

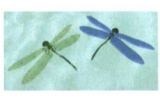
Comprehensive Plan Update

Final Draft July 18, 2018

Planning Consultant services provided by the design team of:

Clark Patterson Lee | WWS Planning | Foit-Albert Associates

Clark Patterson Lee
ARCHITECTURE | ENGINEERING | PLANNING



WWS Planning

FoitAlbert
ASSOCIATES

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I: Introduction

Plan Intent and Purpose

"Among the most important powers and duties granted by the legislature 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."

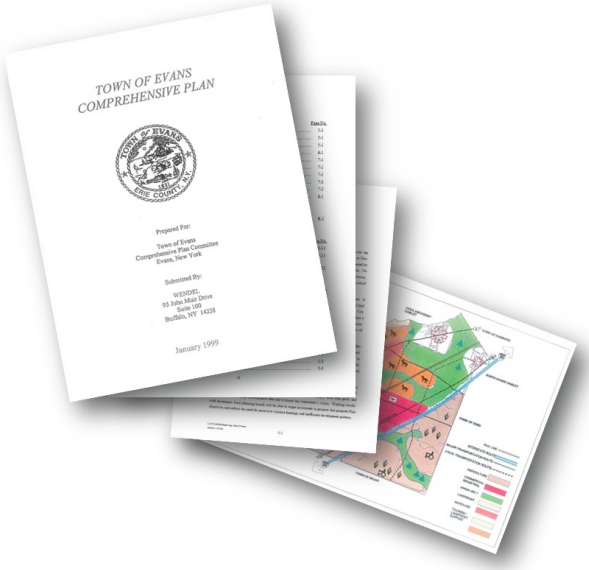
- NYS Town Law

New York State recognizes that long-range planning is a significant benefit to not only government operations and finances, but also to community at large, providing residents an opportunity to have a direct stake into the future of Evans-Angola.

Proactive planning keeps the Town and Village "ahead of the game" rather than being reactive to issues that come up. Typically, plans are updated every 10-15 years to keep them relevant with changing times, but can be less than that depending on the level of implementation and action of a community.

The Town of Evans' last Comprehensive Plan was completed in 1999; the Village of Angola's in 2003. In the 14-18 years since those plans were completed, much has changed in both communities, including demographics (i.e. population and age groups), shifting economic and market dynamics, and other social factors that can change the future vision for the community. An update gives the Town and Village an opportunity to revisit the Plan with a fresh set of eyes to determine if the community vision for the next 10+ years still applies and weeds out the action items that were completed, out-of-date, or are simply irrelevant to current times.

In addition, given the age of the planning documents for the Town and Village and the shared assets that are available from both a physical and economic perspective (e.g. roads, parks, water, land), both communities realize that a coordinated effort will provide the needed guidance for a unified vision for the future.





Benefit of Long-Range Planning

As noted previously, a Comprehensive Plan is a proactive document, providing the community with a blueprint for the future. While it is not a regulatory document, it is a tool that is used by local leaders and boards to implement policies and regulations and act upon development applications that are in the best interest of the Town/Village.

In addition to local land use regulation, a comprehensive plan provides other benefits, including:

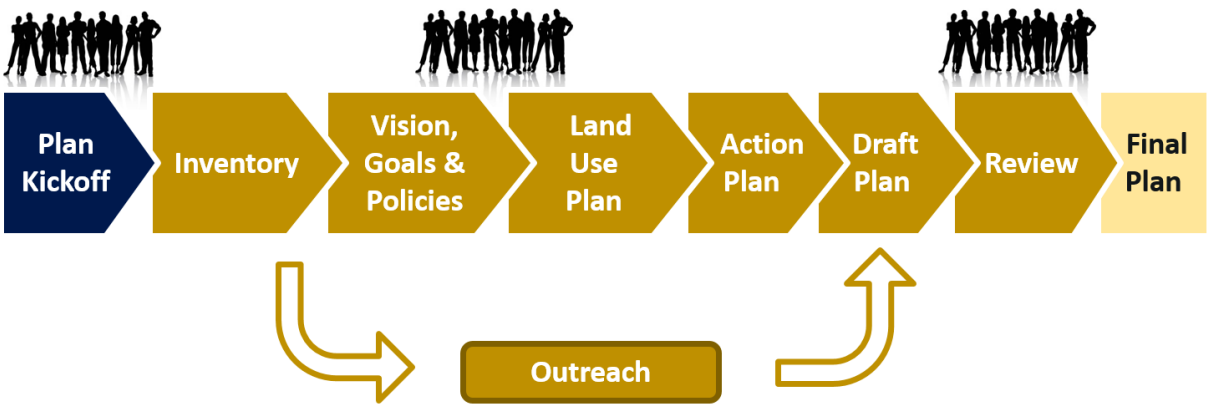
- **Guidance** for local boards and special committees
- **Collaborative** efforts for the community to work together and to build inter-municipal partnerships
- **Marketing** for the Town, outlining assets and opportunities for development and preservation
- **Capital improvement** tool for identifying programs, initiatives, and projects that are prioritized by the community
- **Funding support** for grant opportunities, outlining a collective vision and strategy for plans and projects

Process & Plan Outline

Overall, the planning process involves several key steps beginning with an inventory of information on the physical resources of the community as well as the demographic and social aspects, all of which provide the background for ***what we have to work with***. Input and feedback from residents, business owners, and other local stakeholders are also included not only at the beginning stages, but throughout the planning process to give additional background information.

From there, a future community vision is developed, providing the overall direction of ***where we want to be***. Individual goals/policies are then identified, providing a much more narrowed scope dealing with certain issues, opportunities, and weakness in the community.

An action plan is the capstone of the process, building upon the vision and goals with specific actions to be undertaken to achieve the vision - ***how do we get there***. Implementation is a key part of this portion of the plan to identify priorities, partnerships, and strategies moving forward. Also included in this section is a future land use plan which provides a graphic



representation for areas of the community to be developed or conserved, physical changes, and investment. It also provides the framework for any potential future zoning changes.

Community Outreach

A critical component of any planning process is community engagement. Obtaining feedback from residents, business owners, and other stakeholders is the only way to determine what the community wants, values, and sees in the future of the Evans-Angola area.

All public meetings were advertised through a variety of avenues in order to reach as many residents as possible, including use of the Town website, digital information boards, school newsletters/announcements, newspaper advertisements, and even a Star Wars-themed "trailer" at one of the summer movie in the park events!





Outreach was achieved through various means in a number of venues including:

- **Steering committee meetings**: Monthly meetings were held throughout the process to provide direct interaction with community representatives (see details on the following page). These meetings were open to the public and regularly advertised.



Steering committee meetings involved both discussion and interactive exercises to get feedback.

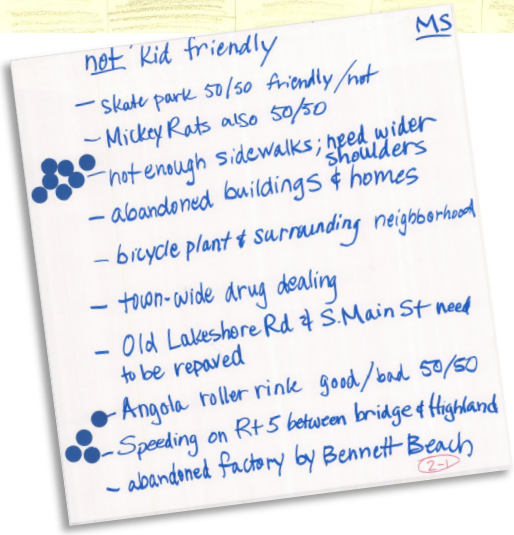
- **Public Kickoff**: A public meeting was held on August 29, 2017 to introduce the community to the project, educate them on the process, share preliminary information, and, most importantly, gather initial feedback. Approximately 40 people attended this meeting, which included a brainstorming exercise to identify core past, present, and future values of both the Town and Village.
- **Online community survey**: Following the public kickoff meeting, an online survey was prepared and distributed. The questions explored the information gathered during the public meeting in greater detail and included

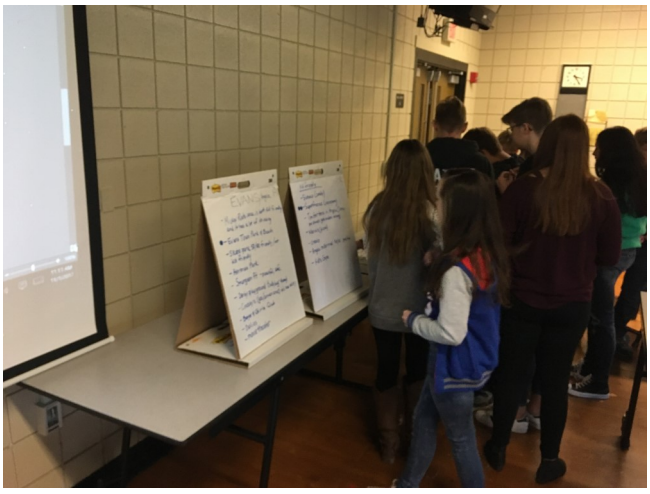
questions on shopping patterns, transportation/commuting, design, local economy, housing, and the waterfront. Over 800 residents took part in the survey, identifying other opportunities and issues in the community.

- **Joint Town/Village workshop**: In October 2017, a joint meeting was held with the Evans Town Board and Angola Board of Trustees to provide a summary of the Comprehensive Plan process as well as what the previous plans accomplished and the need for an update to the respective plans. Although representatives from each municipality are on the Steering Committee, the workshop provided an opportunity to discuss the plan directly with the full Boards to ensure a full understanding of the Plan. This also gave all members a chance to express their own thoughts on the future of Evans and Angola.

- **Youth/student Outreach**: The youth of the community are typically underrepresented not only in planning projects such as this, but also in local government processes in general. Their input is equally as important as they are the proverbially future of the Town/Village. Additionally, the amenities and needs that they have are the same as those that families with children are seeking when looking to relocate - if we plan with kids in mind, we attract families and the community can see sustainable growth. Presentations on planning and the Evans-Angola Plan specifically were given at the Elementary,





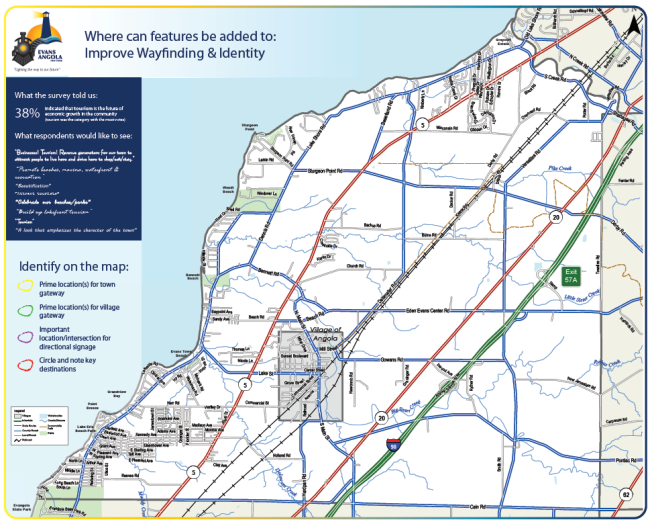


Outreach with students at the local schools provided insight from a different perspective compared with the older age groups typical at most meetings. Ideas generated from Lakeshore Elementary School included drawings (top image) and youth-centered input (Middle School, second image).

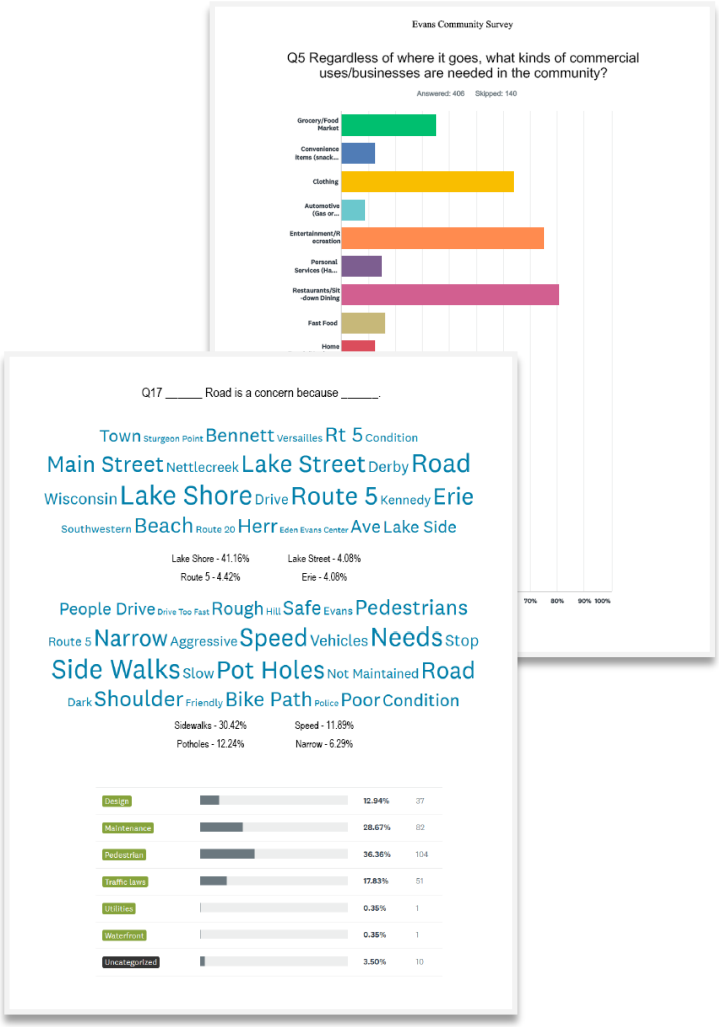
Middle, and High Schools with opportunities for the youth to give their own thoughts on the future of the Town and Village. Follow up, in-class exercises were also done by teachers to further explore ideas from the kids.

- **Public Meeting #2**: A second public meeting was held on December 4, 2017 to review input heard to date to ensure the plan was "on the right track" and incorporate any other pertinent issues that were identified by the community. A small-group exercise with attendees was included that included more detailed discussion on opportunities to improve walking and biking, wayfinding, and land uses in and around the Thruway interchange.
- **Public Meeting #3**: The final public meeting at the Middle School on March 5, 2018 provided residents a glimpse at the goals and objectives that were developed as a result of the community input, common issues heard, and the inventory & analysis (community profile). In addition, the draft Future Land Use map was shared and discussed along with the key projects that were developed (detailed in Section V) as part of the action and implementation plan. This meeting provided the community an opportunity to comment on the plan to "fine tune" it prior to assembling the draft document.

Additional details and a summary of the community input is found in Appendix A.



Brainstorming exercises (top) provided the community a chance to put "pen to paper" while the online survey (excerpt of results below) offered a more expansive range of questions. See Appendix A.



Acknowledgements

As a community-supported document, the Comprehensive Plan update was directed and managed by a volunteer Steering Committee made up of a cross section that included elected officials, Town & Village staff, Board representatives, residents, business owners, youth, the School District, and other committee and local group representatives. The Steering Committee's role is to provide direction and feedback to the Town's planning consultant, who was tasked with developing the plan itself. The Committee met monthly from February 2017 through April 2018.

Members of the Steering Committee include:

Andy Yusick - Evans Zoning Board of Appeals

Anthony Rotella - Rotella Grants

Bernie Rotella - Rotella Grants

Bill Holland - Business owner, Evans; Lk Erie Beach Task Force

Carla Thompson - Lakeshore School Board

Dan Rizzo - Erie Co. Parks, Rec & Forestry, Commissioner

Donald Gallo - Angola Village Engineer

Donald Maglich - Evans Zoning Board of Appeals

Douglas Czora - Chief of Police

Emmett Lonergan - Business owner, Angola

Heather Leitten - Business owner, Angola

Jeanne Macko - Evans Town Board, Councilman

Jennifer Michalec - Lakeshore School Board

John Cappellina - Erie County IDA

John McEvoy - Evans Planning Board

John Wilson - Angola Village Trustee

Keith Young - Evans Historian

Lori Szewczyk - Erie County IDA

Marie Thornton - Erie Co. Dept. of Environment & Planning, CDBG

Mary K. Hosler - Evans Town Supervisor

Paul E. Michalec - Conservation Committee, Evans Is Growing

Roberta Rappoccio - Evans Planning & Comm. Dev.

Sabine Baeckmann - Editor, Evangola Post

Steven Leitten - Business owner, Angola

Ted Catalano - Evans Planning Board, Chairman

Tiger Schmittendorf - Fire Department

William Herold - Angola Planning Board

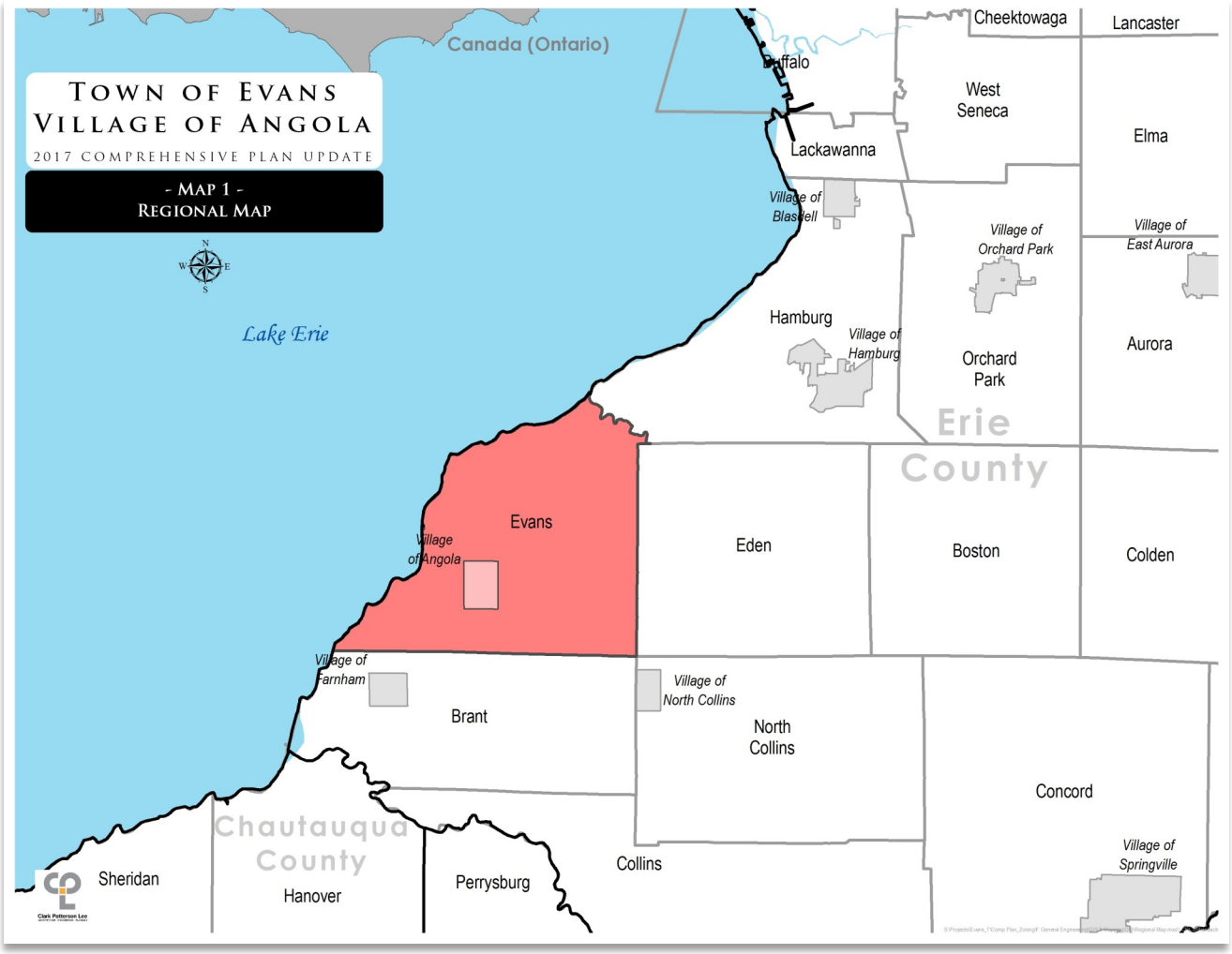
In addition to these members, the Town would also like to thank the community at large, especially those that attended meetings and other events, who contributed to the plan through their feedback and comments.

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%

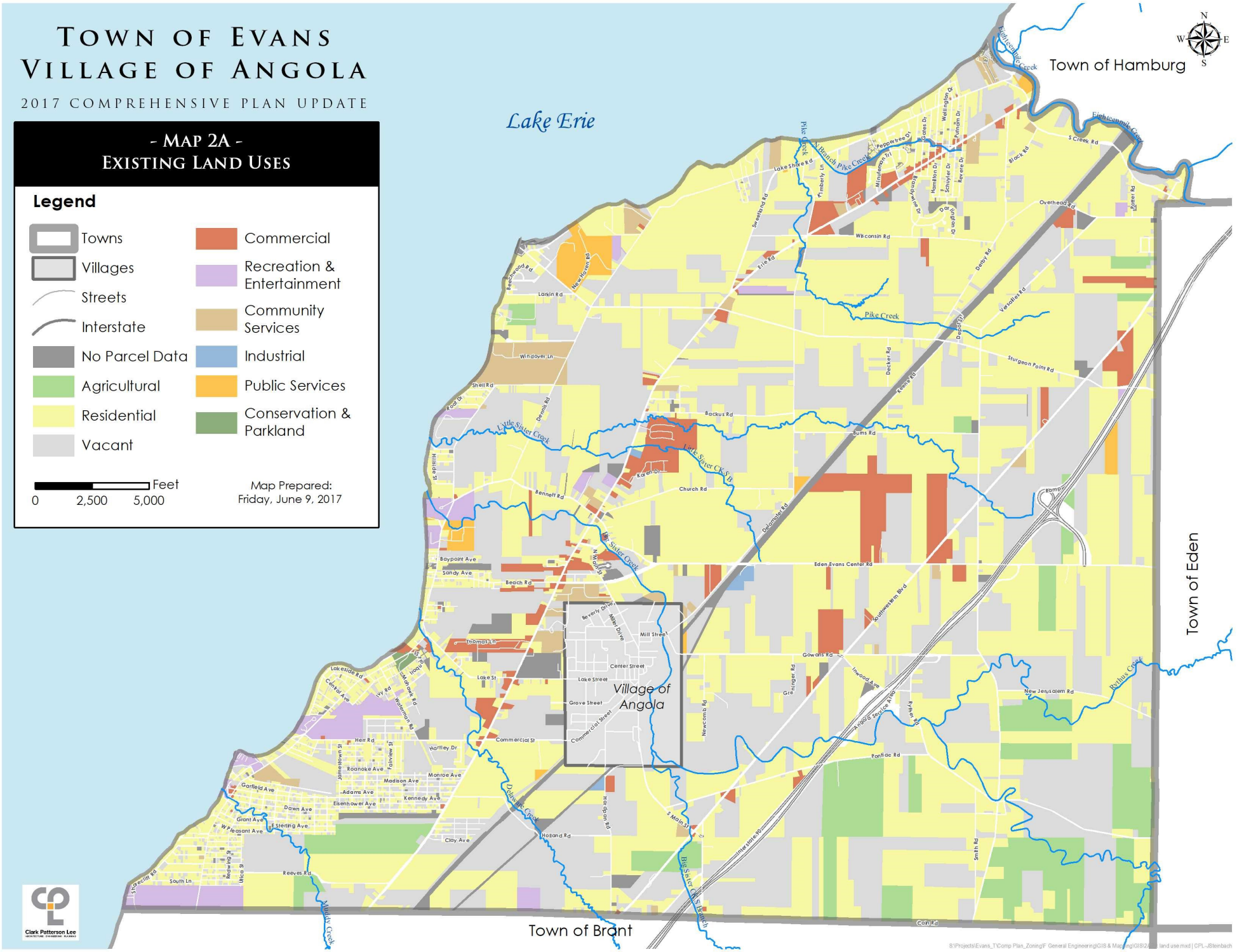
	Code	Property Class	No. of Parcels	% Total	Acreage	% Total	Assessed Land Value	% Total	Assessed Total Value	% Total
Town of Evans	100	Agricultural	26	0.3%	1,362	5.7%	$1,575,750.00	0.7%	$3,257,100.00	0.3%
	200	Residential	5,633	65.7%	11,870	50.1%	$155,348,449.00	69.3%	$670,057,357.00	69.9%
	300	Vacant	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).

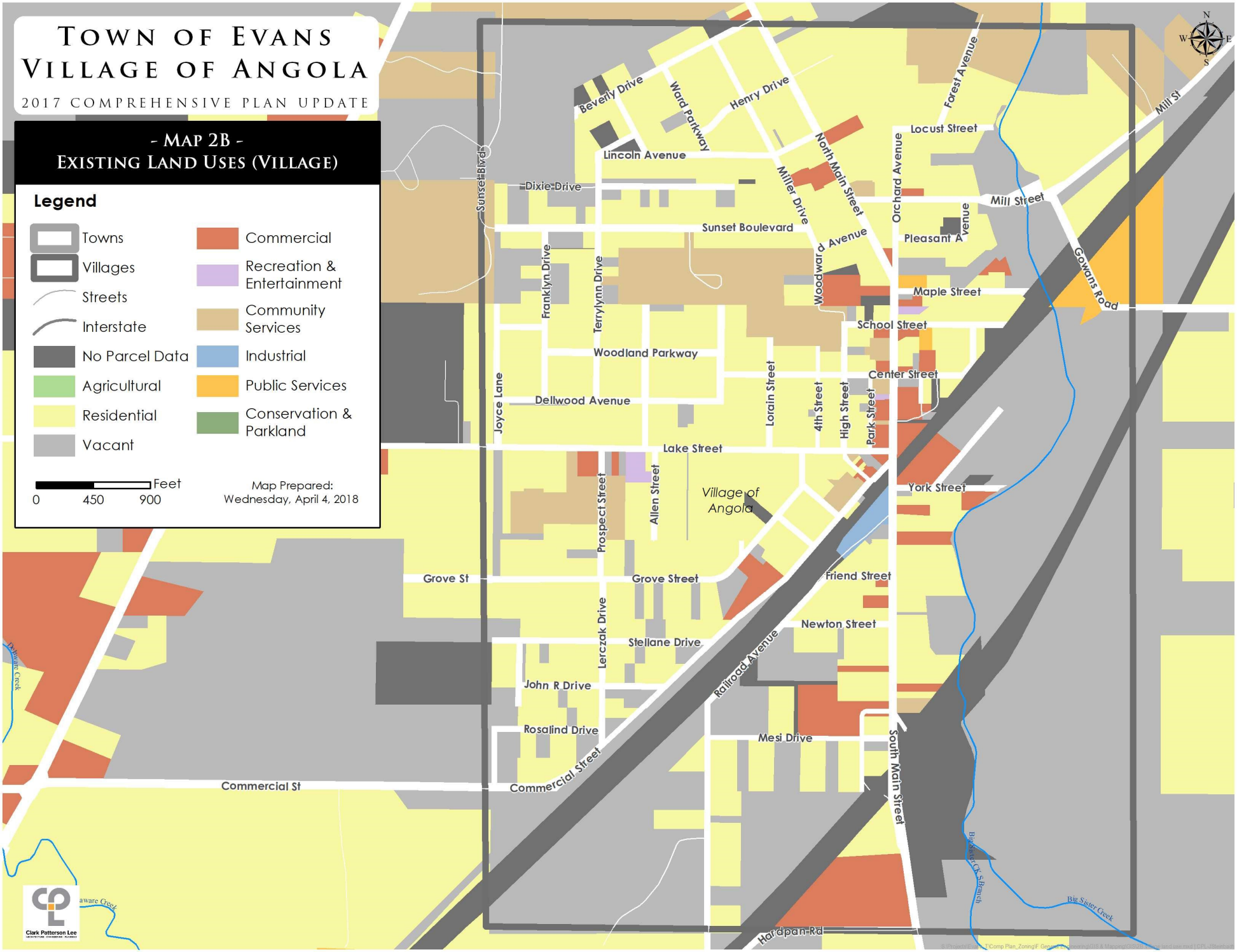
Town of Evans
Village of Angola

2017 Comprehensive Plan Update

- Map 2A -
Existing Land Uses



Clark Patterson Lee


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
Clark Patterson Lee
Beverly Drive
Ward Parkway
Henry Drive
Forest Avenue
Mill St
Locust Street
Lincoln Avenue
North Main Street
Miller Drive
Orchard Avenue
Sunset Blvd
Dixie Drive
Mill Street
Sunset Boulevard
Pleasant Avenue
Woodward Avenue
Gowans Road
Franklyn Drive
Terrylynn Drive
Maple Street
School Street
Woodland Parkway
Center Street
Joyce Lane
Dellwood Avenue
Lorain Street
4th Street
High Street
Park Street
Lake Street
York Street
Village of Angola
Prospect Street
Allen Street
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
Big Sister Creek

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



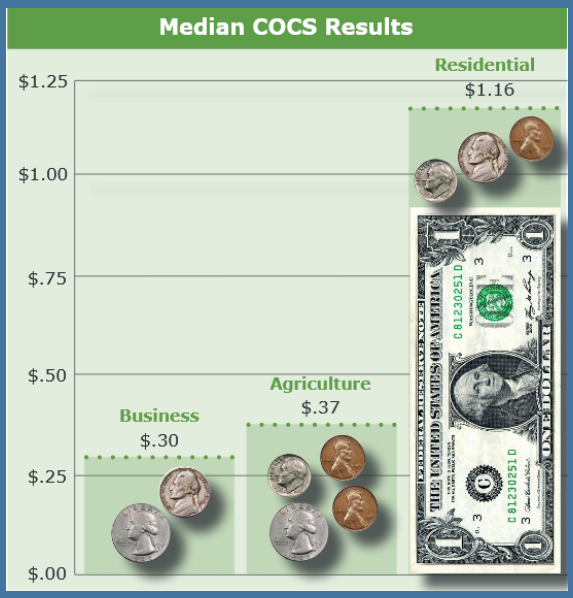


Commercial development styles and general character differences between the Village of Angola (left) and Town of Evans (right).

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

2017 Comprehensive Plan Update

- Map 3A -
Zoning

Legend

- Towns
- Villages
- Streets
- Interstate
- Rural Agriculture (RA)
- Agriculture & Open Space (AOS)
- General Business (GB)
- General Industrial (GI)
- Lake Erie Beach Neighborhood
- Light Industrial
- Mobile Home Residential MFR 5)
- Motor Service (MS)
- Multi-Family Residential (MFR 3)
- Multi-Family Residential (MFR 4)
- Neighborhood Business (NB)
- Public Facility (PF)
- Recreational Facility (RF)
- Residential Two Family (R2)
- Rural Residential (RR)
- Single Family Residential (R1)
- Single Family Residential Lake (R1L)
- Waterfront Mixed Use (WMU)

0 2,500 5,000 Feet

Map Prepared:
Friday, June 9, 2017

Lake Erie

Town of Hamburg

Town of Eden

Town of Brant

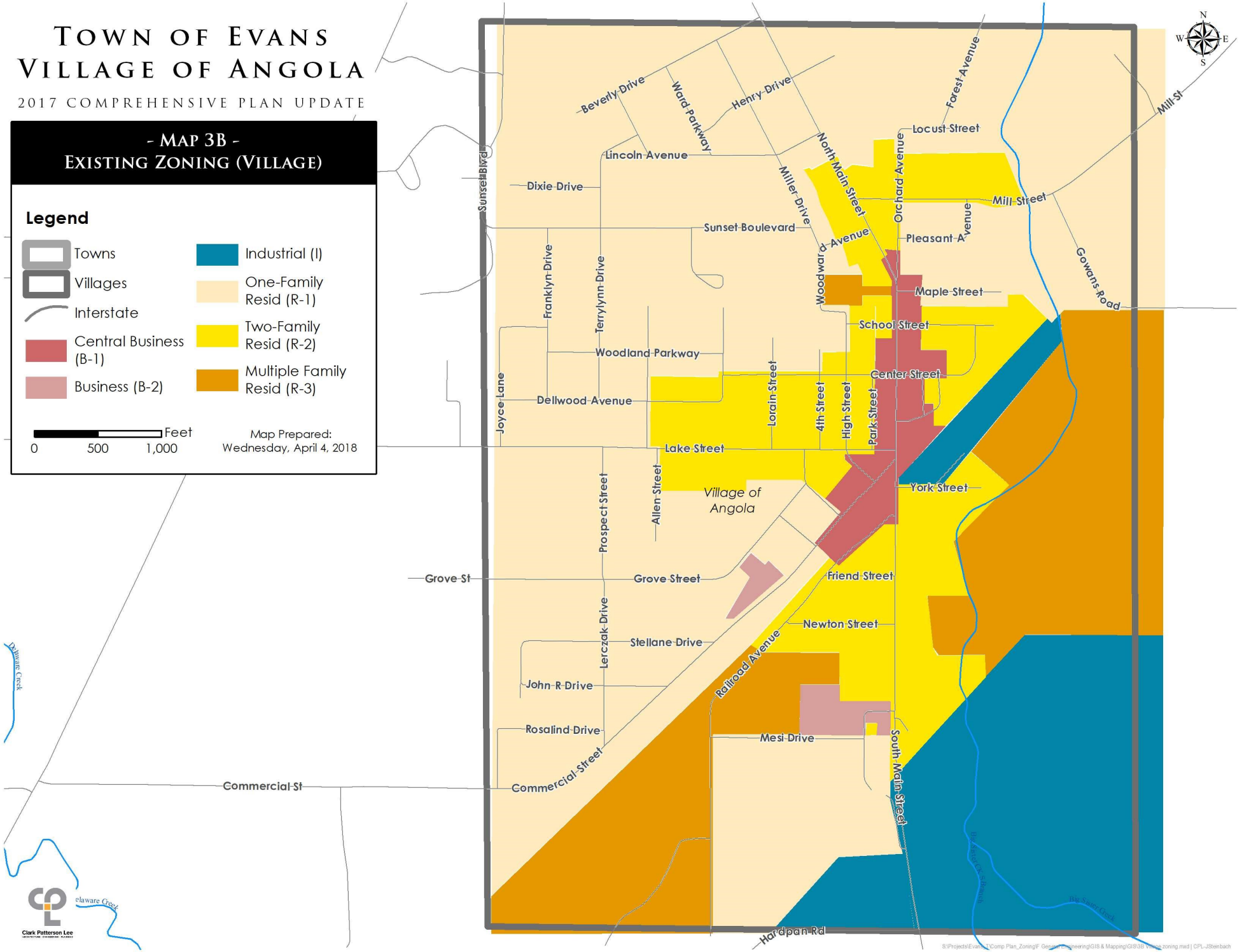
Village of Angola

Clark Patterson Lee

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.



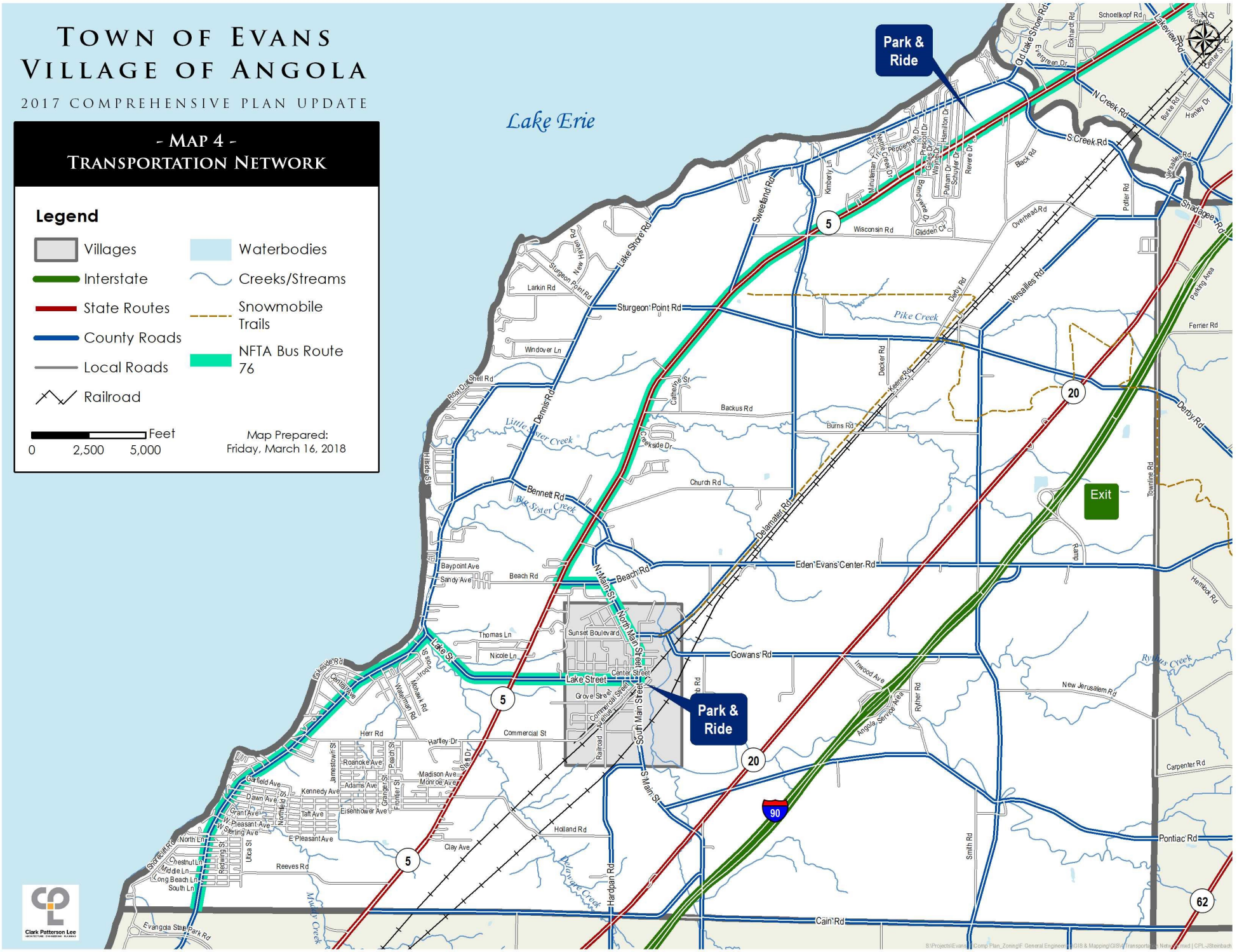
An active railline traverses the Village of Angola, with freight and passenger services running regularly.

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

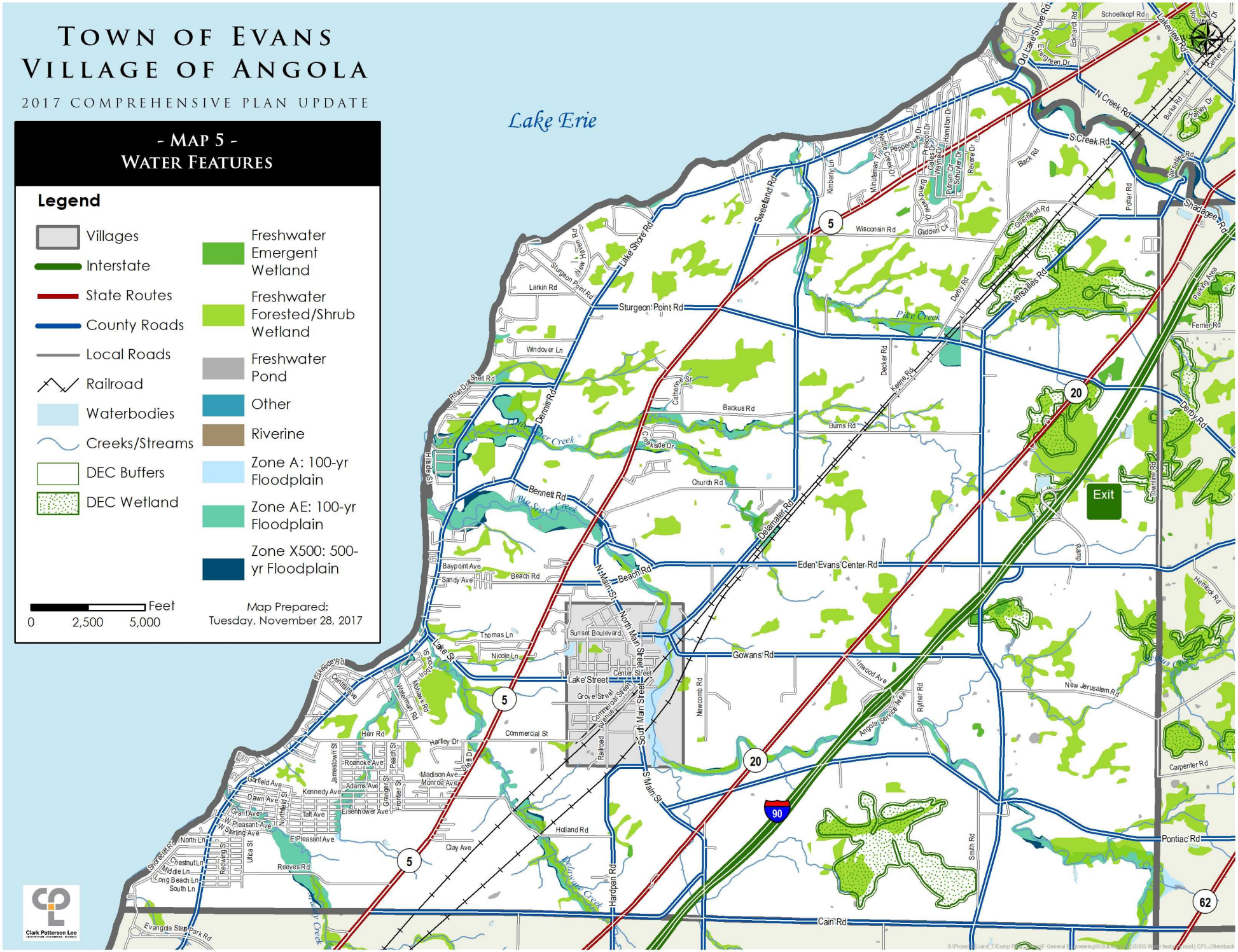
2017 Comprehensive Plan Update



Town of Evans
Village of Angola

2017 Comprehensive Plan Update

- Map 5 -
Water Features



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.

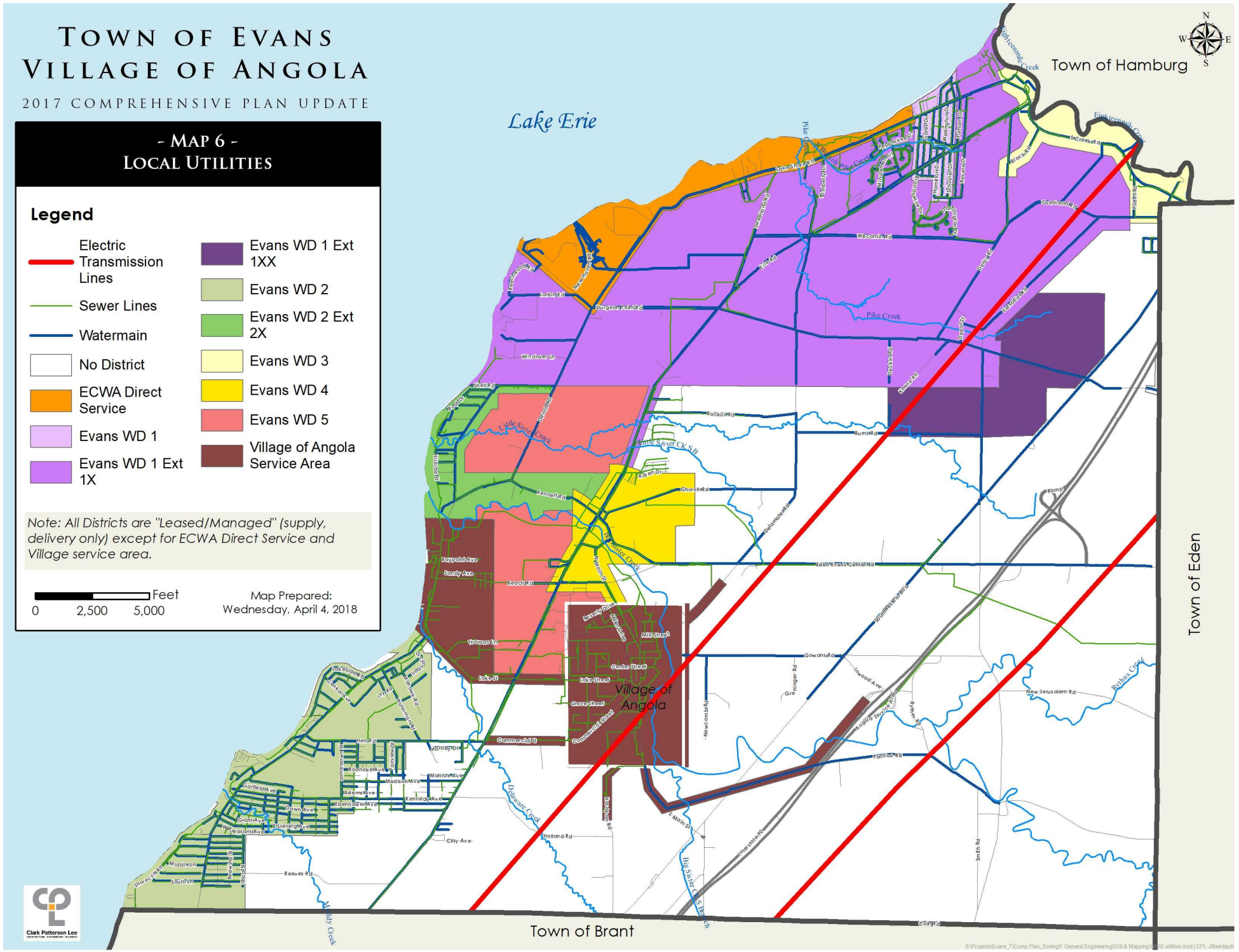
Erie County Sewer District No. 2 services portions of the Town as well as the Village with two sewer transmission lines extending east into Eden along Eden-Evens Center Road and South Creek Road. The remainder of the Town relies on private well water and septic systems.

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

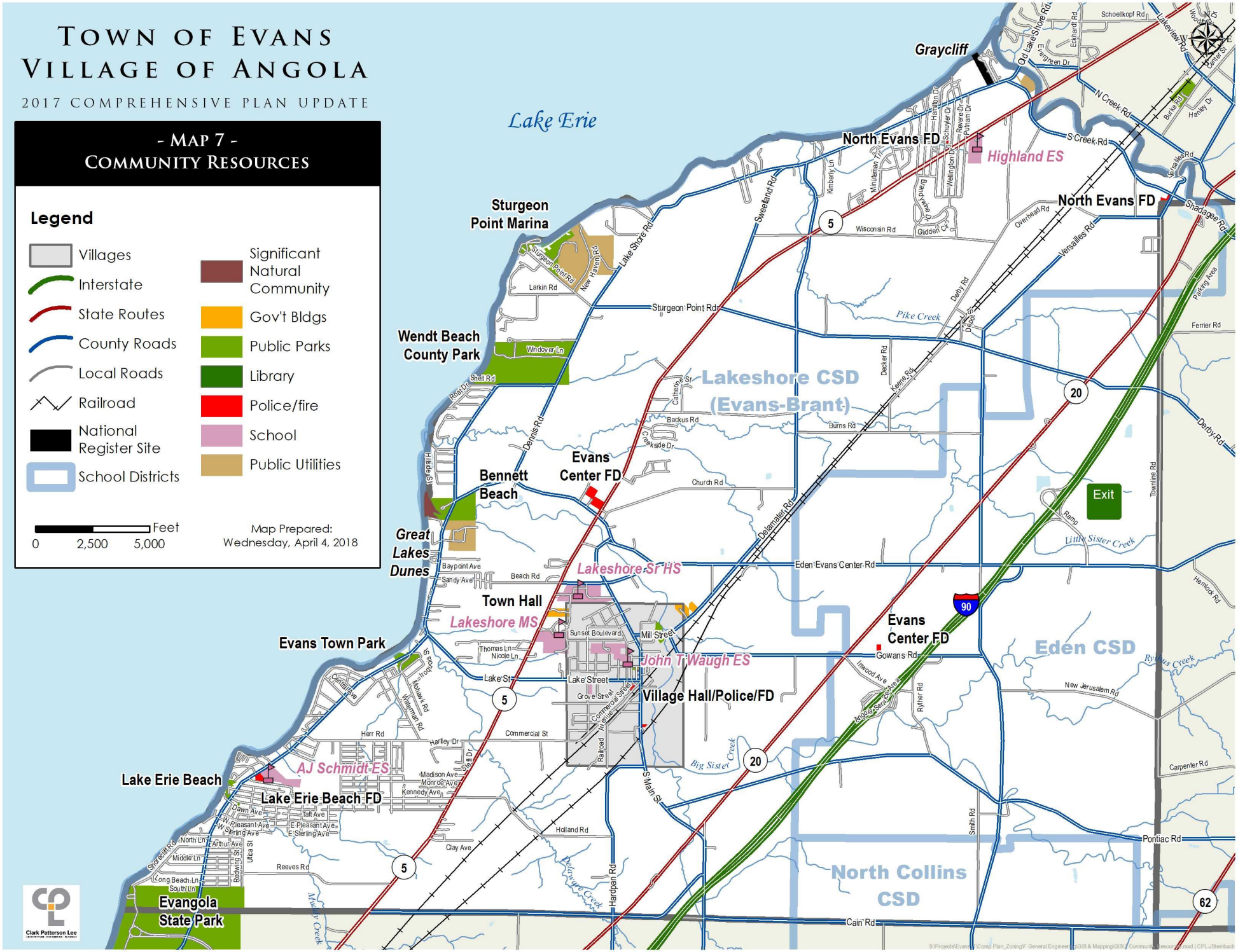
- Map 6 -
Local Utilities



Town of Evans
Village of Angola

2017 Comprehensive Plan Update

- Map 7 -
Community Resources



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

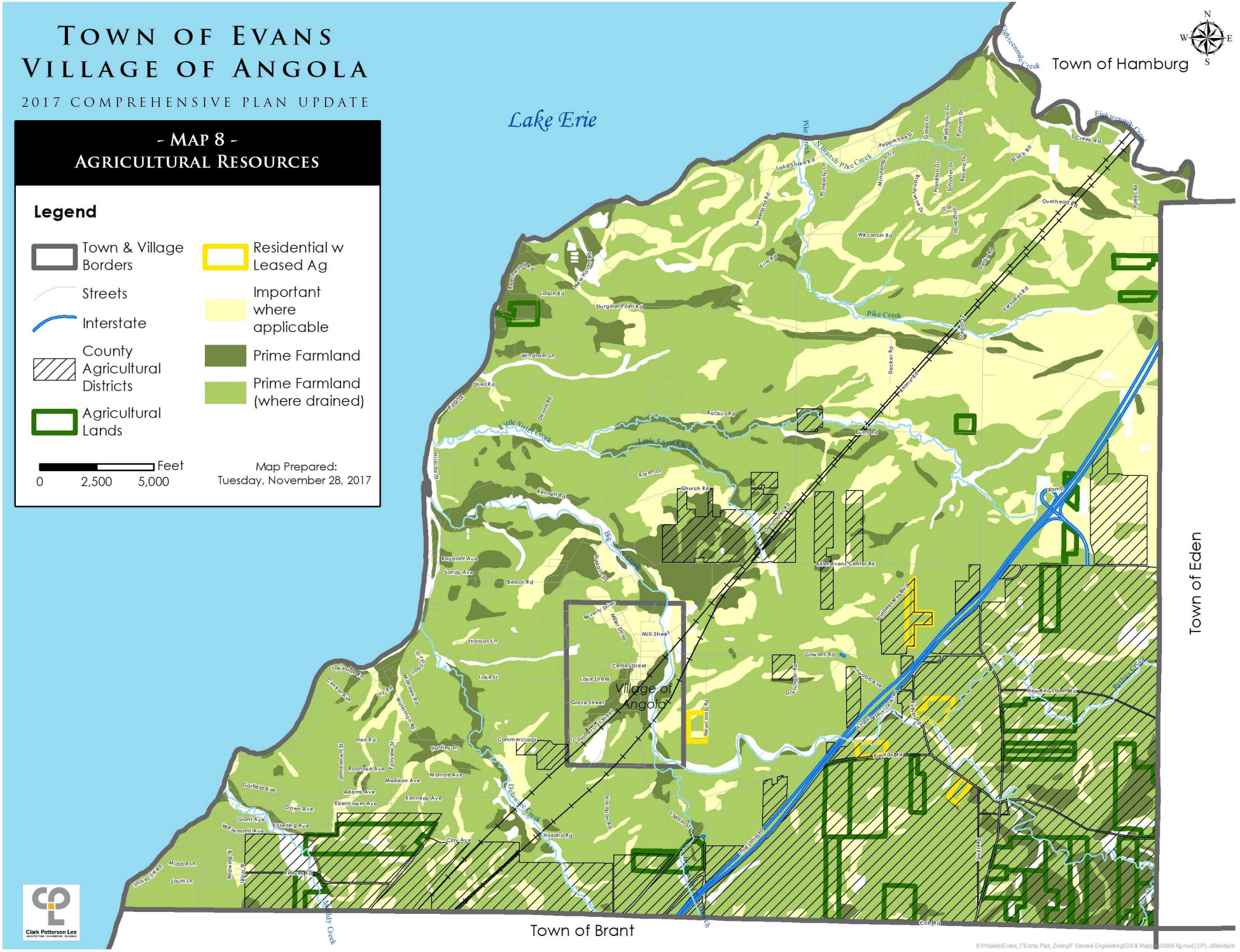
In addition to the 1999 and 2003 Comprehensive Plans, the Town and Village have been involved in other numerous planning projects and initiatives that have helped to shape the community. These other documents were reviewed and pertinent information was incorporated where necessary and relevant to this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

- Town of Brant, Evans, and North Collins Farmland Protection Plan - 2000
- Erie-Niagara Framework for Regional Growth - 2006
- 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
- Erie County Agricultural and Farmland Protection Plan - 2012
- 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
- One Region Forward: A New Way to Plan for Buffalo Niagara - 2015
- 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

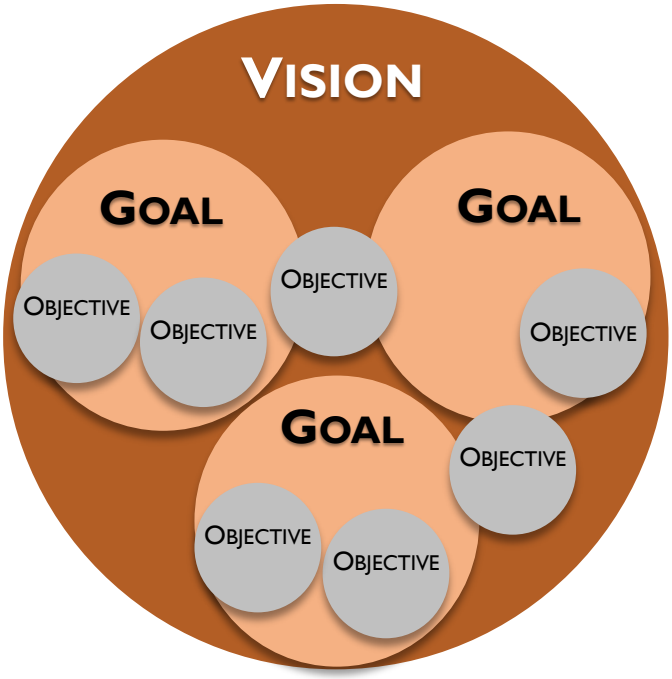
⇒ Develop a **range of housing styles** geared towards young couples/families to sustain the community in existing developed areas

⇒ 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

IV: Goals & Objectives



How does the Evans-Angola community work towards achieving their vision? While the vision is the broad statement that guides future policies, development, and other community initiatives, goals and objectives provide more specific direction, a foundation for future actions, and act as a benchmark for measuring success.

Each has its own distinct and different purpose in the planning process. **Goals** describe the desired results of the plan's implementation while **objectives** describe actions that can be undertaken in order to advance toward the overall goals.

Everything in the next sections of the plan relates back to the vision statement, though there may be instances where objectives and actions may overlap. They are not in any particular order or priority, but rather need to be viewed as a whole that is balanced over the life of the Plan - one goal shall not be pursued at the exclusion of others. The following provides a description of the goals and objectives that will set the pace for future development and decision-making within the Town and Village:

Goal 1: Build our future on the foundation of our history and key natural assets

- *To identify cultural, historic and natural resources so residents will better understand their importance and the need to preserve and revitalize them.*
- *To sensitively develop, interpret and provide wayfinding to cultural, historic and natural resources so residents and visitors will have the opportunity to experience them.*
- *To preserve and enhance the character of the Town and Village through high quality design, responsible stewardship and application of sustainability principles.*
- *To revitalize Main Street in the Village of Angola to recapture its historical status as a vibrant, walkable commercial district.*

- *To create and promote a sense of place for the Town and Village through branding, wayfinding signage, gateways and quality design of buildings and the public realm*

Goal 2: Promote transportation strategies and physical design that consider the complete spectrum of users including motor vehicles, bicyclists and pedestrians.

- *To provide safe alternatives that reduce dependency on motor vehicles and promote a healthy lifestyle.*
- *To provide safe, accessible and connected pedestrian routes between destinations and across busy streets.*
- *To provide safe, well-marked bicycle routes and/or multi-use paths to connect key destinations within the Town and Village.*
- *To maintain the physical condition of public streets and pedestrian corridors for the comfort and safety of users of all abilities.*

Goal 3: Pursue development of our strategic location on Lake Erie, easy access to downtown Buffalo, easy access to/from the NYS Thruway and quality school district as focal points for revitalization and economic development.

- *To promote and enhance use of the waterfront for recreation and economic development.*
- *To encourage additional and more diverse offerings for shopping, dining and entertainment.*
- *To attract young couples and families to settle in our community and encourage young adult residents to stay.*
- *To support the development of attractions and activities that will make our community a year-round destination.*
- *To encourage family-friendly events, activities and businesses and to ensure appropriate separation of uses and age groups to ensure the comfort of all users.*

Goal 4: Support infrastructure that balances growth and development with environmental quality, specifically as related to stormwater, utilities, renewable energy and agricultural preservation.

- *To promote approaches to growth that better conserve infrastructure, open space and natural resources.*
- *To ensure development along the waterfront is appropriate for and supportive of its waterfront location.*
- *To provide direction on the development of solar energy in the most appropriate locations.*
- *To preserve a viable agricultural economy within the Town as well as the agricultural character it brings.*
- *To consider the investment in infrastructure to foster economic development including water, waste water treatment and stormwater management.*
- *To address deficiencies in the existing stormwater system and to ensure new development does not exacerbate existing problems/limitations.*
- *Support the upgrades of "cottage roads" and other non-standard roadways in the Town where feasible, seeking to balance their historical character with the need to provide safe travel and maintenance.*

Goal 5: Promote the development of high-quality, affordable, and attractive residential housing options in the Town and Village that balances growth, character, and environmental sustainability.

- *Encourage higher-density development where sewer and water utilities exist or where expansion is feasible and desired.*
- *Ensure that affordable housing options exist and the design/maintenance portrays a positive presence to the community.*
- *Identify areas of the community where housing maintenance or ownership is a concern and target these areas through enforcement and/or municipal programs.*
- *Ensure that seasonal properties, including rentals, are properly maintained and improved.*
- *Encourage reuse, restoration and rehabilitation of existing homes within the Town and Village, especially those with unique local character.*
- *Review design standards for housing in higher-density neighborhoods and similar areas to ensure compatibility with local architecture and scale.*
- *Encourage multi-generational housing options that promote "aging-in-place" as well as affordable options for young families, especially in already developed areas or identified growth areas.*

V: ACTION PLAN

The path to success is to take massive, determined action.

- Tony Robbins

Previous sections of the Comprehensive Plan outline what the community has to work with, it's assets and constraints, issues and opportunities, and the desired vision for what Evans and Angola can be in the future. Using all of this information, creating a "roadmap" for how the Plan is carried out is a critical component. Section V outlines the various tasks that are needed, including policies and physical action, to guide the Town and Village to a successful implementation of the Plan, ***lighting the way to the future***.

This section includes:

- **Future Land Use and Design** - where and how we encourage growth or conservation in the community
- **Plan for Action** - recommendations for policies, regulations, programs, etc.
- **Key Initiatives/Projects** - conceptual projects to act as a catalyst for action
- **Implementation** - tools and strategies for how the plan gets used
- **Funding Opportunities** - avenues for grants and outside funding and an overview of the general process

Future Land Use

What do we want Evans and Angola to look like in the future?

A Comprehensive Plan not only addresses community issues and opportunities, but also growth (and preservation). A future land use plan provides a graphic illustration of the preferred future land use patterns in the community, giving residents, business owners, and developers direction on the proposed form and framework for land uses.



How does Evans desire to develop and grow? Continuing a spread-out, suburban pattern or concentrating into nodes? Encouraging commercial/industrial to a specific corridor?

Existing land use patterns, extent of utilities, environmental features, zoning patterns, and areas for targeted development serve as the foundation for the future land use map, providing a more realistic view of potential trends and opportunities. The map not only deals with growth, though, as there are a number of valuable natural and cultural resources within the Town

Town of Evans
Village of Angola

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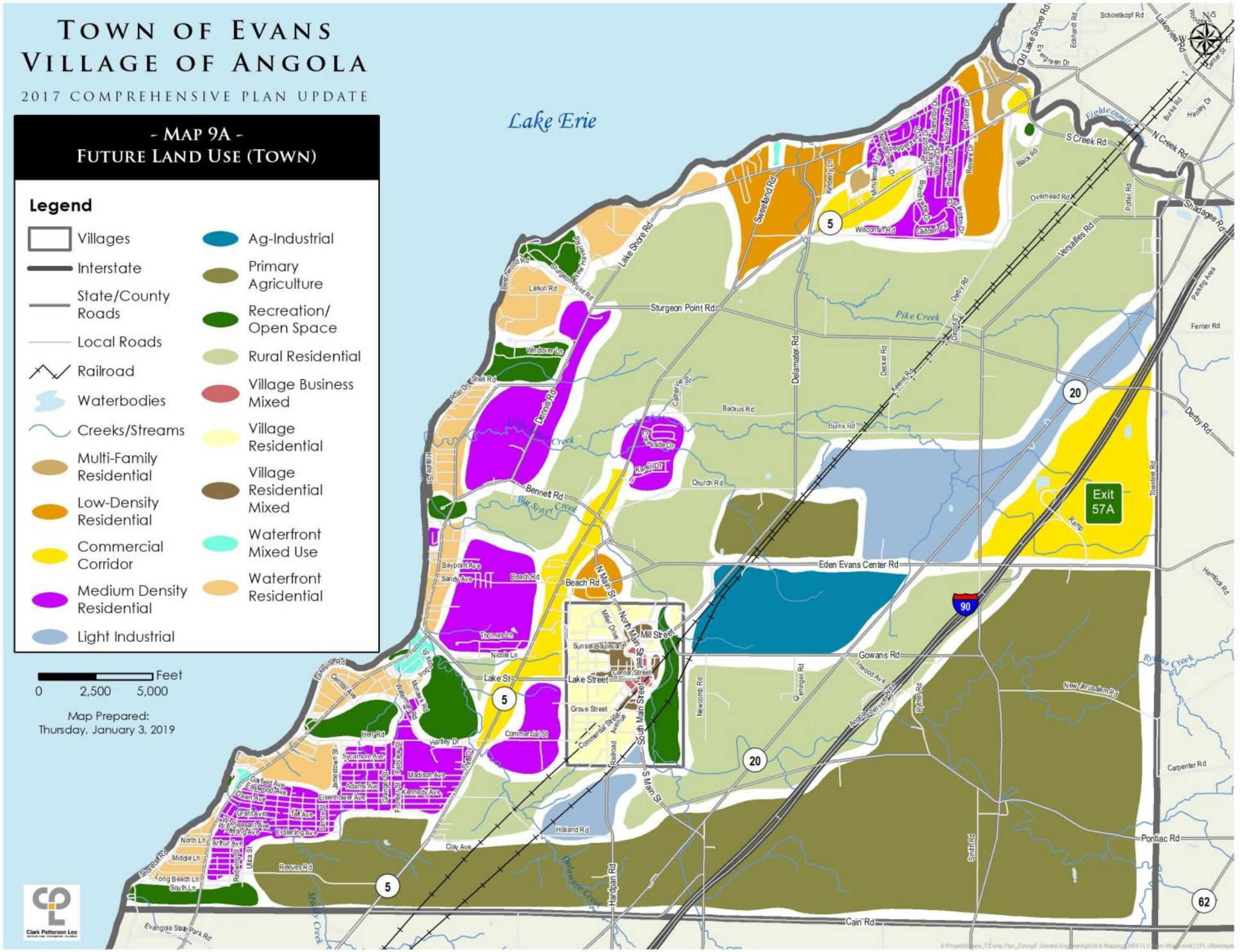
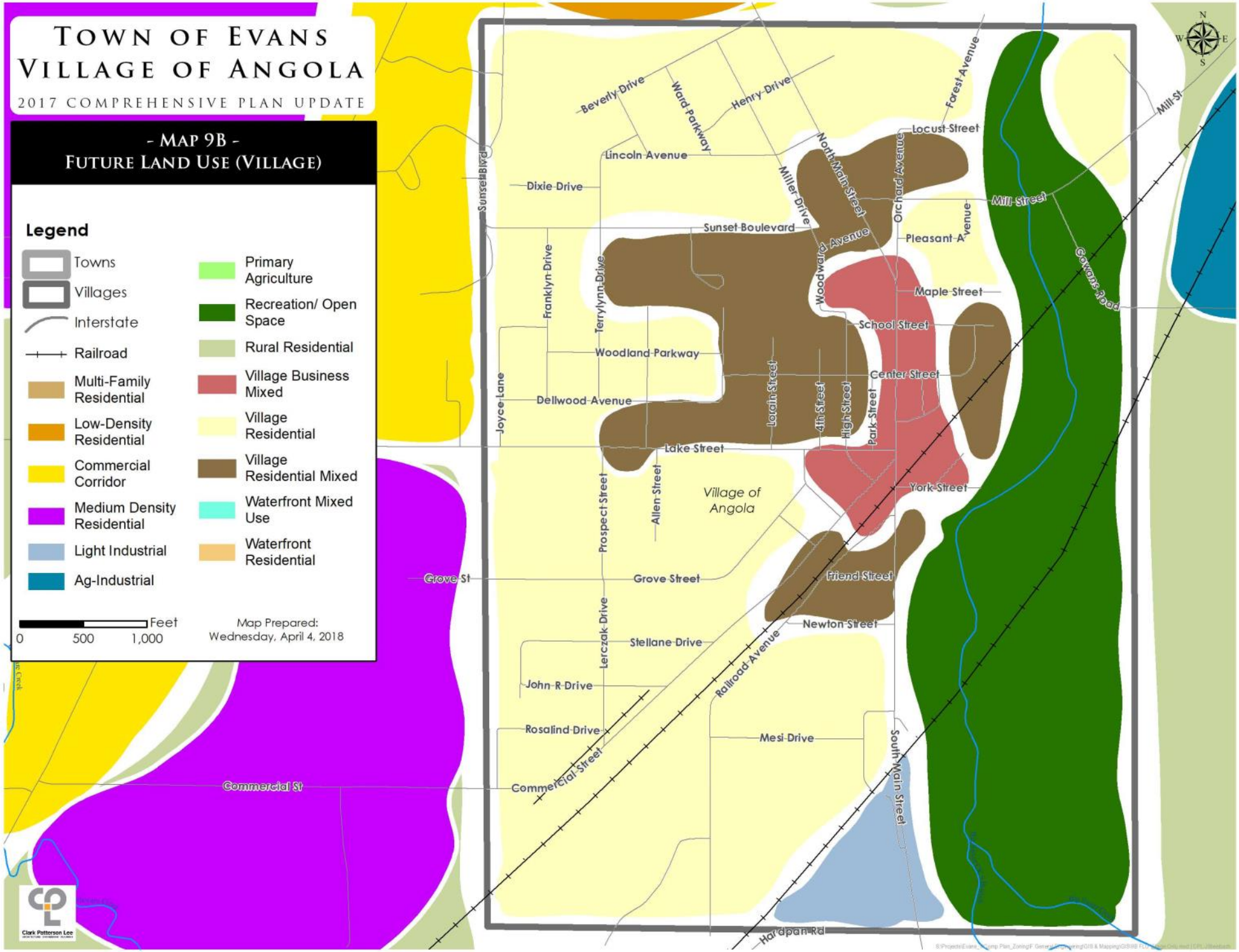
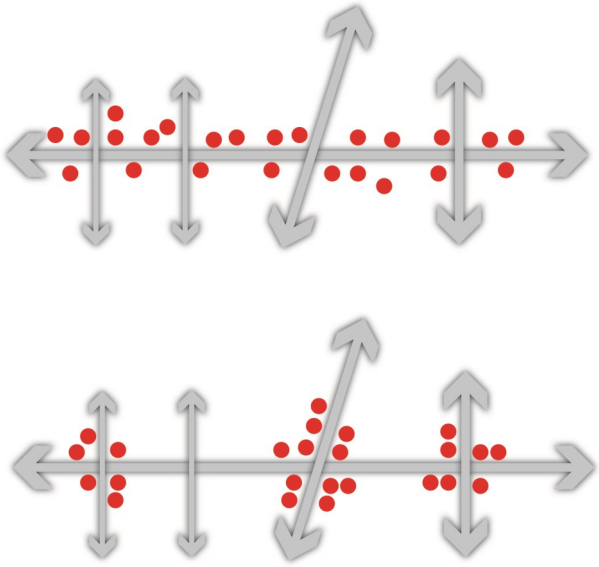
- Map 9A -
Future Land Use (Town)




TOWN OF EVANS
VILLAGE OF ANGOLA
2017 COMPREHENSIVE PLAN UPDATE
- MAP 9B -
FUTURE LAND USE (VILLAGE)
Legend
Towns
Villages
Interstate
Railroad
Multi-Family Residential
Low-Density Residential
Commercial Corridor
Medium Density Residential
Light Industrial
Ag-Industrial
Primary Agriculture
Recreation/ Open Space
Rural Residential
Village Business Mixed
Village Residential
Village Residential Mixed
Waterfront Mixed Use
Waterfront Residential
Feet
0
500
1,000
Map Prepared:
Wednesday, April 4, 2018
Village of Angola
Beverly Drive
Ward Parkway
Henry Drive
Forest Avenue
Locust Street
Lincoln Avenue
Dixie Drive
Sunset Blvd
Miller Drive
North Main Street
Orchard Avenue
Mill St
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
Prospect Street
Allen Street
York Street
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

and Village that contribute to community character and can serve as economic development catalysts. Prime agricultural lands, recreational areas, and sensitive environmental features are all taken into account on the map as well for preservation and limited growth.

The overall intent of the future land use map is to continue to support the existing residential areas in the Town and focus growth in key locations, especially where utilities exist, are underutilized, or could be expanded with minimal effort. Commercial development, while still retaining a "suburban character" and located along the Route 5 corridor, would be better suited to more of a nodal style with greater concentration of uses at intersections, but overall contained within a specific area. This method is a more efficient use of land, better utilizes infrastructure, allows for access management integration, and strives to decrease driving.



While standard strip development (top) has its place in some locations, it is a less efficient use of resources/ infrastructure and promotes more driving as compared to a more compact, nodal style (bottom).

In addition to Route 5, the Thruway interchange and portions of Route 20 and Eden Evans Center Road are also called out as a potential areas of growth, each for different purposes. As noted earlier, the presence of an interchange is a valuable assets for any community due to ease of access to a number of markets - this has been an untapped resource for the Town of Evans since the 1999 plan was developed.

The Town views Eden Evans Center Road as a significant gateway and primary access route to not only Evans Center, but also the waterfront, Village of Angola, and the neighboring Town of Eden. The 1999 Comprehensive Plan the Town recommended this area "**along Eden Evans Center Road from the NYS Thruway entrance to approximately Delamater Road**" be utilized for growth of commercial and light industrial facilities, further noting that "...although agriculture is in the area, industrial uses do not conflict with ag as much as residential" and that no additional residential growth should be permitted for the area.

Though previous efforts to spur growth here have not materialized, the intent remains, as it did then, to provide a mechanism for non-residential growth in this area that co-exists and supports existing or expanded agricultural operations - active agriculture would continue to be encouraged throughout the Town. Cost of community services studies continue to show that behind working and open lands (e.g. farmfields), commercial and industrial uses have a greater return to the community as opposed to residential development. These uses also are better neighbors as they typically have interior

operations and have more limited hours compared to residential. In the last two decades, many residential strip developments have occurred or been allowed to continue on agricultural lands along Eden Evans Center Road, in direct conflict with the 1999 Comprehensive Plan and slowly eroding farmland.

Encouraging light industrial development that is directly related to or supports local agricultural operations or commodities (e.g. product processing, shipment/transport, storage, etc.) and in-line with the State Department of Agriculture and Markets would provide some level of balance in opportunities in these areas.

Value-Added Agriculture

"Today's farmers are exploring new enterprises for diversification or considering alternative marketing strategies that increase a customer's perceived value of existing agricultural products." -USDA

Value-added agriculture is one way to expand farming operations, providing additional income and sustaining farms for future generations. This type of use borders between traditional farming and manufacturing, a form of agri-industry that can include commodity processing, storage, and transport. These uses may not be considered "traditional" agricultural operations to non-farmers, but are valuable components to the overall food chain.

In addition to capitalizing on the thruway access, encouraging development in this area also mirrors County initiatives for redeveloping former light industrial properties in the Town (e.g. airport site) to Ag-Industrial-style uses in a similar fashion to the successful Agri-Business Park in Genesee County. The Town of Eden has also looked at the potential expansion of light industrial uses on Eden Evans Center Road at the border in order to capitalize on the Thruway entrance, creating greater synergies for inter-municipal, strategic development. With the existing, though underutilized water and sewer transmission lines in this area, a larger effort should be made to capitalize on these past investments, improving and expanding them as necessary in order to attract new, compatible light industrial and commercial development to the Town.

Within the Village, revitalization, redevelopment, and infill development are the key initiatives; improving building conditions and facades to encourage further investment.



Main Street, Village of Angola

This serves several purposes: balancing rural character, creating more attractive and walkable core activity areas, and taking advantage of existing infrastructure. Maintaining and encouraging higher density in these core activity areas provides the necessary "rooftops" to support commercial activity.

The remaining areas of the Town will continue to be more rural in nature, taking advantage of the natural resources (and the development

constraints that go along with them) and offering a variety of appropriate growth options.

While a future land use map illustrates areas for general land uses, one item to keep in mind is that this is NOT a zoning map. It outlines areas of the Town and Village that could be considered for future development should conditions arise (e.g. market, landowner desire, developer interest, etc.).

This community-based approach provides guidance on long-term decision-making about land uses, which may include changes to zoning, that implement the goals, policies, and objectives of the Comprehensive Plan. Changes that occur to existing zoning districts in the Town, whether simply regulations and intent or actual boundary changes, will need to be consistent with the Plan. This is a critical connection that is supported and upheld by the courts.

TOWN OF EVANS

Primary Agriculture

These are the portions of the Town that have a higher concentration of active farmlands, prime soils, or within County Agricultural Districts. Agricultural-supportive businesses are encouraged as well as other agribusiness ventures (tourism, recreation, value-added products, retail, lodging, events, etc.), provided they support local farms/farmers.



Agricultural representative image

As the name implies, agriculture may be the main priority, but non-agricultural development is allowed provided that best practices for conversion are followed, such as:

- ⇒ *Location to avoid valuable soils or infrastructure*
- ⇒ *Allow flexibility in development, such as encouraging clustered or conservation subdivisions with dedicated roadways*
- ⇒ *Discourage frontage homes with long, narrow lots*
- ⇒ *Provide lot sizes appropriate for private utility systems and replacements with appropriate separation (between 2-3 acres)*
- ⇒ *Avoid large-lot subdivisions ("too small to farm, too big to mow")*
- ⇒ *Provide buffers between non-agricultural and agricultural uses*

Rural Residential

Areas of the Town that are still more rural in nature, providing the "country character" that is attractive to Evans, but contain a lower concentration of or less active agricultural lands/ farms and therefore having fewer impacts to key farming areas. Agriculture and associated operations/ventures would still continue to be encouraged, but opportunities for non-agricultural development at a slightly higher density compared to the Primary Agriculture category is the primary difference.

In addition to residential uses, limited "rural commercial" development examples may include recreational, tourism, agricultural-supportive business, or low-intensity/land intensive commercial uses that support nearby recreational/tourism resources (e.g. bed and breakfast, outdoor rentals).



Rural residential representative image

This is, however, dependent upon the availability of public water or sewer (or both). Larger parcels (2 acres +/-) would still be needed in these instances to provide adequate space for private septic systems and wells.

Low-Density Residential

These areas are serviced by public water and sewer or are near potential expansion areas and therefore can support a higher density of development (0.5-1 acre +/-) and are catered mostly to single and two-family residential uses. For single-family uses, rather than the typical "bowling alley" type of lots developed along major thoroughfares, subdivisions are encouraged to have dedicated roadways or clustering to better utilize lands and maintain the semi-rural character. In addition, this limits the amount of additional investment required by the Town to extend public utilities out to these areas, instead focusing on the denser locations where infrastructure exists.



Low-Density representative image

Medium-Density Residential

Similar to the density of the neighborhood residential category, the difference in this category is that it includes the various hamlets located in the Town, taking into account local character and age of the neighborhoods. A number of these areas are older and have local historical significance to the Town of Evans. Maintenance of building stock and ensuring new development/infill complements adjacent buildings are the primary intent. This land use category provides the "rooftops" necessary to support adjacent commercial activity as well as provide additional growth capacity where appropriate.

As noted in various sections of the plan, the Town and Village desire to accommodate a range of residential styles, not only catering to older residents who wish to stay in the area, but also young families who can provide longer-term investment. It is within these medium-density areas, which current exist or are where utilities require minimal improvements, that infill housing is proposed such as single-family homes, apartment complexes, townhomes, and condos.

The Town lacks "upgrade housing" from starter homes to longer term homes and these areas would be prime locations for such uses.

While some mobile home parks do exist in these locations, any new developments or expansions should utilize the latest manufactured or modular homes that meet current Federal standards in overall building quality, safety, human comfort, and aesthetics. The Town realizes the affordability of such housing options and shall continue to support these developments, striving for better quality for its residents.

Multi-Family Residential

Primarily located in the hamlet of Derby, this area includes a variety of residential uses that range from single-family residential to townhouses and developments catered to specific lifestyles (seniors, empty-nesters, first-time homeowners, etc.) and income levels.

Waterfront Residential

The Waterfront Residential category includes those areas along the shore of Lake Erie that are primarily residential in character. These areas are largely developed with a combination of seasonal and year-round dwellings. Demolition of multiple older cottages or buildings and replacement with newer, "suburban-style" housing that is out of character with adjacent development is discouraged.

Due to the unique nature of this area adjacent to the Lake, special considerations for land development (infill or redevelopment) should be included that seek to protect water quality, prevent shoreline erosion, promote/maintain water views, and protect sensitive habitats, not only along the Lake, but the many creeks that empty into it.

Some of these considerations include:

⇒ *Prevent nutrient runoff and excessive phosphorus build-up (e.g. fertilizer use)*

⇒ *Promote stormwater retention and treatment practices that filter and slowly discharge water runoff to increase nutrient removal and minimize erosion*

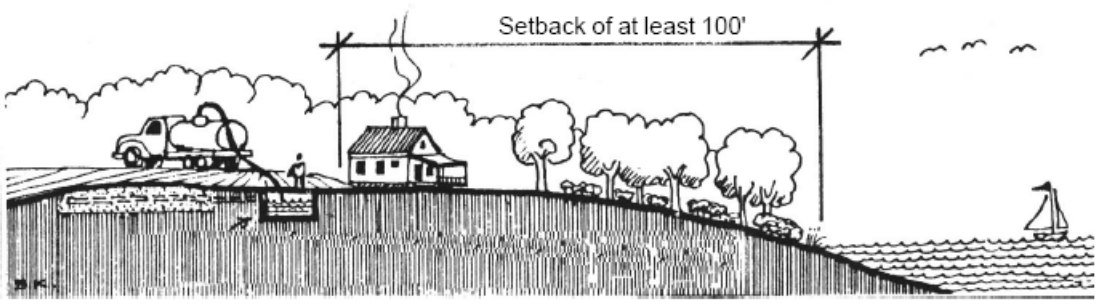
⇒ *Maintain natural shorelines and buffer zones*

⇒ *Limit clearing of trees and expansive vegetation to key viewpoints*

⇒ *Educate and promote the use of lakefront structures that limit excessive disturbance*

⇒ *Enforce septic system compliance and setbacks from waterbodies*

⇒ *Ensure proper setbacks from waterbodies/buffer areas*



A graphic example of appropriate site development adjacent to the waterfront to protect water quality and prevent excessive erosion. *Image courtesy of Urban Lake Management.*

Waterfront Mixed Use

This category provides for a vibrant mixed-use environment that complements and reinforces the waterfront. In addition to encouraging a variety of uses to promote activity, access to the waterfront (visual and/or physical) is be incorporated with any development to the greatest extent feasible. Residential development, when included in any mixed-use development should not be located on lower floors.



Waterfront representative image

New development and redevelopment should focus on high-quality design, pedestrian-scale amenities, and year-round use; adaptive reuse of existing building stock is encouraged as well. Design should reflect the waterfront character and complement any local historical assets.

Commercial

This land use category is catered more towards automobile-oriented commercial uses taking advantage of volumes on the Route 5 corridor. Additionally, regionally-beneficial uses are encouraged such as healthcare/urgent care and lodging. Quality building, site, and landscaping design are still important elements that are to be provided with new and redeveloped uses to convey a sense of pride and improve visual integrity of existing uses. Pedestrian connections are encouraged though mainly within the immediate area as well as to the school or other adjacent residential areas.



Commercial representative image

The area along Route 5 would also function as a gateway into the heart of Evans, establishing a quasi-"town center" and function in tandem with the Village of Angola's central business area, providing auto-oriented uses that are not encouraged in the Village. Design standards should be adopted to provide higher-quality design and location of elements such as parking, drive-throughs, overhead canopies, and the like.

Agricultural-Industrial

Not to be confused with industrial agriculture (i.e. chemically intensive, monoculture or CAFOs/confined animal feeding operations), the intent of this land use category is to continue to promote and encourage active farming operations as well as provide the incentive to expand to other large-scale, agro-based industries, taking advantage of the proximity to the Thruway. This category of land use is

intended to support farmers within Evans as well as farmers from adjacent communities, providing opportunities for cooperative efforts.

Agro-based industries can include a wide range of uses that border between agriculture and industry in their land intensity such as:

⇒ *Local animal processing (poultry, goats, and other small farm animals for meat and/or fiber)*

⇒ *Value-added product production*

⇒ *Agricultural storage and warehousing (e.g. cold storage)*

⇒ *Greenhouses, hydroponics, aquaponics/ aquaculture*

⇒ *Cooperative transportation centers*

⇒ *Local product processing, packaging, and distribution*

A 2016 report by the title of "Real Estate Marketing Analysis Services: Erie County Agribusiness Park Feasibility" was released on behalf of the Erie County Department of Environmental and Planning, setting precedent to earlier claims that the County would be able to sustain the development of agricultural practices at an industrial level. This report identifies a variety of items to key in on, including the need to promote collaborative efforts, specific agri-business subsectors to pursue, and identify the specific requirements for the types of facilities within agricultural industry. Within the report, three sites were identified in the community including two in the Town (the existing "Evans Industrial Park") and one in the Village of Angola.

Although only a feasibility study, the report notes that the Evans-Angola community has the potential to sustain a number of agri-business subsectors including dry goods food manufacturing, fresh fruit processing, refrigerated food products, hydroponics vegetables, and/or distribution centers. This is evident with in the community as Angola is the home of a **Goya** manufacturing and distribution center, featuring over 22,000 square feet of manufacturing space and over 300,000 square feet of distribution space. This facility supplies the Western New York region and beyond, including international markets. Part of this success has evolved based out of the logistics of the community, including easy access to the NYS Thruway, cargo rail access, and population proximity of the community with in a day's travel.

The intent and strategy of agricultural-industrial uses is to minimize costs and expand opportunities, taking into account new approaches and industry changes. The advent of increasing automation in farms as well as factories has led to less human interaction, allowing for processing, packaging, storage, and other associated facilities closer to the source. This, in turn, can reduce the need for more labor and transportation expenditures processes, centralize production and supporting services, allow for "greener" productivity, shorten travel time for goods, and result in more "direct from the farm" products.

VILLAGE OF ANGOLA

Village Residential

Encompassing the majority of the Village, this land use category is catered towards a low density, though still Village-scale, residential-centered development style, mainly single-family. Lots would range in the 10,000 to 15,000 square foot size, consistent with existing density.



Village residential representative image

Village Residential Mixed

A transition area between the lower density of the Village Residential and Business Mixed categories, this area would include a mix of residential housing types (two-family, attached multi-family, apartments, townhouses) as well as some lower intensity commercial uses (e.g. professional offices).



Residential mixed representative image

Conversions of residential uses are encouraged provided that they maintain the Village character and scale and complementary to adjacent uses in terms of lighting, signage, parking, landscaping, etc. Buffering between residential and non-residential uses would be required to minimize conflicts and potential nuisance issues.

Village Business Mixed

Higher density, business-oriented portion of the Village where retail, offices, personal services, dining, banks, and other commercial activities are located, catering to everyday needs of residents. This land use category caters to flexibility in building use and overall diversity; mixing of uses is encouraged whether in the same building or adjacent, though residential uses would not be allowed at street level.



Business mixed representative image

Infill and redevelopment of existing building are strongly encouraged to take advantage of available building stock, though new development is allowed provided it matches and complements the exiting Village scale and design. Architectural and site design should be centered around creating a pedestrian-scale environment that is walkable and engaging; auto-centric elements, such as but not limited to drive-throughs and frontage parking, or uses such as car washes and gas stations are discouraged. Shared parking among businesses/properties and

on-street parking is recommended to utilize available space and provide more efficient means for accommodating users.

OVERLAPPING LAND USES

Recreation/Open Space

This category includes important ecological/ natural/ conservation areas that need to be preserved for local and regional enjoyment. Development is limited to passive recreational and supportive pursuits such as trails, parking areas, overlooks, pavilions, picnicking facilities, etc. Accessibility and proper identification/ wayfinding of these resources can be utilized for marketing and economic development pursuits. Residential or commercial development may be allowed provided it adheres to low-impact development standards and provides significant buffers to sensitive features. Trails or other access (visual or physical) are encouraged for any private, non-residential development.



Representative image

Light Industrial

Though industrial by name, these areas would be predominantly lighter industrial in nature, designed to fit inconspicuously with the surrounding land. Design standards such as landscaping, buffering, and building design would be established to promote sound development and protect nearby areas from undesirable aspects with these more intensive land uses.



Light industry representative image

Encouraging and promoting the proximity to a variety of transportation corridors, including the Thruway, railroad, and State Routes 5 & 20 would be key points, though investment in other public infrastructure may be needed. These areas are also strategically located adjacent to potential future industrial areas in the neighboring Town of Eden to take advantage of joint opportunities that may be available.

Flexibility and diversity in the industrial space and use is encouraged, especially with existing building stock, allowing for adaptive reuse of structures and striving to maintain historical elements to the greatest extent feasible.

Special Topic - Renewable Energy

The Evans-Angola community encourages the development of renewable energy to decrease carbon emissions and provide property owners with alternative means for electricity. To that end, the Town and Village are supportive of small-scale, personal systems that provide power to the property upon which they are sited, whether it is a commercial, industrial, community service, or residential use. These types of systems commonly include wind and solar and can be building-integrated, building-mounted, and/or freestanding, especially in the case of wind systems. Though smaller scale, various other associated issues should be considered for future regulations, such as but not limited to visual character, architectural compatibility, buffering, setbacks, size (physical and power generation), etc.





Small-scale systems include ground mounted (left) and building–mounted (right) solar and lower height wind turbines of varying styles are preferred.

Larger-scale systems, commonly referred to as solar or wind farms or community solar, are developed with the sole intent to provide electric power back to the local utility grid under various financial or incentive-based structures. These types of systems are considered a primary use of the land upon which they are sited and their extensive size typically includes a significant amount of land development to accommodate them. In addition to the associated issues previously noted above, other environmental compatibility concerns should be considered an evaluated including, but not limited to wetlands, flood-hazard areas, stream corridors, steep slopes and their respective buffer areas; wildlife corridors; woodlands/forested areas and any anticipated clearing; scenic views; and agricultural operations. In addition, the proximity to adequate electric distribution/transmission lines should also be taken in account. Siting these facilities should be done on a case-by-case basis, dictated by local regulations, but generally the community is open to these types of systems with the exception of an special planning areas (e.g. LWRP) and along the corridors of State Route 5, Lakeshore/Old Lakeshore Road, and Eden Evans Center Road between Route 5 and Route 20. Areas of prime farmland and County Agricultural Districts should be carefully scrutinized as well as the conversion of agricultural lands for renewable energy purposes effectively takes these lands out of production. Other innovative methods have been utilized elsewhere such as open grazing or "pollinator habitat plantings," but their success has not been fully vetted to provide adequate mitigation for the loss of active farmland. Further consultation with State Agriculture and Markets as well as local agricultural boards will likely be required to mitigate negative impacts.

A Plan for Action

While the earlier sections of the plan provided background on the community, including demographic trends, and goals and objectives for the future, this portion outlines specific recommendations for the Town and Village to take action - without them, results would be difficult to realize.

These recommendations do not make an attempt to address and identify EVERY action that is required nor the exact method for carrying it out. As much as this plan is itself a guidance document for local leaders, Boards, and the community at-large, the recommendations provide direction for action; how the Town and Village ultimately fulfills them are within their own discretion.

The Comprehensive Plan is intended to be a active, working document, addressing the various goals and objectives in Section IV. To assist in that effort, the following pages outline the recommendations within each goal. After this, they are prioritized as part of an overall action plan..

Goal 1#: Build our future on the foundation of our history and key natural assets

A. Develop interpretive signage at key cultural, historic and natural resource sites and provide information at key tourism sites (such as the historical society, library, Sturgeon Point marina, Town and Village halls, parks and beaches, restaurants, etc.). Refer to Cultural, Historic and Natural Resources map prepared as part of the Comprehensive Plan.

B. Develop and implement and wayfinding signage plan.

C. Include a branding component as part of the recommended wayfinding plan.

D. Prepare a Parks, Recreation, and Open Space Master Plan to survey resources, identify issues/deficiencies/ opportunities, and develop a plan of action for protection, improvement, and expansion.

E. Identify and acquire properties that would preserve the ecology of and access to local creeks and streams.

F. Sensitively develop access to key fishing hot spots.

G. The Village of Angola should update or replace its property maintenance code to improve the image and maintenance of properties.

H. Provide a conservation zoning overlay that provides a regulating framework to protect sensitive environmental features.

I. Review infrastructure expansions to ensure that environmentally sensitive areas are not subject to significant development constraints that would result in loss of these resources.

J. Implement the complete streets vision for North and South Main Street through the Village of Angola, as illustrated as part of the Comprehensive Plan.

K. Pursue infill development, redevelopment of vacant or less sightly buildings.

L. Create shared parking facilities at the rear of buildings and parking lot screening strategies, as illustrated as part of the Comprehensive Plan.

M. Provide flexibility in the zoning regulations for properties in the Village core to allow a mix of uses and create more diversity and vibrancy.

N. Develop a focused Main Street Revitalization strategy in the Village that includes a building analysis update, architectural guidelines for façade and property enhancements, and property owner education.

O. The Village of Angola should become a Certified Local Government (CLG) to establish local review of historic assets and open opportunities for historic funding through State resources.

P. Seek Main Street and related funding to revitalize/improve Village streetscape and building facades.

Q. Engage with local farmers and other agricultural entities to expand the agricultural economy in Evans outside of "traditional farming" practices.

R. Develop an Agri-Business Plan

Goal #2: Promote transportation strategies and physical design that considers the complete spectrum of users including motor vehicles, bicyclists and pedestrians.

A. Identify possible alternatives for bus, commuter rail, or other modes of transportation taking advantage of the rail line and opportunities available in neighboring communities.

B. Examine the conditions of existing sidewalks within the Village, as well as connections to neighboring areas in the Town, to determine the extent of necessary repairs, maintenance, or missing connections.

C. Establish a sidewalk plan and public outreach/education program for both the Town and Village and incorporate it into a capital improvement program. Incorporating the recommendations of the civic & wayfinding map.

D. Consider the use of alternative materials or designs for pedestrian crosswalks to provide a unique identity to commercial areas as well as significant residential neighborhoods.

E. Ensure that all new developments or redevelopments provide sidewalk connections internally as well as to existing networks. If no sidewalks exist, but are included in a sidewalk plan or this plan, connections should be provided for future improvements.

F. Develop a mechanism for residents to report maintenance concerns and a system to address these concerns/ make repairs in a timely manner.

G. Ensure that an adequate capital improvement strategy and program is developed and maintained for roadway maintenance to address immediate safety concerns as well as long-term repairs.

H. Develop a streetscape plan for key corridors in the Town and Village that identify improvements as noted in this plan that address bike lanes, landscaping, road diets, speed reductions, utilities, and signage, among others. Engage with the County and NYS DOT for implementation or long-range planning.

I. Implement the streetscape and circulation improvements identified as part of this Comprehensive Plan to support the success of local businesses.

J. Support the upgrades of "cottage roads" and other non-standard roadways in the Town where feasible, seeking to balance their historical character with the need to provide safe travel and maintenance.

Goal #3: Pursue development of our strategic location on Lake Erie, easy access to downtown Buffalo, easy access to/from the NYS Thruway and quality school district as focal points for revitalization and economic development.

A. Engage the public as part of the LWRP project to determine what residents would like to see in their local and county parks and develop recommendations as part of the LWRP.

B. Evaluate the level of possible incentives that could be offered for providing waterfront-related development and in accordance with the LWRP.

C. Conduct a market study and feasibility analysis to identify potentials and to provide the information needed by developers to encourage development in Evans and Angola.

D. Implement the future land use and zoning recommendations of this Comprehensive Plan, to create nodes and density of businesses thereby creating destinations.

E. Consolidate existing zoning districts that have a similar intent to other related districts as well as make development easier to understand.

F. Improve the efficiency of existing zoning regulations pertaining to permitting and review/approval to provide clarity to developers and property owners.

G. Consider providing more general permitted uses in commercial areas with a focus on design and compatibility, i.e. form-based codes, in order to promote a greater diversity of commercial uses that are market-driven.

H. Engage in communications and media relations specialist to affect how the community projects itself, maintain social media, etc.

I. Develop promotional materials such as video, brochures, etc. to better market the assets of the Town and Village to developers and future residents as well as increasing the "visibility" of the community to regional/ State leaders and entities.

J. Develop land use regulations & policy that encourages the development of housing options that appeal to the full spectrum of age groups.

K. Capitalize on current interest in cycling and history of the bicycle factory with bike rides, slow roll, etc.

L. Develop the capability to host wintertime activities, such as sledding, ice fishing, cross-country skiing, ice skating, curling and snowmobiling.

M. Provide or update regulations that pertain to the use of appropriate buffers between residential and non-residential uses including landscaping and screening.

N. Ensure an adequate compatibility between neighboring uses through a review of the allowable uses and extent of zoning districts in the Town and Village.

O. Create waterfront development protection regulations that seek to protect water quality and minimize erosion and stormwater runoff.

P. Explore light industrial & agri-industrial expansion opportunities, especially in joint efforts with the Village and neighboring Towns.

Goal #4: Support infrastructure that balances growth and development with environmental quality, specifically as related to stormwater, utilities, renewable energy, and agricultural preservation.

A. Implement the future land use and zoning recommendations of this Comprehensive Plan, to direct development into appropriate/desired areas and preserve open space and natural resources.

B. Develop a plan to extend utility services as needed to support development per the future land use and zoning recommendations of this Comprehensive Plan. Ensure utilities are available/positioned to support desired development in key areas.

C. Continue to support the Waterfront Mixed Use hybrid form-based zoning code developed and adopted during this comprehensive planning process.

D. Address waterfront development as part of the LWRP project.

E. Develop a policy to address the siting and development of renewable resources and determine the extent for development of large-scale renewable energy to areas identified within this Comprehensive Plan, consistent with community input as well as the future land use and zoning.

F. Reinstate the Town of Evans Agricultural Committee to guide decision-making.

G. Evaluate and implement the recommendations in the "Sowing the Seeds for Southtowns Agribusiness" for local farmers to expand business opportunities and help to ensure their sustainability.

H. Engage with the Lakeshore School District and local farmers regarding the extent of "farm to school" initiatives and programs to open a potential avenue for local farm products.

I. Prepare an engineering study to address infrastructure issues and deficiencies, especially related to stormwater and drainage concerns in the Town and Village.

J. Develop and implement a green streets- green site policy to encourage the use of a natural systems approach to help address current stormwater and flooding concerns, manage stormwater, reduce flows, improve water quality and enhance watershed health.

Goal #5: Promote the development of high-quality-affordable, and attractive residential housing options in the Town and Village that balances growth, character, and environmental sustainability.

A. Implement code enforcement recommendations from the "zombie homes" housing study to address property maintenance or ownership issues.

B. Develop and maintain inventory of all seasonal homeowners and rental properties to provide adequate means of communication for any issues or concerns.

C. Promote existing incentives for the reuse, restoration, or revitalization of existing residential properties.

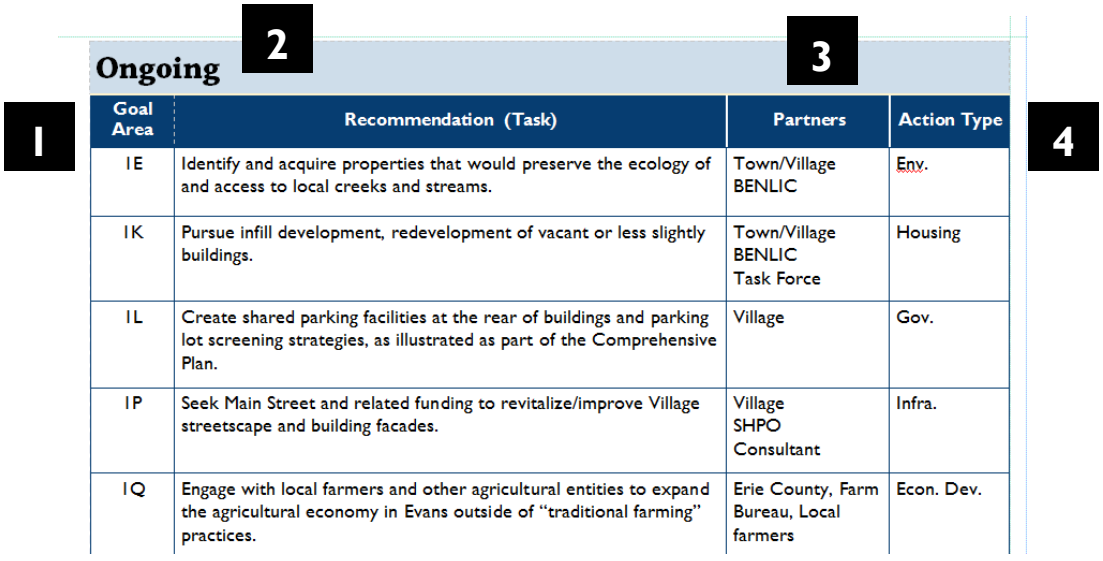
D. Develop policies and development regulations that encourage a full spectrum of housing options that, especially for seniors, in higher-density, walkable areas.

E. Provide residential zoning code regulations that protect agricultural and rural character, such as cluster development in existing "nodes" and "New Urbanist" styles.

F. Explore opportunities and issues related to transient residential housing, such as Air BnB and other similar ventures, to ensure that adequate regulations exist in the Town and Village.

The action plan on the following pages identifies each recommendation by priority level with several other important elements as shown in the graphic below:

1. ***Goal/Objective*** *- The original goal number and corresponding objective letter from the previous pages are carried over here to provide reference. At the bottom of each page, each goal number is provided indicating it's general topic area.*
2. ***Priority Level*** *- Some actions can be achieved right away, while others could amount to a multi-year effort and others would be ongoing. Categorizing these actions in this manner provides the Town and Village with a preliminary idea of level of effort and timeframe for how long it could take to achieve certain actions. As part of the annual review of the plan (outlined in later pages), this priority level may change based on funding and/or other initiatives. Timeframes include:*
    - ***Near-Term*** *(1 to 2 years)*
    - ***Mid-Term*** *(2 to 5 years)*
    - ***Long-Term*** *(5 to 10 years)*
    - ***Ongoing***
3. ***Partners*** *- Identifies those who have a stake in or the potential to influence an action through funding, review, permitting, technical assistance, etc., including both internal and external entities. This may not include all of those who could be involved, but at least provides a preliminary idea of those "at the table" to coordinate efforts.*
4. ***Action Type*** *- Recommendations/Actions can include policies, programs, regulations, projects, and/or planning tasks and are categorized as:*
    - *Tourism*
    - *Governmental Actions (Gov.)*
    - *Environmental (Env.)*
    - *Housing*
    - *Zoning*
    - *Infrastructure (Infra.)*
    - *Economic Development (Econ. Dev.)*



Ongoing

Goal Area	Recommendation (Task)	Partners	Action Type
1E	Identify and acquire properties that would preserve the ecology of and access to local creeks and streams.	Town/Village BENLIC	Env.
1K	Pursue infill development, redevelopment of vacant or less slightly buildings.	Town/Village BENLIC Task Force	Housing
1L	Create shared parking facilities at the rear of buildings and parking lot screening strategies, as illustrated as part of the Comprehensive Plan.	Village	Gov.
1P	Seek Main Street and related funding to revitalize/improve Village streetscape and building facades.	Village SHPO Consultant	Infra.
1Q	Engage with local farmers and other agricultural entities to expand the agricultural economy in Evans outside of "traditional farming" practices.	Erie County, Farm Bureau, Local farmers	Econ. Dev.

Ongoing – Priority Level

Goal/ Objective	Recommendation (Task)	Partners	Action Type
1/E	Identify and acquire properties that would preserve the ecology of and access to local creeks and streams.	Town/Village BENLIC	Env.
1/K	Pursue infill development, redevelopment of vacant or less sightly buildings.	Town/Village BENLIC Task Force	Housing
1/L	Create shared parking facilities at the rear of buildings and parking lot screening strategies, as illustrated as part of the Comprehensive Plan.	Village	Gov.
1/P	Seek Main Street and related funding to revitalize/improve Village streetscape and building facades.	Village SHPO Consultant	Infra.
1/Q	Engage with local farmers and other agricultural entities to expand the agricultural economy in Evans outside of "traditional farming" practices.	Erie County, Farm Bureau, Local farmers	Econ. Dev.
2/B	Examine the conditions of existing sidewalks within the Village, as well as connections to neighboring areas in the Town, to determine the extent of necessary repairs, maintenance, or missing connections.	Town/Village Erie County	Infra.
2/E	Ensure that all new developments or redevelopments provide sidewalk connections internally as well as to existing networks. If no sidewalks exist, but are included in a sidewalk plan or this plan, connections should be provided for future improvements.	Town/Village	Infra.
3/D	Implement the future land use and zoning recommendations of this Comprehensive Plan, to create nodes and density of businesses thereby creating destinations.	Town/Village	Econ. Dev./ Gov.
3/E	Consolidate existing zoning districts that have a similar intent to other related districts as well as make development easier to understand.	Town Consultant	Zoning
3/F	Improve the efficiency of existing zoning regulations pertaining to permitting and review/approval to provide clarity to developers and property owners.	Town	Econ. Dev.
3/G	Consider providing more general permitted uses in commercial areas with a focus on design and compatibility, i.e. form-based codes, in order to promote a greater diversity of commercial uses that are market-driven.	Town	Zoning
3/H	Engage in communications and media relations specialist to affect how the community projects itself, maintain social media, etc.	Consultant	Econ. Dev.

Ongoing – Priority Level

Goal/ Objective	Recommendation (Task)	Partners	Action Type
3/I	Develop promotional materials such as video, brochures, etc. to better market the assets of the Town and Village to developers and future residents as well as increasing the "visibility" of the community to regional/State leaders and entities.	Town/Village Erie County	Econ. Dev./ Tourism
3/J	Develop land use regulations & policy that encourages the development of housing options that appeal to the full spectrum of age groups.	Town/Village Erie County	Zoning/ Gov.
3/L	Develop the capability to host wintertime activities, such as sledding, ice fishing, cross-country skiing, ice skating, curling and snowmobiling.	Town/Village	Tourism
3/M	Provide or update regulations that pertain to the use of appropriate buffers between residential and non-residential uses including landscaping and screening.	Town	Zoning
3/N	Ensure an adequate compatibility between neighboring uses through a review of the allowable uses and extent of zoning districts in the Town and Village.	Town/Village	Zoning
3/O	Create waterfront development protection regulations that seek to protect water quality and minimize erosion and stormwater runoff.	Town Erie County	Zoning
4/A	Implement the future land use and zoning recommendations of this Comprehensive Plan, to direct development into appropriate/ desired areas and preserve open space and natural resources.	Town/Villages Local boards	Gov.
4/C	Continue to support the Waterfront Mixed Use hybrid form-based zoning code developed and adopted during this comprehensive planning process.	Town	Gov./Econ. Dev.
4/G	Evaluate and implement the recommendations in the "Sowing the Seeds for Southtowns Agribusiness" for local farmers to expand business opportunities and help to ensure their sustainability.	Town Local farmers	Econ. Dev.
5/A	Implement code enforcement recommendations from the "zombie homes" housing study to address property maintenance or ownership issues.	Town/Village CEO	Housing
5/B	Develop and maintain inventory of all seasonal homeowners and rental properties to provide adequate means of communication for any issues or concerns.	Town/Village	Policy
5/C	Promote existing incentives for the reuse, restoration, or revitalization of existing residential properties.	Town/Village	Policy

Near-Term Priorities (1 to 2 years)

Goal/ Objective	Recommendation (Task)	Partners	Action Type
1/B	Develop and implement the wayfinding signage plan.	Outside Firm	Gov.
1/C	Include a branding component as part of the recommended wayfinding plan.	Outside Firm	Tourism
1/D	Prepare a Parks, Recreation, and Open Space Master Plan to survey resources, identify issues/deficiencies/opportunities, and develop a plan of action for protection, improvement, and expansion.	Consultant	Gov.
1/G	The Village of Angola should update or replace its property maintenance code to improve the image and maintenance of properties.	Town/Village Consultant	Gov.
1/H	Create a conservation zoning overlay that provides a regulating framework to protect sensitive environmental features.	Town Erie County	Gov.
1/I	Review infrastructure expansions to ensure that environmentally sensitive areas are not subject to significant development constraints that would result in loss of these resources.	Town/Village Erie County	Infra.
1/J	Implement the complete streets vision for North and South Main Street through the Village of Angola, as illustrated as part of the Comprehensive Plan.	Village Erie County	Infra.
1/O	The Village of Angola should become a Certified Local Government (CLG) to establish local review of historic assets and open opportunities for historic funding through State resources.	Village SHPO	Gov.
1/R	Develop an Agri-Business Plan	Erie County, Farm Bureau, Local farmers	Econ. Dev.
2/C	Establish a sidewalk plan and public outreach/education program for both the Town and Village and incorporate it into a capital improvement program. Incorporating the recommendations of the civic & wayfinding map.	Town/Village Consultant	Infra.
2/D	Consider the use of alternative materials or designs for pedestrian crosswalks to provide a unique identity to commercial areas as well as significant residential neighborhoods.	Town/Village	Infra.
2/F	Develop a mechanism for residents to report maintenance concerns and a system to address these concerns/make repairs in a timely manner.	Town/Village Outside Firm	Gov.

Near-Term Priorities (1 to 2 years)

Goal/ Objective	Recommendation (Task)	Partners	Action Type
2/G	Ensure that an adequate capital improvement strategy and program is developed and maintained for roadway maintenance to address immediate safety concerns as well as long-term repairs.	Town/Village	Infra.
3/A	Engage the public as part of the LWRP project to determine what residents would like to see in their local and county parks and develop recommendations as part of the LWRP.	Erie County NY State Town/Village	Tourism
3/B	Evaluate the level of possible incentives that could be offered for providing waterfront-related development and in accordance with the LWRP.	Town/Village	Tourism/ Econ. Dev.
3/K	Capitalize on current interest in cycling and history of the bicycle factory with bike rides, slow roll, etc.	Town/Village	Tourism
4/D	Address waterfront development as part of the LWRP project.	Town	Gov.
4/E	Develop a policy to address the siting and development of renewable resources and determine the extent for development of large-scale renewable energy to areas identified within this Comprehensive Plan, consistent with community input as well as the future land use and zoning.	Town	Gov.
4/F	Reinstate the Town of Evans Agricultural Committee to guide decision-making.	Town Local farmers	Gov.
4/I	Prepare an engineering study to address infrastructure issues and deficiencies, especially related to stormwater and drainage concerns in the Town and Village.	Town Consultant	Infra.
4/J	Develop and implement a green streets- green site policy to encourage the use of a natural systems approach to help address current stormwater and flooding concerns, manage stormwater, reduce flows, improve water quality and enhance watershed health.	Town/Village	Infra.
5/D	Develop policies and development regulations that encourage a full spectrum of housing options that, especially for seniors, in higher-density, walkable areas.	Town/Village	Housing/ Res.
5/E	Provide residential zoning code regulations that protect agricultural and rural character, such as cluster development in existing "nodes" and "New Urbanist" styles.	Town/Village Erie County	Policy
5/F	Explore opportunities and issues related to transient residential housing, such as Air BnB and other similar ventures, to ensure that adequate regulations exist in the Town and Village.	Town/Village	Policy

Mid-Term Priorities (2 to 5 years)

Goal/ Objective	Recommendation (Task)	Partners	Action Type
1/A	Develop interpretive signage at key cultural, historic and natural resource sites and provide information at key tourism sites (such as the historical society, library, Sturgeon Point marina, Town and Village halls, parks and beaches, restaurants, etc.). Refer to Cultural, Historic and Natural Resources map prepared as part of the Comprehensive Plan.	SCEC Erie County	Gov.
1/F	Sensitively develop access to key fishing hot spots.	SCEC Fish/Wildlife Conservation	Env.
1/M	Provide flexibility in the zoning regulations for properties in the Village core to allow a mix of uses and create more diversity and vibrancy.	Village	Gov./ Zoning
1/N	Develop a focused Main Street Revitalization strategy in the Village that includes a building analysis update, architectural guidelines for façade and property enhancements, and property owner education.	Village SHPO	Infra.
2/H	Develop a streetscape plan for key corridors in the Town and Village that identify improvements as noted in this plan that address bike lanes, landscaping, road diets, speed reductions, utilities, and signage, among others. Engage with the County and NYS DOT for implementation or long-range planning.	Town/Village Erie County NYSDOT Outside Firm	Infra.
3/C	Conduct a market study and feasibility analysis to identify potentials and to provide the information needed by developers to encourage development in Evans and Angola.	Consultant	Econ. Dev.
3/P	Explore light industrial & agri-industrial expansion opportunities, especially in joint efforts with the Village and neighboring Towns.	Town/Village Erie County	Econ. Dev.
4/B	Develop a plan to extend utility services as needed to support development per the future land use and zoning recommendations of this Comprehensive Plan. Ensure utilities are available/ positioned to support desired development in key areas.	Town	Infra.
4/H	Engage with the Lakeshore School District and local farmers regarding the extent of "farm to school" initiatives and programs to open a potential avenue for local farm products.	Lakeshore SD BOCES Eden CSD	Gov.
2/J	Develop a plan for the "cottage roads" that takes provides context sensitive solutions and includes the feasibility for upgrades to modern standards, continued maintenance in their current configuration, circulation changes, and other transportation aspects that are unique to these roads.	Town NYSDOT Erie County	Infra.

Long-Term Priorities (5 to 10 years)

Goal/ Objective	Recommendation (Task)	Partners	Action Type
2/A	Identify possible alternatives for bus, commuter rail, or other modes of transportation taking advantage of the rail line and opportunities available in neighboring communities.	SCEC NYSDOT Erie County	Infra.
2/I	Implement the streetscape and circulation improvements identified as part of this Comprehensive Plan to support the success of local businesses.	Town/Village	Infra.

Key Initiatives/Projects

Throughout the planning process, in discussions with the steering committee and Evans-Angola residents and business-owners, several ideas were brought up that spurred additional discussion. In turn, these project ideas were transformed into preliminary graphics and concept drawings.

The primary intention of these ideas are to be **"catalyst" projects or initiatives to provide momentum** needed to get implementation of the Plan underway.

It should be noted that projects shown on the following pages are conceptual in nature and will require more refinement and further work to fully bring them to fruition, including separate studies/planning and engineering.

Village of Angola Streetscape improvements

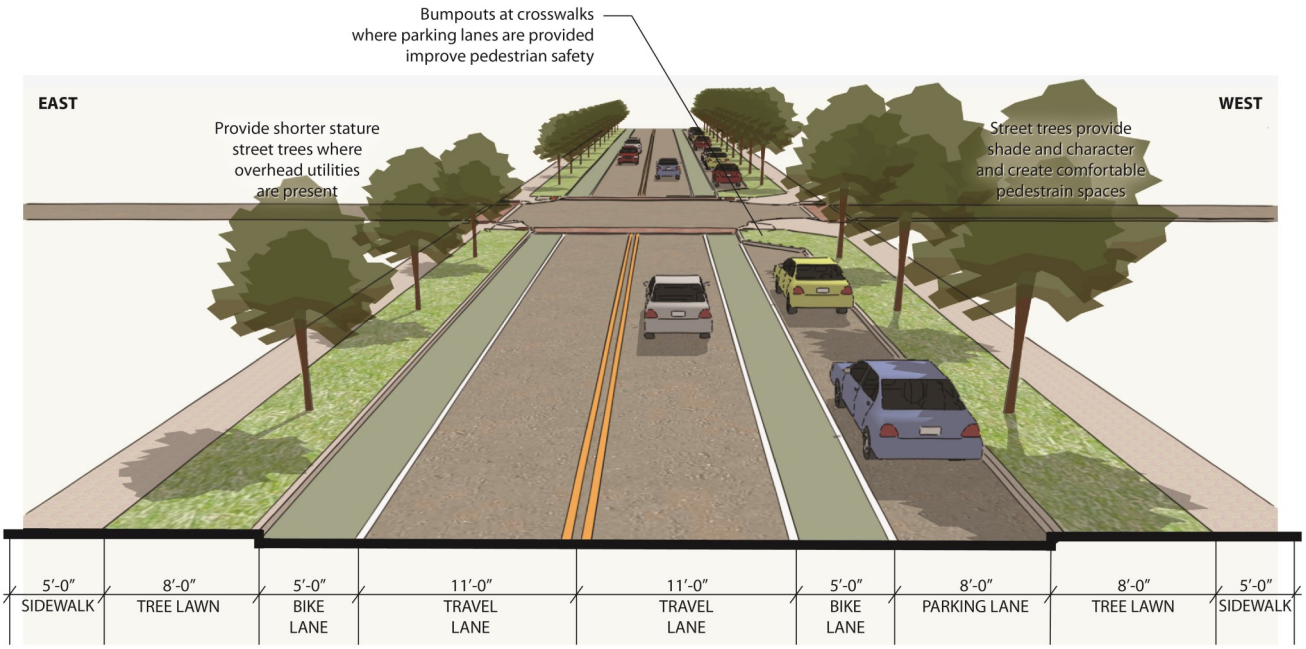
The Village of Angola has traditionally been the center of the community, providing a variety of services to Town and Village residents. Although that has shifted over time with changing retail patterns, demographics, market trends, and other external factors, the foundation and character remain. Community input has shown the desire to see a revitalization of the village, the businesses and the services available there. While the Village can only encourage private development (infill and redevelopment) through marketing, zoning, and financial efforts that are within their capacity and means, they do have the capability to transform visual elements within the public realm.

Public realm?? This is the area within the roadway right-of-way (typically from sidewalk to sidewalk) that is either owned by the local government (or State/Federal depending on jurisdiction). Within this area, improvements such as street trees, decorative lightpoles/fixtures, wayfinding and other signage, on-street parking, sidewalks, bike lanes, pedestrian elements, etc. are found. Studies have shown that strategic investment in the public realm, such as improving the aesthetics and visual appeal of an area, can spur additional investment on the private side, especially when done in conjunction with other measures such as zoning, incentives, and adjusting to market trends. Improving the look and appeal of the public realm can build confidence in potential developers and business owners and create a more attractive environment for visitors and passers-by.

Several improvement scenarios have been highlighted below and on the following page for Main Street, as the primary corridor for the Village. It should be noted that further planning and discussion for the roadway should include the Erie County Department of Public Works, Highway Division as they have jurisdiction over the road. However, proactive engagement with the Erie County DPW (HWY DIV) can lead to measurable changes, reflected in their shift on transportation projects from merely maintaining asphalt to ***context sensitive solutions*** and ***complete streets***.

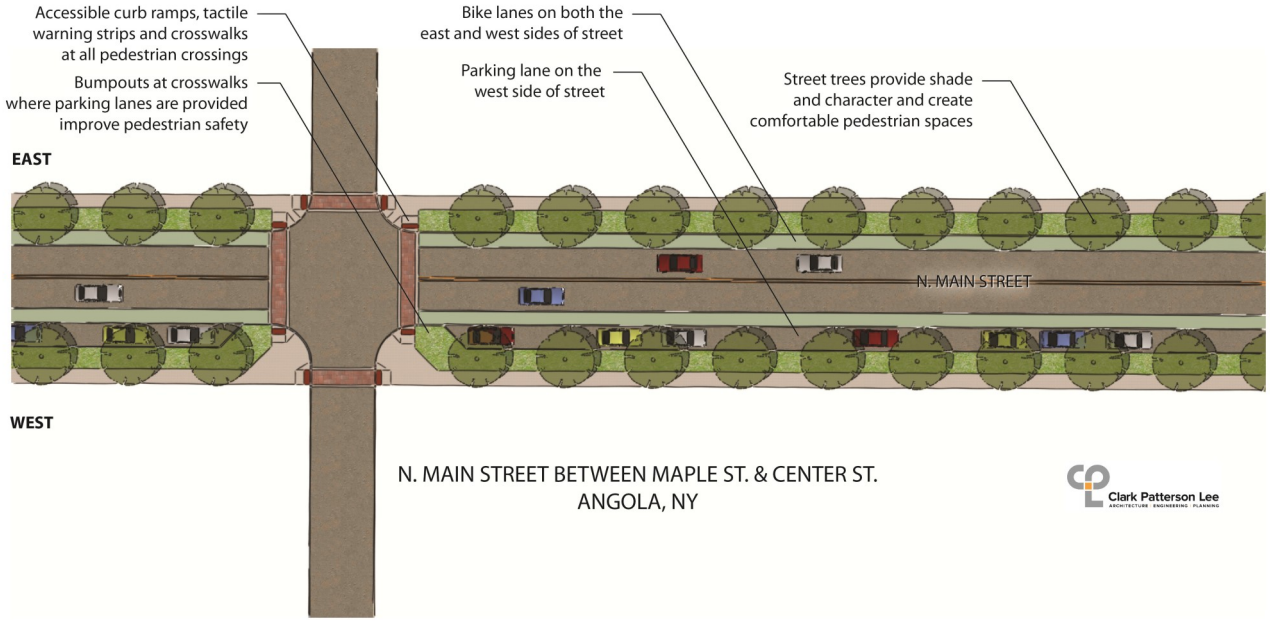


An example of the results of the DOT's *Smart Planning Program* on Route 146 in Altamont.



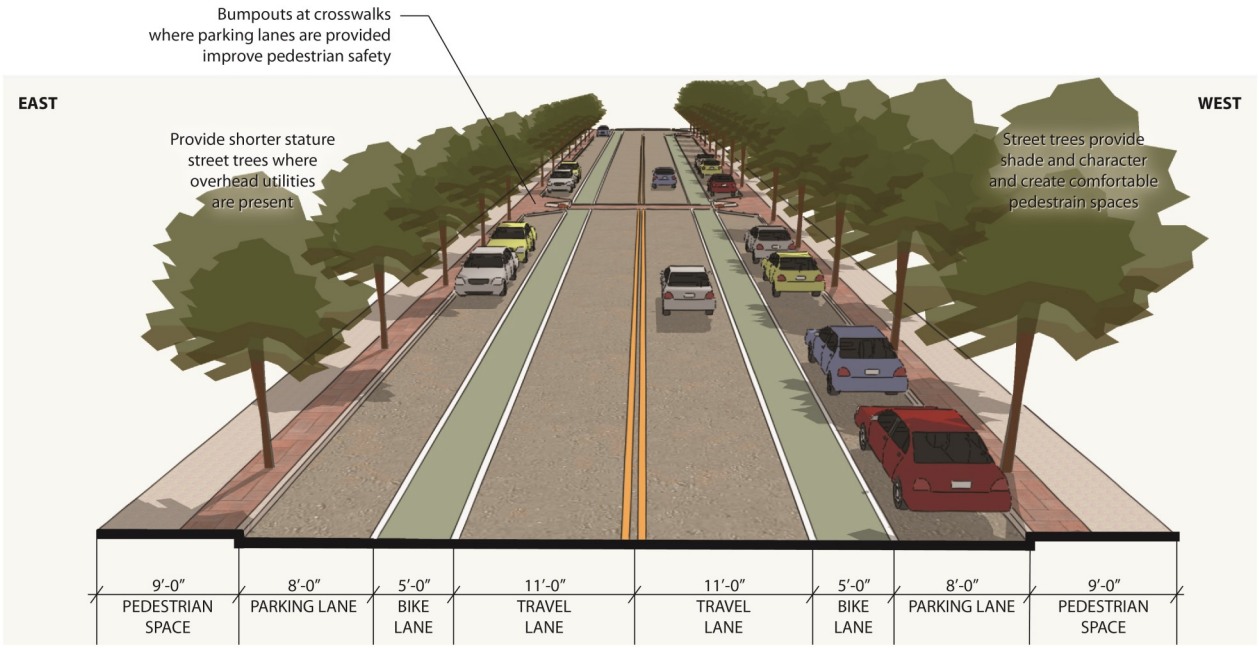
N. MAIN STREET BETWEEN MAPLE ST. & CENTER ST.
ANGOLA, NY

Clark Patterson Lee



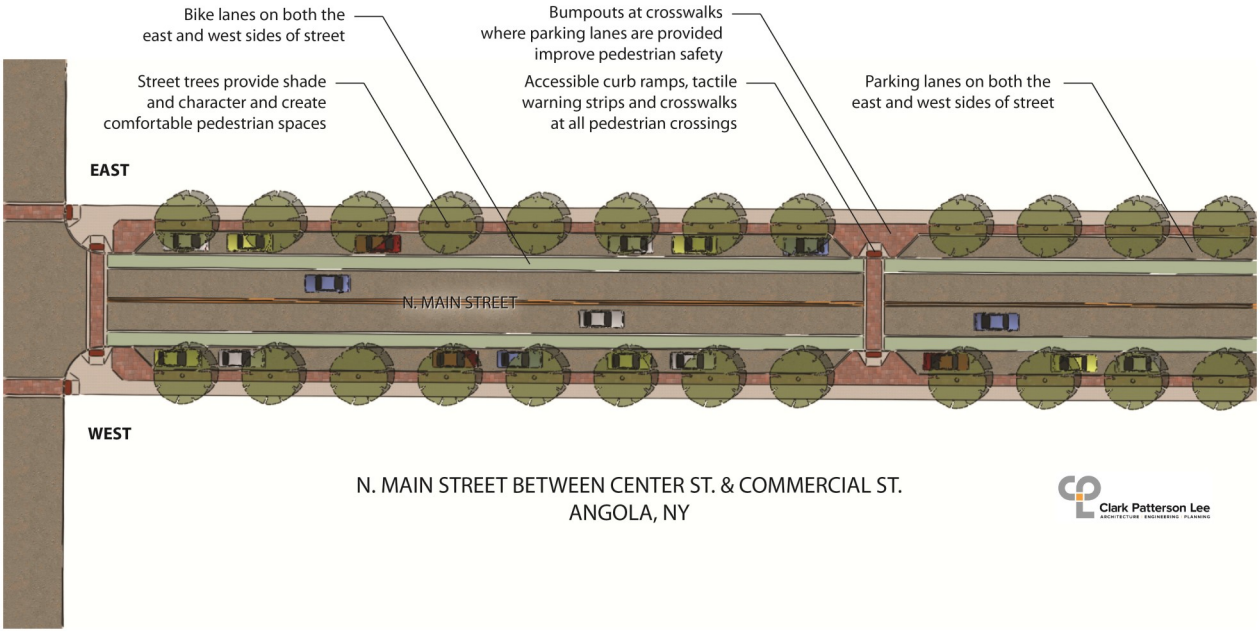
N. MAIN STREET BETWEEN MAPLE ST. & CENTER ST.
ANGOLA, NY

Clark Patterson Lee



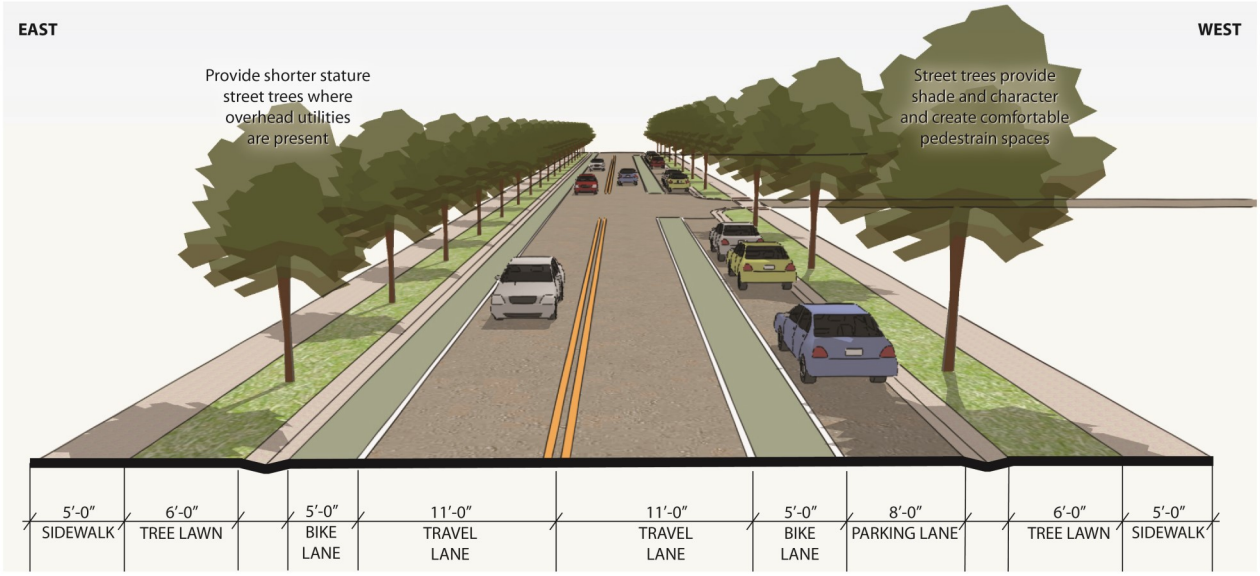
N. MAIN STREET BETWEEN CENTER ST. & COMMERCIAL ST.
ANGOLA, NY

Clark Patterson Lee



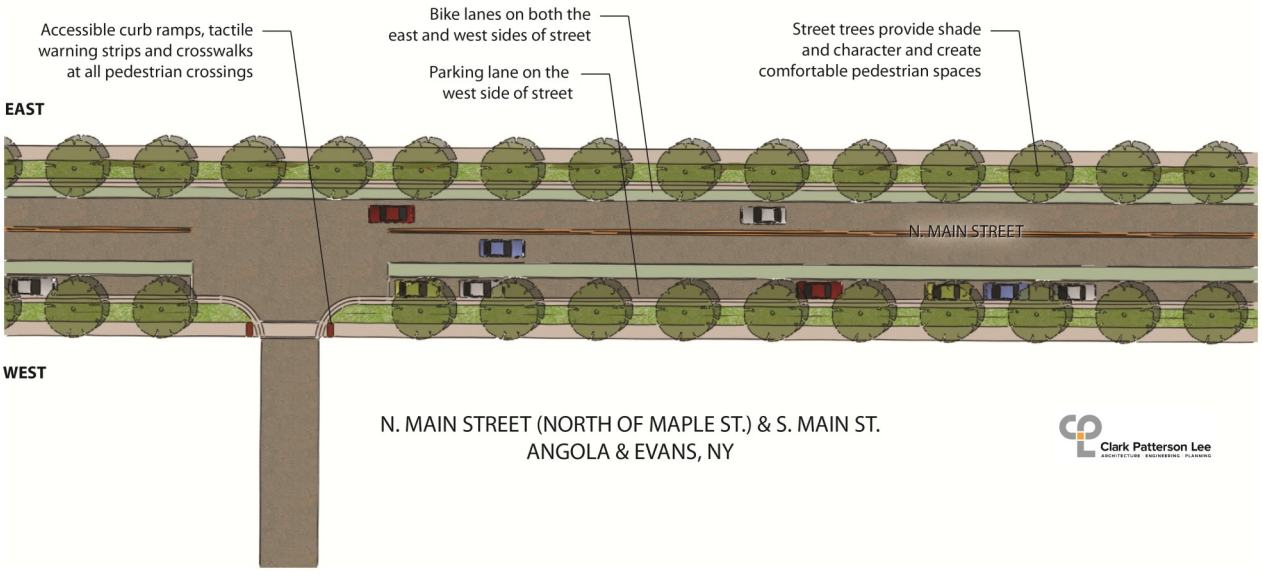
N. MAIN STREET BETWEEN CENTER ST. & COMMERCIAL ST.
ANGOLA, NY

Clark Patterson Lee



N. MAIN STREET (NORTH OF MAPLE ST.) & S. MAIN ST.
ANGOLA & EVANS, NY

Clark Patterson Lee



N. MAIN STREET (NORTH OF MAPLE ST.) & S. MAIN ST.
ANGOLA & EVANS, NY

Clark Patterson Lee

Circulation and Wayfinding

Circulation

The ebb and flow of various transportation modes through both the built and natural environment.

Wayfinding

The art and practice of orienting oneself in physical space from place to place, using physical indicators such as signage, buildings, natural features, etc.

Knowing where you are, where you want to go, and how to get there are the keys to navigating. While residents and others who frequent the Town/Village may know where certain key areas are, those who visit may be less knowledgeable. With an expansive amount of shoreline, unique charm and character, and a number of recreational and tourist-based assets available, the Town and Village should capitalize on these resources and ensure people know where they are and how to get to them.

Additionally, with several high-volume roadways that traverse the Town and Village, making sure that the community is well advertised and identified can also help to spur economic development opportunities and activity. Both of these elements can be achieved through an improved circulation and wayfinding system in the Town and Village consisting of signs, trails, sidewalks, paths, touring routes, etc.

The graphic on the following page highlights primary destinations, gateways, travel networks & potential circulation improvement based on public and stakeholder input. Development of a wayfinding plan is recommended to further develop this concept and implement.



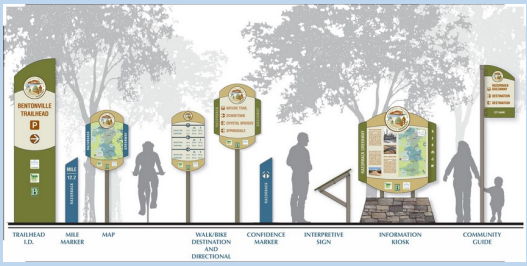


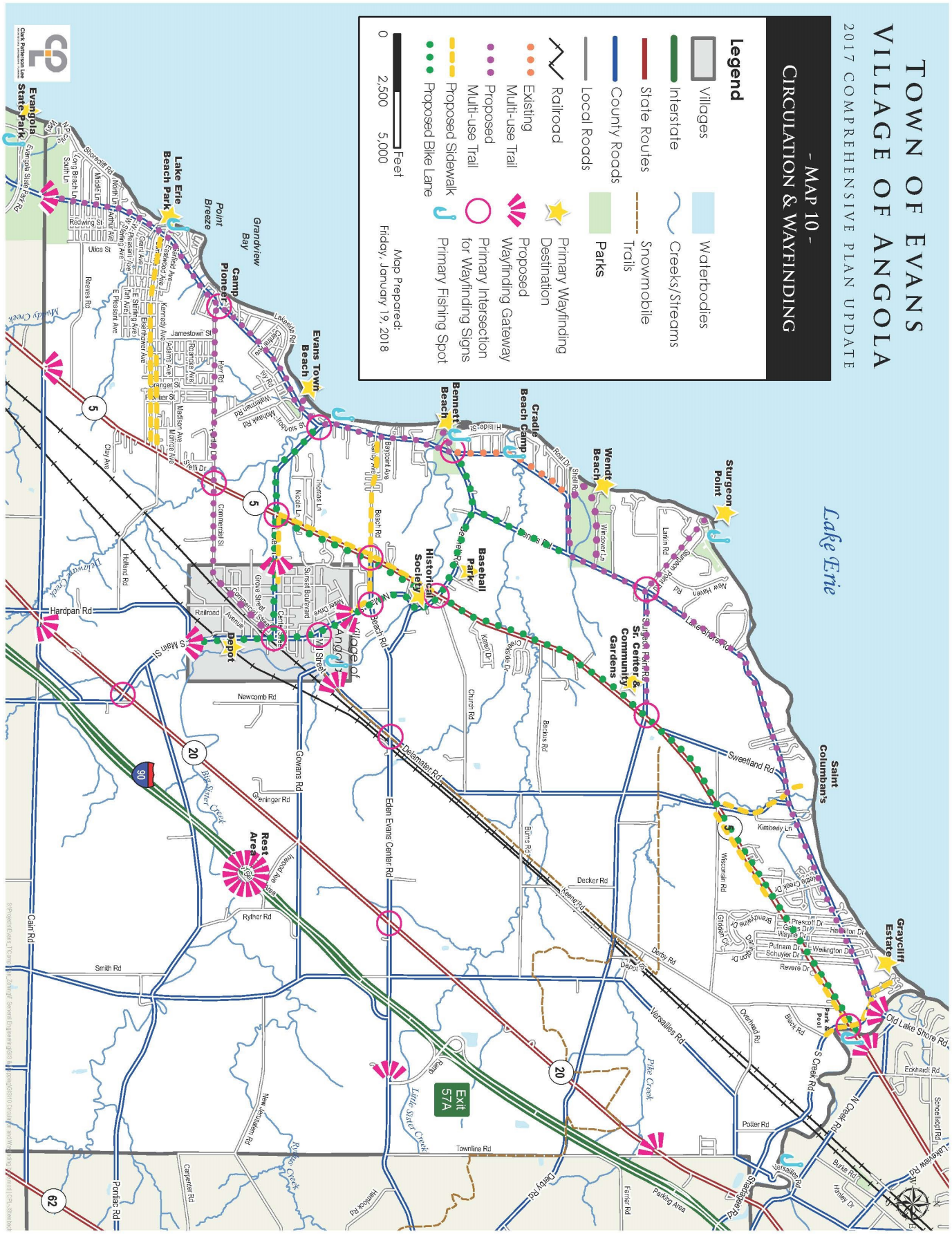
The current "gateway" for Evans (left) is minimal, as is the entrance for Sturgeon Point, (right) a regional draw for recreation and tourism alike.

Gateway signage can range in size and design (left, middle) while wayfinding systems tend to have a hierarchy of sign types and sizes.








Town of Evans
Village of Angola
2017 Comprehensive Plan Update
- Map 10 -
Circulation & Wayfinding
Legend
Villages
Interstate
State Routes
County Roads
Local Roads
Railroad
Primary Wayfinding Destination
Existing Multi-use Trail
Proposed Wayfinding Gateway
Proposed Multi-use Trail
Primary Intersection for Wayfinding Signs
Proposed Sidewalk
Primary Fishing Spot
Proposed Bike Lane
Waterbodies
Creeks/Streams
Snowmobile Trails
Parks
0
2,500
5,000
Feet
Map Prepared:
Friday, January 19, 2018
Lake Erie
Evangola State Park
Lake Erie Beach Park
Point Breeze
Grandview Bay
Camp Pioneer
Evans Town Beach
Bennett Beach
Cradle Beach Camp
Wendt Beach
Sturgeon Point
Historical Society
Baseball Park
Sr. Center & Community Gardens
Saint Columban's
Grayclift Estate
Village of Angola
Depot
Rest Area
Exit 57A
Hardpan Rd
Railroad
S Main St
Newcomb Rd
Sweetland Rd
Delamater Rd
Eden Evans Center Rd
Gowans Rd
Greininger Rd
Bike Street Creek
Cain Rd
Smith Rd
Rythar Rd
Townline Rd
Pontiac Rd
Carpenter Rd
Hemlock Rd
New Hartshorn Rd
Rattler Creek
Little Sister Creek
Pike Creek
Derby Rd
Versailles Rd
Potter Rd
Overhead Rd
Black Rd
S Creek Rd
N Creek Rd
Old Lake Shore Rd
Eckhardt Rd
Schoellkopf Rd
Lakeshow Rd
Burke Rd
Hanley Dr
Versailles
Parking Area
Ferrer Rd
Sturgeon Point Rd
New Haven Rd
Lake Shore Rd
Wisconsin Rd
Kimberly Ln
Decker Rd
Keene Rd
Burns Rd
Church Rd
Bierbaus Rd
Kosey Dr
Kosey Ct
Beach Rd
Bayview Ave
Bayfront Ave
Thomas Ln
Nicole Ln
Hillside St
Road D
Shell Rd
Wiegand Ln
Larkin Rd
Commercial St
Grove Street
Center Street
Sunset Boulevard
Maple Drive
Holland Rd
Clay Ave
Madison Ave
Monroe Ave
Seifli Dr
Jamestown St
Ridgeway Ave
Kenmore Ave
Eisenhower Ave
Sanger St
Fillmore St
Waterman Rd
Lakeside Rd
Center Ave
Herr Rd
Reeves Rd
Ulica St
Redwing St
Long Beach Ln
South Ln
Middle Ln
North Ln
Arthur Ave
Stonecliff Rd
Evangola State Park Rd
Sanford Ave
Glenwood Ave
Kennedy Ave
Eisenhower Ave
E Pleasant Ave
E Sterling Ave
Earl Ave
Sterling Ave
W Pleasant Ave
Muddy Creek
Prescott Dr
Hamilton Dr
Wayne Dr
Putnam Dr
Schuyler Dr
Wellington Dr
Revere Dr
Brandywine Dr
Glenelg Ct
Glenelg Dr
Saddle Creek Dr
Park & Pool
Depot
Railroad
Kosey Dr
Kosey Ct
Beach Rd
Bayview Ave
Bayfront Ave
Thomas Ln
Nicole Ln
Hillside St
Road D
Shell Rd
Wiegand Ln
Larkin Rd
Commercial St
Grove Street
Center Street
Sunset Boulevard
Maple Drive
Holland Rd
Clay Ave
Madison Ave
Monroe Ave
Seifli Dr
Jamestown St
Ridgeway Ave
Kenmore Ave
Eisenhower Ave
Sanger St
Fillmore St
Waterman Rd
Lakeside Rd
Center Ave
Herr Rd
Reeves Rd
Ulica St
Redwing St
Long Beach Ln
South Ln
Middle Ln
North Ln
Arthur Ave
Stonecliff Rd
Evangola State Park Rd
Sanford Ave
Glenwood Ave
Kennedy Ave
Eisenhower Ave
E Pleasant Ave
E Sterling Ave
Earl Ave
Sterling Ave
W Pleasant Ave
Muddy Creek
Prescott Dr
Hamilton Dr
Wayne Dr
Putnam Dr
Schuyler Dr
Wellington Dr
Revere Dr
Brandywine Dr
Glenelg Ct
Glenelg Dr
Saddle Creek Dr
Park & Pool
5
20
90
62

Sturgeon Point Marina

As noted earlier, Sturgeon Point is a valuable resource for a variety of recreational and tourism activities, locally and on a regional level as well. Improvements to this area, including a more prominent/visible entrance on State Route 5, can help the Town and Village capitalize on the marina itself and potentially spur other related development in the vicinity. A variety of conceptual ideas have been generated for the marina, many of which will require further engineering and study for issues such as parking, docking, break wall design, dredging/littoral drift, water quality and circulation, and overall environmental sensitivity. The overall intent is to *expand the use and capabilities of the marina with improvements and amenities that make it an attractive location for people of all types throughout the seasons.*

While initial research and concept drawings have taken into account best practices for marinas and mixed-waterfront activities, it is understood that additional work will need to be undertaken by the Town, including additional public input, potential acquisition of additional lands and discussions with NYS DEC and Army Corps of Engineers.

The graphic on the following page shows a " big picture" concept for the organization of the various potential uses for the site, as expressed by the public during the comprehensive planning process. Other details of the concept, such as a fish cleaning station, a location for a dry dock storage, consideration of site topography and handicapped access etc. will be developed should funding become available to advance the design of marina improvements.



Notes

1. Sturgeon Point Lodge:
   - Nature center
   - Events & conferences
   - Office space
   - Cafe & shop
   - Outdoor plaza
2. Promenade
3. Public beach
4. Boardwalk
5. Inflatable play structure
6. Canoe/kayak launch
7. Canoe/kayak rental and storage lockers
8. Lawn seating/event space
9. Vacation rentals
10. Destination playground
11. Ice cream stand
12. Unloading/drop-off loop
13. Plaza with splash pad
14. Burger restaurant
15. Gas and transient slips
16. Pier with pavilion
17. Personal water craft (PWC) ports (44)
18. Expanded breakwater with boardwalk
19. Expanded breakwater
20. Relocated boat launch*
21. Truck and trailer parking*
22. Expanded boat slips
23. 40-foot boat slips (12)
24. Marina patron parking*
25. Cabin rentals
26. Cross country skiing and hiking trails with tree top walk

* boat launch and parking areas are kept separate from other park activities to reduce conflicts

Sturgeon Point Design Concept

March 2018

Clark Patterson Lee
ARCHITECTURE | ENGINEERING | PLANNING

Other Considerations for Community and Economic Development ...

Community and regional marketing

As connectivity via the virtual world has increased, so has the connection to communities, revealing once niche market destinations and driving marketing campaigns beyond the traditional large market. From a marketing perspective, there are two variables that drive the direction of a campaign - assets and resources. Various tourism-based avenues can be used to push out a marketing campaign in the community that highlights their assets, such as a chamber of commerce (CoC), convention and visitors bureaus (CVB), destination marketing organizations (DMO), and destination marketing companies (DMC).

In the case of the Evans-Angola community it would be in the best interest to utilize the resources that are more readily available to them. The Buffalo-Niagara Partnership is the region's largest Chamber of Commerce group that stretches across multiple counties. As a member of this network, the Evans-Angola has the ability to connect with the partnership's lead marketing agency (DMO), ***Visit Buffalo Niagara***.

A destination management organization is the more modern convention and visitors bureau (CVB) as technology and branding approaches change the way society views a community, taking the more business-minded approach of a CVB and broadening the tourism side. Traditionally, a CVB hosts the resources to promote long-term development and marketing of a destination, focusing on convention sales and tourism. As DMOs developed over time, some of them determined that resources where limited or unavailable to obtain convention sales, in turn focusing their efforts towards "destination tourism" efforts.

Visit Buffalo Niagara is a not-for-profit organization that is funded by a yearly grant from Erie County based on hotel tax revenue that the county receives. The main goal of ***Visit Buffalo Niagara*** is to sell and market the regions assets by soliciting at the national, state and regional levels. I n doing so, they have established themselves as the County's lead marketing campaign for conventions, meetings, amateur sporting events, cultural & heritage tourism, and consumer travel. A partnership of this nature would help the community better define their assets.

Implementation

This comprehensive plan update for the Town of Evans and Village of Angola, serves as the policy and guidance document for growth and investment in the community over the next 10-12 years, including local decision-making, zoning, budgeting, grants, and coordination with other entities. Making the vision for the community a reality will take time, but it cannot be done without a plan for how to implement it. This section outlines various strategies, tools, and implementation actions that need to be considered moving forward for not only local government and elected officials, but also other boards, groups, organizations, and the community-at-large.

Strategies...

- **Daily use** - The plan should be used on a regular basis by the Town/Village government as well as local boards (Planning, Zoning Board), committees, and other municipal departments to evaluate plans, prioritize initiatives and projects, encourage investment, seek grants, and other related actions. Continued use and dialogue helps to ensure that service and delivery of actions are in line with the goals of the plan.





- **Alignment** - This plan will not be the only one that guides the community on land use, community policies, investments, projects, and other initiatives/efforts. As a result, there will likely be some overlapping elements or additional details that build on other plans. The Town/Village should continue to reference and coordinate long-term efforts and actions with current or new planning documents to ensure consistency between planning them, working towards realizing the community vision and identify the most appropriate actions to achieve goals.
- **Community Engagement** - All local government boards and committees act as "cheerleaders" for the plan, emphasizing its importance, building capacity and community support, and, more importantly, keeping the community engaged in the process. Although residents and other stakeholders were involved in the update of the plan, involvement should not stop there. Maintaining an open dialogue and interacting with the community is key for successful implementation.



- **Plan review/evaluation** - Annual reviews of the plan should be undertaken with respect to progress, completion of actions, current conditions, and setting priorities for the coming year. This review can be done by a number of entities, including the Planning Board, Town/Village Board, a joint board, or a special implementation committee (see ***Tools…*** section), but should prepare a progress report to the community that includes at a minimum:

  ⇒ *A list of implemented projects/programs/ initiatives that have been completed during the year;*

  ⇒ *The status of any actions that are currently underway and not yet completed and an evaluation as to whether the action is working or not;*

  ⇒ *An evaluation of change potential changes that need to be made to any actions that are not working and identify ways to make it better;*

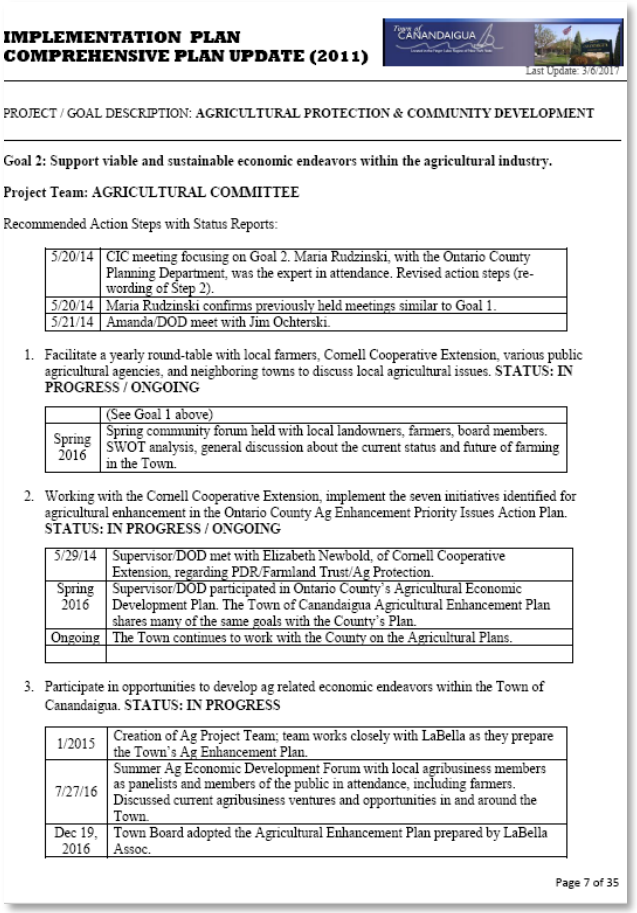
  ⇒ *Recommendations for priority action items to be considered for implementation for the next year.*

- **Amendments** - A comprehensive plan is a "living document;" it is intended to guide the community, but also respond to changing needs and conditions over time. As changes occur and new issues arise, the plan should be reviewed and revised as necessary, taking into account a thorough analysis of immediate needs and long-term effects of any revisions. In some cases, a slight modification to an action item could be all that is required while the overall goal still applies.

Tools...

- **Plan Adoption** - One of the first actions that the Town & Village must undertake is the official adoption of the Comprehensive Plan. This will ensure that both communities fully support the goals, objectives, and actions contained within it and can begin to implement it using a variety of approaches as outlined on these pages.

As an example, the Town of Canandaigua (Ontario County, NY), utilizes a variety of implementation committees with formal progress reports provided to the Town Board.



IMPLEMENTATION PLAN
COMPREHENSIVE PLAN UPDATE (2011)

Last Update: 3/6/2017

PROJECT / GOAL DESCRIPTION: **AGRICULTURAL PROTECTION & COMMUNITY DEVELOPMENT**

Goal 2: Support viable and sustainable economic endeavors within the agricultural industry.

Project Team: AGRICULTURAL COMMITTEE

Recommended Action Steps with Status Reports:

5/20/14	CIC meeting focusing on Goal 2. Maria Rudzinski, with the Ontario County Planning Department, was the expert in attendance. Revised action steps (re-wording of Step 2).
5/20/14	Maria Rudzinski confirms previously held meetings similar to Goal 1.
5/21/14	Amanda/DOD meet with Jim Ochterski.

1. Facilitate a yearly round-table with local farmers, Cornell Cooperative Extension, various public agricultural agencies, and neighboring towns to discuss local agricultural issues. **STATUS: IN PROGRESS / ONGOING**

	(See Goal 1 above)
Spring 2016	Spring community forum held with local landowners, farmers, board members. SWOT analysis, general discussion about the current status and future of farming in the Town.

2. Working with the Cornell Cooperative Extension, implement the seven initiatives identified for agricultural enhancement in the Ontario County Ag Enhancement Priority Issues Action Plan. **STATUS: IN PROGRESS / ONGOING**

5/29/14	Supervisor/DOD met with Elizabeth Newbold, of Cornell Cooperative Extension, regarding PDR/Farmland Trust/Ag Protection.
Spring 2016	Supervisor/DOD participated in Ontario County's Agricultural Economic Development Plan. The Town of Canandaigua Agricultural Enhancement Plan shares many of the same goals with the County's Plan.
Ongoing	The Town continues to work with the County on the Agricultural Plans.

3. Participate in opportunities to develop ag related economic endeavors within the Town of Canandaigua. **STATUS: IN PROGRESS**

1/2015	Creation of Ag Project Team; team works closely with LaBella as they prepare the Town's Ag Enhancement Plan.
7/27/16	Summer Ag Economic Development Forum with local agribusiness members as panelists and members of the public in attendance, including farmers. Discussed current agribusiness ventures and opportunities in and around the Town.
Dec 19, 2016	Town Board adopted the Agricultural Enhancement Plan prepared by LaBella Assoc.

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- **Implementation Committee(s)** - As outlined under ***Strategies… Annual review/ evaluation***, various entities can be responsible for "leading the charge" on plan implementation, review, and evaluation. One such method is through the use of an implementation committee, which can be made up of past/present board members, residents, stakeholders, and/or other community volunteers who can assist in the process.

  In addition to an annual review of the overall status of the plan, smaller, individual committees could be formed to tackle certain topics, providing a more fine-tuned approach and spreading responsibility out to the broader community. Ultimately, the Town Board/Village Trustees will be responsible for determining the best course of action for implementation; this is just one example among many.

- **Local Regulations** - One of the most effective means of implementing the objectives of any plan is through zoning and other local regulations. Following adoption of the plan, it is recommended that the Town perform a thorough review of the existing zoning code, subdivision regulations, site plan, and other development standards and consider amendments as appropriate to carry out the goals of the plan. Amendments may include changes to review processes, permitted uses, district boundaries, lot sizes, etc. with any regulatory changes subject to public review and comment. As a guidance document, the Plan provides general direction for land use policies; it is not a directive for *carte blanche* rezoning.

- **Town/Village Budget** - From the perspective of the Town Board, reference to the plan when developing the budget and capital expenditures is one of the more critical connections to carrying out the goals and strategies. Communities have a variety of sources of revenue for community improvement projects, primarily from local property taxes, but also tax funds, grants, receipts, fines, and other fees. When developing the budget, the Town budget should coordinate its efforts with the Comprehensive Plan as it provides a framework for decision-making and identifies specific actions that could be incorporated into the budget each year.

- **Capital Program** - As with many efforts, the Plan identifies a number of projects/ actions that relate to public improvements that can only be carried out by the Town. Financial resources will always be limited and public dollars must be spent wisely; therefore, the use of a capital improvement program allows the Town to prioritize their long-term spending for public improvements, typically over a 3-5 year timeframe, for the most desirable or effective projects/actions that while remaining within budget constraints. The objectives and action items should be referenced when developing the capital improvement program to ensure higher priority projects are incorporated where appropriate.

Funding Opportunities

In addition to local funding, various other sources exist for the Town and Village to carry out the projects, programs, and other actions contained within the plan. The current nature of grant funding in New York State, administered through the Consolidated Funding Application (CFA) changes yearly, though the grants listed below are generally available each cycle, beginning in late spring. As these funding sources become available, Evans and Angola should review the list of action items and identify the potential grants that could utilized.



Consolidated Funding Application (CFA)

- Empire State Development – Strategic Planning and Feasibility Studies, Grant Funds,
- Community Development Block Grant (CDBG) Program
- New York Main Street Program
- Parks, Recreation & Historic Preservation – Environmental Protection Funds, Recreational Trails Program
- Department of State – Local Waterfront Revitalization Program, Local Government Efficiency
- Department of Environmental Conservation/Environmental Facilities Corp. – Wastewater Infrastructure Engineering/Planning Grant
- Environmental Facilities Corp. – Green Innovation Grant Program
- Climate Smart Communities Program
- State Council of the Arts – Arts and Culture Initiatives
- Department of Agriculture and Markets - Farm to School, Waste Storage and Transfer System Program, Amendments to Local Laws

NYS Department of Transportation

- Consolidated Local Street & Highway Improvement Program (CHIPS)
- Statewide Transportation Improvement Program (STIP)
- Transportation Enhancement Program (TEP)

- Pedestrian Safety Action Plan (PSAP)
- BRIDGE NY

Greater Buffalo Niagara Regional Transportation Council (GBNRTC)

- Transportation Alternatives Program (TAP)
- Congestion Mitigation and Air Quality Improvement Program (CMAQ)
- Unified Planning Work Program (UPWP)

Submitting grant applications requires significant effort from the Town/Village and any consultants utilized in preparation and delivery. The plan update provides the important first step in laying out the goals, objectives, and desired actions that can easily be used to support any application. In fact, many applications provide additional scoring points to those communities that have updated plans as they clearly show direction for actions. In addition, highlighting partnerships for each action identifies potential joint efforts and application, which can also increase scoring for grants.

Prior to any grant application, the Town and/or Village should:

- Discuss joint opportunities with other communities and/or organizations
- Ensure adequate funding can be dedicated to the project - some grants require the Town to front the entire project cost and then submit the final project to be reimbursed a percentage. Local matches range from none to 75%, with a 50/50 match most common, and a certain amount in the form of cash.
- Discuss and involve any stakeholders on the project, especially if it involves non-Town owned lands. Formal letters or memorandums of understanding should be prepared.
- Reach out to local representatives, community organizations, regional groups, and other influential entities for letters of support for the project.
- Solicit a grant writing consultant if applicable (service fee may apply).
- Assemble background information including finances and government organizational structure.
- Prepare a resolution of support noting dedication of local funds.
- Begin outreach of the project to REDC and other influential organizations to increase visibility.

While this information is not required for all grants, understanding the level of effort and documentation puts Evans and Angola on solid footing and better prepared to write a successful grant.

APPENDIX A

COMMUNITY OUTREACH

Town of Evans/Village of Angola

Community Outreach Summary

PUBLIC KICKOFF MEETING (AUGUST 29, 2017)

Three Circles Exercise - identifying past (historic), present, and future values of the community



What historic elements do you value?

- *Trail Signage-Year Round*
- *PKs (In Town Park)/ Concession Stand*
- *Youth Center*
- *School Bus Service? Shuttle/Transport*
- *Recreation in Parks*
- *Vibrant Village (stores, camp, available supplies, drug stores, bakery, pizzeria, bait/ camping, hardware, etc.)*
- *Keep Waterfront*
- *Drive-in*
- *More business*
- *Bars/Night Life*
- *Shopping District/ Town & Village*
- *Cottage Waterfront (Cost prohibitive/Rentable/Sunset bay theme)*
- *Lake Access/ Beach*
- *"Mini-ellicottville" (Roller rink/ Pizza House)*
- *Train Depot (Rides)*
- *Family Friendly Restaurant/Atmosphere*
- *Yearly Festivals (German Night)*
- *Amusement Park (Arcade Rides Bingo)/Supported by cottages*
- *Town Park Had Year-round Amenities*
- *Manufacturing (Creativity "young people", innovation, jobs)*
- *Railway bringing people backed & forth for the day*
- *76 businesses on Commercial & Main Street in Village, which had significant architecture and awnings & good set outside*
- *Create a brand to create a character of the Town & Village*

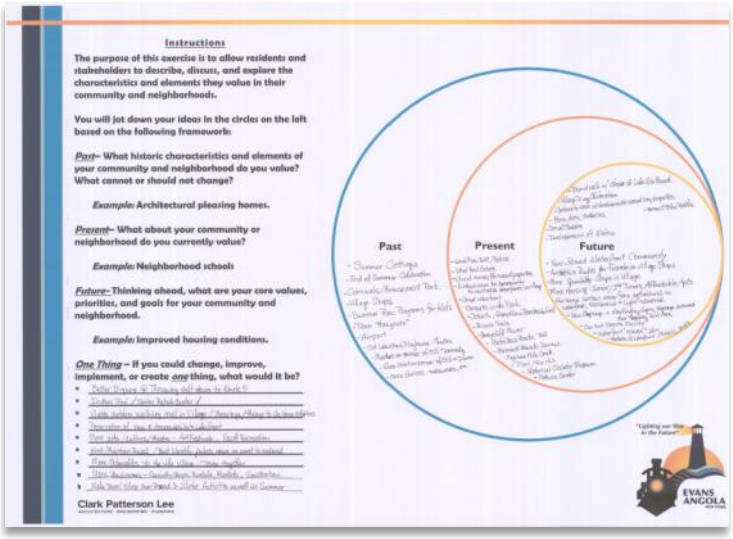
What historic elements do you value (continued)?

- *Historically Angola was active year-round (Christmas time)*
- *There used to be a historic bus tour of the town (Bill Housted ran & sometimes the school will run for teachers)*
- *Depot project in process (restoration)*
- *Memorial parks (one in derby, one in Angola) – keep & maybe enhance*
- *Summer Cottages*
- *End of Summer Celebration*
- *Carnivals/Amusement Park*
- *Village Shops*
- *Summer Rec Programs for Kids*
- *Teen "Hangouts"*
- *Airport*
- *Old Lakeshore Playhouse-Theatre*
- *Gas Station Corner of OLS & Dawn*
- *More choices*
- *Restaurants, etc.*
- *Low Taxes*
- *Drive-in*
- *Vibrant Downtown*
- *Green Space (south creek in neighborhoods)*
- *Access to water youth/rec center*
- *Beach reliability & Access Bennett Beach*
- *Waterfront free of sewage discharge*
- *Restaurants & entertainment*
- *Local Employment opportunities*
- *Small Airport (Privately)*
- *Wendt Mansion*
- *Adult Education*

What do you currently value?

- *Huge Resistance on Development/ Lends to Bad Reputation*
- *ATV Community Needs more accessibility*

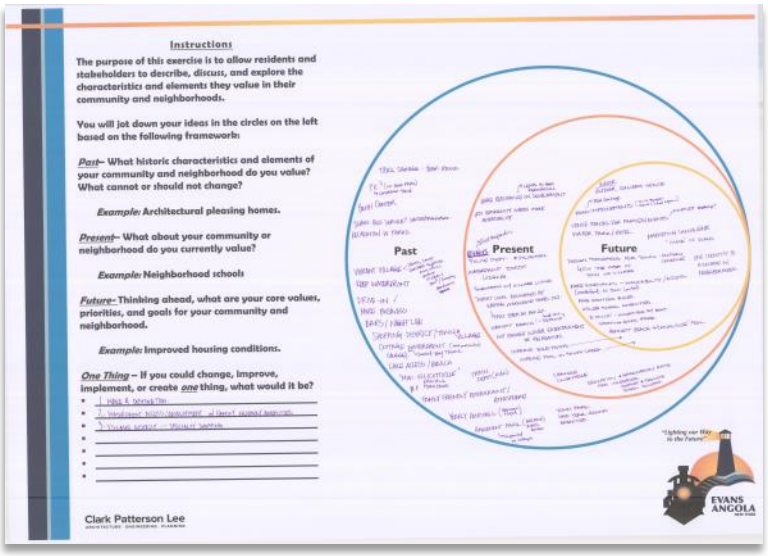
- *Evans first responders, police department & policemen*
- *Waterfront tourism, lodging*
- *Suburban w/village living*
- *Support local businesses by keeping warehouse stores out (put them on rt 20)*
- *Wendt Beach- Good but needs expanding*
- *Not enough winter entertainment or recreation*
- *Improve bike paths*
- *Improve pool on South Creek*
- *Change clientele*
- *Education & graduation rate has increased. (Support & promote & school success)*
- *Promote the summer town feel*
- *Grow while preserving quiet character it has now*
- *Beaches & access to parks*
- *Waterfront*
- *Excellent school system*
- *Various creeks in town are beautiful but under used (fisherman use 0 great trout fishing)*
- *Access near Delamater & Mill Park is there, bald eagle, this park has been very busy*
- *Sense of community*
- *Good fire/EMT/police*
- *Vital real estate*
- *Grant money for vacant properties*
- *Enthusiasm by community to revitalize storefronts in village*
- *Great lakefront*
- *Concerts in the park*
- *Jokers, Grandview beadside grill*
- *Bicycle trail greycliff manor*
- *Metro bus route768*
- *Bennett Beach Dunes*
- *Eighteen Mile Creek*
- *Pool/Parks*
- *Historical Society Museum*
- *Nature Center*
- *Town Pool & Park*



- *Grey Cliff (needs amenities)*
- *Sturgeon Point/develop of 50 acres/ hotel & entertainment center &high end rest*
- *Middle point (Access/Gateway)*
- *School facilities*

What are your core values, goals for the future?

- *Indoor/Outdoor Concert Space*
- *Poor Drainage/Road Improvements (Dirt & Paper Road> Need Repair)*
- *Venue Rental for Parties/Events (Wendt Beach)*
- *Water Park/Hotel*
- *Marketing Campaign "Image" of Evans*
- *Design standards for town – uniform cohesive (Fit the area of Town or Village)*
- *One Identity to Associate w/neighborhoods*
- *More sidewalks -walkability/access (waterfront to town center)*
- *More room for bikes*
- *Utilize school for amenities*
- *"5-points" accessible by boat*
- *Sporting goods store*
- *Bennett beach (Canalside Feel)*
- *Get businesses to improve their places*
- *Event center & wedding venue (consider utilizing existing places like cradle beach)*
- *Get people to stop at Thruway exit – need restaurant & hotel (a total package)*
- *Continue to have excellent school system*
- *Bike paths through town, which could also lead to biking events (scout troops have expressed interest in doing their 50 mile ride in the area, but no safe, continuous route)*
- *Market year-round uses (Like skyzone, lasertron, bowling)*
- *Fishing (ice fishing in winter) sturgeon Point is a good venue location-wise, but logistically need to spread out past break wall/ hold ice fishing derbys again*
- *Need restaurants & lodging to support activities (waterfront & by Thruway)*
- *Build up the waterfront, perhaps day use, then people go home & residents till have their space.*



- *Add walking paths & interpretive signage along creeks*
- *Build sense of community into future vision*
- *Expand uses at Sturgeon Point & add a pier, like Dunkirk. If could line up 100 boats, that would attract the tournaments, charter boat, etc.*
- *Add a central pier to CPLs Sturgeon Point conceptual plans*
- *Ferry to Buffalo & Back (Canalside)*
- *Build a lighthouse at Sturgeon Point*
- *Living facilities for elderly (there are none now- either your family cares for you or you move)*
- *Boardwalk with shop at Lake Erie Beach*
- *Village Day Celebration*
- *Continue to work with developers on vacant lots/properties*
- *More arts, galleries*
- *Connect Bike Paths*
- *Small Theatre*
- *Development of Marina*
- *Year-round waterfront community*
- *Year-round waterfront community*
- *Aesthetics rules for fascade on village shops*
- *More specialty shops in Village*
- *More housing: senior/1st timers/ affordable apts*
- *Re-zone certain areas from agricultural to waterfront, residential & light industrial*
- *New signage – wayfinding signs, signage around our thruway exit area*
- *Our own sports facility*
- *Waterfront "mixuse" plan*
- *Hotels @lakefront, motels, b&b's*
- *Fiscal Stability*
- *Lakefront District-Tax Rate/ Tax equity (2008)/ Re-val (standard form)*
- *Central Location for services*
- *Renewable energy*
- *Cleanup old village water treatment plan*
- *Bike Trail Improvements & Elongate & New Connections (Where people live)*
- *Pedestrian safety improvements*
- *Storm water collection & control*

- *Socioeconomic class increase/gains*
- *Access to community school facilities*
- *Better tax to service delivery*
- *Shared services*

If you could change ONE THING...

- *Make a destination*
- *Waterfront access/ development with family friendly amenities*
- *Village District – Specialty Shopping*
- *Sewers (N. Evans)*
- *More recreation*
- *Sidewalks (respondent lives on Lake St.)*
- *Winter activities*
- *Shopping (like village/downtown)*
- *Commercial development so can grow & attract young families*
- *Completely integrated nature trails & gardens & taking control of Bennett & Wendt beach*
- *Waterfront event venue*
- *Dynamic advertisement to promote all the great ideas, wayfinding signage in character of community*
- *Town-wide bike paths from Hamburg to Brant along lake, Rte 05, Rte20, Eden-Evans Center rR., Old Lakeshore & village*
- *Expansion of waterfront uses (eg. at Sturgeon Pt.)*
- *Better signage at thruway exit down to Route 05*
- *Indoor pool/senior rehab center*
- *Viable outdoor walking mall in Village/Places to go/ things to do/ more activities*
- *Preservation of view & accessibility to Lakefront*
- *More arts/culture/theatre art festivals, youth recreation*
- *Keep/maintain rural/but identify pockets where we want to expand*
- *More sidewalks to the village/town together*
- *More businesses- specialty shops, rentals, markets, gas station*
- *Make town/village year-round winter activities as well as summer*
- *Better tax to service delivery- shared services to cut costs & attract new folks*
- *Green spaces, environmental quality, land water & air (Sewage/drainage)*
- *Nature trails/ bike paths*

- *Restaurants/Entertainment/Commercial Development*
- *Sturgeon Point Development = Hub of Town (connect to beaches village & graycliff)*
- *Bennett Beach -access, education site (resource/attraction)*
- *Re-assessments, standardized tax rate*
- *Renewal energy*
- *Lake Erie has lack of destinations for boaters*

ONLINE SURVEY

Summary of results

1. Town vs. Village resident: Majority responses from the Town
2. Seasonal vs. Primary resident: Year-round residents
3. Age range: 41% "College families/Empty nesters" (46-64), 24% "Family" (35-45), next two groups split between college/post-college and seniors (16% each)
4. What water activities should we add: Water activities focused on rentals, non-motorized boating (kayaks, paddleboards, etc.), non-beach water facilities (pool, splash pad), fishing, and community events.
5. What kind of businesses needed: Dining and entertainment top the list for business needs/desires followed by apparel (clothing)
6. Local shopping: Majority of respondents (64%) use local businesses for daily needs
7. Economic growth: Tourism is the top economic engine for the community, followed closely by manufacturing. The other category had a variety but most were closely related to tourism ventures (dining, entertainment, waterfront, etc.).
8. Population: Population growth is desired, though not a significant amount (~40,000)
9. Like/Dislike about the community: Emergency services highly favored along with school district. Town gov't and highways/roads viewed less favorably.
10. Housing preferences: Single-family housing is the most desirable residential need followed by starter/ young professional housing and townhouses/condos.
11. Commuting: Most respondents work out of the area (10+ miles) but are happy with their commute time/distance.
12. Commuting long vs. short: See above
13. Rural character: Almost 60% want a new, "fresh" view of the community
14. Thoughts on extent of sidewalks: Sidewalks… yes

15. Traffic speeds/volumes: Traffic speed and volumes are sufficient, but more traffic to support business is favorable.
16. Overall concerns on roads: Room for improvement on roads for pedestrians/cyclists
17. Primary road of concern: Lake Shore Road garners the most concern for local roads. While not specific to this road, general maintenance (potholes) and pedestrian facilities (sidewalks, wider shoulders) are the prime reason.
18. Seasonal activities (see page 20/23 for ideas)
19. Renewable energy: Energy for municipal use is viewed favorably (61%)
20. Desired Town and Village elements (see page 28/29 for ideas)

** *Editors note: The compiled results of the survey are shown on the following pages, but do not correspond to the page numbers in the actual appendix. Page numbers noted above reflect their location in the compiled results.*

TOWN-VILLAGE JOINT WORKSHOP (OCTOBER 2017)

If you could change, improve, implement, or create one thing within the Town and the Village, what would it be?

Town
Would work to get fast food/restaurants to Town.
Indoor Sports Dome
A focused Planning/Development not concerned with just getting bodies/business but create a quality facade/ stable business district
Clean up the zoning issue throughout the town/ Be Specific: what kind of zoning is available, decide what need to be fixed/added to make industrial zoned areas read to use, move forward and get business into town.
Waterfront destination for families- i.e.: ice rink, restaurants, etc.
Improved with sewer system lines for sturgeon point marina and expand marina enlargement apply for federal grant for hotels and stores for fisherman
According to Erie County Parks per capita spending (national) on parks is $77 in Erie County it's $6!! We Need to spend more on parks.
Bring new sewer (infrastructure) to sturgeon point and Eden Evans road. To bring commercial develop to town with ready sites to develop
Add natural resources "Overlay" to plan. In Evans, natural resources need to be inventoried, mapped and carefully utilized. Evans need to know that our streams, wetlands and floodplains and beaches are the.
Create more small village feel - lighting - Signage uniformity not just an area you drive through. IE Hamburg to have the large plant pots lights.
Create an environment that is attractive to new business. From planning, building dept., tax incentives etc.
Sale town park to develop and make Wendt Park our town park. Enlarge our marina and develop commerce.
An interconnected network of gardens greenspace via trails-from a revamped senior/community center to sturgeon point natural trail - to Wendt Beach - to Bennett Beach - that encompasses the archeological site at Bennett to an adaptive science and art center at Wendt - have trail is the completed seaway trail
Improve recreational facilities - parks, sports complex to attract younger families
Improve the visual appeal of the community. Plan for vacant & abandoned properties/enhanced property maintenance/??? Commercial districts/upgrade recreational space
More residential development - increase population/ expand and improve marina
Lake Erie Beach= Modern aquarium and retail and lakefront campus at Lake Erie beach- new street scape
Waterfront sturgeon point marina - improve more business, i.e.; hotel, restaurant
To create a year-round attraction - I'd love to have a true lighthouse - along with a boardwalk community of small businesses

If you could change, improve, implement, or create one thing within the Town and the Village, what would it be (continued)?

Village
Would love to see Main Street have more business and have village friendly look.
All that's been done is great, but we need more of the same to lure more business, tourists enhance, enhance what is already there.
Restaurant (High Quality) / History Tours- like this idea.
Improve village design to build off thruway system for commercial development
Main selling point for our town. They can no longer be ignored in creating this plea.
More business, increase foot traffic, make it feel more giant, a place you want to walk through.
Create an environment that is attractive to new business. From planning, building dept., tax incentives etc.
Improve housing on Lake Street
A Walkable/bike trail that connects the village with the waterfront/seaway trail
Improve main street business district. Need more small business enterprises/owner operated
Development of recycle plan and old town hall
Boutique retail and artist building at old town a hall. Loft-live work space in old bike building
Complete entire business district all facades (building fronts) return to historic appearance. IE…brick, wood, etc.
In conjunction with a plan to increase the number of small businesses 7 traffic to downtown Angola to frequent said small businesses, I would love to see the development of a large cultural facility - or a series of facilities- such as a traditional theater/ music hall, an art gallery complete with classes & training, a dance studio etc.

PREVIOUS COMPREHENSIVE PLAN ACTIONS

13 Actions Completed

04 Actions On-Going

10 Received No Action

Highlights

- Create Lake Erie Beach Overlay District and create a better Non-conforming Lot Law
- Creation of new Agricultural zoning – "Agricultural Area"
- Elimination of the SR zoning district and the CF zoning classification
- Finalize Recreation Plan and append to Comprehensive Plan
- Form an Economic Development Committee to create an economic development plan

Town Results

PREVIOUS COMPREHENSIVE PLAN ACTIONS

08 Actions Completed

17 Partial Completion

02 Actions Not Completed

Completed Highlights

- Improve the "Visibility" of the village downtown from Route 05 and Route 20. (Signage)
- Encourage a "Pedestrian Friendly" Atmosphere in the Village.
- Increase the amount and types of cultural activities available to the village residents and tourists.

Not/Partial Completed Highlights

- Work toward the remediation and reuse of environmentally contaminated sites.
- Ensure that adequate and attractive public parking is available in the downtown area

Village Results

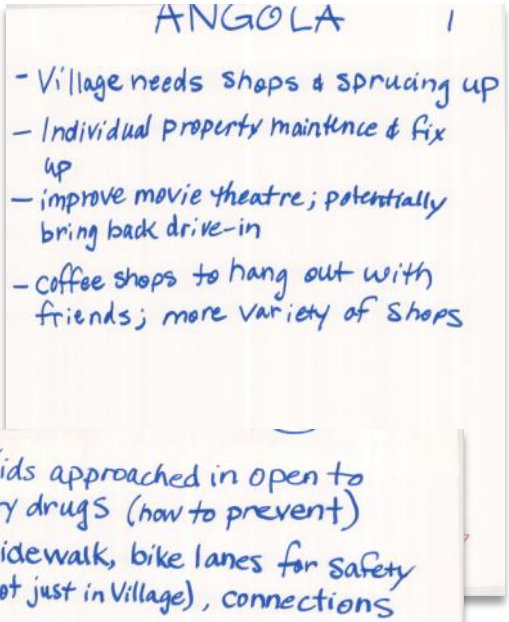
YOUTH/STUDENT OUTREACH (NOVEMBER 1, 2017)

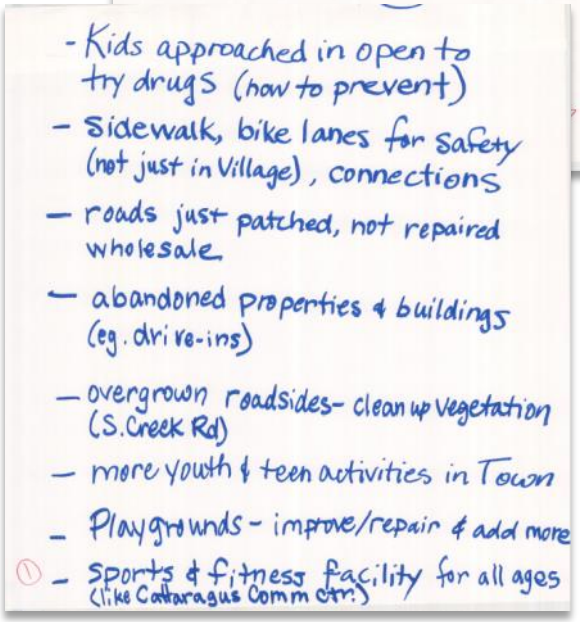
High School

One question, two parts…

(1) What are the big issues in the TOWN OF EVANS and the VILLAGE OF ANGOLA that need to be addressed from YOUR perspective?

(2) What are the three highest priority issues?





Results (ranked in order of importance)

A. More development/neighborhood housing for interested young couples (much like Kimberley Lane and Future Woods at Greycliff coming in 2018). "If you build it, they will come..."

B. More varieties of restaurants and shops to attract people (especially around the Lake areas in the summer) Make Evans the Ellicottville of Summer?

C. Sidewalks/Bike Paths--more mobility for people to be active and travel to great shops!

D. Program to enforce run down or messy homes or properties that bring down values of homes in good standing

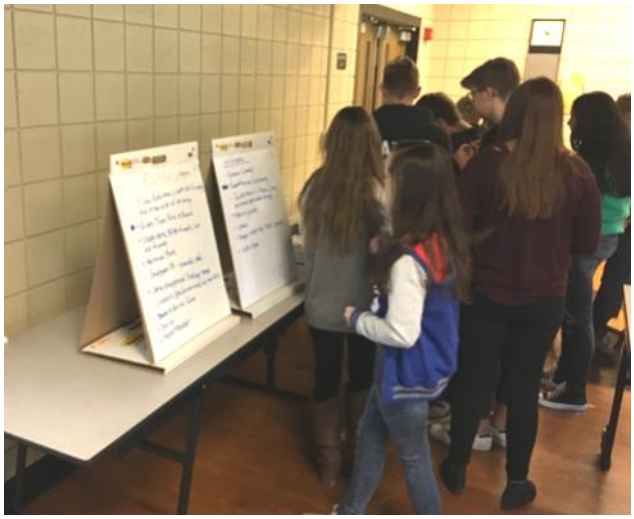
E. Youth Center for older kids to create more activities for youth (ice rink? sports complex?)

Middle School

Two questions…

(1) As a class, write down places in your community that you LIKE going to that are kid-friendly. It can be anything – somewhere inside, outside, a drive, an activity, etc., but it needs to be something YOU enjoy!

(2) As a class, write down places in your community that are NOT kid-friendly. For example, is it someplace that is unsafe, dangerous, or inaccessible



to kids?

Results (ranked in order of importance)

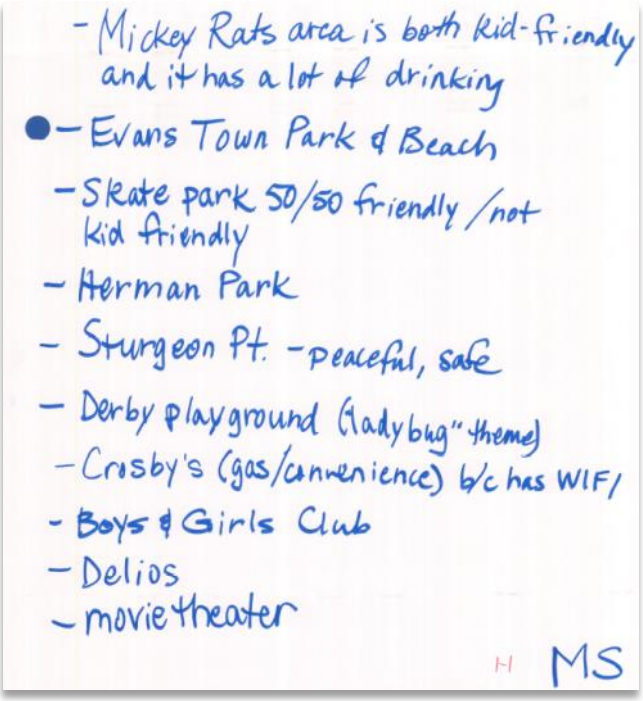
Kid-friendly:

A. *Superfreeze (Ice Cream)*

B. *Tim Hortons in Angola (Derby one always gets orders wrong)*

C. *Evans Town Park and Beach*

D. *Other: Mickey Rat's area is both kid-friendly and it has a lot of drinking, skate park 50/50 friendly/ not kid friendly, Herman Park, Sturgeon Point (peaceful, safe), Derby playground with "ladybug" theme, Crosby's (gas/convenience) b/c has WIFI, Boys & Girls Club, Delios, Movie Theater, Sunoco (candy), Maria's (pizza); Angola roller rink 50/50 friendly/not kid-friendly, Kid's Gym*



NOT Kid-friendly:

A. *Not enough sidewalks; need wider shoulders*

B. *Need a mall/shopping*

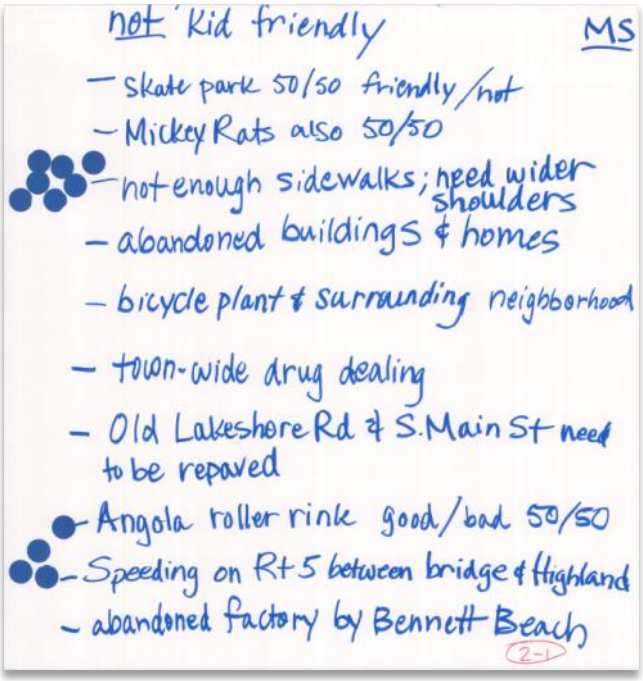
C. *Derby has fast food, but needs sit-down restaurants & more variety*

D. *Holland Rd (referred to as Pig Man Rd) is one lane with a lot of graffiti – widen road, scary, sketchy*

E. *Speeding on Rt 5 between bridge & Highland*

F. *Lots of water main breaks*

G. *Angola roller rink, 50/50 friendlt/not kid-friendly*



H. *Other: Skate park 50/50 friendly/not, Mickey Rats 50/50 friendly/not, abandoned buildings & homes, bicycle plant & surrounding neighborhood, Town-wide drug dealing, Old Lakeshore Rd. & S. Main Street need to be repaved, abandoned factory by Bennett Beach, not enough crosswalks on Rt 5, "Cabbage Creek" behind school smells*

Elementary School

Two questions with exercise…

(1) As a class, write down places in your community that you LIKE going to that are kid-friendly. It can be anything – somewhere inside, outside, a drive, an activity, etc., but it needs to be something YOU enjoy!

(2) As a class, write down places in your community that are NOT kid-friendly. For example, is it someplace that is unsafe, dangerous, or inaccessible to kids?

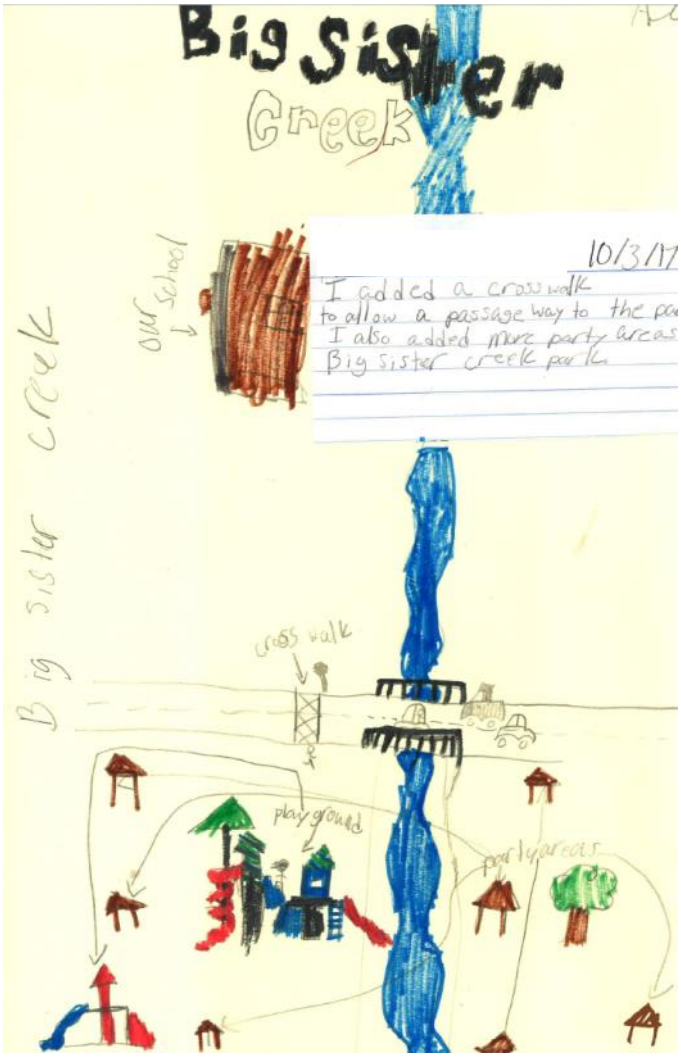
(3) EXERCISE! As a class, write down places in your community that are NOT kid-friendly. For example, is it someplace that is unsafe, dangerous, or inaccessible to kids?

Results

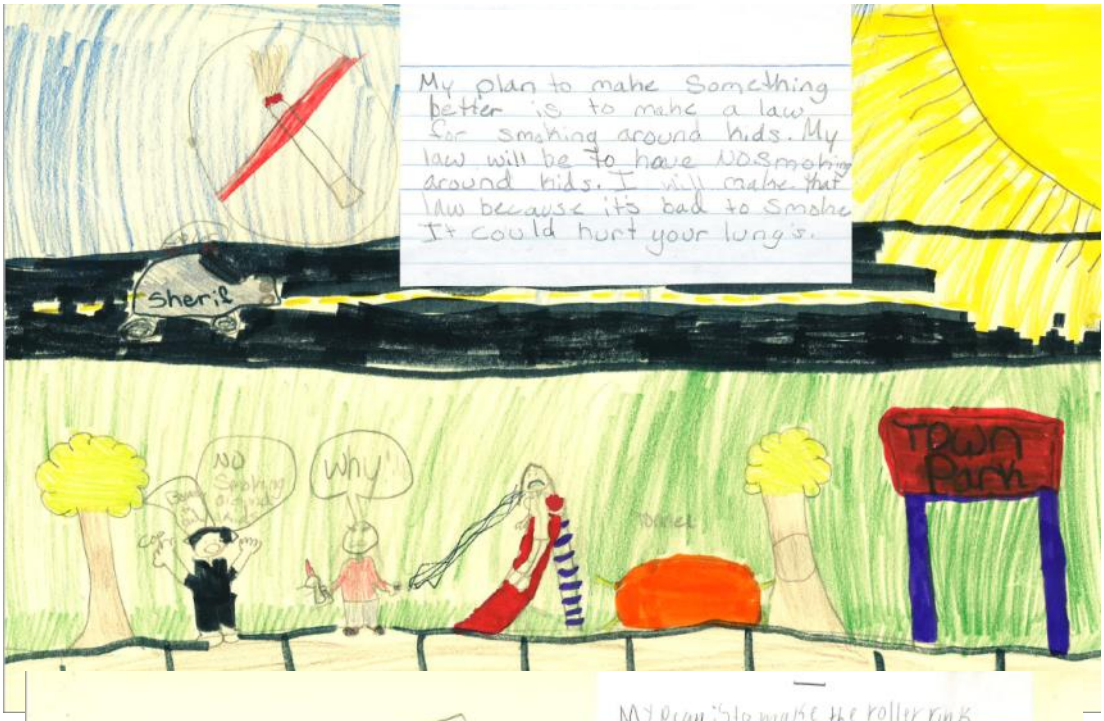
1. *Ideas for Big Sister Creek Park (Herman Park)*
   - *Sidewalk that goes all the way to the park. (Number 1 request from the students.)*
   - *More restrictive smoking laws*
   - *Separate playgrounds for toddlers and school agers*
   - *Stairs down the bank into Big Sister Creek from the lawn area*
   - *Enforcement of anti-littering laws*
   - *Recycling containers in the park*
   - *Signs to encourage cleanliness*
2. *Roller Rink*
   - *Easier access for the elderly*
   - *Skate Rental*
   - *Separate spaces for teenagers and elementary schoolers*

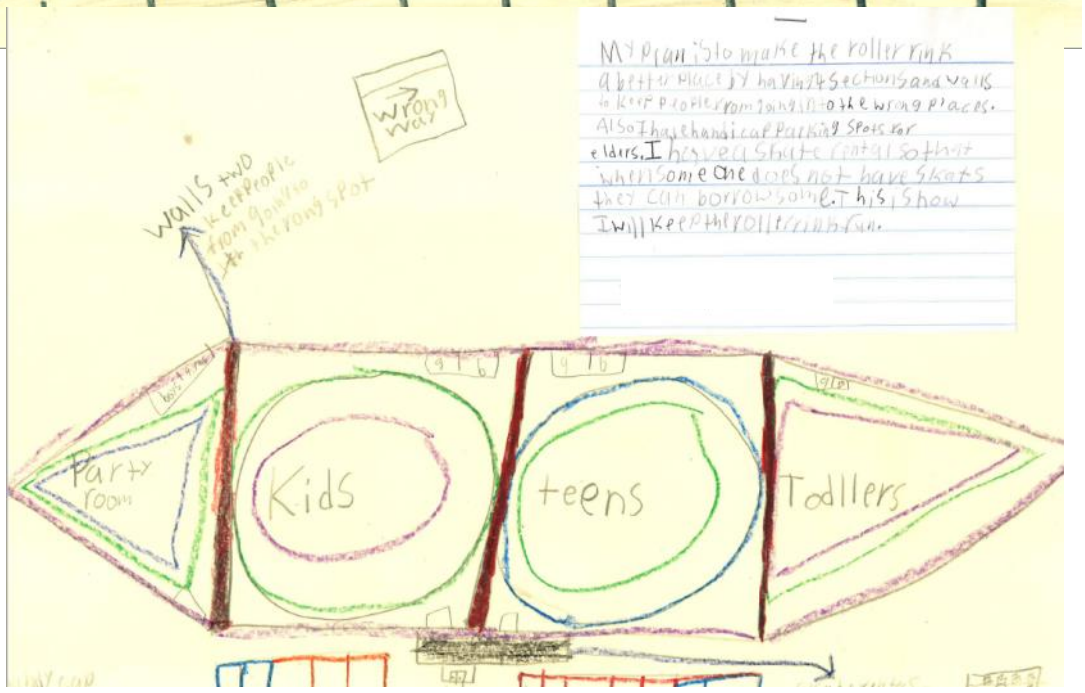
Other:

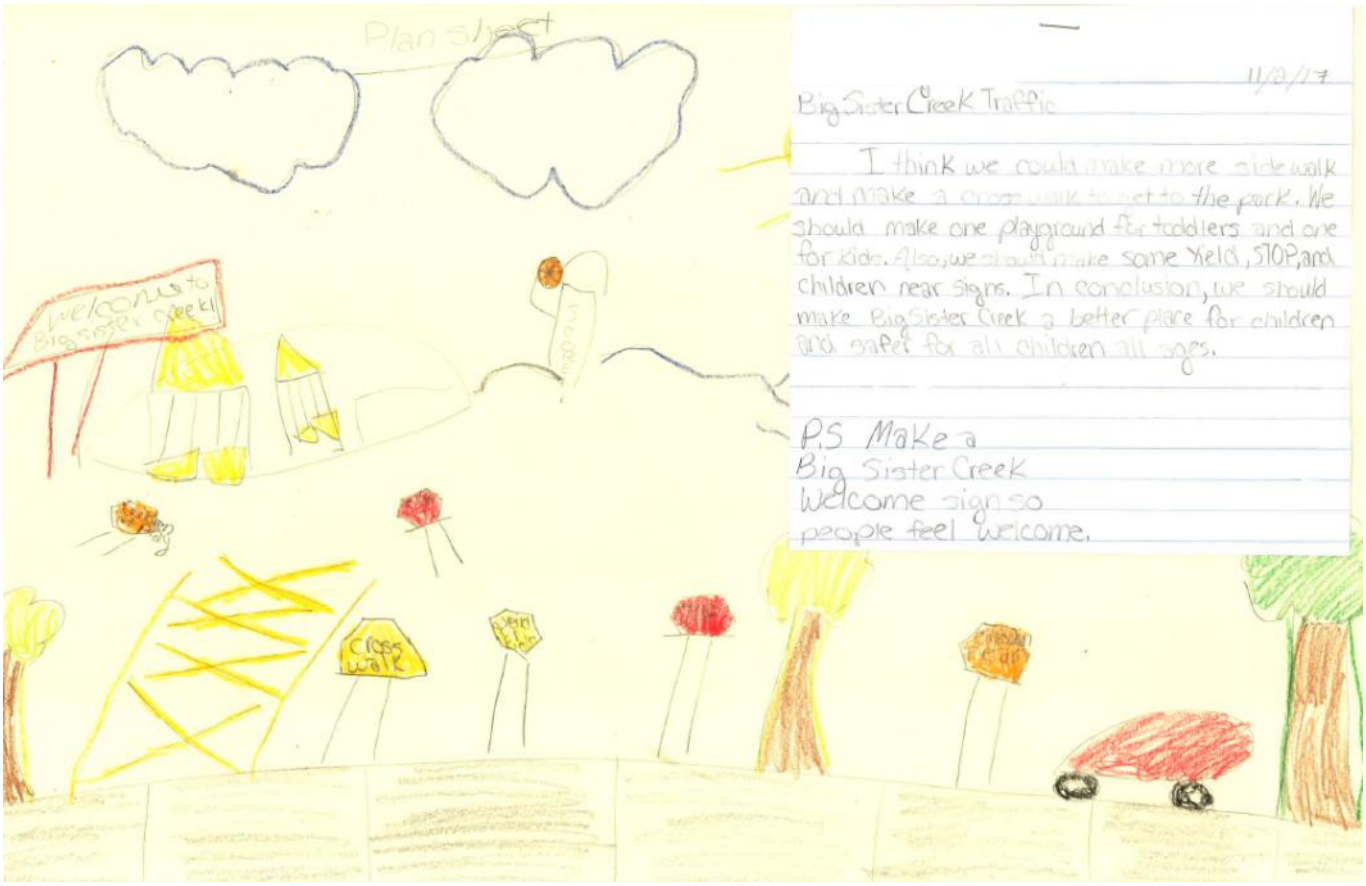
- *More safety signs and barriers around the train tracks*
- *Slow or stop trains at the crossing in the village.*
- *Revamp the playground in the village by the tracks*



- *Revitalize store fronts on Main St.*
- *Larger updated library*
- *More fishing access on the Creek throughout it's journey through the village*
- *Bicycle lanes separate from sidewalks*
- *Police presence around teenage hangouts*
- *More enforcement of underage smoking and drinking*





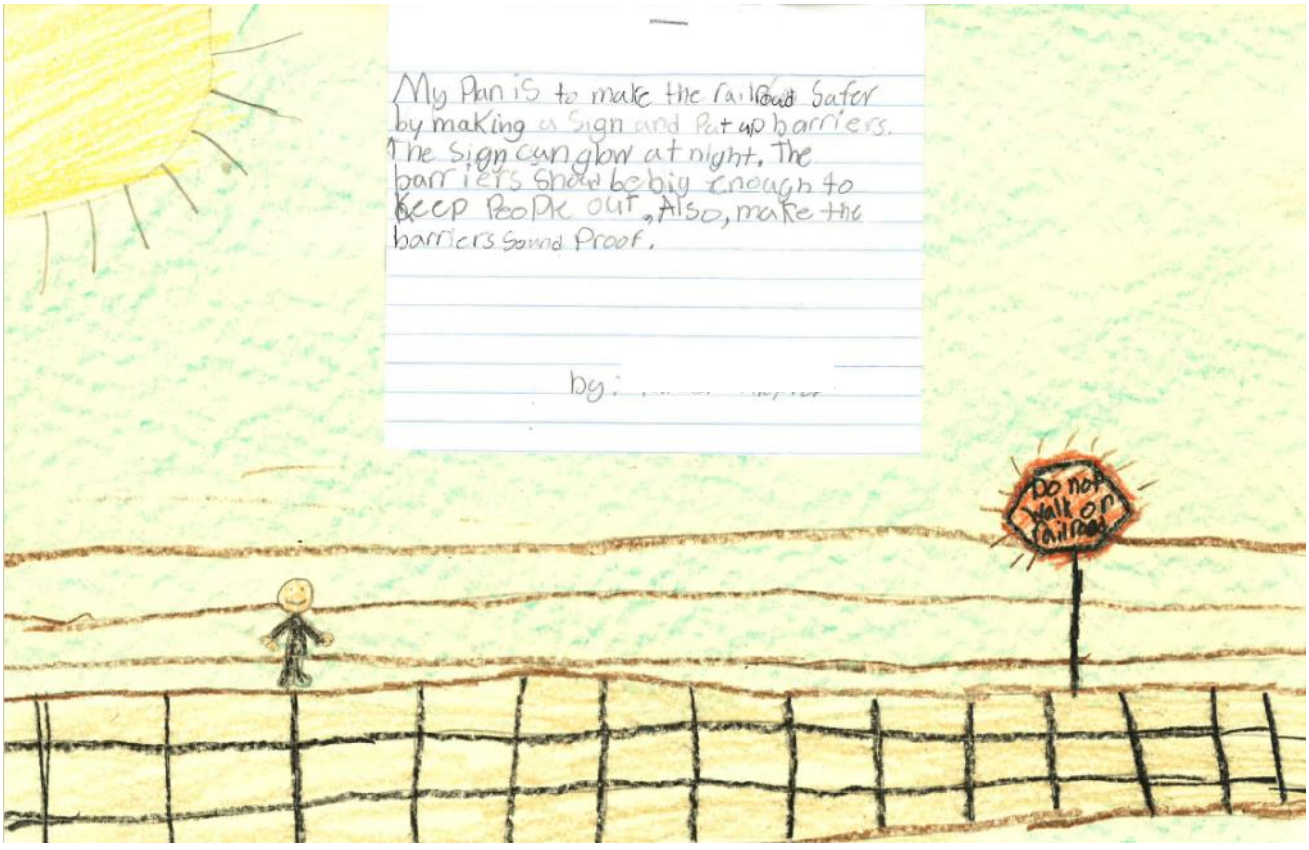


11/2/17

Big Sister Creek Traffic

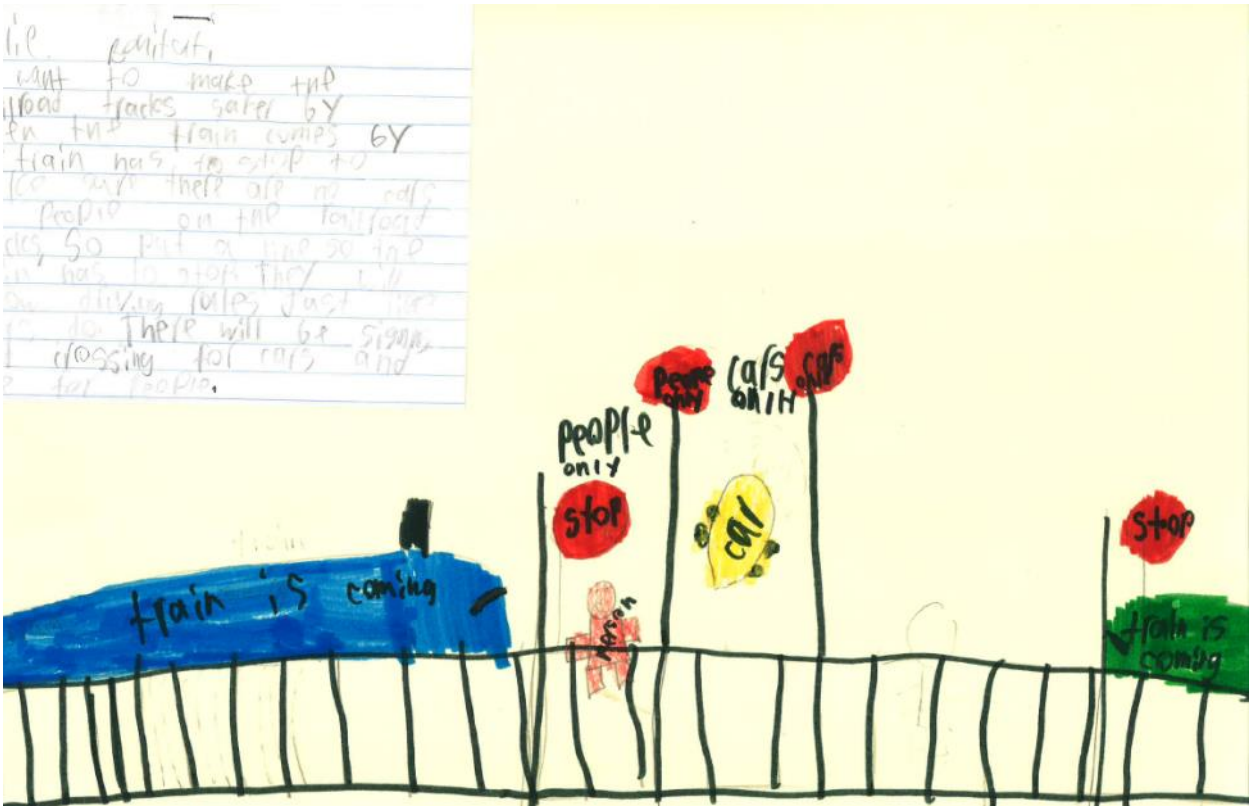
I think we could make more sidewalk and make a crosswalk to get to the park. We should make one playground for toddlers and one for kids. Also, we should make some Yield, STOP, and children near signs. In conclusion, we should make Big Sister Creek a better place for children and safer for all children all ages.

P.S Make a Big Sister Creek Welcome sign so people feel welcome.



My Plan is to make the railroad safer by making a Sign and Put up barriers. The sign can glow at night. The barriers should be big enough to keep people out. Also, make the barriers Sound Proof.

by:


people only
stop
car
train is coming
stop
train is coming

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APPENDIX B

DEMOGRAPHIC SNAPSHOT DETAILS

Population

The 2015 Town of Evans population was estimated at 16,318 persons. The Town's population has been slowly decreasing since 1980, when it hit its peak at 17,961 persons. The 2015 population estimate for the Village of Angola was 1,858 persons. It has also been slowly declining from a high of 2,676 persons in 1970. Suburban housing growth fueled significant population growth after 1950, with increases experienced in both communities.

However, in concert with regional trends, population growth has slowed. Although the rate of growth has slowed since 2010 (with gains of between 100 and 150 persons per year on average), the Town's population is still increasing in size. Between 2010 and 2015; the population increased by approximately 4.8% (or about 1,000 persons).

The population in the region has also experienced growth since 2010, but at a much slower rate than the Town. Between 2010 and 2015, Erie County's population grew by less than 1%. Although very modest increases were estimated at the regional level since 2010, the Town's population appears to be continuing to decline, while the Village population was estimated to slightly increase in 2015.

Population Estimate Trends -- 2010 to 2015

Year	Town	Village	Erie County
2010	16,356	2,217	919,220
2011	16,441	2,065	919,714
2012	16,379	1,976	919,542
2013	16,353	1,867	919,230
2014	16,334	1,813	920,694
2015	16,318	1,858	921,958

(Source: U.S. Census Bureau).

The average household size in the Town and Village has been declining, which is a regional and national trend. The average household size in the Town decreased from 2.71 persons per household in 2000 to 2.38 persons per household in 2015 (Village – 2.68 in 2000 vs. 2.33 in 2015). The makeup of households in both communities has changed since 2000, with the percentage of family households declining and the percentage of non-family households rising.

Household Composition -- 2010 to 2015

	Town		Village	
Year	% Family	% Non-Family	% Family	% Non-Family
2000	71.9	28.1	77.3	26.7
2010	66.5	33.5	69.8	30.2
2015	63.2	36.8	62.7	37.3

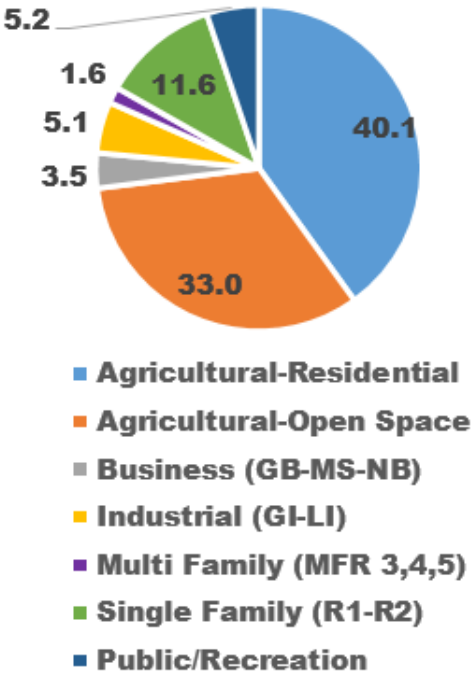
(Source: U.S. Census Bureau).

The median age of the Town and Village's population is slowly increasing - - from 38.2 (T) / 35.9 (V) years old in 2000 to 44.9 (T) / 38.4 (V) years old in 2015. The percentage of people over the age of 65 is also increasing in both areas (from 12.3% in 2000 to 17.7% in 2015 for the Town and from 13.5% in 2000 to 16.5% in 2015). Between 2000 and 2015, the percentage of individuals over the age 0f 18 has increased by 7% in the town and 6.1% in the Village. This data indicates that the population in both communities are aging.

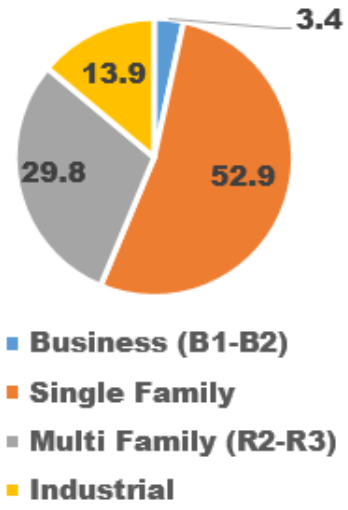
Land Use and Zoning

According to current Real Property Service data, the majority of the land in the Town is assessed as residential (69.3%), 16.8% as vacant, 7.1% as commercial /industrial land and 6.8% as public / community services. This roughly coincides with existing zoning patterns, wherein approximately

51.7% of the acreage in the Town is zoned for rural residential use (including 11.6% for one and two-family residential), 33.0% for agriculture/open space (a small portion of which is likely assessed as residential), 8.6% for commercial/industrial and 5.2% for public/community services.



For the Village, the majority of the land in the Town is assessed as residential (76.0%), 13.9% as vacant, 5.7% as commercial /industrial land and 4.3% as public/community services.



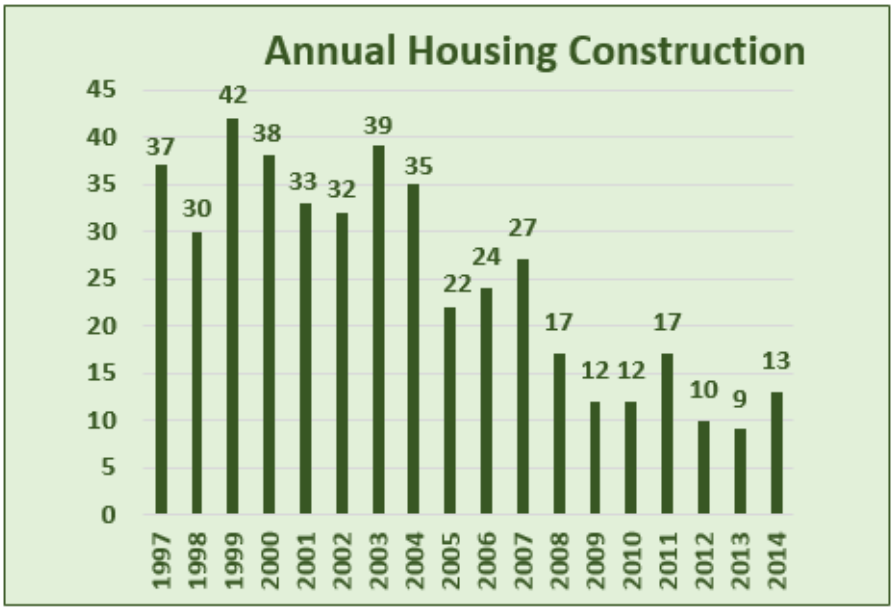
This varies somewhat from existing zoning patterns, where approximately 82.7% of the acreage in the Town is zoned for residential use (including 52.9% for single-family residential and 29.8% multi-family residential), 3.4% for commercial business and 13.9% for industrial.

These data indicate that there are likely vacant lands available for industrial or residential use, which would account for 13.9% of land in the Village assessed as vacant. It further indicates that there is more acreage assessed for commercial use than there is zoned for such use. Additionally, it shows that public and community service land uses are likely zoned residential.

Housing

A total number of 7,912 housing units were estimated to exist in the Town in 2015. This represents a 2.8% increase in the number of housing units since 2010, and a 5.4% increase since 2000. The data indicate that although housing growth has increased annually, the overall rate of growth has declined. In 2015, most of the housing stock in the Town was comprised of single-family, detached homes (82.3%); 2.3% was reported as single-family attached housing, and 9.9% were structures with two or more dwelling units. Another 5.4% of housing was provided by mobile homes.

In 2015, approximately 86.5% of the housing stock was occupied; 1,066 units or 13.5% of housing was vacant. Of the occupied units, 5,764 units (84.2%) were owner occupied and 1,082 units (15.8%) were rentals. The percentage of renter occupied housing has slowly decreased since 2000 (18.9%) and 2010 (17.1%). The age of the housing stock is mixed, with approximately 81.8% of the homes being built prior to 1980, and



Source: U.S. Census Bureau.

18.2% built between 1980 and 2014. The number of homes being built annually in the Town over the past 20 years has been decreasing, with a high of 42 structures reported in 1999 and a low of nine in 2013.

Housing growth in the Village has been negligible, with 30 new homes built since 2000 (an increase of approximately 2%). A total number of 921 housing units were estimated to exist in the Town in 2015. As with the Town, housing growth has increased annually, with the overall rate of growth showing a slight decline.

In 2015, most of the housing stock in the Village was comprised of single-family detached homes (70.5%); 13.8% was reported as two-family dwellings, and 15.7% were structures with two or more dwelling units. In 2015, approximately 86.5% of the housing stock was occupied; 124 units or 13.5% of housing was vacant.

Of the occupied units, 560 units (70.3%) were owner occupied and 237 units (29.7%) were rentals. The percentage of renter occupied housing has been stable since 2000 (28.6%) and 2010 (27.6%). The age of the housing stock is mixed, with approximately 86.8% of the homes being built prior to 1980, and 13.2% built between 1980 and 2014.

Median Home Value

Year	Town	Village
2000	$83,900	$82,900
2010	$103,900	$101,900
2015	$108,400	$107,400

Source: U.S. Census Bureau.

Housing values in the Town and Village have been on the rise. The median value of a home in the Town in 2000 was reported at $83,900 and $108,400 in 2015. Median values in the Village were $82,900 in 2000 and $107,400 in 2015. This represents an increase of approximately 29% in value for each community.

Home sales in Evans have been steady, with an average of 132 homes selling annually between 2009 and 2013 (or approximately 33 homes selling per quarter), with an average selling cost

reported in 2015 of $166,933 for a single-family detached dwelling. Average home costs fluctuate annually, depending on the types and locations of structures that sell.

Income and Education

In 2015, the median household income in Evans was $54,516; median family income was reported at $70,877. Median household and family income in the Village was $52,950 and 67,917, respectively. The Census data indicate that income for both individual households and families in the Town and Village has been on the rise over the past several decades. Median household income in the Town increased by 26.4% since 2000, when it was reported at $43,142.

Median family income increased by an even higher rate (39.6%) during that same time period. The percentage increase in median household and family income in the Village since 2000 was 32.2% and 40.5%, respectively.

Evans has a well-educated workforce, with over 93.1% of persons over 25 years of age earning a high school diploma in 2015 and 17.8% earning a bachelor's degree or higher. The high school graduation rate has increased by 10.4% since 2000.

Economy

In 2015, approximately 65.1% of the Town's population (or 8,832 persons over the age of 16 years old) was reported to be in the civilian workforce; 948 Village residents over the age of 16 (64.6%) were reported to be in the workforce. The percentage of Town and Village residents reported in the workforce has remained relatively stable. Although there was a slight decrease in the percentage of workers between 2000 and 2010, both communities showed an increase in 2015. There have been no significant changes in number of persons employed in the various occupations and industries in the Town, with a few exceptions. The unemployment rate for the Town and Village was reported at 5.4%.

Commuting Patterns

Almost 93% of Town workers and 92.2% of Village workers were employed in Erie County; 7.0% worked outside of the County. In 2015, approximately 88.5% of persons in the Town over the age of 16 who were reported to be in the work force commuted to work (no significant difference since 2000). Approximately 93.6% percentage of workers who lived in the Village commuted to work. Approximately 85.9% of the Town workforce drove to work alone (77.6% Village); 10.1% carpooled (15% Village), 2.1% walked or got to work by other means (5.5% Village), 1.8% worked at home (1.2% Village), and less than 1% used public transportation in both the Town and the Village, which also hasn't changed significantly over the past two decades. Average travel time to work is 27 minutes.

Data sources: US Census Bureau, American Factfinder 2000-2015; Town of Evans Comprehensive Plan, 1999; Village of Angola Comprehensive Plan, 2003.

APPENDIX C

1999 Town of Evans Comprehensive Plan/
2003 Village of Angola Comprehensive Plan

Both the 1999 Town Plan and 2003 Village Plan contain valuable reference information that has been referenced or can be utilized within this Comprehensive Plan update.

However, due to their length, both plans are available under separate cover at Town and Village Hall, respectively.

APPENDIX D

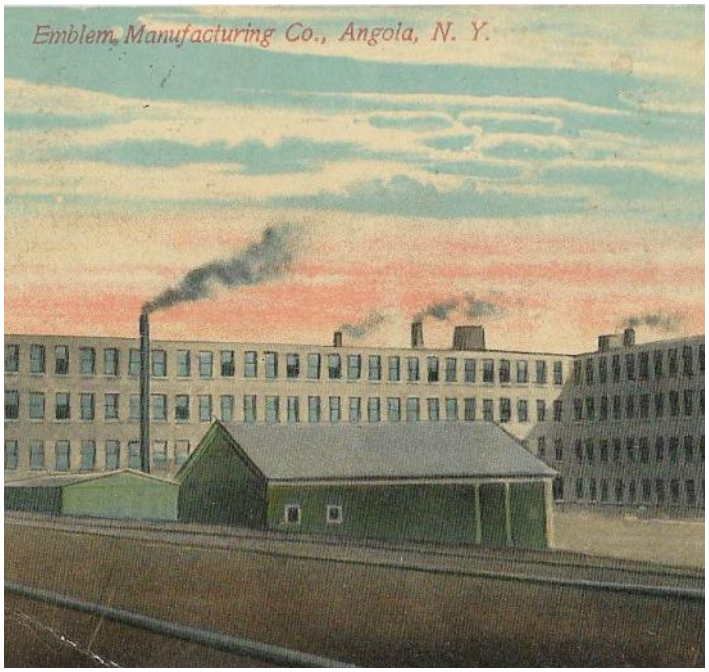
SUMMARY OF HISTORIC AND CULTURAL RESOURCES

Town of Evans and Village of Angola: Historic Resources



Summary

Steeped in rich history, the Town and Village have roots that extend back to the year 1804 when it was still a part of the Town of Eden, when the first know European settler built a home along Eighteen Mile Creek. Today the town is predominantly rural in character, with agricultural uses interspersed with areas of development. Development is centered within the Village of Angola, along much of the Lake Erie shoreline, and the business corridor along Route 5. The shoreline of Lake Erie in Evans has had a long tenure of helping to keep the town thriving as a popular summer destination, with various recreation areas/public beaches, summer cottages, camps, parks and religious retreats. The Town of Evans and Village of Angola seek to build this summer attraction into a year-round destination. One of the key factors in doing this is to identify the key historic resources to preserve, protect and enhance, thereby creating points of interest within the community and hopefully creating a sense of place for both residents and visitors alike.



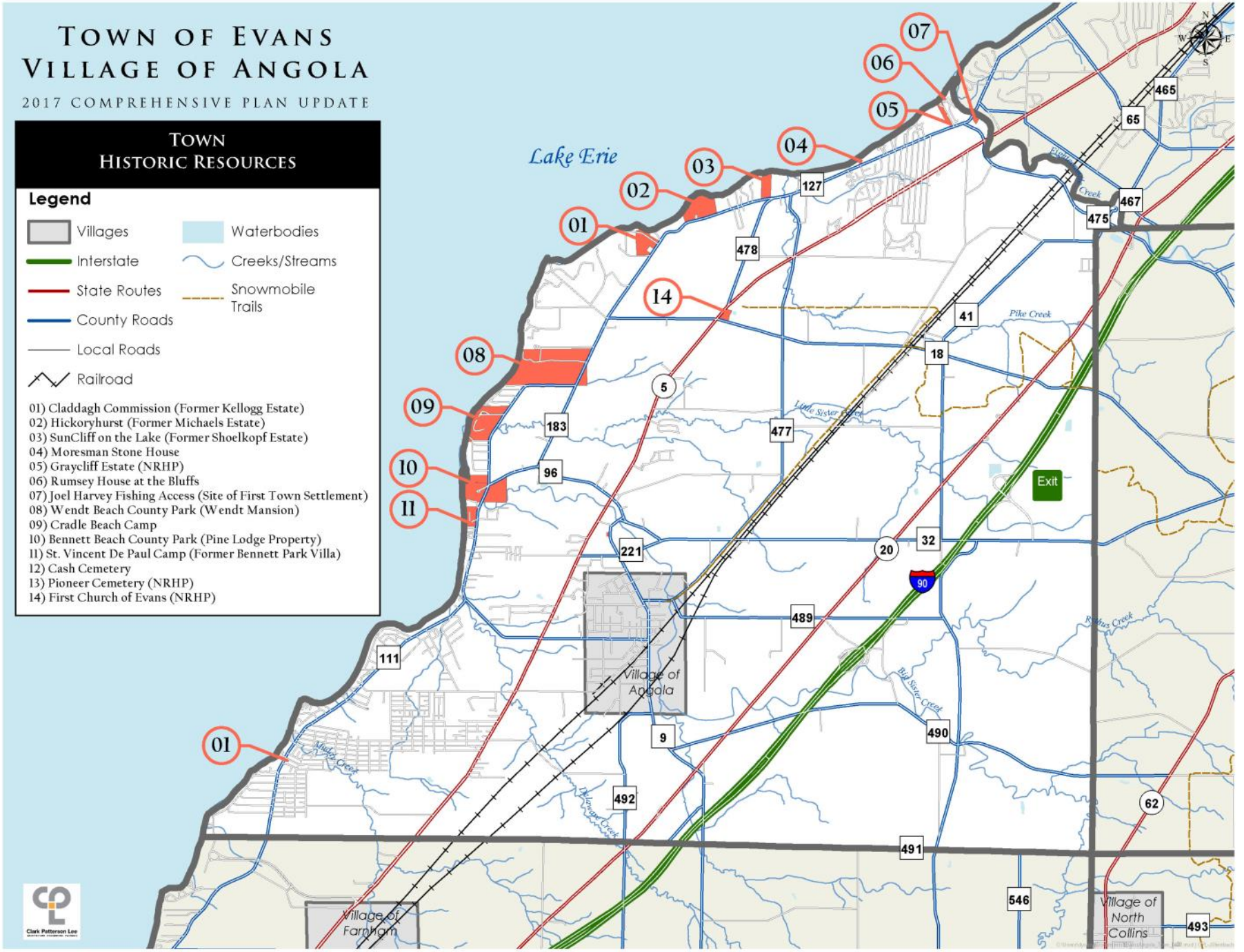
List of Evans Historic Resources

1) Claddagh Commission (Former Kellogg Estate)
2) Hickoryhurst (Former Michaels Estate)
3) SunCliff on the Lake (Former Schoellkopf Estate)
4) Morseman Stone House
5) Graycliff Estate (NRHP)*
6) Rumsey House at the Bluffs
7) Joel Harvey Fishing Access (Site of First Town Settlement)
8) Wendt Beach County Park (Wendt Mansion)
9) Cradle Beach Camp
10) Bennett Beach County Park (Pine Lodge Property)
11) St. Vincent De Paul Camp (Former Bennett Park Villa)
12) Cash Cemetery
13) Pioneer Cemetery (NRHP)*
14) First Church of Evans (NRHP)*

List of Angola Historic Resources

1) Angola Post Office (NRHP)*
2) Emblem Bicycle Company
3) Nickel Plate Depot
4) Bank of Angola

* NRHP- National Register of Historic Preservation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VILLAGE OF ANGOLA
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Villages
Waterbodies
Interstate
Creeks/Streams
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Snowmobile Trails
County Roads
Local Roads
Railroad
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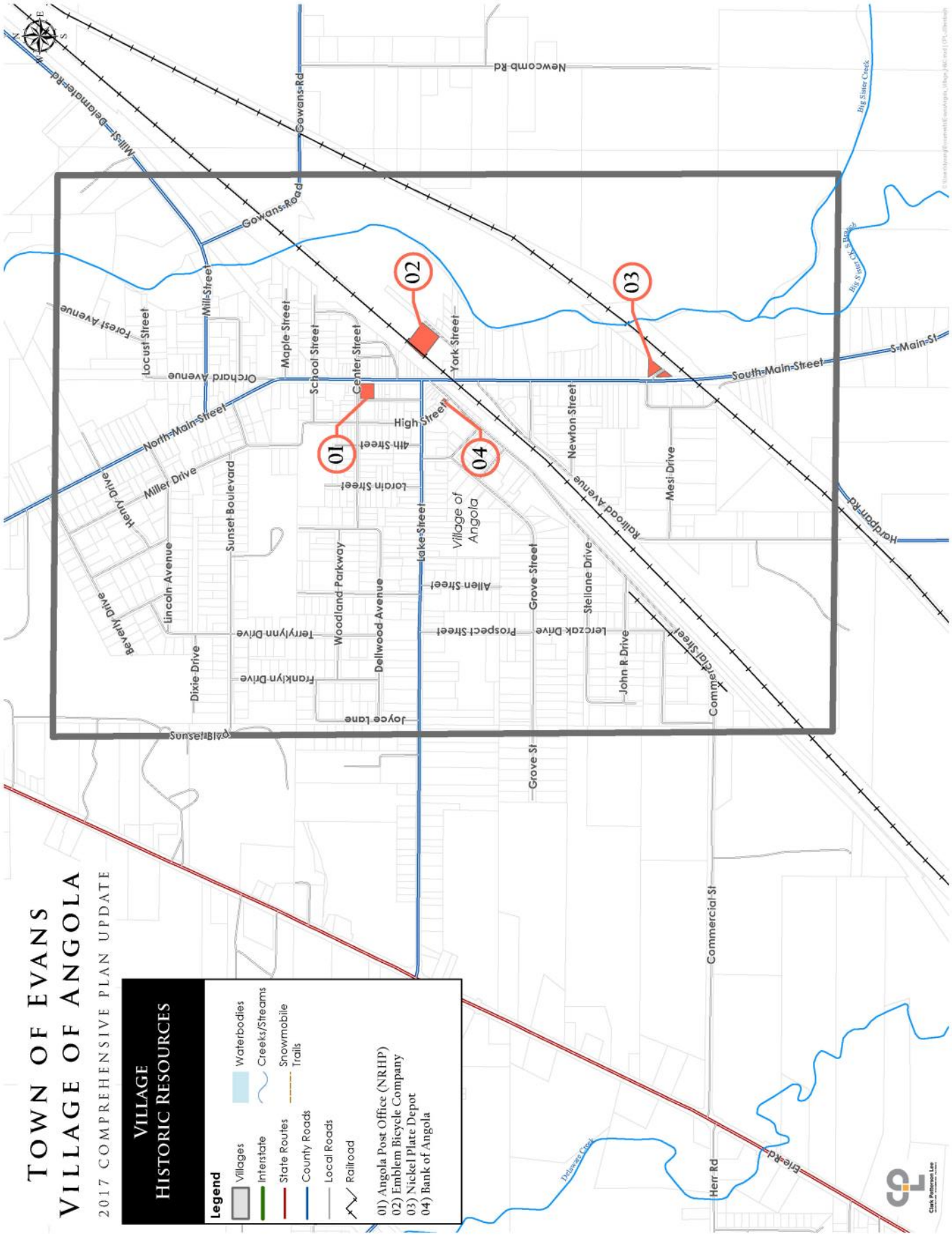
Village of Angola
Village of Farnham
Village of North Collins
Exit
Pike Creek
Little Sister Creek
Big Sister Creek
Rushus Creek
Muddy Creek
Delaware Creek
Clark Patterson Lee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Gowans Rd
Gowans Road
Mill St
Belanmeler Rd
Big Sister Creek
Big Sister Creek
Forest Avenue
Locust Street
Mill Street
Orchard Avenue
Maple Street
School Street
Center Street
York Street
South Main Street
S Main St
North Main Street
High Street
4th Street
Lorain Street
Lake Street
Railroad Avenue
Newton Street
Mesi Drive
Hardpan Rd
Miller Drive
Henry Drive
Sunset Boulevard
Lincoln Avenue
Beverly Drive
Dixie Drive
Terrylynn Drive
Frankyn Drive
Joyce Lane
Sunset Blvd
Woodland Parkway
Dellwood Avenue
Allen Street
Prospect Street
Grove Street
Grove St
Stellane Drive
Lerczak Drive
John R Drive
Circle Street
Commercial St
Commercial St
Delaware Creek
Erie Rd
Herr Rd