

## 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 3: 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 1997 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 4: Transportation.

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.



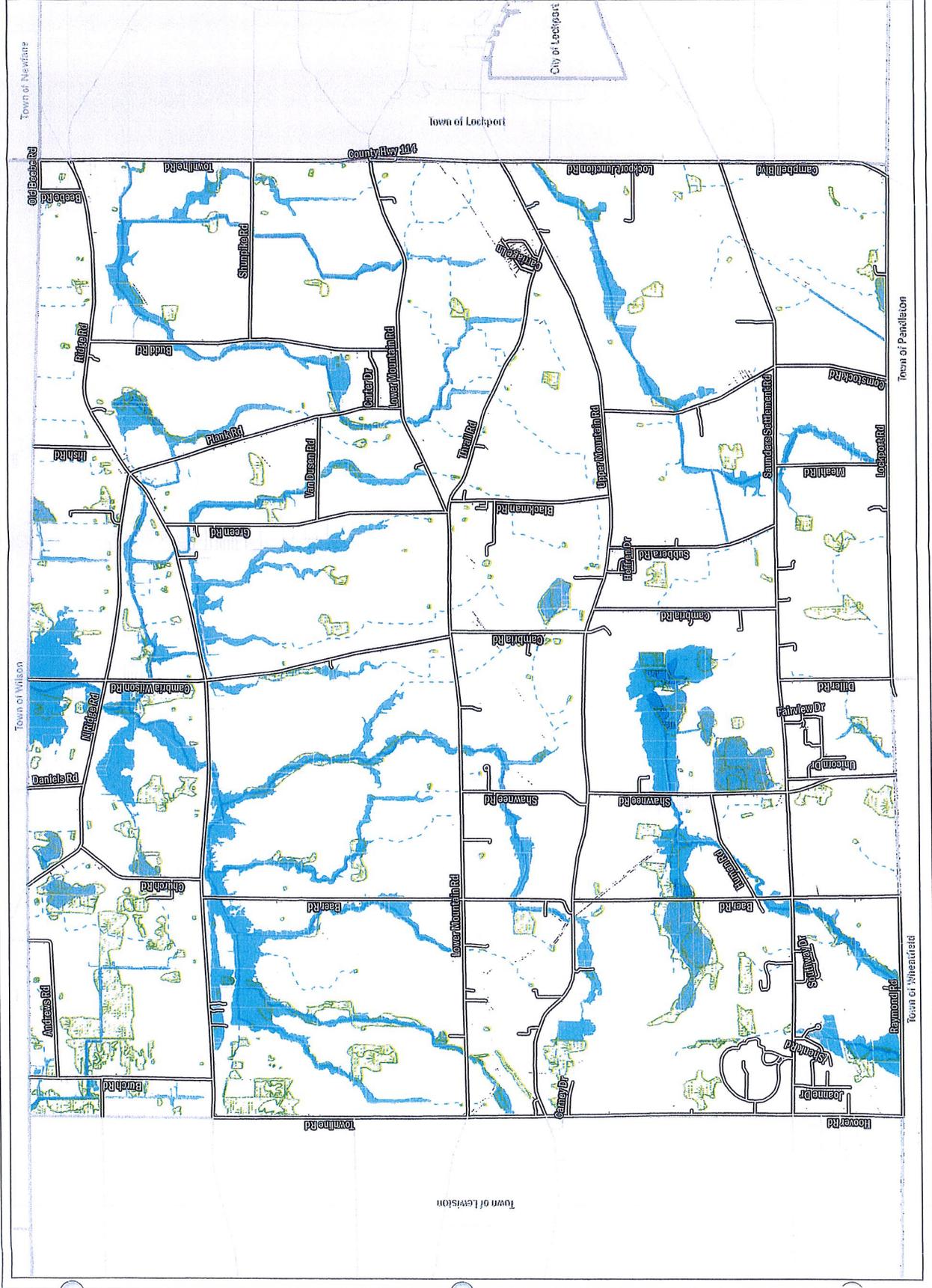
# TOWN OF CAMBRIA COMPREHENSIVE PLAN

## Map 3 Environmental Features



**LEGEND**

- Municipal Boundaries
- Parcel Boundary (2012)
- Streams & Ditches
- Primary
- Secondary
- Federal Wetlands
- State Wetlands
- FEMA 100 Year Floodplain
- Niagara Escarpment Location



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 4.

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. Water lines are shown on Map 5: Water & Sewer Infrastructure.

The southern portion of the Town, south of Upper Mountain Road, falls within the Niagara County Sewer District (NCSD#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 NCSD Interceptor Sewers. A NCSD 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. Map 4 depicts current and proposed sewer lines.

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 1997 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



# TOWN OF CAMBRIA COMPREHENSIVE PLAN

## Map 4 Transportation



**LEGEND**

- Municipal Boundaries
- Parcel Boundary (2012)
- Railroad
- Town Road
- County Road
- State Route
- Traffic Count (Year) - Labeled





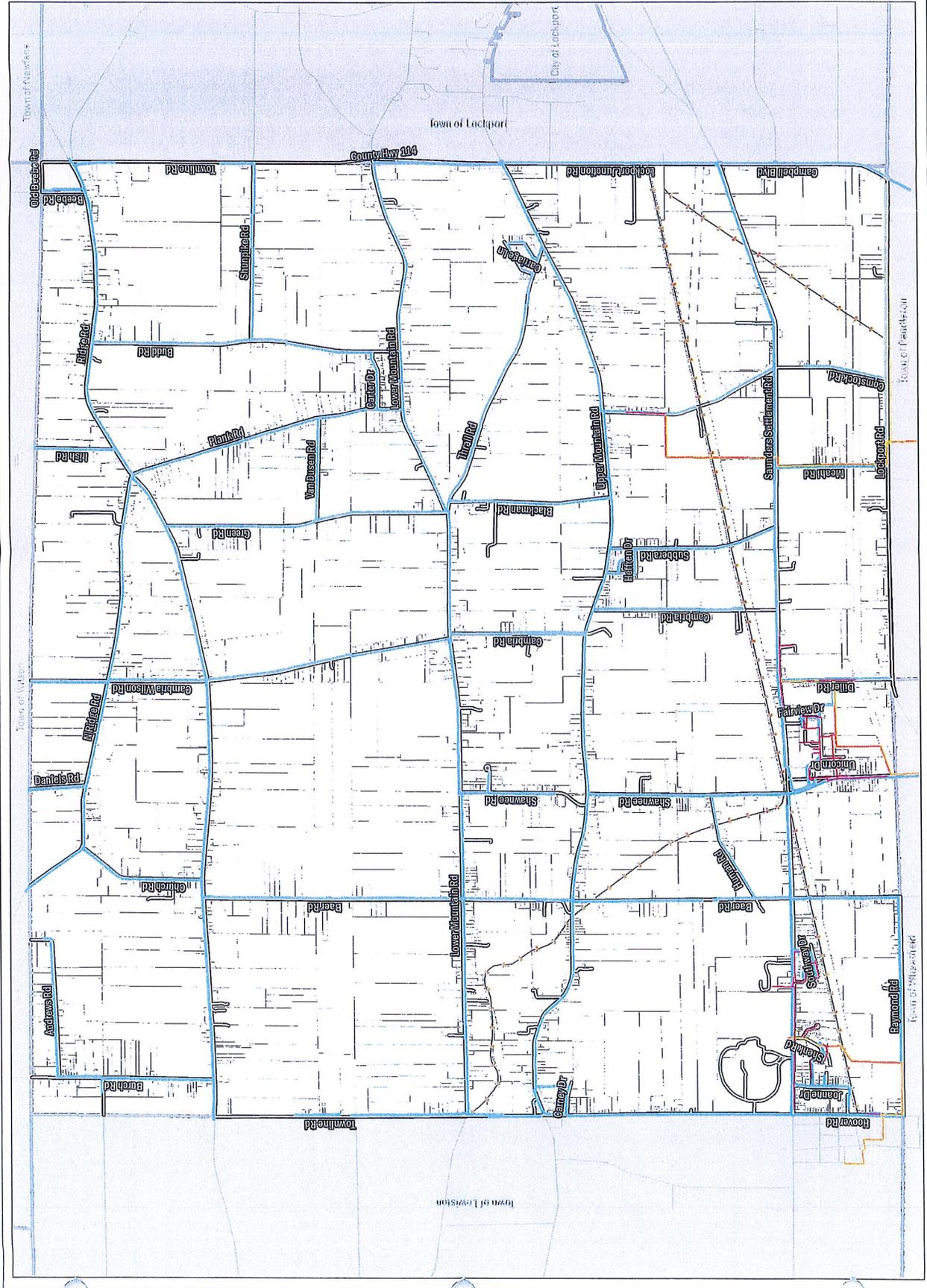
# TOWN OF CAMBRIA COMPREHENSIVE PLAN

## Map 5 Water & Sewer Infrastructure



**LEGEND**

- Municipal Boundaries
- Parcel Boundary (2013)
- Waterlines
- Future Sewer Extension
- Sewerlines
- NCSID Interceptor



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.