

- d. Limit areas of large scale/inappropriate development in accordance with the areas denoted on the Vision map. These areas should be reflected in new Overlay districts.
8. The Town should evaluate land uses that do not fit into the rural character of the Town and potentially eliminate them from allowed uses in the zoning ordinance.
 - a. The lack of sewers in many areas helps to reduce development and maintain character.
9. The Town should inventory and map important lands / features (non-agricultural) in the Town. Once mapped, the Town can amend zoning to ensure that these features are maintained/protected to the greatest extent possible.
10. Create a committee/working group of County, Community college, transportation officials, and Sanborn and Town representatives, to discuss and plan pedestrian accessibility and transportation/traffic concerns in the Sanborn/NCCC area.
11. Gateway features/improvements should be considered at the following strategic locations: Saunders Settlement Road at Town boundaries, Upper Mountain Road at Lockport boundary, Cambria Wilson Road at Town boundary (coordinate with Wilson). Gateways should include rural/agrarian type features, or potentially wine trail references.
 - a. Town signage could be included as an improvement, but other methodologies can also be utilized.
 - b. These gateways could involve improvements to aesthetics in these areas (removal of excessive signage, landscaping improvements, etc.)
12. Hamlet design guidelines could be incorporated in the Zoning Code for appropriate areas.
13. Coordinate local disaster preparedness with Niagara County.
14. All actions recommended by the Plan need to be balanced against the financial impacts to the Town; helping to minimize impacts to the taxpayers.

7. Improve the economic conditions of the Town.

1. Work with the farming community to establish their needs to remain as viable farms.
2. Consider/Investigate the completion of an Agricultural Protection Plan with State Grant funds (coordinate/expand on County Plan).

- a. Based on the Agricultural Protection Plan or through other efforts (through Agricultural committee), help identify the markets and needs of farmers within the Town.
 - b. Help to sponsor farming events and activities in the Town.
 - c. Coordinate activities with and consider implementation actions in the Niagara County Agriculture and Farmlands Protection Plan.
 - d. If appropriate, based on these plans, the Town should investigate the State's Purchase of Development Rights (PDR) program, or consider other techniques such as Purchase of Agricultural Conservation Easements (PACE) and Transfer of Development Rights (TDR's).
 - e. The Agricultural Overlay area developed in the 1997 Plan has been expanded to the eastern boundary of the Town and has been incorporated into this Plan's Vision map. The Town could create an official zoning overlay for this area that identifies goals and objectives of this area and additional standards and requirements for development in this area (could also be the target of the programs referenced in item "d." above).
 - f. These agricultural activities should be coordinated with Niagara County and could also involve the surrounding communities.
 - g. Create an Overlay district for the area denoted on the future Vision map as "Escarpment/Agri-tourism/Wine Trail" area to help encourage appropriate Agricultural and Agri-tourism businesses. No large-scale projects that are not Agricultural or Agri-tourism related development projects should be allowed in this area.
3. Specifically look for projects that can help to maintain and improve agriculture and get these projects listed in the Regional Economic Development Plan. Coordinate these activities through the County and with surrounding communities to improve grant scoring.
 4. Continue support for the Cambria Technology Park "Shovel Ready" site established in the southeastern corner of the Town. Work with the County and other Regional Economic Development groups to market this site. Continue to seek monies to provide access into the backlands of the site.
 - a. Work with Niagara County to improve the grant applications made for this project in the past.
 - b. Work with Niagara County to continue to further evaluate the marketplace for this site.

5. In the area demarcated as the Economic Development area on the Vision Map, evaluate zoning revisions to accommodate future business/industrial growth in this area. The area will have a combination of agriculture, business, residential and industrial and must be planned accordingly. A concept plan of this area is attached in the Appendix.
 - a. When amending any zoning in this area, follow lot lines and try not to have multiple zonings on one property.
 - b. The New plan may include expanded commercial zoning along Campbell Blvd and Junction Road.
 - c. The focus of this area is to provide jobs, taxes and related economic activity that will help the Town's economy, and this should be consider when expanding, revising and/or creating new PUD areas.

6. The Economic Development Area is part of the Growth corridor identified in the Erie Niagara County Framework for Regional Growth (referred to as the ENRF, RFG, or FRG), and plans for this area must be coordinated with the Region/County and the adjoining municipalities. Strengthening of the infrastructure system is important to this area's success.

7. The area demarcated as the "Sanborn/NCCC Area" on the Vision Map, is also a growth area in the Town. This growth area represents a combination of residential and properly planned commercial growth that works in synergy with the college growth plans. The college is a regional asset that will have local impacts.
 - a. The Town maintains a good relationship with NCCC and should continue to meet with County officials to discuss the future of this area.
 - b. The "Start- Up New York" program should be considered and discussed for this area.
 - c. Coordinate these activities with the pedestrian accessibility/ traffic issues, and with the overall safety in the area (see next item and previous discussions)

8. Sanborn is identified as a Rural Center in the FRG, and it is a unique Rural Center as it incorporates the College, and areas of the Town of Lewiston, the Town of Cambria, and arguably the Town of Wheatfield which includes Sanborn in their Comprehensive Plan (a Regional Rural Center).

As such, the Sanborn area is extremely important to the Region. A planning group (with community representatives) of the County, the College, the three (3) Towns, and representatives of Sanborn should be formed to coordinate the planning of this Rural Center. Housing, economic development opportunities, commercial support activities and

college-related activities will all be components of this area. Safety should be a primary concern.

9. The “Saunders Settlement Road Corridor” area denoted on the Vision Map, is an area that connects the Sanborn area to the Economic Development area and includes the Former Lockport Air Force Station Site. This area consists of agriculture, residential housing and businesses. This area has infrastructure and will continue to be a secondary growth area within the Town. Focus should be on the redevelopment of the Former Lockport Air Force Station site and investing in its future.
 - a. Continue to create a redevelopment plan for the Former Lockport Air Force Station site and how it fits into the surrounding area.
 - b. Create a new name for this site and once planned, work with the County and Regional entities to market and develop the site.
 - c. Development opportunities include health care, light commercial and varied housing types.
10. Development along Saunders Settlement Road should be carefully planned as existing conditions include residential, commercial and agricultural.
 - a. Areas along this roadway should be in concert with the special areas (Economic Development Growth area, Saunders Settlement/ Former Lockport Air Force Station area and Sanborn/ College area) denoted on the Vision map.
 - b. Evaluate additional zoning changes around the Niagara Professional Park.
11. Commercial development in the northern part of the Town should be limited to hamlet style in the existing areas along Ridge Road (concentrated at the intersections) and have a rural character (smaller scale). These would be convenience businesses for local customers.
 - a. Coordinate these types of development with the needs of the area residents and the wine trail activities.
 - b. Some creative zoning may be necessary to allow mixed uses that could remain economically viable.
 - c. Residents in the survey responses mentioned needs such as groceries, hardware and food services.
12. Creative agricultural uses, and wine related and possibly brewery related uses should be encouraged in and around the Wine Trail area (as noted on the Vision Map).
 - a. Review and revise the Town Zoning law to allow/ encourage these type uses.

13. The Wine Trail is shown in two locations in the Town on the Heritage Assets map of the RFG document (shown in more thorough detail on the Vision map), and Agriculture and Tourism are target industry sectors in the REDC strategic plan. As such, the Town should support this industry and related uses in their laws and actions.

- a. Continue working on creating way-finding and other methodologies to draw people/tourist into the Town along the wine trail.
- b. Investigate the creation of Gateway elements at strategic locations entering the Town along the wine trail.

8. Implement construction planning methods for addressing future development or non-development.

1. It is the overall intent of the Town to manage growth so that the Town can remain a rural, agrarian community, while providing basic services and needs for the residents in a cost-effective manner.
2. The Town will follow the general guidance of the Town's Vision Map, in conjunction with the other sections of this plan, when making land use decisions (see next section for discussion of the Vision map).
3. The escarpment protection area should be considered for expansion to include additional elements of the escarpment area. The overlay should be updated to incorporate the different features and potential development types in this area.
 - a. Agricultural and agri-business/tourism uses will be the primary land use in the escarpment area.
 - b. Important view sheds should be identified and incorporated into the Overlay (viewsheds to the north and south).
4. Zoning should reflect the preferred land use pattern in the Town, and major rezonings should only be considered in the targeted areas for growth as generally depicted in the Vision Map and supported by documentation in this Plan. Other minor rezoning of lands would be considered as directed by the Plan and in protecting rural character of the community.
5. Continue to upgrade the Town's Zoning Ordinance and other development laws to reflect the issues of today and the future.
 - a. Pay close attention to changing regulations in telecommunications (cell towers) laws and agricultural laws and practices.

- b. Consider some design regulations for road frontage residential development (see previous recommendations on rural development guidelines and rural cluster development).
 - c. Have yearly joint meetings of the Planning Board, Town Board and Zoning Board of Appeals to discuss needed Law revisions related to new development trends and problems that are occurring. For example, trends and new technologies such as battery storage, fuel cells, vehicle charging stations, etc.
6. Research more creative methodologies to better manage growth to maintain/ grow agriculture and preserve the rural character of the Town. This effort should be coordinated with agricultural protection planning. Care should be taken in respecting property rights, while reducing the potential for random, uneconomical and non-rural growth patterns.
 7. Consider the creation and use of a new zoning district or overlay district entitled, "Agriculture", which could potentially place some limitations/ restrictions on the subdivision of land and the subsequent development of additional residential uses. Its location would be considered for the area first denoted in the 1997 Comprehensive Plan as the Agricultural Overlay area, and now shown on the new Vision map.
 8. The Agri-Residential zoning district should include more rural development guidelines. These guidelines would help to preserve rural character in the cases where lots are proposed to be split off along the road frontage (road frontage lots).
 9. The Town may need to create a mixed-use zoning district (a floating zone) that could be applied in appropriate areas (hamlet areas) in the Town, similar to the zone created by the Town of Lewiston for the Sanborn area. The zone would encourage traditional neighborhood development at a hamlet scale and could be more restrictive regarding allowed commercial uses. It could allow mixed uses in a single structure, and/or a mix of homes and small businesses as a neighborhood center.
 10. Map all communications towers in the Town, and what areas may be appropriate or inappropriate for future towers.
 11. Revisit the "pond issue" in the Town and determine if changes are needed in the regulations concerning ponds and the mining of materials.

9. To maximize State and Regional support, align local development policies consistent with Regional and State policies and documents.

1. Continue to be active in the Planning being done for the College, and plan growth accordingly around the campus. Continue to update this area's plan, and involve the Towns of Lewiston and Wheatfield (a regional initiative)
2. Meet with REDC representatives to discuss and plan for the Town's "shovel ready" site and its incorporation into the planning of this identified Growth Corridor. Work with County and State agencies to best target the appropriate industries for this site.
3. As a WNY REDC target industry sector, and utilizing any future Agriculture Protection Plan, the Town should identify and help implement aggressive strategies to help Agricultural operations remain successful. The best way to preserve Agriculture and its important economic and rural character benefits is to keep farmers farming.
4. Work with County, State and REDC representatives to further incorporate the Niagara Wine trail into planning, implementing and funding in these regional and statewide initiatives.
5. In accordance to support and finish the County Plan Goals with the Niagara County Agricultural and Farmland Protection Plan, implemented actions to support and foster the County Ag Plan goals.

10. To anticipate the Town's needs, manage its future, and not merely react to the forces of growth and change.

1. Adopt and implement this Comprehensive Plan.
2. Form a Comprehensive Plan committee to assist the Town Board with the Plan's implementation. This committee would incorporate volunteers from the community and could eventually grow to have sub-committees in targeted implementation areas.
3. Each year the Town should report on the implementation actions taken in the previous year on the Plan and identify implementation actions for the coming year. This report should also evaluate any projects/actions that have taken place during the previous year and potentially recommend any changes/updates to the Comprehensive Plan (things not anticipated)
4. Create a methodology to receive public input and comments during the year to make sure resident's needs are being addressed.

IMPLEMENTATION

This section of the plan outlines general guidelines for implementing the recommendations in the document and provides initial guidance on priorities. It also provides a methodology for keeping the plan up to date. An effective Comprehensive Plan will reflect the changing circumstances and conditions in the Town, the region, the State and the Country. The Town should regularly assess the Plan and its recommendations, updating recommendations and prioritization as circumstances dictate.

Highest Priority Actions: Immediate Actions

- After the Plan is adopted, the Town should form a Comprehensive Plan Implementation Committee (CPIC). This committee will take responsibility for overseeing implementation of the Plan. The committee's duties include identifying projects that will help the Town with implementing its vision and reviewing actions for their consistency with the Town's vision. The CPIC can also provide assistance to other boards, departments and committees on how to use the Comprehensive Plan as a basis for decision-making.
- An electronic copy of the Comprehensive Plan should be made available on the Town's website. Hard copies of the Comprehensive Plan can be provided to appropriate Town departments, committees, and boards. The Planning Board and Zoning Board should use the plan as a reference when they evaluate development projects.
- A copy of the Plan (hard copy and/or electronic) should be provided to Niagara County. The Town should consider making copies available to Regional and State agencies. The County and State must refer to the Town's Comprehensive Plan when considering actions or projects that will impact the Town.
- It should be clearly stated policy that the Town Board and Planning Board refer to the Comprehensive Plan when evaluating potential rezonings. If the proposed rezoning conflicts with the Plan, the Town can refuse to entertain it. In cases where the Plan is not clear whether the proposed rezoning is in conformance or not, the Town should use the information in the plan to formulate and document the Town's decision.

High Priority Actions: Near Term Implementation (First Year)

- The Town should evaluate the Town's zoning ordinance for conformance with the Plan and the Town's stated vision and goals. It is likely there will be conflicts or incongruities,

or areas where amendments can make the zoning better support the Town's goals. The Town should identify zoning problem areas and prioritize them to be implemented over time.

- Town Department heads should refer to the Plan to help in determining specific projects and developing their annual capital requests.
- The Town should investigate whether there are available grant programs to help fund projects that will help implement the Plan's recommendations.
- The Implementation Committee should review the recommendations section and identify projects and activities to sponsor.
- The Implementation Committee should meet with the Town Board at budget time to discuss actions and projects for the coming year and determine the budgets necessary to accomplish those actions.

Priority Actions: On-Going Implementation

- The Town should continue to make progress toward ensuring the zoning code best reflects the goals of the community, by making amendments to the zoning code as needed.
- The Town should also review other Town laws, such as subdivision regulations, to assess their effectiveness in supporting the Town's goals, and amend these laws as needed.
- The Comprehensive Plan Implementation Committee should make an annual report to the Town Board that summarizes the following:
 - A summary of the implementation actions accomplished in the preceding year, by the Committee and by the town and its departments.
 - A summary of new private and public development projects within the Town over the past year.
 - Major county, regional and State actions or projects that have occurred during the past year that may affect the Town of Cambria.
 - Studies and reports completed by the Town, County, and State that relate to the goals and objectives of the Town Plan.
 - A proposed work plan for the upcoming year for implementation activities.
 - Recommendations, if any, for revisions, amendments or additions to the Comprehensive Plan document.

- The Town Board should seek to keep the Plan up to date by making recommended additions or revisions on a regular basis. The changes can be as simple as appending new data or studies by reference. More extensive changes could entail revisions to the Recommendations or Implementation sections of the document.
- Official amendments to the document would require a public hearing on the proposed changes, conducting SEQR and then officially adopting the changes by resolution or motion at a Town Board meeting.

Implementation: Long-Term

- Approximately every five years, the Town should undertake a more thorough assessment of the Comprehensive Plan and determine if a new Update is warranted. This process would entail a more rigorous update to the inventory, expanded public outreach (surveys, public meetings) and a careful look at the goals and objectives for the Town.