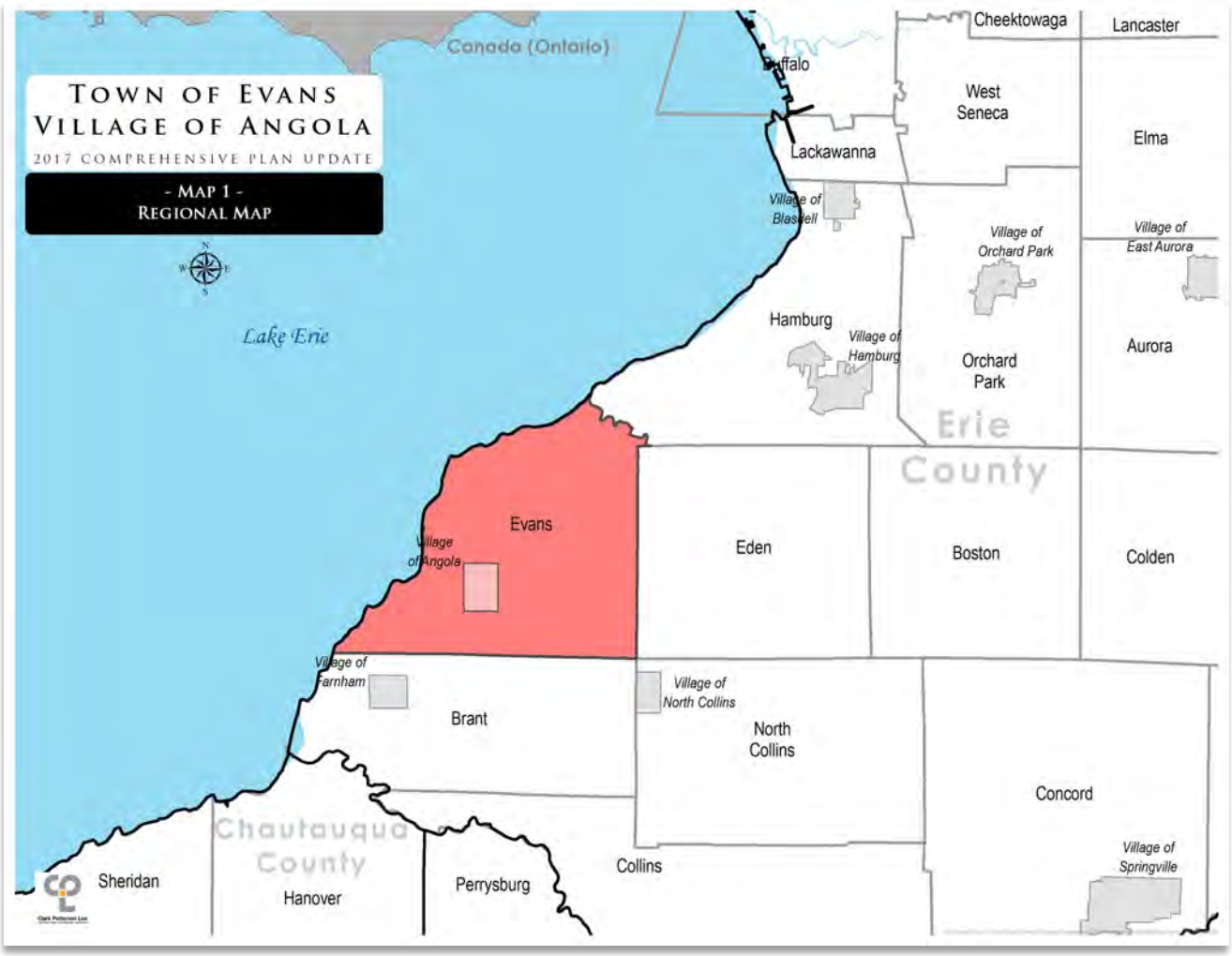
II: COMMUNITY PROFILE

Town/Village Background

The Evans-Angola community has a long, rich history as a waterfront and railroad community. In 1804, Joel Harvey was the first European settler to settle in Evans on the west side of Eighteen Mile Creek. Shortly thereafter, his home was developed into a hotel and tavern known as the "The Frontier House;" the following two decades would see an uptick in immigration and settlement within the community. The most notably uptick of immigration during the formation years came after the War of 1812. Due to the presence of Eighteen Mile Creek and other waterbodies, grist and saw mills sprang up and helped to stimulate development, leading to the desire to self-regulate and form an official local government.

The Town of Evans became officially incorporated in 1821 with the center of business and activity surrounding Wright's Mills, later called Evans Center. While Evans Center remained the main hub for the community, an area to the south known as Evans Station was slowly becoming more developed due to the



presence of the Buffalo and State Line Railroad. As the railroad stimulated more growth, town activities shifted toward this area and, following the establishment of a post office, the area was given the name Angola. The official incorporation of the Village of Angola did not occur until 52 years later in 1873. Regardless, population grew, new housing was built, and schools and churches were erected to support the burgeoning community due in large part to the expanding railroad lines.



Improvements to infrastructure and utilities further enhanced the quality of life in the Village. In addition, the proximity to Lake Erie spurred the development of seasonal residences both within the Village as well as in the neighboring Town of Evans.

Notable businesses and buildings that located in Evans-Angola included:

- Candee Lock Factory (1896) at South Main and York Streets
- Emblem Bicycle Company (1904) at South Main and York Streets - the company was the single largest employer in the village at the time
- Nickel Plate depot (ca. 1883)
- US Post Office
- Bank of Angola
- Angola Hook and Ladder Co. No. 1 (1882)

The closure of several of these major employers as well as the shift from railroads to personal automobiles resulted in a decline in activity in the Village, though seasonal residences continued to thrive in the Town.

Our Community Today

Evans-Angola today is predominantly a bedroom community in the Town and with a developed Village at its core. Though containing an active railroad to this day, it is a mixed rural/waterfront community. The Town boasts agricultural lands and rural character to the east with a seasonal/ waterfront development pattern on the western portion. Commercial development is found predominantly along the Erie Road/State Route 5 and close to the Village of Angola. Angola is predominantly residential as well with a smaller commercial central business district at its core.



Situated on the banks of Lake Erie, the Town (and Village by proximity) have a significant regional asset to capitalize on for future economic growth and attraction.

As part of the Comprehensive Plan update, an overview of the demographics (people) and the physical features (natural and man-made) that make up Evans-Angola are included. The previous plans for the communities were based on information from 1990 and 2000; the use of more up-to-date data provides a better picture of the current state of the community to identify trends and make more informed decisions moving forward.

Who we are...

A snapshot of the residents that make up the Village of Angola and the Town of Evans are found on the following page. More detailed information is located in Appendix B. In general:

- The Town's population has been slowly declining since 1980 (high of 17,651) with some small upticks in later decades. The Village has experienced the same trend, though it is estimated to have a slight increase in recent years.
- Similar to regional trends, average household size is decreasing, signaling an increase in empty nesters or families with no children.
- In concert with population and household trends, the median age of residents is slowly increasing in both the Town and Village, with the Village remaining slightly younger in the under 40 cohort.
- The over 65 years old age group is also on the rise, echoing regional and national trends. Residents over the age of 18 have increased by approximately seven percent in both the Town and Village since 2000 further exemplifying the aging of the community.
- Over 60 percent of the Town and 70 percent of the Village is residential with a much smaller land area dedicated to commercial/business uses.
- Over 30 percent of the Town of Evans is still rural/agricultural.
- Residential housing, while increasing annually, has overall been on the decline since 2000 in both communities.
- Housing is predominantly owner-occupied with the number of rentals stable around 27 percent. Over 85 percent of the homes were built prior to 1980.
- Median home prices have increased since 2000 with the average selling price around $166,000.
- Median household income has been on the rise as well and the workforce is well-educated (93 percent with a HS diploma).
- The size of the workforce (over 16 years old) had a slight decrease between prior to 2010, but increased in 2015. Unemployment remains around 5 percent

...and what it tells us

Demographics are more than just numbers; they provide a window into future trends and provide insight into potential community issues or priorities. The implications of the demographics for the Town of Evans and Village of Angola include:

- A **declining population** and **household sizes** indicates the need for attracting new residents to the community, especially

families with young children which can help to sustain the population over longer periods of time. Lower population numbers can impact community services, school enrollment projections/class sizes, and housing conditions.

- Higher numbers of **seniors and elderly** translate to the need for more community services, affordable housing, and other modes of transportation besides personal automobiles.
- The balance of **older vs. newer homes** can impact code enforcement for maintenance, affordability, and overall variety from a marketing aspect. Newer homes and well-maintained older homes can increase the tax base and attractiveness of Evans to new residents.
- **Housing variety** is also key to making Evans-Angola more attractive to new residents, but also for older folks who are looking to downsize but remain in the area; almost 80% of the housing stock is single-family homes.
- An increase in median income is seen as an indicator that there is more **spending power** for residents, though it can be overshadowed by inflation and expenses. Keeping the money local is the priority.
- A well-educated workforce is viewed favorably for economic growth as it can attract potential high-wage employers. To help this effort, Evans-Angola will need to **expand business development opportunities and invest in the community** to make it attractive.
- The community can't create jobs themselves, but they can "set the stage" with **zoning, investment, and marketing** to encourage new business ventures.

Natural Assets

In addition to the people that make up the Town of Evans and Village of Angola, the natural assets and attributes of the community have a significant impact on economic development and overall quality of life. These assets consist of natural features (waterbodies, forests, open spaces, etc.) as well as man-made features (roads, trails, marinas, buildings, etc.) as noted in the following maps. This section provides a brief overview of the various elements highlighted on each of the maps and notes any significant changes since the 1998/2003 plans; in many cases, there have been little changes.

Existing Land Use (Map 2A/B)

As shown in the following tables and maps, both the Town and Village consist of predominantly residential uses, constituting over 50 percent or more of the total land area. In both communities, these uses are scattered throughout, with smaller-sized properties in the Village and in the southwestern and northwestern portions of the Town. Larger parcels reflecting the more rural character of the Town are located on the eastern side of State Route 5.

In the Town of Evans, several small hamlets exist where density is slightly higher and development is more concentrated. Hamlets, unlike the Village, are unincorporated places that function in a similar manner, though in a much smaller context. Some of these hamlets have even existed since the time early settlers came to the area, and include Evans Center, Evans Beach Park, Grandview Bay, North Evans, Jerusalem Corners, and Derby, among others. A number of the hamlets and other neighborhood communities are located along Lake Erie.

The next highest land use category in both Evans and Angola in terms of acreage and overall count is vacant land. These lands constitute a wide variety of properties from unimproved residential lands to abandoned agricultural fields to utility corridors. In some instances, environmental conditions limit any potential development and these lands will likely remain vacant for the foreseeable future. This is especially evident on the east side of Angola where Big Sister Creek is found and adjacent lands are constrained by floodplains, wetlands, and heavy vegetation.

The high percentage and extent of these lands, scattered throughout the Town and concentrated on the east side of the Village. indicate possible opportunities for development or conservation if the natural features dictate otherwise. In either case, Evans-Angola should capitalize on these lands and explore their

	Code	Property Class	No. of Parcels	% Total	Acreage	% Total	Assessed Land Value	% Total	Assessed Total Value	% Total
Village of Angola	100	Agricultural	0	0.0%	0.00	0.0%	$0.00	0.0%	$0.00	0.0%
	200	Residential	681	72.7%	302.67	39.0%	$10,812,131.00	76.0%	$65,703,546.00	70.9%
	300	Vacant	137	14.6%	306.34	39.5%	$1,978,699.00	13.9%	$2,129,538.00	2.3%
	400	Commercial	56	6.0%	33.97	4.4%	$786,100.00	5.5%	$14,312,200.00	15.4%
	500	Recreation & Entertainment	3	0.3%	1.40	0.2%	$52,700.00	0.4%	$290,000.00	0.3%
	600	Community Service	14	1.5%	47.14	6.1%	$454,400.00	3.2%	$9,544,600.00	10.3%
	700	Industrial	1	0.1%	1.93	0.2%	$35,000.00	0.2%	$208,000.00	0.2%
	800	Public Services	4	0.4%	11.20	1.4%	$106,525.00	0.7%	$502,508.00	0.5%
	900	Forest, Parks & Conservation	0	0.0%	0.00	0.0%	$0.00	0.0%	$0.00	0.0%
	0	No Data available	41	4.4%	71.52	9.2%	$0.00	0.0%	$0.00	0.0%
		TOTAL	937	100.0%	776.17	100.0%	$14,225,555.00	100.0%	$92,690,392.00	100.0%

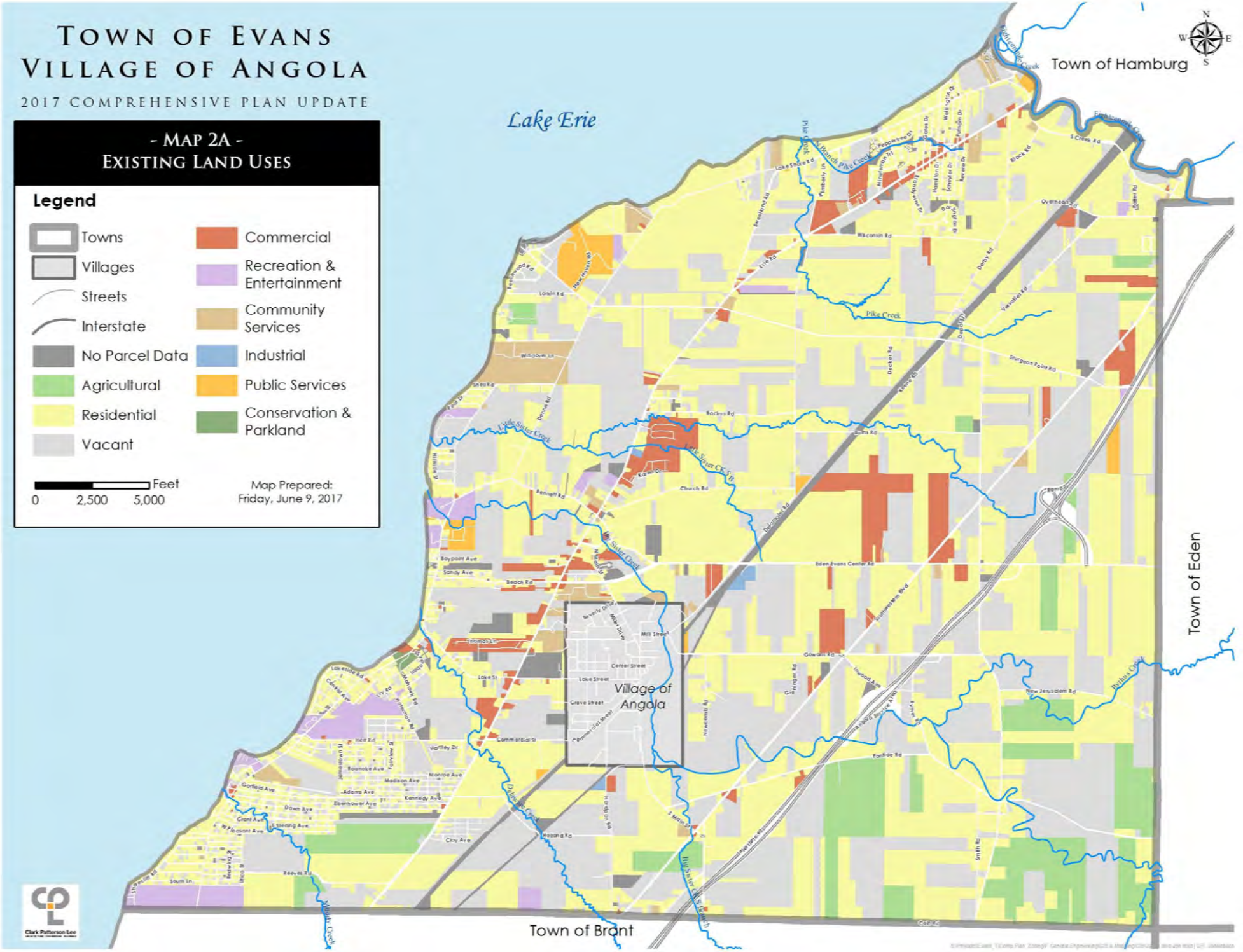
	Code	Property Class	No. of Parcels	% Total	Acreage	% Total	Assessed Land Value	% Total	Assessed Total Value	% Total
Town of Evans	100	Agricultural	26	0.3%	1,362	5.7%	$1,575,750.00	0.7%	$3,257,100.00	0.3%
	200	Residential	5,633	65.7%	11,870	50.1%	$155,348,449.00	69.3%	$670,057,357.00	69.9%
	300	Vacant	2,374	27.7%	8,282	34.9%	$37,697,924.00	16.8%	$38,522,125.00	4.0%
	400	Commercial	174	2.0%	896	3.8%	$15,646,680.00	7.0%	$66,907,619.00	7.0%
	500	Recreation & Entertainment	17	0.2%	420	1.8%	$5,382,100.00	2.4%	$10,698,400.00	1.1%
	600	Community Service	42	0.5%	-2	0.0%	$5,343,300.00	2.4%	$51,532,800.00	5.4%
	700	Industrial	3	0.0%	26	0.1%	$269,800.00	0.1%	$5,691,200.00	0.6%
	800	Public Services	10	0.1%	201	0.8%	$2,330,869.00	1.0%	$111,583,019.00	11.6%
	900	Forest, Parks & Conservation	1	0.0%	13	0.1%	$469,900.00	0.2%	$810,000.00	0.1%
	0	No Data available	296	3.5%	635	2.7%	$0.00	0.0%	$0.00	0.0%
		TOTAL	8,576	100.0%	23,701.74	100.0%	$224,064,772.00	100.0%	$959,059,620.00	100.0%

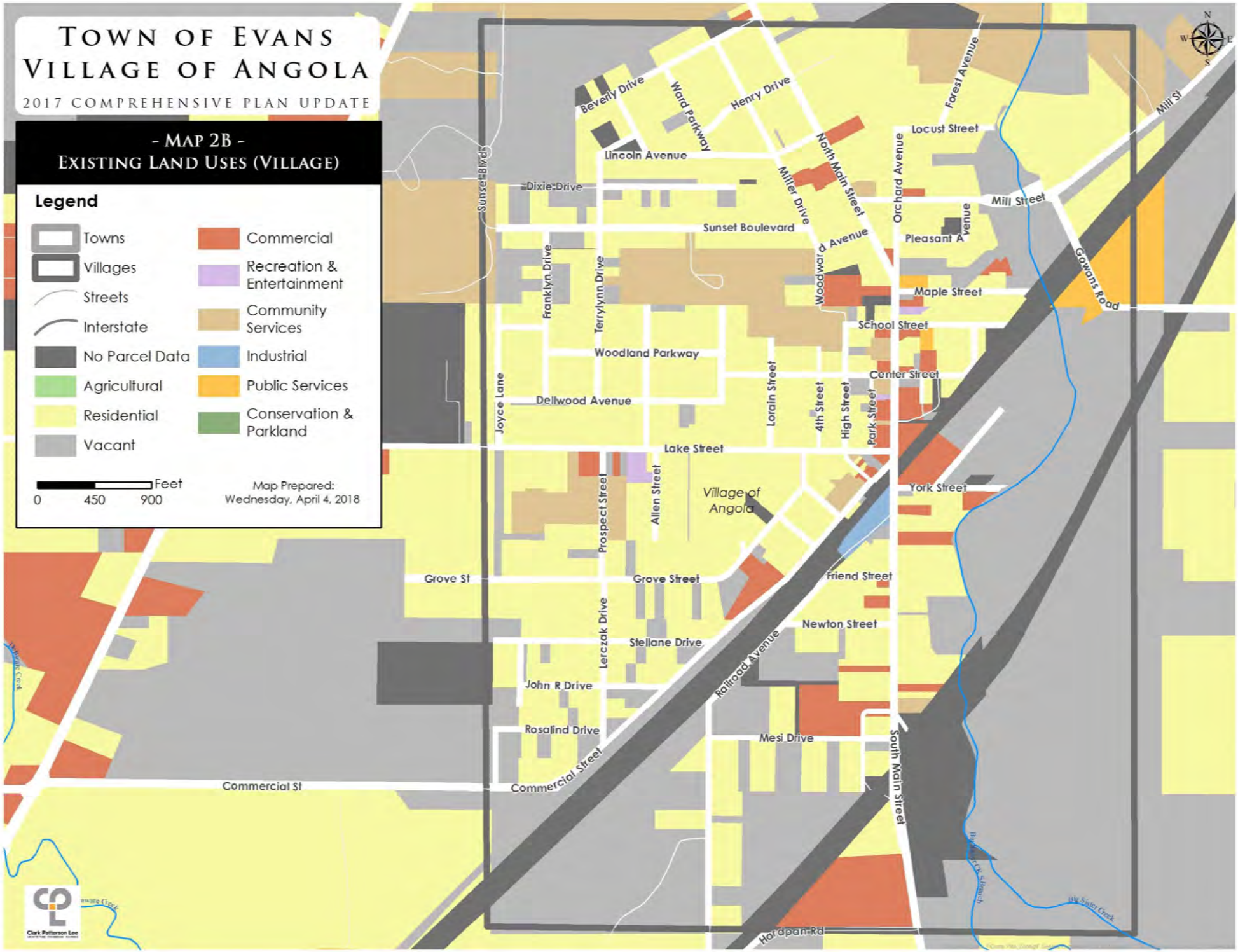
Breakdown of existing land uses in the Village of Angola (top) and Town of Evans (bottom).

Town of Evans
Village of Angola

2017 Comprehensive Plan Update

- Map 2A -
Existing Land Uses




TOWN OF EVANS
VILLAGE OF ANGOLA
2017 COMPREHENSIVE PLAN UPDATE
- MAP 2B -
EXISTING LAND USES (VILLAGE)
Legend
Towns
Villages
Streets
Interstate
No Parcel Data
Agricultural
Residential
Vacant
Commercial
Recreation & Entertainment
Community Services
Industrial
Public Services
Conservation & Parkland
Feet
0 450 900
Map Prepared:
Wednesday, April 4, 2018
Beverly Drive
Ward Parkway
Henry Drive
Forest Avenue
Mill St
Locust Street
Lincoln Avenue
North Main Street
Orchard Avenue
Sunset Blvd
Dixie Drive
Miller Drive
Mill Street
Sunset Boulevard
Pleasant Avenue
Franklyn Drive
Terrylynn Drive
Woodward Avenue
Gowans Road
Maple Street
School Street
Woodland Parkway
Center Street
Joyce Lane
Dellwood Avenue
Lorain Street
4th Street
High Street
Park Street
Lake Street
York Street
Prospect Street
Allen Street
Village of Angola
Grove St
Grove Street
Friend Street
Lerczak Drive
Newton Street
Stellane Drive
Railroad Avenue
John R Drive
Rosalind Drive
Mesi Drive
South Main Street
Commercial St
Commercial Street
Hardpan Rd
Clark Patterson Lee

potential through various means, including conservation easements, rezoning, or marketing for development.

Like most rural communities, commercial uses are primarily located along the major transportation corridors, namely State Route 5 corridor in the Town and along Main Street in the Village. In Evans, most of this activity is in Evans Center in close proximity to the Village border as well as Derby to the north. Other outlying commercial properties exist in the Town, though at a much smaller concentration compared to the areas noted above. Within Angola, commercial lands are generally concentrated in the area along Main Street between Maple Street and York Street, consisting of apartments, mixed use buildings, and a few service buildings.

By comparison, commercial uses in Evans on Route 5 consist of typical suburban businesses that are geared towards car-centric behavior including motels, chain restaurants with drive-throughs, auto body, warehousing, and banks. This same style of development is found both in and around Evans Center as well as Derby.

Industrial lands are limited to a few smaller properties mainly near the railline in the Town and Village, though the most active/prominent is New Era Cap on Route 5. The general breakdown of land uses have remained generally the same since the completion of the prior plans in 1998 and 2003.

The distribution of land uses not only have implications on overall community character, but also on tax burden and economic development. While most communities, like Evans and Angola, rely on residential growth to boost tax revenue, it is not the preferred method. With a high percentage of the Town and Village geared towards residential uses, the total assessed value of both community's are made up of these uses. This translates into a greater reliance on property taxes to fund government services and a higher burden on residents.

Cost of community services studies across the nation have shown that tax revenue generated by residential uses is less than the cost for the local government to supply/maintain public services (water, sewer, police, fire, etc.). By comparison, commercial/industrial and working/ open lands typically require less public services



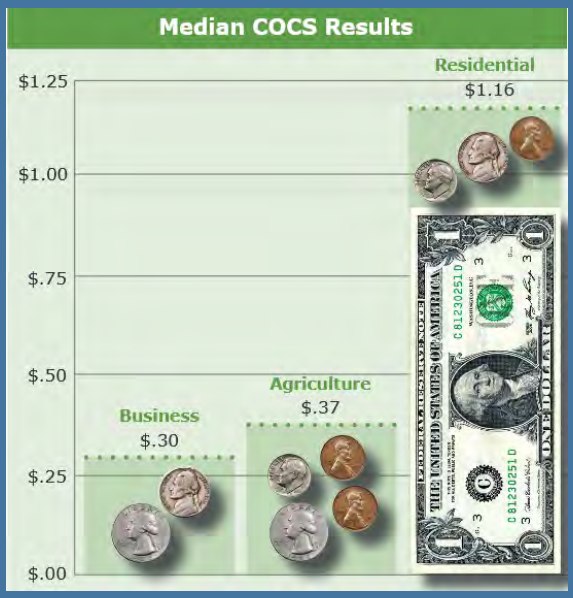


Commercial development styles and general character differences between the Village of Angola (left) and Town of Evans (right).

and therefore have a greater return with tax revenue to the community. Creating a greater balance of residential and non-residential lands will provide a more sustainable environment for Evans-Angola and yield greater tax revenue.

Cost of Community Services

"Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions



Median cost to provide public services for each dollar of revenue raise

- Excerpt from the American Farmland Trust "Cost of Community Services Fact Sheet"

Local Zoning (Map 3A/B)

Zoning in the Village of Angola and the Town of Evans, like many other Western New York communities, follows a traditional Euclidean zoning model. This style of zoning divides the community into specific districts that are dictated by a list of primary and the other compatible uses with conservation-based districts (e.g. Agricultural and Open Space) providing less development opportunities over business districts (e.g. General Business or Industrial). While this methodology was revolutionary at its conception, this method of zoning can limit the potential of a property to a specific range of uses. This is especially evident in areas of mixed use (commercial and residential on the same property/building) that are common in Villages such as Angola or hamlets such as Evans Center.

Zoning districts in the Town include:

Agriculture/Open Space - *Agriculture and Open Space District (A-OS), Rural Agriculture District (R-A)*

Residential - *Rural Residential District (R-R), Residential District One (R-1), Residential District One - Lakefront (R-1L), Residential District Two (R-2), Multifamily Residential District Three (MFR-3), Multifamily Residential District Four (MFR-4), Mobile Home Residential District Five (MHR-5)*

Business - *Neighborhood Business District (NB), General Business District (GB), Motor Vehicle Service District (MS), Waterfront Mixed Use District (WMU)*

Public Services - *Recreational Facilities District (RF), Public Facilities District (PF)*

Industrial - *Light Industrial District (LI), General Industrial District (GI)*

Town of Evans
Village of Angola

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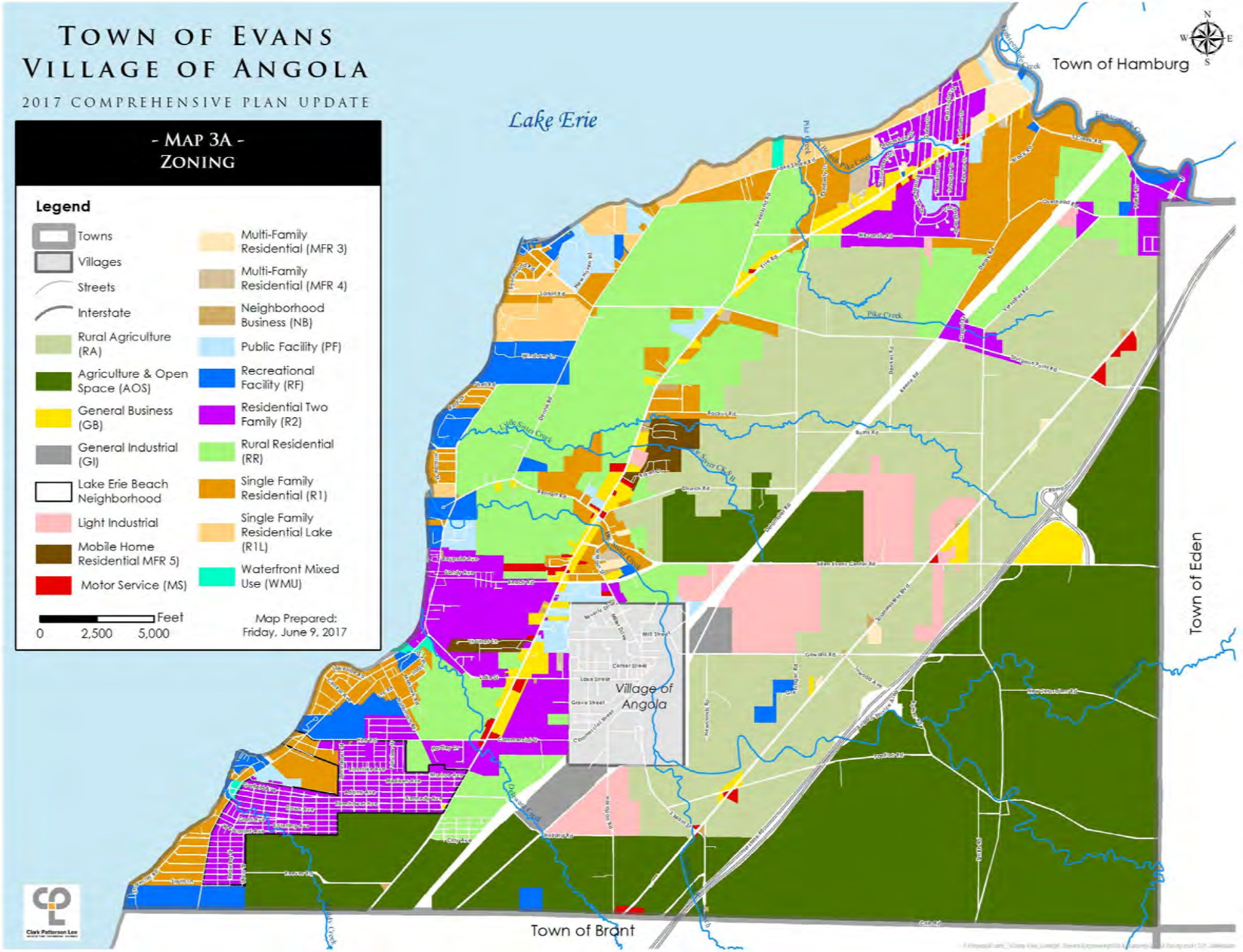
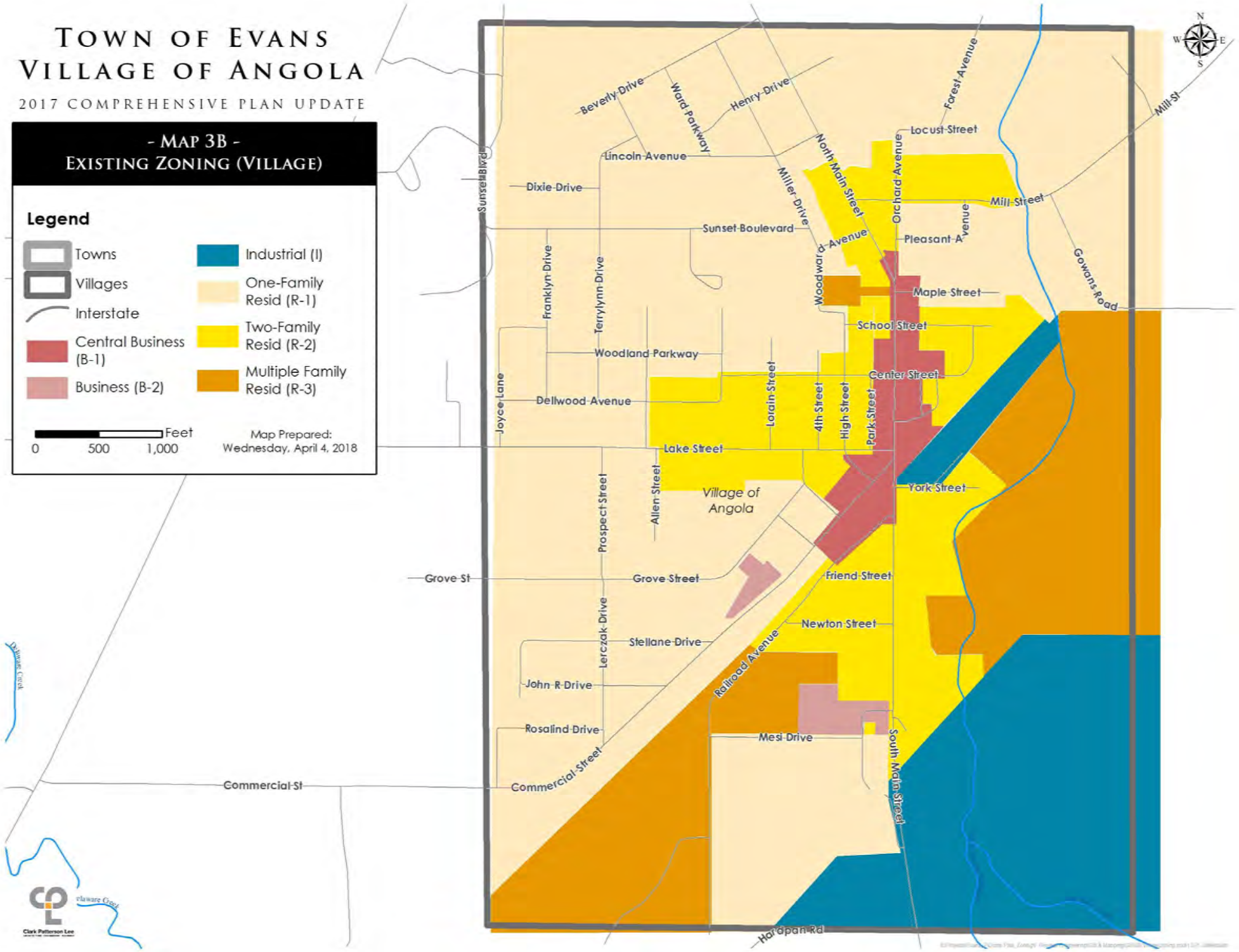


TOWN OF EVANS
VILLAGE OF ANGOLA

2017 COMPREHENSIVE PLAN UPDATE

- MAP 3B -
EXISTING ZONING (VILLAGE)



Village zoning is limited to three residential districts (one-, two-, and multi-family), a business and central business district, and an industrial district. The majority of the Village is zoned one -family with the higher density and commercial areas through the central portion. The industrial district makes up the southeast corner adjacent to the raillines.

Transportation Network (Map 4)

Over 160 miles of roadway traverse Evans and Angola with approximately 70 miles maintained by the Town and 10 miles by the Village. The remaining roadways are under the jurisdiction of Erie County (59 miles), New York State (16 miles), and NYS Thruway (6 miles). The most heavily-trafficked roadway is the Thruway with over 23,000 average daily trips through Evans followed by Route 5 with approximately 11,000 to 15,000 average daily trips, according to the most current (2016) traffic counts.

The Town (and by virtue of location, the Village) is fortunately enough to have an exit/interchange off of the Thruway, providing a key connection to this highly-travelled roadway. Though development is not significant in this area, the interchange provides a greater opportunity for growth due to easy accessibility to local and regional markets.

On Route 5, volumes decrease by almost 50% south of Lake Street, indicating a substantial number of drivers getting off at this location, which corresponds to the proximity to the Village and other residential areas in the Town. Route 20 also experiences a similar decrease in traffic volumes, though not as substantial, south of North Evans/South Creek Road, indicating another area of higher volumes.



The existing Thruway interchange in Evans.

Maintenance of secondary roads, development potential, opportunities for signage/gateway improvements, and traffic safety concerns are all likely more prominent at these locations. Additionally, maintenance of these higher-volume roads is an important issue to continually address with the State, as well as taking into account access management at the local level should to minimize conflict points and accidents.

Another transportation element that is unique to Evans-Angola are the private "cottage roads" that are primarily found within the lakeshore communities of Lake Erie Beach and Angola Lake Shore. Many of these roads were constructed back before current road standards were put in place, resulting in a mix of surfaces and road widths (less than the typical "three-rod" or 49 1/2 foot right of way). In many instances, some

roads are not wide enough for modern-day paving or maintenance equipment and little room is available to improve them.

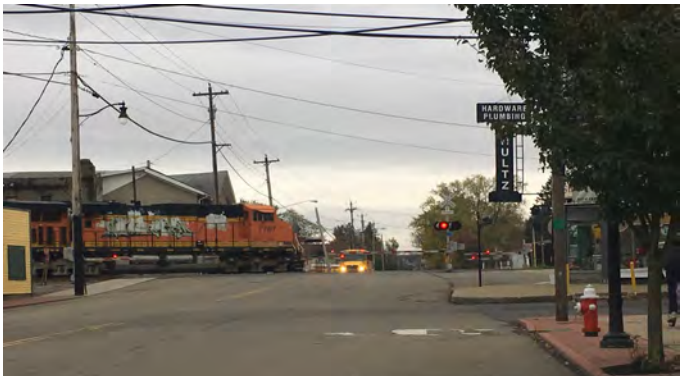
The Town is working towards upgrades of some of these roads in conjunction with other infrastructure projects, though there are some areas where physical or historical development constraints do not allow for improvements. In these limited locations, the Town will continue to maintain the roads in their current configuration, seeking opportunities to improve them to the greatest extent feasible.





Middle Lane (top) and Potomac Avenue (bottom) are two such cottage roads that are less than the standard 49-1/2 foot wide right of way width

CSX and Norfolk Southern Railroad maintain active raillines that run through the center of the Town and Village, paralleling Routes 5 & 20 and providing freight rail service as well as sharing the tracks with Amtrak for passenger service - the nearest station is Buffalo/Exchange Street.



An active railline traverses the Village of Angola, with freight and passenger services running regularly.

Other alternative modes of transportation include Niagara Frontier Transportation Authority (NFTA) bus service via Route 76 (Lotus Bay) on Route 5 from Hamburg to Angola then on to Lake Street and Lake Shore Road south into the Town of Brant. Two park and ride lots are available in the Village of Angola and the hamlet of Derby.

In terms of public trails, a small section of the Shoreline Trail runs along Lake Shore Road between Wendt and Bennett Beaches. The County is working on Phase 2 of the expansion which will connect Bennett Beach to Evans Town Beach; phase 3 is in design and will connect the existing northern end at Sturgeon Point Road to the border with Hamburg. Additional southern sections are proposed which will connect to Evangola State Park. The only other trail in the Town is a snowmobile trail

Town of Evans
Village of Angola

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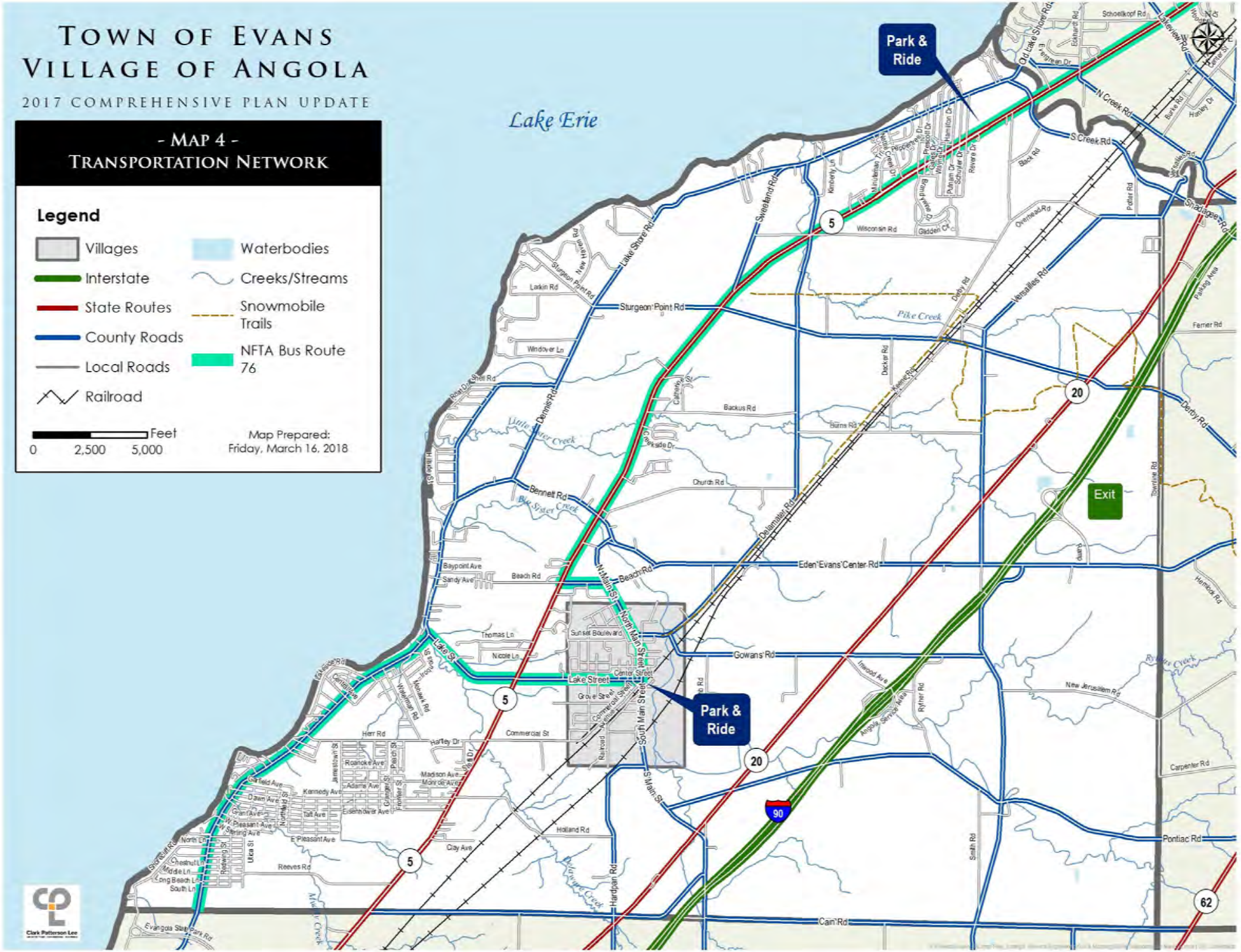
- Map 4 -
Transportation Network



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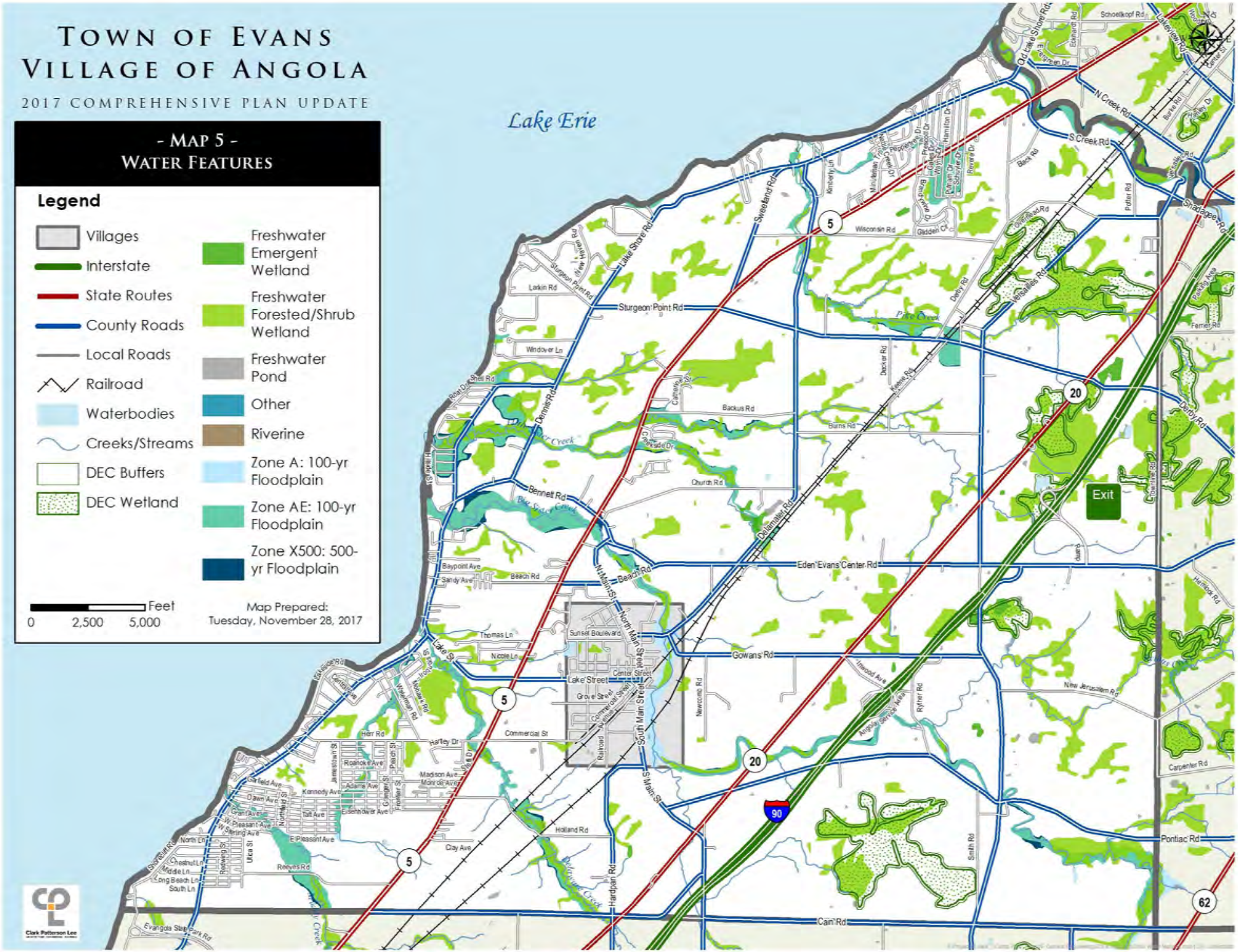
Town of Evans
Village of Angola

2017 Comprehensive Plan Update

- Map 5 -
Water Features



Clark Patterson Lee

that starts in the vicinity of Derby and runs east into Eden, utilizing a mix of private farmfields and informal pathways.

Water Features (Map 5)

The Town of Evans contains approximately 12 miles of shoreline along Lake Erie with various beaches and parks scattered throughout providing public access. Several inland streams with various branches that drain into the Lake are also found in the area including Eighteen Mile Creek, Pike Creek, Little Sister Creek, Big Sister Creek, Delaware Creek, and Muddy Creek. These resources are and can continue to be a significant economic driver for tourism, recreational, and conservation pursuits for both communities.



However, these water bodies also have adjacent floodplains, which are areas that are subject to periodic flooding from storm events due to water holding capacity and topography. While the categorization of floodplains are based on 100 and 500-year estimates (1% and 0.2% annually), the Town's location at the western end of the State adjacent to the Lake can exacerbate these occurrences during wetter periods. Currently, mapped floodplains are found at almost every creek within a mile of the Lake shoreline, though Big Sister Creek's extends through and well beyond the Village of Angola.

With changing weather patterns and climate trends, flooding and stormwater capacity concerns may become more apparent on the east side of the Village and several residential areas in the Town, where flooding potential is higher. **The Town and Village should continue to regulate development in these areas accordingly and address drainage concerns as necessary.**

Of equal prominence are the presence of various wetlands found throughout the Town and Village, many of which have prohibited or limited development due to their jurisdiction by the State Department of Environmental Conservation (NYSDEC) and the US Army Corps of Engineers (USACE). From a development perspective, these resources decrease the amount of available land for new site construction, but they also provide an opportunity for recreation and tourism to the community and visitors.

Local Utilities (Map 6)

The Town is serviced by public water and sewer to a limited extent, primarily concentrated along the waterfront as well as the entirety of the Village of Angola. Water districts are split between the Town, Village, and Erie County Water Authority (ECWA), with Evans making up the majority.

Evans currently owns its own water distribution network with approximately 110 miles of watermain and supply provided by ECWA - the system consists of several different service areas that are maintained by various entities, though none are directly under the jurisdiction of the Town.



Erie County maintains two facilities in the Town of Evans, including the Sturgeon Point Water Treatment Facility (top) and Big Sister Creek Wastewater Treatment Facility (bottom).



Currently, the Town is working towards infrastructure improvements in the existing system which have included upgrades and upsizing of pipes, elimination of duplicate mains, installation of modern hydrants, and replacement of meters. Currently, the Town is working on design and construction of a water tower for a backup supply in accordance with standards from the County Dept. of Health Improvements to the water system are not only important to continuing to provide safe and reliable water to existing users, but they are also necessary components for ECWA to assume future responsibility of the water system.

In early 2000, ECWA and the Town entered into an agreement for this to occur in the near future, pending these improvements, which would be a better financial and management option for the community. In addition to the water tower, improvements to a number of cottage roads (as noted previously) is also being discussed with ECWA to provide adequate access for maintenance vehicles, as well as encouraging infill development/revitalization.

Water transmission lines also extend out to the eastern portion of Evans and into the neighboring Town of Eden along Eden-Evans Center Road and Route 20. This is part of the inter-community watermain that was installed in the 1970's among five of the Southtown communities to support additional infrastructure and development opportunities in and along the corridor.

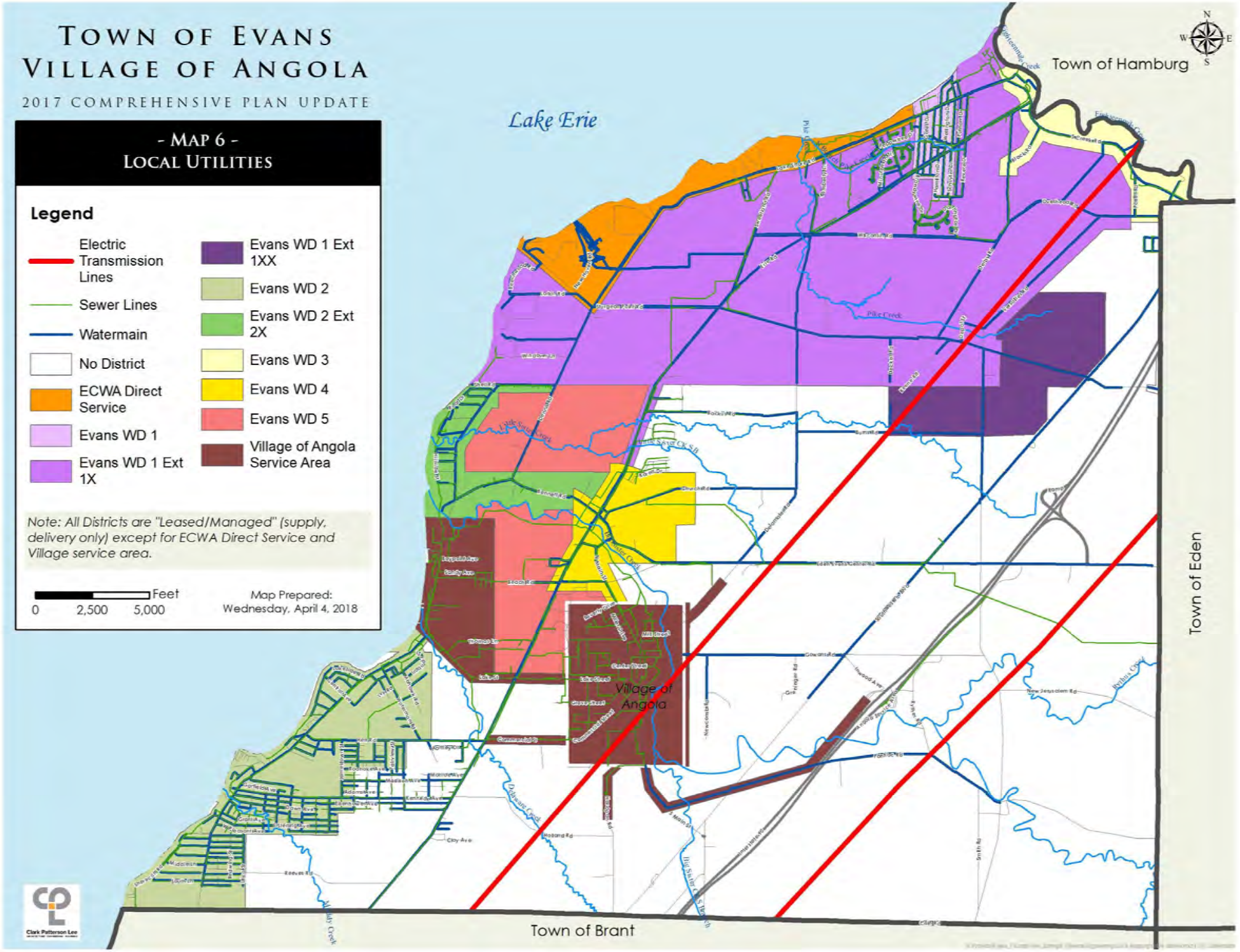
Erie County Sewer District No. 2 services portions of the Town as well as the Village with two sewer transmission lines extending east into Eden along Eden-Evens Center Road and South Creek Road. The remainder of the Town relies on private well water and septic systems.

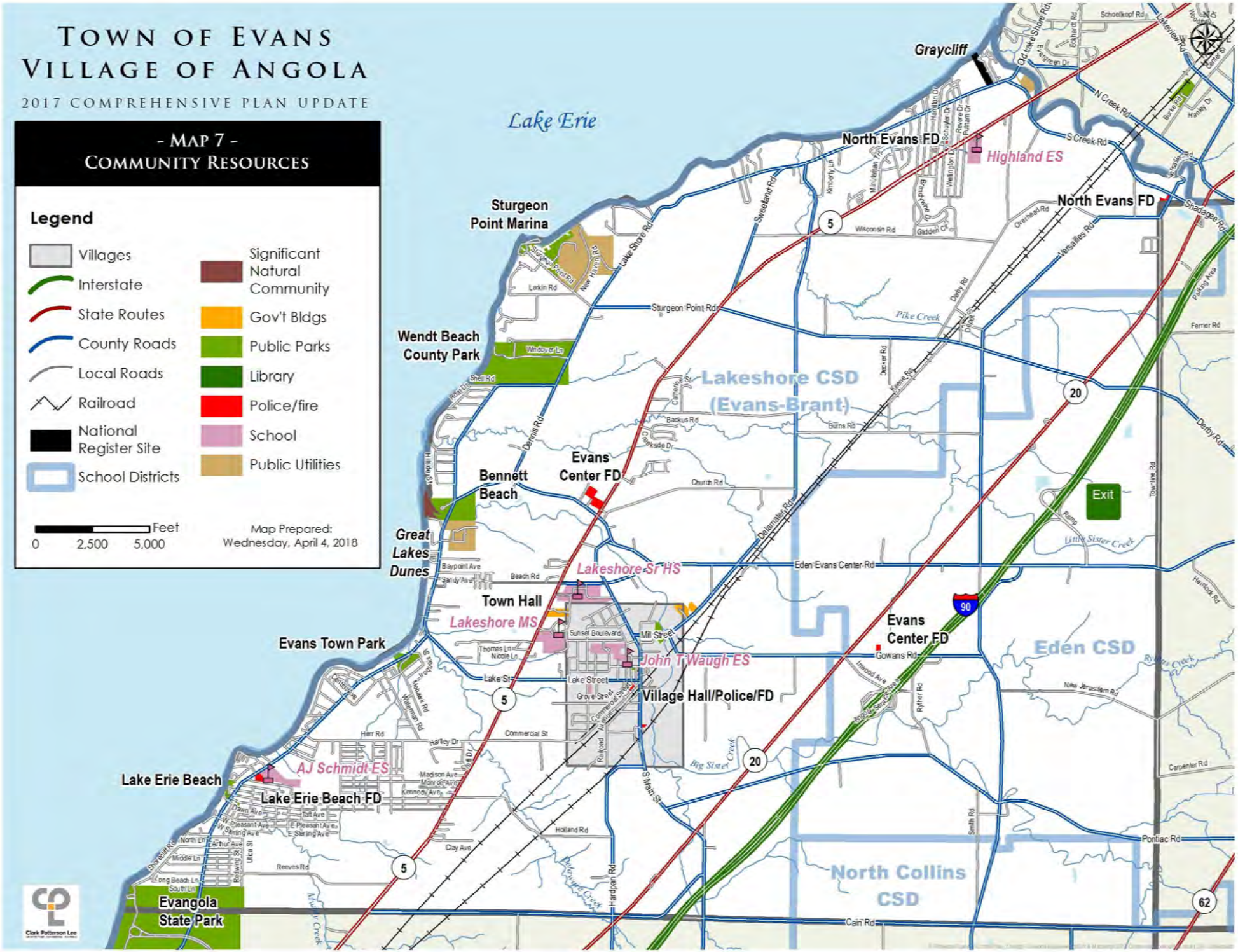
The extent of public sewers is a limiting factor for development in the Town, especially to the east. Areas that are currently not serviced along and west of Route 5/Erie Road have a greater potential for growth if connections to and

Town of Evans
Village of Angola

2017 Comprehensive Plan Update

- Map 6 -
Local Utilities




TOWN OF EVANS
VILLAGE OF ANGOLA
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- MAP 7 -
COMMUNITY RESOURCES
Legend
Villages
Interstate
State Routes
County Roads
Local Roads
Railroad
National Register Site
School Districts
Significant Natural Community
Gov't Bldgs
Public Parks
Library
Police/fire
School
Public Utilities
Feet
0 2,500 5,000
Map Prepared: Wednesday, April 4, 2018
Lake Erie
Graycliff
North Evans FD
Highland ES
North Evans FD
Sturgeon Point Marina
Wendt Beach County Park
Lakeshore CSD (Evans-Brant)
Evans Center FD
Bennett Beach
Great Lakes Dunes
Lakeshore Sr HS
Town Hall
Lakeshore MS
Evans Town Park
John T Waugh ES
Village Hall/Police/FD
Evans Center FD
Eden CSD
Exit
AJ Schmidt ES
Lake Erie Beach
Lake Erie Beach FD
Evangola State Park
North Collins CSD
Sturgeon Point Rd
Eden Evans Center Rd
Lake Shore Rd
Lake St
Lake Street
Mill Street
Gowans Rd
Pontiac Rd
Cain Rd
Pike Creek
Little Sister Creek
Big Sister Creek
Clark Patterson Lee

between existing sewer lines are desired, requiring coordination with the County.

National Grid provides electric service throughout the Town and Village with two transmission lines traversing the Town and National Fuel providing natural gas service.

Community Resources (Map 7)

The resources that the local government and community at-large provide contribute greatly to the quality of life and general prosperity of the Town and Village. Many of these resources are located in and around the Village of Angola, where the most activity exists. Evans Town Hall and Police Department are located on Route 5 while the five fire stations (including Angola) are scattered throughout, providing coverage to all areas of the community.

Three school districts cover the Town and Village with the Lakeshore (Evans-Brant) Central District west of Route 20 and Eden Central School District accounting for most of the eastern portion. North Collins covers a small section of the southeastern corner of the Town.





In addition to Evangola State Park to the south, several community parks are found throughout the Town and Village, including:

- *Sturgeon Point*
- *Wendt Beach (County)*
- *Bennett Beach (County)*
- *Evans Town Beach*
- *Lake Erie Beach Park*
- *Herman Park (Angola)*
- *John K. Thompson(aka South Creek) Pool/Park*
- *Nettlecreek Playground*

Other cultural resources in the Town and Village include Graycliff Estate, a Frank Lloyd Wright-designed home for Darwin and Isabelle Martin located in the northern tip of Evans, and the 1938/1939 US Post Office in Angola. There are a significant number of other potential historic resources found within the Village that have been documented as well. Great Lakes Dunes, a significant natural resource found at Bennett Beach, is only one of 20 located in the State - a smaller version of those found along Lake Superior and visible from space.

Agricultural Resources (Map 8)

According to soil survey mapping, a majority of the Town of Evans is considered prime farmland; however, a majority of that farmland would need to be drained to be fully utilized. The majority of active agricultural lands are located along the southern edge of the Town and west of the Thruway, though other lands are also found along Eden Evans Center Road. County Agricultural Districts provide land development

protection and tax incentives to support continued farming operations in these areas as well.

Other Planning Initiatives

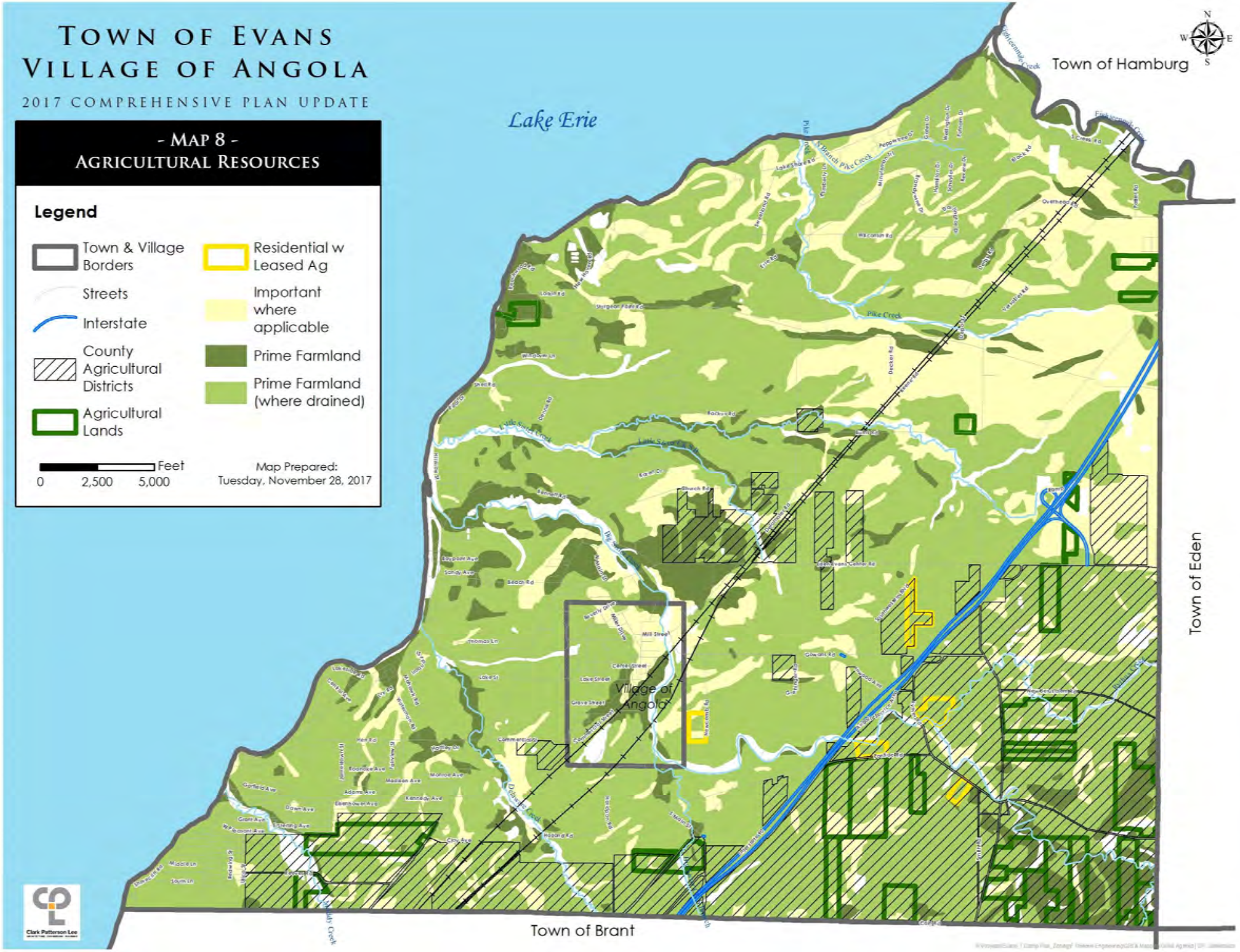
In addition to the 1999 and 2003 Comprehensive Plans, the Town and Village have been involved in other numerous planning projects and initiatives that have helped to shape the community. These other documents were reviewed and pertinent information was incorporated where necessary and relevant to this plan update, including:

- Town of Brant, Evans, and North Collins Farmland Protection Plan - 2000
- GBNRTC Bicycle and Pedestrian Plan for Erie and Niagara Counties - 2008
- Sowing the Seeds for Southtowns Agribusiness: An Assessment of Farms and a Plan for the Future - 2009
- Lake Erie Beach Neighborhood Revitalization Strategy - 2010
- Western New York Regional Economic Development Strategic Plan - 2011
- Town of Evans Local Waterfront Revitalization Program (LWRP) - 1987, amended 2013
- Western New York Regional Sustainability Plan - 2013
- Niagara River Habitat Conservation Strategy - 2014
- GBNRTC 2040 Metropolitan Transportation Plan - 2014
- Erie County Parks Master Plan - 2003, 2016 update

Town of Evans
Village of Angola

2017 Comprehensive Plan Update

- Map 8 -
Agricultural Resources



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III: Vision for the Future

Vision Statement

The vision for the future of the Evans-Angola community is a statement for how to manage and direct changes to shape the community in the years ahead. This statement helps to provide context to and clarity for goals; an end towards which all actions are aimed. The vision statement was developed through input from the community, stakeholders, and steering committee as well as background on both the Town and Village themselves.

The Town of Evans and Village of Angola will continue to work together and capitalize on key assets - waterfront, rich history and natural resources – to redefine the community as a year-round place to experience, visit and enjoy. High quality development will be encouraged in strategic locations throughout the communities that will attract commerce, residents and visitors alike. Agriculture will continue to be supported and preserved throughout the communities.

Findings/Common Issues

The community profile provides an overview of the resources of the Town and Village, helping to highlight constraints or opportunities for growth, areas for protection/preservation. The demographics portion suggests trends that influence types of development and impacts to community services. Finally, public input provides current issues and opportunities facing the community as well as desires for the future.

Together, these elements highlight the major findings that lead to the development of specific actions items to carry out the goals and objectives of the plan.

⇒ Revitalize **storefronts** on Main Street and other vacant/run-down buildings; encourage better **building and property maintenance**

⇒ Recreate a **walkable village Main Street** with stores and family-friendly attractions (renovated movie theater, outdoor concerts, holiday events, etc.)

⇒ Provide safe routes for **pedestrians and cyclists** that connect destinations (sidewalks, shoulders, bike lanes)

⇒ Improve **road maintenance/conditions**

⇒ Provide opportunities/activities to become a **year-round destination**

⇒ Better utilization of **public waterfront** spaces to reinforce the vision of a year-round destination

⇒ Improve **water access** and fishing opportunities

⇒ Reinforce the **family-friendliness** of the community through available activities as well as by providing separation of spaces for various age groups

⇒ Develop a **range of housing styles** geared towards young couples/families to sustain the community in existing developed areas

⇒ Attract a **greater variety** of restaurants and shops

⇒ Create a **sense of place and identity**; utilize wayfinding signage

⇒ Identify **opportunities for growth** that take advantage of infrastructure and key locations