encourage and regulate home occupations	short-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Make appropriate changes in zoning law.
Re-map the Industrial District	short-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Make appropriate changes in zoning law.
Enhance utilization of special use permits	short-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Make appropriate changes in zoning law.
Permit planned unit developments (PUDs)	short-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Make appropriate changes in zoning law.

**Table 5-1
Implementation Matrix**

Plan Recommendation	Relative Priority	Category	Action Type	Agency Involvement	Required Action(s)
Place time limits on site plan, special permit and subdivision approvals	short-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Make appropriate changes in zoning law.
Make land use regulations clearer and easier to use	short-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Ensure clarity in zoning rewrite.
Implement incentives for volunteers	short-term	Community Facilities and Recreation Plan	Administrative and Procedural	Village Board	Establish and provide budget for volunteers
Plan for recreational needs in CIP	short-term	Community Facilities and Recreation Plan	Regional and Interagency Coordination	Joint Recreation Committee, Village and Planning Boards	Specify recreational funding needs in CIP.
Utilize flexible zoning mechanisms to enhance housing opportunities	short-term	Housing Plan	Legislative and Regulatory	Village and Planning Boards	Adopt regulations for accessory, senior, etc. housing.
Allow accessory housing units	short-term	Housing Plan	Legislative and Regulatory	Village and Planning Boards	Review model laws and evaluate.
Identify historic resources	short-term	Cultural Resources Plan	Planning and Analysis	Village Board, Historian	Conduct cultural resources inventory.
Provide landscaping guidelines in the site plan regulations	short-term	Urban Design Plan	Legislative and Regulatory	Village and Planning Boards	Review model guidelines and evaluate.
Improve the appearance of signage	short-term	Urban Design Plan	Capital Investments	Village and Planning Boards	Draft review law; SEQRA.
Protect Big Sister Creek	short-term	Environmental Protection Plan	Legislative and Regulatory	Village and Planning Boards	Review and adopt shoreline protection law.
Cross-reference local state and federal regulations	short-term	Environmental Protection Plan	Legislative and Regulatory	Village and Planning Boards	Review regulations.
Adopt a local SEQRA Type I List	short-term	Environmental Protection Plan	Legislative and Regulatory	Village and Planning Boards	Develop list and adopt.
Implement Capital Improvement Plan	short-term	Municipal Utilities Plan	Legislative and Regulatory	Village and planning boards, DPW	Establish CIP Advisory Committee; prepare CIP; Adoption by Village Board.
Pursue joint funding opportunities	short-term	Municipal Utilities Plan	Regional and Interagency Coordination	Village and planning boards, Town of Evans, other neighboring municipalities	Utilize list of funding sources in Plan; work with Erie County Circuit Rider; consider hiring regional grantwriter for long-term.
Evaluate potential for a skate park	short-term	Community Facilities and Recreation Plan	Planning and Analysis	Village and Planning Boards, Joint Recreation Committee	Study other skate parks in area; see Action Plan.

Table 5-1
Implementation Matrix

Plan Recommendation	Relative Priority	Category	Action Type	Agency Involvement	Required Action(s)
Improve bicycle system	mid-term	Transportation Plan	Regional and Interagency Coordination	Village and planning boards, DPW, Erie County, GBNRTC	Identify specific routes and parking locations; acquire land or easements; develop use and signage plans.
Provide sufficient land for industrial growth	mid-term	Economic Plan	Planning and Analysis	Business Association, Chamber of Commerce, Erie County, Village and Planning Boards	See Land Use and Zoning Plan; ensure appropriate municipal services are available.
Strengthen gateways	mid-term	Urban Design Plan	Capital Investments	Village and Planning Boards	Develop signage program; budgetary appropriation by Village Board; coordinate with NYSDOT and County Highway Department.
Strengthen environmental regulations in the density provisions	mid-term	Environmental Protection Plan	Legislative and Regulatory	Village and Planning Boards	Develop open space plan; revise subdivision regulations.
Adopt Commercial Design Guidelines	mid-term	Land Use	Legislative and Regulatory	Village and Planning Boards	Make appropriate changes in zoning law.
Support library enhancements	mid-term	Community Facilities and Recreation Plan	Planning and Analysis	Village Board	Work with library and Erie County to develop enhancement plan.
Develop recreational linkages	mid-term	Community Facilities and Recreation Plan	Regional and Interagency Coordination	Joint Recreation Committee, Village and Planning Boards	As specified in the Action Plan.
Establish working relationships with land trusts	mid-term	Community Facilities and Recreation Plan	Regional and Interagency Coordination	Joint Recreation Committee, Village and Planning Boards	Initiate contacts, invite land trust to make presentation at Village/Planning Board meeting.
Utilize publicly-owned lands	mid-term	Community Facilities and Recreation Plan	Planning and Analysis	Joint Recreation Committee, Village and Planning Boards	Develop utilization plan; dedicate land.
Use innovative land use tools	mid-term	Community Facilities and Recreation Plan	Planning and Analysis	Joint Recreation Committee, Village and Planning Boards	Review and adopt open space protection law; SEQRA.
Develop a tourism strategy	mid-term	Economic Plan	Planning and Analysis	Village and Planning Board, Business Association, Chamber of Commerce, Buffalo-Niagara Convention and Visitors Bureau	As specified in the Action Plan.
Revitalize older structures	mid-term	Housing Plan	Regional and Interagency Coordination	Village and Planning Boards, non-profit housing agencies, Erie County	Pursue/educate homeowners regarding housing rehabilitation funding; adopt new regulations.

**Table 5-1
Implementation Matrix**

Plan Recommendation	Relative Priority	Category	Action Type	Agency Involvement	Required Action(s)
Develop interpretive Program	mid-term	Cultural Resources Plan	Planning and Analysis	Village Board, Historian	See Action Plan.
Implement a street tree program	mid-term	Urban Design Plan	Planning and Analysis	Village and Planning Boards	Conduct tree inventory; prepare planting program; budgetary appropriation by Village Board.
Utilize conservation easements to protect natural resources	mid-term	Environmental Protection Plan	Administrative and Procedural	Village and Planning Boards, land trusts	Adopt local easement law; work with land trusts.
Evaluate the potential of Big Sister Creek as a natural greenway preserve	mid-term	Environmental Protection Plan	Planning and Analysis	Village and Planning Boards, land trusts	Establish ad-hoc committee; evaluate potential to develop trails and other amenities; work with land trusts and property owners to acquire land rights.
Improve signage at strategic locations	mid-term	Transportation Plan	Capital Investments	Village and Planning Boards, NYSDOT, Erie County	Develop signage plan; estimate costs; add to CIP.
Connect Lake Erie and downtown Angola	mid-term	Transportation Plan	Capital Investments	Village and planning Boards, Town of Evans, GBNRTC, Erie County	Work with GBNRTC and Town of Evans to continue to plan and apply for funding for bike/hike trail along Lake Street.
Enhance Downtown Parking	mid-term	Transportation Plan	Capital Investments	Village and planning boards, DPW, Erie County	Identify potential sites; choose most appropriate site(s); appropriation by Village Board; promote shared parking alternatives.
Repair storm drainage problems	mid-term	Municipal Utilities Plan	Capital Investments	Village and Planning Boards, DPW	Prioritize areas in Village that have drainage problems; evaluate remedial options and incorporate in CIP.
Complete repairs on fire hydrants	mid-term	Municipal Utilities Plan	Capital Investments	Village and Planning Boards, DPW	List and prioritize all hydrants that need repairs and incorporate in CIP.
Prepare feasibility study for municipally-owned electric and telecommunications services	mid-term	Municipal Utilities Plan	Planning and Analysis	Village and Planning Boards, DPW	Develop ad-hoc committee; initiate study.
Improve recreational facilities	long-term	Community Facilities and Recreation Plan	Capital Investments	Village and Planning Boards, Joint Recreation Committee	Coordinate park improvement program as specified in the Action Plan.
Promote public access to Big Sister Creek	long-term	Community Facilities and Recreation Plan	Planning and Analysis	Village and Planning Boards, Joint Recreation Committee, land trusts	Work with land trusts and the Joint Recreation Committee to study the potential access points and necessary land acquisition; apply for funding.

**Table 5-1
Implementation Matrix**

Plan Recommendation	Relative Priority	Category	Action Type	Agency Involvement	Required Action(s)
Develop Angola as a tourist destination	long-term	Economic Plan	Regional and Interagency Coordination	Village and Planning Board, Business Association, Chamber of Commerce, Buffalo-Niagara Convention and Visitors Bureau	As specified in the Action Plan.
Work with the DOT to revert Main Street to State route status	long-term	Transportation Plan	Planning and Analysis	Village and Planning Boards, NYSDOT, Erie County	Initiate contact with NYSDOT.
Relocate existing aboveground utility lines from front of storefronts in the business district	long-term	Municipal Utilities Plan	Capital Investments	Village and Planning Boards, Business Association, Erie County, utility companies	Work with utility companies and property owners; prioritize areas for relocation; determine feasibility of both undergrounding and relocation to rear of buildings; pursue funding opportunities. If feasible, include in CIP.
Develop additional facilities	long-term	Community Facilities and Recreation Plan	Capital Investments	Village and Planning Boards	As specified in the Action Plan.

C. FUNDING SOURCES

Funding is critical to the successful implementation of the Comprehensive Plan. Table 5-2 lists a number of potential public funding resources including federal, state, local, and non-profit funding sources. The table lists the programs which are particularly applicable to implementation of the Plan, as well as the purpose of and type of assistance available through the programs.

Table 5-2
Potential Funding Sources for Comprehensive Plan Implementation

<u>Department</u>	<u>Unit</u>	<u>Program</u>	<u>Assistance/Purpose</u>
FEDERAL GOVERNMENT			
<i>Department of Commerce, Economic Development Agency (EDA)</i>		EDA grants for Public Works and Infrastructure Development	Grants for construction of public works and development facilities.
<i>Department of Housing and Urban Development (HUD)</i>		Community Development Block Grants (CDBG)	Loans, grants, loan guarantees to support community development for low/moderate income areas. Eligible activities include infrastructure development (e.g., sewer, water, streets).
<i>Federal Highway Administration (FHWA)</i>		Transportation Equity Act for the 21 st Century (TEA-21) or its successor program	Provides funding for non-traditional projects that add value to the surrounding transportation system. Locally administered by the New York State Department of Transportation.
<i>Environmental Protection Agency (EPA)</i>		Drinking Water State Revolving Loan Fund	Loan assistance to finance drinking water infrastructure.
<i>Department of Interior</i>	National Parks Service	Certified Local Government Program	Technical assistance and grant funding for historic preservation activities.
NEW YORK STATE GOVERNMENT			
<i>Empire State Development Corp. (ESDC)</i>		Regional Economic Development Partnership Program	Grants and loans for infrastructure planning and construction. Program is intended to facilitate the creation and/or retention of jobs and increase in business activities in the state.
		General Development Financing	Assistance for job creation/retention projects designed to improve manufacturing and non-retail service firms, corporate headquarters, tourist districts.
<i>Department of Transportation</i>		Industrial Access Program	The IAP has been designed to complement

Table 5-2
Potential Funding Sources for Comprehensive Plan Implementation

<u>Department</u>	<u>Unit</u>	<u>Program</u>	<u>Assistance/Purpose</u>
		(IAP)	economic development projects throughout the State where transportation access poses a problem or may offer a unique opportunity to the viability of a project.
<i>Office of Parks, Recreation and Historic Preservation</i>	Clean Water/ Clean Bond Act	Historic Preservation	Grants for historic resource surveys, acquisitions, and rehabilitation.
	Clean Water/Clean Bond Act	Parks Program	Grants for the acquisition and/or development of parks and recreational facilities and for the protection of open space.
	Environmental Protection Fund	Parks Program	Grants for the acquisition and/or development of parks and recreational facilities and for the protection of open space.
	Environmental Protection Fund	Historic Preservation	Grants for the survey, acquisition, and/or restoration of historic resources.
<i>Division of Housing and Community Renewal (DHCR)</i>		Home Investment Partnership Program	Variety of funding mechanisms (loans, unit subsidies, grants) for construction and rehabilitation of eligible rental housing, housing for first-time buyers, rehabilitation of owner-occupies housing, and tenant-based rental assistance.
LOCAL GOVERNMENT			
<i>Erie County</i>		County Planning	Technical assistance
		Community Development Block Grant (CDBG)	As shown above under the Department of Housing and Urban Development (HUD). Erie County administers CDBG funds locally.
		General Fund	Potential for special appropriations

Table 5-2
Potential Funding Sources for Comprehensive Plan Implementation

<u>Department</u>	<u>Unit</u>	<u>Program</u>	<u>Assistance/Purpose</u>
Village of Angola		Capital Budget	Village contribution to parks, streetscape, roadway, signage, infrastructure, and other capital improvements.
Erie County Industrial Development Agency (IDA)		Various programs	Provides assistance for Real Property Tax Abatement, Sales Tax Exemptions, Mortgage Tax Exemptions, Assistance with Grants and Low Cost Loans, Site Selection Assistance, and Business Planning.
NOT-FOR-PROFIT AGENCIES			
National Trust for Historic Preservation		Historic Preservation	Small grants and low-interest loans for projects including historic resource surveys.
Preservation League of New York State		Preserve New York	The Preserve New York Grant Program provides support for three types of projects: cultural resource surveys, historic structure reports, and historic landscape reports. An applicant must be a not-for-profit group with tax-exempt status or a unit of local government. Religious institutions are not eligible to apply. The program generally provides only partial support on a competitive basis. Grants are likely to range between \$3,000 and \$15,000.