

TOWN OF CAMBRIA COMPREHENSIVE PLAN

Draft for Public Review

December 2014



Town of Cambria

4160 UPPER MOUNTAIN ROAD

SANBORN, NY 14132

ACKNOWLEDGEMENTS

The Town of Cambria Town Board recognized the need to update the 1997 Comprehensive Plan and appointed a committee to accomplish the task. Building on a strong response, 20%, to a Town-Wide survey, the Committee worked diligently over an eighteen-month period to achieve its goal. Successful completion of the update was made possible through the efforts of the following individuals:

Cambria Comprehensive Plan Committee

Wright H. Ellis, Supervisor
Joseph Ohol, Councilman
William J. Amacher, Planning Board Chairman
John W. Phillips, Planning Board member
Michael D. Sieczkowski, Zoning Board of Appeals Chairman
James P. McCann, Building Inspector

Cambria Town Board

Wright H. Ellis - Supervisor
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Special Thanks for Their Valuable Contributions

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And the Citizens and Public Officials of the Town of Cambria

INTRODUCTION

Reasons for Preparing a Comprehensive Plan

New York State Town Law §272-a authorizes Towns to prepare and adopt a Comprehensive Plan. The legislation notes:

“Among the most important powers and duties granted . . . to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.”

The legislation acknowledges the importance of local governments in the enhancement, growth and development of the state. It notes that each municipality has its own resources and conditions to be considered, and highlights the importance of public input in developing the “optimum town comprehensive plan.” The legislation further notes “The development and enactment by the town government of a town comprehensive plan which can be readily identified, and is available for use by the public, is in the best interest of the people of each town.”

The Town of Cambria had adopted a comprehensive plan in 1965. In 1997, recognizing that conditions had changed over the past 30 years, the Town prepared an Update to the 1965 Plan.

The purpose of the 1997 Plan was explicitly to:

- “Update, though not rewrite” the earlier document.
- “Respond to planning problems” facing the community, and
- “Provide new insight, ideas and planning techniques for resolving changes in the use of land, zoning problems and shifts in values and attitudes toward the environment in general.”

In 2013, the Town decided to revisit its Comprehensive Plan. The Town was interested in coordinating its activities more with regional planning trends, particularly after the establishment of the State’s Regional Economic Development Councils. The Town also recognized that new

issues had emerged that were not necessarily addressed in the existing comprehensive plan. Accordingly, this update is intended to take a fresh look at issues relating to rural character, growth and economic development opportunities for the Town. Prepared cooperatively with input from the citizens of the community, it is designed to guide the Town of Cambria into the future.

There are many concrete benefits of a Comprehensive Plan. Municipalities are given the power to regulate land uses through zoning, but these decisions should be based on sound planning principles and a rational basis. The process of developing a Comprehensive Plan helps establish a consensus on what the community's vision for the future is, which helps guide decisions on how to regulate growth and development.

A Comprehensive Plan also establishes goals and objectives that provide guidance for other types of decision making. Local officials can evaluate policies, projects and practices based on whether they are consistent with the stated goals of the Town. The Plan also communicates the Town's preferences and priorities to other levels of government. All County, State or Federal governmental agencies that propose capital projects that would affect lands in the Town must take the Comprehensive Plan into consideration as part of their own decision-making processes. Having a clear statement of local vision strengthens the local input into these decisions, particularly after the passage of the New York State Smart Growth Act, which sets general policy guidelines that may or may not fit the local conditions.

The Comprehensive Plan, developed with the support and input from both municipal officials and the general public, helps build consensus toward a shared vision for the Town's future. It helps ensure that the Town's decisions are made with an awareness of how they help achieve that future. As expressly intended by the State enabling legislation, a plan is a valuable tool in shaping land use policies and zoning. However, its influence can be much greater, also affecting any Town, County, State and federal decisions on capital spending, infrastructure, grants, and intermunicipal cooperation that occur within the Town of Cambria.

Regional and Local Setting

The Town of Cambria is located near the center of Niagara County, New York. The Town is bordered by the Town of Lewiston to the west, the Town of Lockport to the east, the Town of Wilson to the north and the Towns of Pendleton and Wheatfield to the south. The Town, which is 39.9 square miles in area, falls within the Western New York region. The government of the Town consists of a Town Board, with a Supervisor and four Councilmen. Cambria is a rural community, characterized by farms, orchards and vineyards, and its citizens value the rural character of their town.

Town History¹

The Town of Cambria was officially established on March 11, 1808. It was the first Town in what was to become Niagara County, and its boundaries incorporated the entire geography of present day Niagara County. At that time, Erie County encompassed both Erie and Niagara Counties, and Niagara County was not established as a separate county until 1821, meaning the Town of Cambria preceded Niagara County by 13 years.



An authentic log cabin, one of the earliest homes of Cambria's first settlers.

One of the first pioneers in the Town was Philip Beach, who carried the mail on horseback from Canandaigua, through Cambria en route to Fort Niagara. He saw the potential of the area and purchased a homesite on what is now Ridge Road in the Town of Cambria in 1801. Additional family members moved to Cambria. In 1806, he sold his original log cabin to Joseph Hewitt, who became the first Supervisor of the Town. This property, located along the swiftly moving 12-Mile Creek also became the site of the Town's first sawmill. The property passed to William Howell, who built the Town's first clapboard house in 1808. This property was operated as Howell's Tavern. The Greek Revival home still stands on Ridge Road in the Town.



The former Howell's Tavern on Ridge Road

The hamlets of Warren's Corners, Molyneaux and Streeters Corner, named after early settlers of the community, grew around early taverns or inns. In the case of Molyneaux, a large hotel was located at the intersection of Ridge and North Ridge Roads from 1826 for nearly 100 years, when it burned in 1923. Molyneaux was also the site of the first post office in Cambria. By 1867, there were five post offices within the Town. Ironically, there is no post office in the Town today.



The Molyneaux Hotel at Molyneaux Corners



The Former Lafler General Store on North Ridge Road

¹ Based on **The Evolution of Niagara County** by Vernetta Genter, former Town of Cambria Historian (from Town of Cambria website)

The division of the Town of Cambria began in 1812, when the eastern half of the Town was established as Hartland. The western portion of the Town was divided into three municipalities, with Porter to the north, Schlosser (later Niagara) to the south, and Cambria occupying the central portion. The Town was further divided in 1818 to create Lewiston to the west. In 1824, the Town of Lockport was formed from the eastern portion of Cambria and the western portion of Royalton, resulting in the current geographic configuration of the town.

Using the Comprehensive Plan

There is no designated format for a comprehensive plan in New York State. Each plan is developed to fit the needs of the community. However, nearly all comprehensive plans contain certain common elements. These can be summarized by three questions:

- Where are we now?
- Where do we *want* to be?
- How do we get there?

The first question is addressed by an assessment of the town's existing conditions, which is included in the Inventory and Analysis section of this document. This section provides a description of the Town, including land use, demographics, environmental features, utilities, transportation and other features.

The second question is probably the most important part of a Comprehensive Plan. The section on Goals sets forth a clear vision for the municipality and its desired future. This section helps serve as a benchmark for decision-making in the community. For the Town of Cambria Comprehensive Plan, the chapter on goals also includes a discussion on the future vision for the town. A discussion of public input and how it contributed to establishing the vision for the town is also included.

The final question is addressed by the Recommendations section, as well as the Implementation section. The Recommendations section establishes a plan of action that the community can take to achieve its stated vision. It highlights specific actions, legislation or other steps the Town could undertake. The implementation section reviews the recommendations to suggest timing, level of effort and prioritization. These sections are not meant to represent all possible actions, nor is it necessary that the Town try to accomplish every single recommendation. It is up to the Town, with its citizens, to determine which activities to prioritize, depending on the circumstances facing the Town. As circumstances change, certain actions may become more compelling, while others may lose significance.

In the end, the main purpose of the Comprehensive Plan is to articulate what is important to the Town of Cambria and its residents. The intent is to help decision-makers move toward a future that protects the essential character of the community and enhances local quality of life.

In the immediate term, the plan is best implemented by making sure the Town's land use regulations do not conflict with the Town's stated vision. The Plan should be referred to and used as a benchmark when evaluating decisions, such as site plan approvals and rezoning. The Town should evaluate capital budgeting decisions with an eye toward whether it furthers the stated goals of the community. The Town should consider this document a useful tool, a resource and a guide to help achieve a better Cambria for all citizens.

INVENTORY AND ANALYSIS

This section provides an overview and assessment of existing conditions in the Town of Cambria. It builds and expands upon the existing 1997 Plan. The discussion addresses environmental resources, demographics, transportation, utilities, community/governmental facilities, land use and zoning.

Existing Land Use Patterns – Data

The Town of Cambria is a rural community located near the center of the County. The Niagara County Communities Comprehensive Plan identifies Cambria as one of “Central Communities” with the Town of Pendleton and the Town and City of Lockport. The Town’s land uses are primarily agricultural and rural residential, along with areas of woodlots and undeveloped lands, as is shown on Map XX: Land Use.

Land Use – Agriculture

Cambria is known for its excellent agricultural lands, and a significant proportion of the Town is dedicated to agricultural use. The Town has a varied agricultural base, with crop fields, vineyards, nurseries, dairy, cattle and horse farms, as well as vacant agricultural lands, including wooded lots and fallow fields. In 1965, over 90 percent of the land in the Town supported agriculture or open space. While the percentage has decreased, agriculture uses remain the most common land use type in the Town.

The Town of Cambria is within District #6, an Agricultural District established under the New York State Agriculture and Markets Law (see Map X). There are parcels that are exempted from the Agricultural District. These areas include Niagara County Community College, Sanborn, Pekin, and a few areas of more concentrated residential development. Some of the area south of Upper Mountain Road along the eastern border of the Town designated as an area for business development is also exempted from the Agricultural District, as is Town Hall and the Town Park. Several parcels that are exempted from District #6 remain in agricultural use.

Land Use – Residential

The second most common land use in the Town of Cambria is residential. Most houses are located on large lots, although there has been some subdivision of parcels into smaller home lots. Higher density residential concentrations are located in traditional hamlet areas such as Sanborn, Pekin, North Ridge and Cambria Center, as well as in new subdivisions, such as Willow Creek. Frequently, larger residential parcels include land that is farmed. The typical development pattern is road frontage lots along the major roadways, although there are a few subdivisions.

Land Use – Commercial & Industrial & Utilities

There are limited amounts of commercial and industrial property in the Town of Cambria. Commercial uses (retail and offices) tend to be scattered across Town. There is a small plaza across from Niagara County Community College on Saunders Settlement Road, and other small businesses primarily on major roadways. The Town's industrial area straddles the CSX Railroad between Lockport Junction Road and Comstock Road. A site on Lockport Road has been designated as "Shovel Ready" under the New York State Shovel Ready program, for eventual development with light industrial uses, although the parcel is currently agricultural in use. Several uses categorized as "Public Services" consist of utilities uses, such as an electrical substation and the Tennessee Gas pipeline.

Land Use – Community Service, Recreational & Entertainment

The largest land use categorized as "Community Service" is Niagara County Community College on Saunders Settlement Road. Other community services in Cambria include the BOCES facilities, Town Hall, the Fire Departments and a number of churches. The major recreational facility in the Town is the Town Park on Upper Mountain Road. There is also a private campground in the Town.

Existing Land Use Patterns – Observations

The Town of Cambria retains its rural character, and the predominant land use in the Town is agricultural. Most farms in the Town are cultivating field crops, fruit and vegetables, although there is a mix of other types of agriculture, including dairy, horse and cattle farms. North of the escarpment, land use is primarily agricultural and large lot residential. There are some areas of slightly denser development patterns including a few commercial uses along major roadways. Generally, commercial uses north of the escarpment are rural in character, such as home occupations, small snack bars and wineries.

Agriculture remains the most common land use south of the escarpment, but there are also areas of other types of development, including denser residential development, particularly south of Saunders Settlement Road (Route 31), where there are sewers to support smaller lots. The area of Sanborn has the greatest diversity, with a mix of residential types, commercial development and institutional uses, such as Niagara County Community College (NCCC) and BOCES. Fairview Village

(the former Air Force Base) is also an area of denser development, and the Town has invested in brownfield cleanup operations at this location. There is a greater variety of commercial uses, including a small plaza across from NCCC, and a new medical office building west of Fairview Village, both on Saunders Settlement Road. Economic development (commercial and industrial development) is projected to be primarily located in the eastern portion of Town, adjacent to the Town of Lockport, and along Lockport Road at the southern corner of the Town.

Land Use Regulations (Zoning) - Data

The primary means of regulating land use in Cambria is zoning. Under State Town Law, municipalities are granted the power of zoning “for the purpose of promoting the health, safety, morals or general welfare of the community.” The Town’s zoning regulates the type of uses that are allowed and establishes standards, such as building heights, yard sizes and density. They are intended to prevent land use conflicts and to guide how development occurs in the Town. The Town of Cambria Zoning Code establishes ten zoning districts.

Zoning Districts, Town of Cambria		Purpose
Agriculture and Residence District	AR	Agricultural and non-farm or suburban residential uses
Residence District	R-1	Residential neighborhoods, served by public utilities
Light Retail Business District	B-1	Businesses involving light retail trade
General Business District	B-2	General retail trade and business uses, including automotive uses
Industrial District	I-1	Heavy commercial and light industrial
Escarpment District	ED	To provide stronger controls for escarpment properties
Medium Density Residential District	MD	Single-family and multi-family dwellings, where public sewers are available
Planned Development District	P-D	Diverse uses guided by a specific development plan
Recreational-Campground	R-C	Recreational and campground purposes
Stormwater Management (overlay)		Adds controls for stormwater management, erosion and sediment control townwide

The majority of the land area in the Town is zoned A-R. Allowed uses include agriculture, one- and two-family homes, parks, and various accessory uses, such as garages, swimming pools and barns. A relatively large number of uses are allowed in the A-R district with a special use permit from the Zoning Board of Appeals, subject to additional criteria set forth in the zoning. These special permit uses include agricultural, residential and commercial uses, such as animal hospitals, bed and

breakfasts, day care facilities, motels, medical clinics and stables. A separate section of the code sets forth more guidance on the development of these special exception uses. The code also lists prohibited uses. In the A-R zone, prohibited uses are any use not listed, mining, and signs, with some exceptions (real estate and political signs; signs for the sale of farm products).

The area surrounding Niagara County Community College is zoned R-1. This district allows one- and two-family dwellings and typical accessory uses, such as garages and pools, as well as up to two temporary boarders. Some, but not all, agricultural uses are allowed. Prohibited uses include certain agricultural uses (e.g. animal husbandry, commercial greenhouses, barns), storage of commercial vehicles, and major excavations, and, as in the case of the A-R district, signs. One small area off Sherk Road is zoned Medium Density residential (MD). This area is where the Cedar Knoll apartments are located. In addition to the uses allowed in the R-1 district, the MD district also allows multi-family buildings, which is defined as detached buildings accommodating three to four families.

The Town of Cambria business districts include B-1, which has a more restrictive list of allowed businesses; B-2 and the Recreational-Campground District (R-C). B-1 allowed uses tend to be retail in nature, and include antique stores; beauty and barber shops; hardware and food stores, among others. The district also permits offices, motels, movie theaters and medical buildings. Animal hospitals, veterinarians, kennels, and light assembly are permitted as special use permit, subject to additional criteria. There is a long list of prohibited uses, which tend to be more intensive commercial uses, such as welding, junk yards, motor vehicle repair and mining. The B-2 district is less restrictive, particular in regard to automotive uses. Light industrial and motor vehicle repairs are allowed with a special use permit. Most of the lands zoned for business uses in Cambria are considered B-2 district. The Recreation-Campground District only allows recreational and campground uses. No specific zoning regulations apply, because the Town has a separate ordinance to regulate Recreation Vehicle Parks and Camping Grounds.

The town's industrial district is located west of Lockport Junction Road, and extends along the rail corridor. Most of the lands within the area zoned for industrial use are vacant or currently being farmed. The Industrial Zoning district is the most permissive, allowing non-residential uses not permitted in other districts, such as mining, topsoil stripping, light assembly and outdoor storage of commercial vehicles. Potentially dangerous manufacturing is prohibited (e.g. explosives, fireworks, poisonous gases), as are dumps, sludge and storage of scrap metal.

The Escarpment District is a protective district intended to protect environmentally sensitive areas along the Niagara Escarpment. Homes are allowed, with the requirement that they be set back a minimum of 80 feet from the edges of the escarpment (areas with steep slopes).

The Town of Cambria has a Planned Development (P-D) district that permits the establishment of mixed use areas, developed according to an approved development plan. Sites must be a minimum of five acres in size. The district is applied as a rezoning, subject to a Public Hearing and approval of the site plan.

The Town's zoning ordinance also includes sections enforcing erosion and sediment control, signage, parking, swimming pools and other activities.

Land Use Regulations (Zoning) - Observations

The zoning patterns of the Town generally follow the existing land uses, with the Agriculture and Residence zoning district covering the majority of the Town. North of the Niagara Escarpment, there are some scattered parcels zoned for Business 2 and parcels zoned to allow Recreational Vehicle Parks and Camp Grounds. Generally, zoning north of the escarpment appropriately supports rural uses.

The area surrounding NCCC is zoned Residential R-1 to allow denser residential development in an area of Town with sewers. This designation will accommodate future growth in the NCCC/Sanborn area. The college itself is zoned Agriculture and Residence.

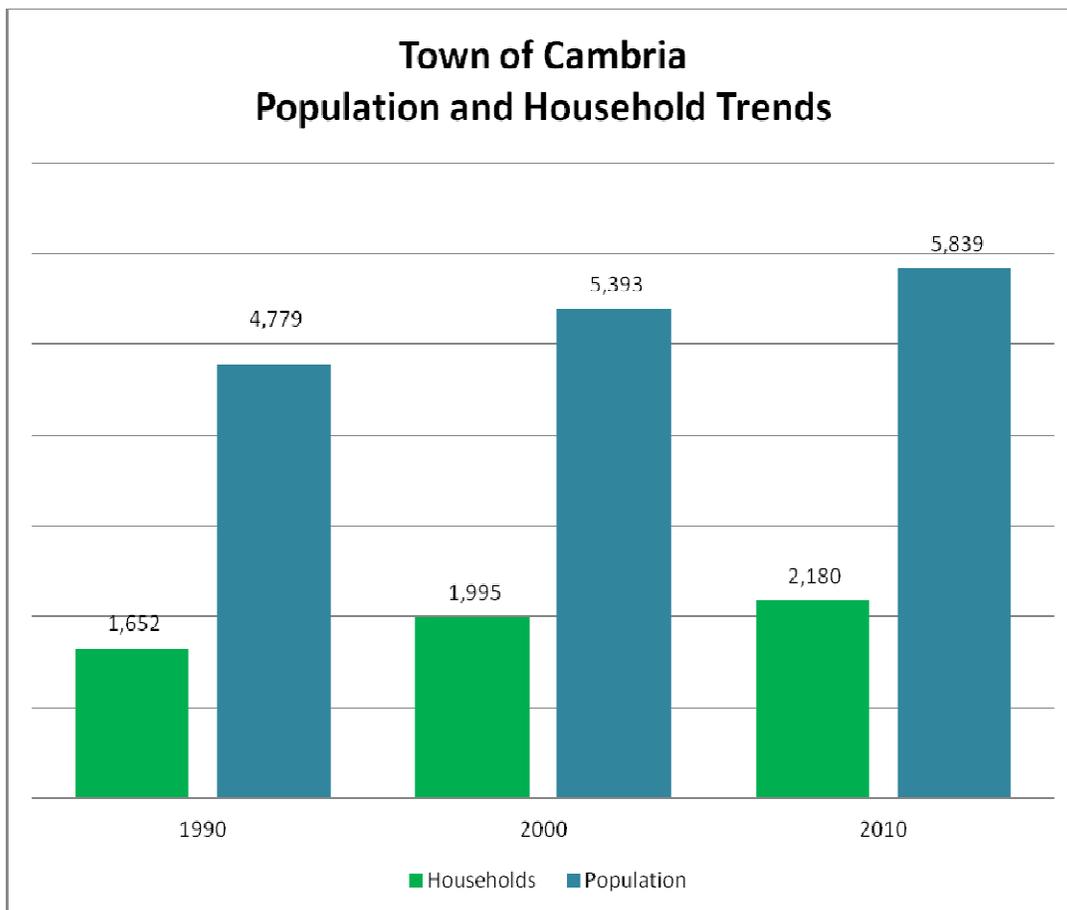
Segments of Saunders Settlement Road are zoned in support of business development: at the southeast corner of Townline Road (the plaza); the four corners at Baer Road (a landscaping business, but otherwise not commercial); between Shawnee and Cambria Roads (commercial uses include the medical office building and BOCES); and the eastern stretch of the road within Cambria, which is currently all agricultural and residential, with the exception of a parcel at the southwest corner of Campbell Boulevard. The southeastern corner of the Town, along Lockport Road, is designated for economic development, zoned for Business (B-2) and Planned Development (PD) in support of future business development at the Shovel-Ready Cambria Technology Park site, which is anticipated to be developed with light industrial and business uses. The Town also includes a large area zoned Industrial along the former rail corridor north of Saunders Settlement Road between Lockport-Junction Road and Comstock Road.

The zoning allows a wide range of uses with special use permits. For example, within the Agriculture-Residential zoning district, there is a list of 42 uses allowed with a special use permit. Examples include animal hospitals, rooming houses and medical clinics. In the process of obtaining a special use permit, applicants must demonstrate the use will meet a list of eight conditions. For example, the use must not change the character of the neighborhood, not create excessive noise, and must have appropriate landscaping. The code also contains sections establishing specific criteria for certain uses, such as motels, manufactured homes and motor vehicle repair stations.

The zoning also explicitly prohibits certain uses. Generally, these are uses that are more likely to result in negative impacts. For example, uses such as junk yards and slaughtering are prohibited in the Light Retail Business District (B-1). It should be noted that residential dwellings are also prohibited in that district.

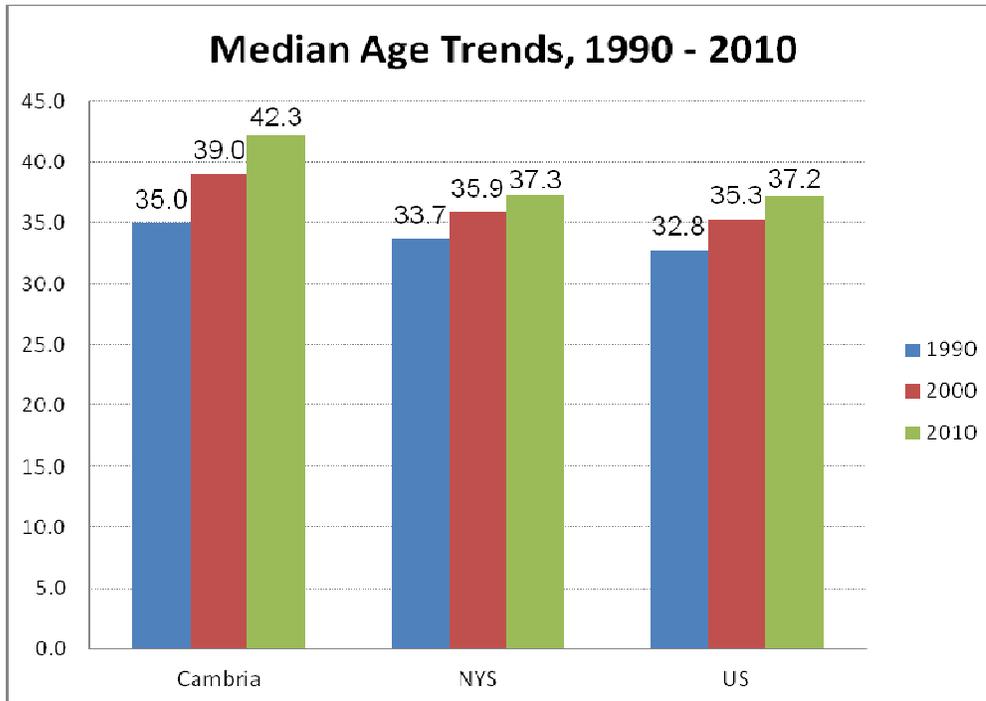
Demographic Trends - Data

The population of the Town of Cambria in 2010 was 5,839. This represented an 8.3 percent increase over the Town’s population in 2000. Even stronger growth was experienced in the decade between 1990 and 2000. Since 1990, the Town has added 1,060 residents, a growth rate of 22.2 percent between 1990 and 2010. The number of households in the Town has been growing at a faster rate. The Town had 2,180 households in 2010, an increase of 9.3 percent since 2000, and a 32.0 percent increase in the number of households since 1990. On average, the Town added approximately 26 new households each year between 1990 and 2010. Household growth exceeds population growth due to a trend toward smaller household size, particularly the growth in the number of one-person households. The average household size in the Town in 2010 was 2.55, a slight decrease from 2000, when the average household size was 2.70 persons.



Source: US Bureau of the Census

The population of the Town has been aging. The median age of a resident of Cambria has increased from 35 years in 1990 to 42.3 years in 2010. Residents of Cambria tend to be older than residents of New York State or the nation, a trend that has increased. In 1990, residents of Cambria were a median of 1.3 years older than New York State overall. In 2010, the gap had widened to 5 years. In 2010, the median age of a resident of the State was 37.3 years old, compared to 42.3 years in the Town of Cambria.



Source: US Bureau of the Census

The aging of the population in the Town of Cambria is due to a decrease in the younger aged residents, rather than an increase in older residents. Currently, children under the age of 18 make up 20.4 percent of the population, compared to 25.4 percent in 2000. In comparison, the proportion of seniors in the Town has been relatively stable. In 2010, 13.9 percent of the population was aged 65 or older, which is only slightly higher than the 2000 figure of 13.6 percent.

Town of Cambria – Age Distribution						
	2000		2010		Change	
Minors (<18 years)	1,372	25.4%	1,193	20.4%	-179	-13.0%
Age 18 – 64	3,256	61.0%	3,835	65.7%	+549	16.7%
Seniors (65+)	735	13.6%	811	13.9%	+76	10.3%

Source: US Bureau of the Census

There are 2,292 housing units in the Town of Cambria, including 112 units that are vacant. This vacancy rate of approximately 5 percent is considered normal, and accommodates natural mobility in the market related to turnover (home sales and apartment transitions). Cambria's housing stock is characterized by single-family homes, and 83.2 percent of homes in the Town are owner-occupied.

Additional data on demographic trends are shown in the following table.

TOWN OF CAMBRIA - Demographics

	1990	2000	2010	Percent Change		
				1990-2000	2000-2010	1990-2010
Total Population	4,779	5,393	5,839	12.8%	8.3%	22.2%
Median Age	35.0	39.0	42.3	11.4%	8.5%	20.9%
Households	1,652	1,995	2,180	20.8%	9.3%	32.0%
Family Households	1,347	1,525	1,586	13.2%	4.0%	17.7%
Female HHH	103	124	178	20.4%	43.5%	72.8%
Married Couples	1,186	1,318	1,296	11.1%	-1.7%	9.3%
Nonfamily Households*	305	470	594	54.1%	26.4%	94.8%
Age 65+ living alone	127	183	190	44.1%	3.8%	49.6%
Avg. Family size	3.22	3.1	2.97	-3.7%	-4.2%	-7.8%
Avg. HH Size		2.7	2.55		-5.6%	

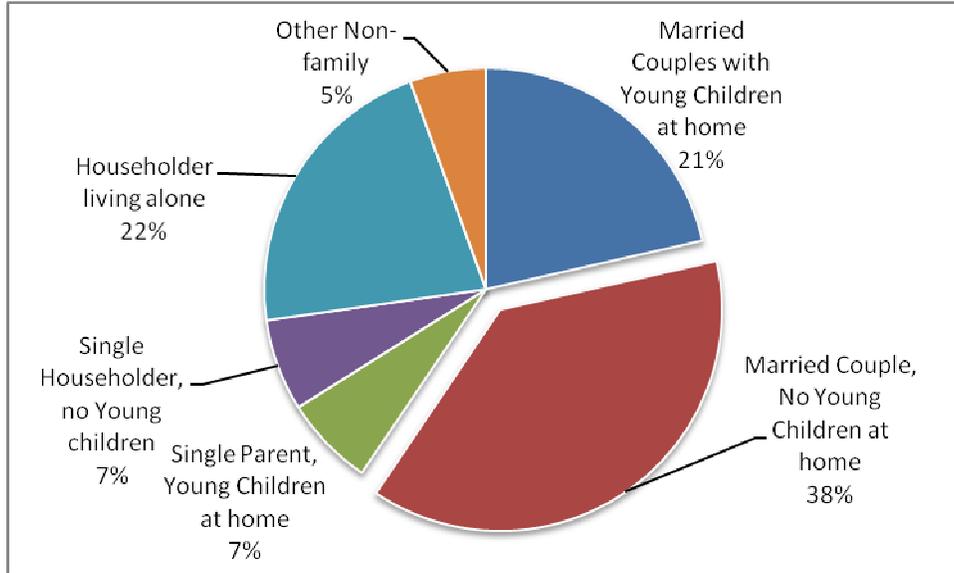
* Non-family households include households with one person living alone, as well as households made up of non-related persons

Source: US Bureau of the Census

	2000		2010		2000-2010
	Number	Percent Total	Number	Percent Total	Percent Change
Minors (<18 years)	1,372	25.4%	1,193	20.4%	-13.0%
Seniors (65+)	735	13.6%	811	13.9%	10.3%
Total Housing Units	2,066	100.0%	2,292	100.0%	10.9%
Vacant units	71	3.4%	112	4.9%	57.7%
Owner Occupied	1,641	82.3%	1,813	83.2%	10.5%
Renter occupied	354	17.7%	367	16.8%	3.7%

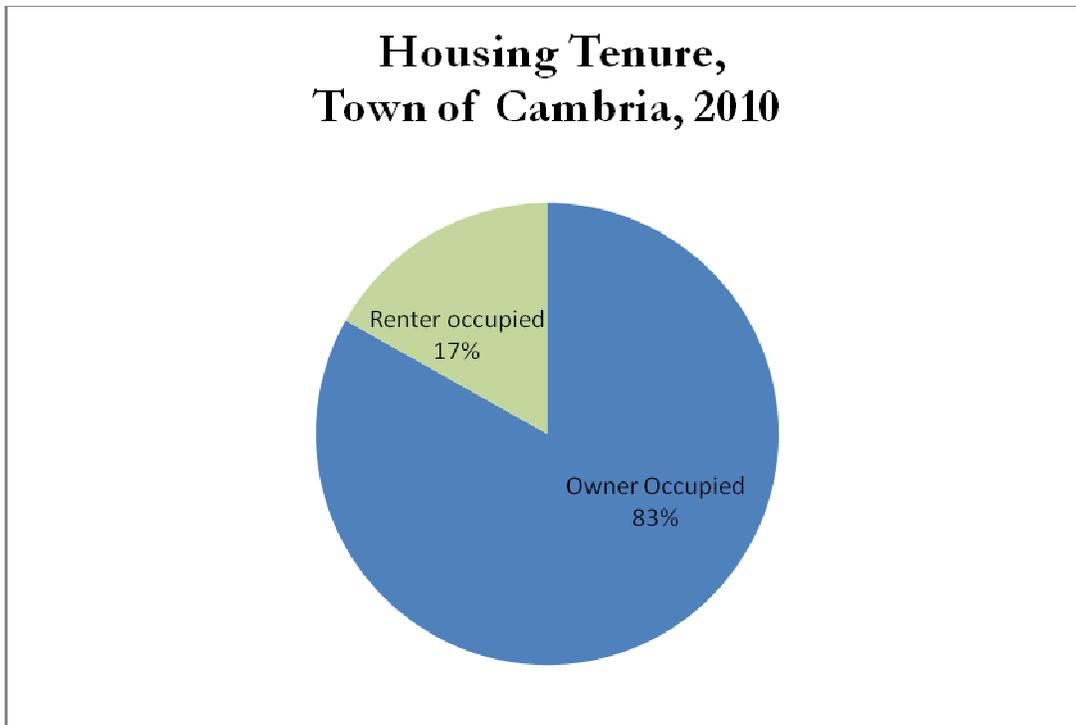
Source: US Bureau of the Census

Household Composition, Town of Cambria, 2010



Source: US Bureau of the Census

Housing Tenure, Town of Cambria, 2010



Source: US Bureau of the Census

Demographic Trends – Observations

The Town is growing at a rate of approximately 1 percent per year, adding about 50 persons per year. This translates into about 20 to 25 new households per year. In comparison to other rural communities, this is a fairly substantial growth rate. Towns such as Hartland, Newfane and Royalton remained essentially stable or even slightly lost population. On the other hand, communities such as Wheatfield are growing at a much higher rate: Wheatfield grew by 28.6 percent between 2000 and 2010.

Environmental Features - Data

The Town of Cambria has a wealth of environmental features and resources in the Town. These features include wetlands, stream corridors, floodplains, prime farmland, mature woodlots, and the escarpment. To a large degree, the environmental features of the Town help define its rural character. These features are depicted on Map XX: Environmental Features.

Wetlands

The Town of Cambria has both State and Federal wetlands. These are areas that tend to be saturated with water on a regular basis, creating a specific habitat. Whether under State or Federal jurisdiction, development within a wetland area is carefully regulated. Federal wetlands exist in pockets throughout the Town. State wetlands are concentrated primarily in an area north of Saunders Settlement Road in the western and central portions of the Town, and north of Ridge Road in the northern portion of Town. As noted in the 1999 Plan, wetlands provide a range of benefits. In addition to their habitat value, wetlands tend to improve water quality and protect areas from flooding by creating a natural ‘holding area’ for stormwater. They also can be attractive features, adding to the aesthetic character of the community.

Surface Waters

Several major streams traverse the Town of Cambria. The East and West branches of Bergholz Creek flow through the southwestern portion of the Town, southerly into the Town of Wheatfield. Bull Creek crosses through the southeastern portion of the Town. Several tributaries flow into the Western Branch of Eighteen Mile Creek in the northeastern corner of Cambria, and the East Branch of Twelve Mile Creek is in the north central portion of the Town. Smaller creeks and tributaries feeding into these major streams flow through the Town. The Town is divided into two watersheds, with properties south of the escarpment draining southwest toward the Niagara River and properties north of the escarpment flowing north to Lake Ontario.

Floodplains

There are areas of floodplains along each of the major stream corridors in Cambria, and many of the small tributaries as well. Floodplains are areas where FEMA has determined that there is a one

percent chance of flooding each year. These areas are also known as the 100-year floodplain. There are relatively wide areas of floodplains associated with Twelve Mile and Bergholz Creeks, and narrower but still significant floodplains along Eighteen Mile and Bull Creeks.

The Niagara Escarpment

The Niagara Escarpment crosses through the Town of Cambria, essentially bisecting the Town into northern and southern areas. The escarpment is a major geological feature that extends approximately 1,000 miles from Watertown, New York, across the Province of Ontario, through Michigan, Wisconsin and Illinois. Approximately 600 feet in height, it provides a dramatic land form through the Town of Cambria. In Canada, the Escarpment has been designated as a World Biosphere Reserve by UNESCO. Development on or near the escarpment in Ontario is carefully regulated by the Niagara Escarpment Commission.

Environmental Features – Observations

There are extensive areas of wetlands, floodplains and stream corridors throughout the Town of Cambria. The escarpment is another important environmental feature that merits protection. There is no inventory of woodlots and forests in the Town, but it is apparent that there are many wooded parcels, some of which are also categorized as wetlands. Generally, there is a greater concentration of environmental features north of the escarpment.

These features contribute greatly to the rural character of the Town of Cambria. The Town should adopt policies to encourage their preservation and protection.

Transportation -Data

The roadway system in the Town of Cambria is a mix of local, County and State roads. State Routes within the Town are State Routes 31, 93, 104, 270, 425 and 429. Saunders Settlement Road is designated as Route 31, and Ridge Road is Route 104. Route 93 forms the eastern boundary of the Town (Campbell Boulevard/Lockport-Junction Road/Lockport-Townline Road), then cuts through Cambria along Ridge Road and North Ridge Road just inside the northern boundary of the Town. Route 429 (Townline Road) forms the western boundary of the Town. State Route 425 travels along Shawnee Road, a portion of Lower Mountain Road and Cambria Wilson Road. These roadways are shown on Map XX.

County Roads include Upper Mountain Road, most of Lower Mountain Road, Thrall Road, Church Road, and the portion of Comstock Road south of Saunders Settlement Road. All remaining roadways in Cambria are Town roads.

The busiest road segment in the Town based on traffic counts is Saunders Settlement near Niagara County Community College, which accommodates an average of 8,560 vehicles on a daily basis (Average Annual Daily Traffic, or AADT). Traffic counts drop east of the college on Saunders Settlement to 6,650 AADT. Route 93 carries between 5,300 and 5,400 vehicles per day south of Upper Mountain Road; traffic counts drop off farther north along the road. Traffic counts are lower on other roadways in the Town, as shown on Map XX.

A CSX rail line crosses the Town of Cambria, providing access to the power plant in Somerset. There is limited transit service to the Community College from Niagara Falls. There are limited pedestrian accommodations (sidewalks) in the Town, with sidewalks largely confined to a small area of Pekin. New York State Bicycle Route 5 crosses the Town of Cambria. Bike Route 5 is a State-designated bicycle route that crosses New York State from Buffalo to Albany. It travels along Route 31 (Saunders Settlement Road) in the Town of Cambria. A number of other major roads in the Town are shown on the Greater Buffalo Niagara Regional Transportation Council's Bicycle Route Guide as part of the region's on-road bicycle network.

Transportation - Observations

The roadway network provides good access throughout the Town, with generally low traffic counts. Congestion is not an issue in the Town, except for isolated instances. Transportation in the Town of Cambria is very automobile-oriented, with few sidewalks, formal bike trails or bus routes. Given the low traffic volumes and the fact that many roadways have adequate wide shoulders, bicycling is a feasible option. There are areas of Cambria that have the potential to be walkable, most notably the Sanborn hamlet area. This area of the Town has higher density housing along with available services (shopping, the college) that would make walking a feasible option. More transportation alternatives, such as transit and biking, should be made available to service NCCC.

Utilities - Data

The Town of Cambria has water service throughout the Town, with waterlines along all major roadways and a water storage tank with pumping facilities. Water is provided by the Niagara County Water District (NCWD) and distributed by the Town. The Town has a Water Department that is responsible for the operation and maintenance of the water lines and hydrants.

The southern portion of the Town, south of Upper Mountain Road, falls within the Niagara County Sewer District (NCS#1). Sewer service is available in the area surrounding Niagara County Community College, and at the Fair Village area of the Town (Unicorn Drive, Fairview Drive), both of which discharge to NCS#1 Interceptor Sewers. A NCS#1 Interceptor sewer line runs through the southeastern portion of the Town. In other areas of the Town, wastewater management is handled by private on-lot septic systems.

New York State Electric and Gas provides limited natural gas service to a portion of the eastern half of the Town, and National Fuel Gas provides limited natural gas service in the western half of the Town. Most of the Town of Cambria is without natural gas service.

Utilities – Observations

Water and sewer infrastructure is in relatively sound condition and service interruptions due to repairs are very infrequent. Water loss due to breaks and leakage is well within industry standards. The older system of sanitary sewer lines in the Former Lockport Air Force Station area has been inspected and portions have been lined and repaired to eliminate structural weaknesses and to reduce infiltration and inflow of extraneous water.

As with many municipal systems, the existing water and sewer facilities are aging. Investments have been made to keep the systems in sound operating condition. The Town is developing an asset management plan to inventory the infrastructure condition and plan financially for future repairs, rehabilitation and replacement needed to sustain levels of service needed by its users.

Community Facilities (parks, schools, fire, law enforcement) - Data

Town Hall is located at 4160 Upper Mountain Road. The Town's Community Center is located adjacent to Town Hall. The Town Park, built since the 1999 Plan was prepared, is also on Upper Mountain Road, near the current Town Hall. The park has ball fields that accommodate baseball, softball and soccer, picnic shelters and a popular summer recreation program. The rear of the parcel is dedicated to passive recreation, with a nature trail through a wooded area. The Town continues to make improvements to the facilities at the Town Park. The Cambria Historical Society operates a museum in Old Town Hall, on Lower Mountain Road.

The Town is divided among five public school districts, and all primary and secondary students are bused to schools in adjacent communities. The Orleans-Niagara Board of Cooperative Educational Services (BOCES) has facilities for several programs on Saunders Settlement Road, including technical education, adult education and support services for the BOCES program. Niagara County Community College is located in the southwestern corner of the Town, and provides access to higher education for the entire County.

There are two fire companies physically located in the Town of Cambria. The Cambria Volunteer Fire Company maintains its primary fire hall at 4631 Cambria-Wilson Road. A small station is located on Upper Mountain Road near Thrall Road. The Pekin Fire Company has its hall on Upper Mountain Road, in the hamlet of Pekin. In addition, the southwest corner of the town (Sanborn) is covered by the Sanborn Fire Company, which has its station on Buffalo Street in the Town of

Lewiston. Police service is provided by the Niagara County Sheriff's Office and the New York State Troopers.

The Town of Cambria Housing Authority oversees properties designated for seniors aged 55 or older. These properties include single-family homes located on Northway Drive, Southway Drive and Fair View Village, off Eagle Drive. The Housing Authority also oversees Unicorn Apartments, a 28-unit apartment complex located on Unicorn Drive. Rents at Unicorn Apartments are subsidized and residents must be low- to moderate-income.

Community Facilities - Observations

The Town of Cambria provides a level of service appropriate to a small, rural town. The lack of a Town Park, evident at the last Comprehensive Plan, has been addressed, and the Town continues to develop appropriate programming and facilities at the park. The Community Center is an asset not available to many small towns.

GOALS and OBJECTIVES

The goals of a Comprehensive Plan establish what is most important to the community. They represent local values and priorities and provide insight into what the community desires for its future. As such, these goals should be used to help guide future decisions about growth and development in the Town, so that individual decisions are made with an understanding about how they relate to the community's preferred future.

In the 1997 Comprehensive Plan for the Town of Cambria, goals addressed quality of life, economic prosperity and appropriate growth controls. These issues remain relevant in the Town and these goals have been retained and updated. In addition, some additional goals were included to provide clearer guidance. To update the Goals/Vision of the Town established in the 1997 Comprehensive Plan, the following process was utilized:

1. The Consultant and the Comprehensive Plan Committee reviewed the 1997 Plan's Goals and Objectives with an eye toward the regional planning that has occurred and what has happened in the Town since that time. Based on that review, a draft of a revised set of Goals was established.
2. Based on Committee input, the Goals were further revised, and objectives were added to the Goals.
3. To obtain community input, the Town updated the citizen's survey that was completed for the 1997 Plan. The revised survey reflected the new issues and goals of the Town, but also allowed the Town to compare answers of certain questions from the 1997 survey to the 2013 survey.
4. The Town then held a public meeting on the work done to date, and allowed attendees to complete the survey and to input on the Vision of the Town.
5. To receive additional input from the citizens of the Town, the survey was mailed to the public utilizing the Town's water billing. This strategy was extremely successful, as the Town received over 400 responses (over 20% of the households).
6. The survey results were then utilized to further amend the Goals and Objectives so that they reflected the opinions of the residents. The top issues identified by the survey included; taxes, overdevelopment, rural character, the importance of farming, infrastructure needs, new businesses needed and road conditions. The appendix includes a further summary of the survey results.

The following are the Goals and Objectives of the Town:

- **Maintain or improve quality of life factors in the Town**
 - The Town of Cambria boasts an excellent quality of life for its residents.
 - Maintain the rural and agrarian character of the Town
 - Promote preservation of rural landscapes: agricultural lands, wooded lots and open space
 - Encourage mixed-use, walkable development surrounding Niagara County Community College
 - Promote a range of housing types that meet the rural character of the Town and accommodate changing demographic trends
 - Encourage a wider range of transportation options, such as trails, bike lanes, and creative transit options, such as rural transportation services
 - Maintain high quality recreation services in the Town to meet local recreational needs
 - Support and help plan for the provision of additional infrastructure (natural gas, sewer) in appropriate areas
 - Support improved road maintenance and improvements to the road system (to ease traffic issues in certain areas) in the Town for County, State and local roads
 - Continue to provide excellent community services to the citizens of the Town
 - Accomplish the above in a fiscally responsible manner

- **Improve the economic conditions of the Town**
 - Support agriculture as an important part of the Town’s economic base
 - Encourage appropriate industrial and/or commercial development in areas identified for this type of development
 - Support the establishment of new, convenience related businesses in appropriate areas of the Town
 - Encourage development in the designated Cambria Technology Park “Shovel Ready” site on Lockport Road
 - Promote the proper level of growth in the Town that respects the rural character of the Community, provides the community with basic needs, and achieves a balanced tax structure that keeps taxes low

- **Implement constructive planning methods for addressing future development or non-development.**
 - Identify areas where development is appropriate and direct growth in the Town to those areas
 - Protect environmentally sensitive areas, such as the escarpment, from inappropriate development

- Provide measures to minimize impacts of development
- Address issues such as property maintenance, abandoned housing and trespassing of vehicles
- **To maximize State and regional support, align local development policies consistent with regional and State policies and documents.**
 - Consistent with the Erie-Niagara Counties “Framework for Regional Growth” and the Niagara County Communities Plan, encourage conservation of agricultural lands and natural systems, such as wetlands, the escarpment and forested lands, to preserve rural character.
 - Consistent with the Western New York Regional Economic Development “A Strategy for Prosperity” Plan, encourage projects and actions supportive of targeted industries, including work force training, assistance to local entrepreneurs, and strategic public investment.
 - Coordinate Town and Niagara County Planning to help ensure that the Town’s Plans are in accordance with the County’s Comprehensive Plan and that the County is responsive and supportive of the Town’s Planning initiatives.
 - Encourage employment-generating development in areas identified for economic development growth, such as the Cambria Technology Park and the College area.
- **To anticipate the Town’s needs, manage its future and not merely react to the forces of growth and change.**
 - Take a proactive approach to determining development patterns in the Town.
 - Continue to develop programs, projects and policies that help the Town achieve its goals.
 - Implement the recommendations of the Comprehensive Plan.

RECOMMENDATIONS

Based on the review of the existing conditions, the trends occurring in the Community and Region, and the Goals of the Town, the following are the draft ideas/ recommendations of the Plan (framed around the Goals of the Town). These recommendations include ideas generated by the Committee and the public, and include items that may or may not be implemented by the Town. The Implementation section of this Plan provides guidance on prioritization and how these recommendations will be utilized.

A. Maintain or improve the quality of life factors in the Town.

1. Continue to invest in the Town Park and investigate creative ways to fund these potential improvements to lessen any burden on taxpayers.
 - a. Obtain community input on the recreational needs of the citizens. At least once a year receive community-wide input.
 - b. Investigate raising the recreation fee charged on new lots in the Town (Funds for helping to pay for improvements at existing facilities).
 - c. Investigate parking needs of the site; restrooms, winter activities, etc.
 - d. Community groups, such as Boy Scouts and recreation leagues can help with the Park.
 - e. Continue to look for grants to fund improvements.
2. Investigate simple connective features from the Town Park/Town Hall area to the surrounding community.
 - a. Consider a bike path along Upper Mountain Road.
3. Maintenance and system improvements to the existing water and sewer system should be a primary focus of the Town. Expansion of sewers should only occur in designated areas (mostly restricted by the location of State Agricultural Districts).
 - a. Expand upon the Town's Asset Management Plan by creating a preventative maintenance plan for water and sewer.
 - b. Areas to prioritize for infrastructure improvements are the Sanborn and Cambria Technology Park areas.
4. Establish methodologies to receive input from the residents on the Town services that are provided. Establish a system for continuous improvements to these Town services.
 - a. Continue receiving input through the Town web-site.

- b. Build upon the surveys received from residents for this Comprehensive Plan; follow-up and re-issue updated survey in the future.
 - c. Continue to work with the natural gas suppliers in the Town on potentially expanding service within the Town.
- 5. Consideration should be given to improved property maintenance provisions (regulations/laws) in the Town.
 - a. The existing property maintenance law (Local law #2 of 2013), should be evaluated each year.
 - b. Investigate grant (low interest loan) programs that may be available to assist residents with improving their properties.
- 6. Work with Niagara County and NYS DOT on improving road maintenance in the Town. Target road improvement projects, including intersection improvements and signage.
 - a. See roads and intersections referred to by residents in the Town's survey.
 - b. Coordinate this issue with the Niagara County/ Town Shared Services proposal for 2015.
 - c. Focus Town efforts in a way to minimize budget increases in the Town.
- 7. Rural character should be considered in the Town's land use decisions. Consideration should be given to updating regulations to include more requirements that reflect rural character.
 - a. Consider creating rural design guidelines for the Town.
 - b. Consider creating rural cluster development regulations.
- 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.

B. 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 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.

- 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 south eastern 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.

- 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.

C. 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 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.
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.

D. 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.

E. 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.

VISION MAP

This Plan includes a Vision Map (Map #__), which visually portrays some of the basic concepts and recommendations of the Town and this Comprehensive Plan. This map is not a future land use map or a zoning map. The Map cannot be used independently from the information in this document. The Vision map is intended to communicate the overall vision of the Town. In conjunction with the entire Plan, it can help guide future decisions concerning zoning, other laws, and projects/actions in the Town.

The Vision map was based on information from the 1997 Plan, the existing conditions analysis in this document, input from the Town and its citizens, regional initiatives and the recommendations of this Plan. The major components of the Vision map are as follows:

1. The Economic Development Growth Area represents the growth corridor extending out of the City of Lockport, through the Lockport Industrial Park into the southeastern corner of the Town of Cambria, as illustrated in the *Erie and Niagara County Framework for Regional Growth*. The Town has recently received NYS Shovel Ready designation for the Cambria Technology Park, a light industrial park in this area. There is also existing business development along Lockport and Lockport Junction roads, including the Town of Lockport's industrial park on the east side of the road. This area has infrastructure and planned infrastructure improvements, sufficient power, a railroad, and a large successful industrial park just to the east of this site.
2. The Saunders Settlement/ Former Lockport Air Force Station area is centered on the recently remediated Air Force Base site off Old Shawnee Road. This area has existing infrastructure, and a large medical facility was recently constructed within this area of the Town. This area can accommodate additional growth. Priority should be given to the successful rehabilitation and redevelopment of the former Air Force Base.
3. The Sanborn/ Niagara County Community College area includes the regional hamlet of Sanborn and Niagara County Community College (NCCC). This area has regional significance. Planning for the area needs to be coordinated with the Community College and the Town of Lewiston.

4. The Saunders Settlement Road Connected Development Area connects the above three referenced growth areas. It represents areas that are primarily residential but due to their proximity to these growth areas they are transitional.
5. The Escarpment Protection area represents a large portion of the Niagara Escarpment and is a special area protected by the Town's Escarpment Zoning Overlay District.
6. The Agricultural Overlay area, which stretches across the northern portion of the Town, represents an area where there is large areas of significant agricultural soils. This area has special agricultural significance and the Town wishes to take extra precautions to protect this area for agricultural purposes.
7. The Plan also illustrates the minor hamlets in the Town, which like in many rural communities are primarily areas of higher residential development densities and in some cases minor commercial type uses. They are generally located at intersections of larger roads and are places that historically represented early settlement areas in the Town. These minor hamlets include Drew's Corners, Streeters Corners, Molyneaux, Warren's Corners and Pekin.
8. The Vision Map also depicts some other significant features of the Town, including the Town Hall and Town Park, and the growing Niagara Wine Trail.

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.