

Chapter IV

Community Profiles

Community Profiles

The 20 municipalities and three Native American Indian Nations that comprise the 23 communities of Niagara County were invited to participate as key stakeholders in the planning process leading up to preparation of this Comprehensive Plan and the Community Profiles presented in this chapter. Active participation in the process included attendance by stakeholder community representative(s) during eight Plan Steering Committee meetings in 2008 and subsequent review and modification of information by the communities via a written survey in late 2008 and early 2009.

Information received from all stakeholder communities was incorporated into each respective community profile. In addition to the input provided by community representatives, data were obtained from a review of municipal comprehensive plans and other sources of information including U.S. Census Bureau data and countywide employment and socioeconomic information.

The community profiles, including one for Niagara County itself as presented in this chapter are intended to be a “snapshot” summary of current conditions in each community. They are not a detailed analysis of current needs and conditions, nor are they intended to be a substitute for local comprehensive planning initiatives. Rather, the profiles serve as a possible starting point for some communities that may need to update their comprehensive plans or other local data. The profiles also provide a unique opportunity for Niagara County communities to benchmark themselves in comparison to neighboring communities and to the rest of Niagara County. A summary profile for Niagara County is included among the other profiles.

The community profiles are also useful for identifying commonalities among communities in different areas such as the five subregions of the County that are defined in this Plan. For this purpose this chapter also contains a set of subregional profiles that combine information from the communities within those subregions.

The community profiles presented in this chapter are intended to be a “snapshot” summary of current conditions in each community.

Both the community and subregional profiles are useful for monitoring progress on the effectiveness of addressing important local and regional issues.

Each community profile includes an existing land use map of the municipality using Geographic Information Systems (GIS) property class data. These maps identify the locations of major land uses in each community with some overlap mapping of adjoining communities which is provided for more context.

Side one of each profile generally includes: land use percentages; population, housing and income statistics; recent information on building permit activity, major local employers, school districts, and agricultural districts; and planning information on local plans and land use regulations. The second side of each community profile contains important information on issues, opportunities, goals and objectives that have been identified by the communities during the planning process. Information is provided according to the five major subject areas or elements of the Plan.

Each of the 3 cities, 12 towns and 5 villages of Niagara County has a community profile. Similar information is not readily available for the three Native American Tribes or for their respective sovereign lands that are located in the County. Available information is summarized below, but although limited, the lack of information should not preclude consideration of each of the tribes as important stakeholders in the present and future of the County.

Indian Nations

Three Native American Indian Nations exist within Niagara County. These include the Seneca Nation of Indians, the Tuscarora Nation, and the Tonawanda Band of Senecas. The three tribes are part of the Iroquois Confederacy and refer to themselves as the Haudenosaunee, the “People of the Longhouse”.

Seneca Nation of Indians

The Seneca are known as the “People of the Great Hill”. Their tribal lands were set aside in three reservations by the Canandaigua Treaty of 1794, all of which were located outside of Niagara County. These include:

- The Cattaraugus Indian Reservation in Cattaraugus, Erie and Chautauqua counties containing 21,618 acres
- The Allegany Indian Reservation in Cattaraugus County, originally 30,469 acres, but 10,000 acres were inundated by construction of the Kinzua Dam & Reservoir in 1964
- The Oil Springs Reservation, containing about one square mile (640 acres) along the Allegany/Cattaraugus counties border

Tribal membership in the Nation is approximately 6,400 with about 3,000 members living on reservation lands. The Seneca Nation follows an elective, constitutional form of government with Executive, Legislative (16 member Tribal Council) and Judicial branches, as first established in 1848.

Most recently, in 2002 the Nation and New York State entered into the Nation-State Gaming Compact that granted the Nation the exclusive right to build and operate three

Class III gaming facilities in Western NY. The Seneca Gaming Corporation, chartered in 2002, is a wholly owned tribally chartered corporation of the Seneca Nation of Indians. The Corporation, through its subsidiaries operates the Seneca Niagara Casino & Hotel in Niagara Falls, NY as well as the Seneca Allegany Casino and Hotel in Salamanca, NY and the Seneca Buffalo Creek Casino in Buffalo, NY, scheduled for completion 2010. The 26-story Seneca Niagara Casino & Hotel in Niagara Falls, NY has become Niagara County's largest private sector employer and is an important contributor to the economic base of the region.

Tuscarora Nation

The Tuscarora Nation encompasses an area of approximately 5,700 acres of land located about nine miles northeast of Niagara Falls, located external to the south central portion of the Town of Lewiston in western Niagara County. The New York State Power Authority's Niagara Power Project Reservoir, located just west of the Nation's Reservation was once part of the Nation's tribal lands.

Approximately 1200 members of the Tuscarora Nation reside within its Territory. The Tuscarora Nation governs under the traditional Council of Chiefs and Clan Mothers form of government. The Tuscarora Chiefs sit on the Haudenosaunee Grand Council. Chiefs from each of the Six (Iroquois) Nations meet regularly with the Onondaga, near Syracuse, New York with other members of the Haudenosaunee.

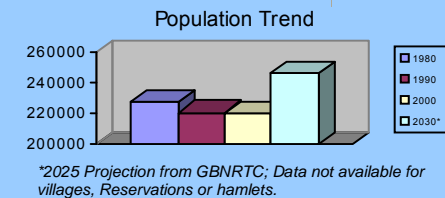
Tonawanda Band of Senecas

The Tonawanda Seneca territory consists of approximately 7,550 acres of land mostly located within Genesee County. Only a relative small portion of the Nation's Territory is within the extreme southeastern corner of Niagara County, just north of Tonawanda Creek.

The Nation has a population of about 1200 members, approximately 700 of which live within its Territory. The Tonawanda follow the traditional form of government in which Clan Mothers select the Chiefs, which sit on the Council of Chiefs as well as on the Haudenosaunee Grand Council. Chiefs from each of the Six Nations also meet regularly with the Onondaga with other members of the Haudenosaunee.

overview

population	219,846	<i>New York State:</i>
percent of State:	1.16 %	<i>18.9 mill.</i>
avg household size:	2.45	<i>2.61</i>
pop/sq mi:	417.2	<i>346.4</i>
median age	38	<i>35.9</i>
pct school age (5-17):	18.7 %	<i>13%</i>
pct 65 and older:	15.4 %	<i>12.9%</i>



housing and income

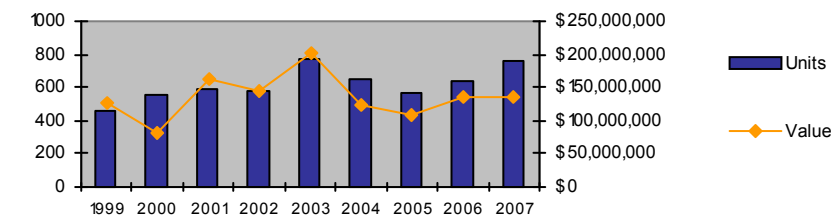
		New York State:
median HH income:	\$38,136	\$43,393
per capita income:	\$19,219	\$23,389
poverty rate:	10.59%	14.6%
percent of households with income from...		
<i>Social Security:</i>	31.7%	26.0%
<i>public assistance:</i>	4.0%	4.9%
<i>retirement:</i>	23.2%	16.9%
Housing units:	95,715	7.68 mill.
Percent Owner-Occ:	69.9	53%
Median year built:	1954	1954
Median home value:	\$80,900	\$148,700

Source: 2000 US Census

building permits

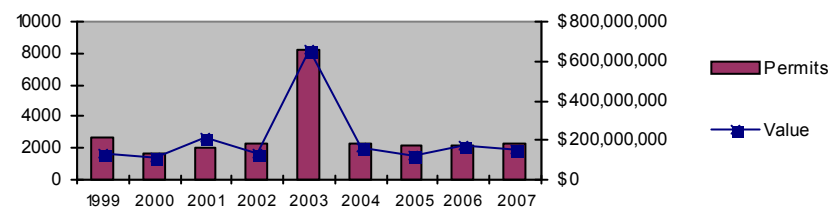
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

Employer	Employees
Niagara Falls Joint Air Reserve Station	2936
Seneca Niagara Casino & Hotel	2861
Delphi Thermal	2600
Niagara County	1550
Niagara Falls City School District	1325
Niagara Falls Memorial Medical Center	1200
North Tonawanda City School District	765
Fashion Outlets of Niagara Falls	1000
Lockport City School District	730
Niagara County Community College	713
Mount St. Mary's Hospital	700
Mount St. Mary's Hospital/Our Lady of Peace Nursing Home	700
First Niagara Bank	677
Niagara University	635

Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

Use	Acres	Pct of Total
Agricultural	101280	43.00%
Commercial	8462	4.00%
Community Service	6726	3.00%
Industrial	5525	2.00%
Parks & Conservation	6684	3.00%
Public Service	5438	2.00%
Recreation	5026	2.00%
Residential	15606	7.00%
Unknown	28356	12.00%
Vacant Land	54150	23.00%

school districts

School District	Enrollment ('06-'07)	School District	Enrollment ('06-'07)
Niagara Falls City	7,551	Lewiston Porter Central	2,338
Lockport City	5,169	Newfane Central Schools	2,036
North Tonawanda City	4,353	Royalton Hartland Central	1,553
Niagara-Wheatfield Central	4,074	Wilson Central	1,428
Starpoint Central	2,822	Barker Central	1,097
		TOTAL	32,421

agricultural districts

Percent of County in Ag Districts: **55.7%**

District	Towns	Acres	
		1999*	2006**
District 2	Hartland, Roylton, Somerset	37,381	40,454
District 4	Hartland, Lockport, Newfane, Roylton	34,828	34,663
District 6	Cambria, Lewiston, Niagara, Pendleton, Wheatfield	22,283	24,076
District 7	Cambria, Lockport, Pendleton, Wheatfield, Wilson	17,449	18,067
District 8	Porter, Wilson	38,979	40,726
District 9	Roylton	25,186	30,667
	TOTAL	176,106	188,654

*Niagara County Agricultural and Farmland Protection Plan (2006)

**Cornell University Geospatial Information Respository (CUGIR, 2006)

special districts

There are 92 special districts in Niagara County providing critical health, safety, and other services. Three of the largest are:

Niagara County Water District Serves 150,000+ residents

Niagara County Sewer District	Avg daily flow of 5 million gallons per day (MGD) with capacity for 14 MGD.
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Niagara County Refuse Disposal District	Recycling and reuse rate of 5,000 tons/year since 1998; District includes 120 acres of landfills.
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■ Agricultural

☐ Residential

☐ Vacant Land

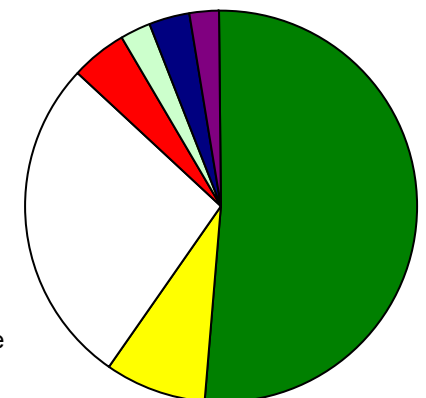
■ Commercial

Recreation

■ Community Service

■ Industrial

Land use at a glance



Note: Chart does not include "Unknown" or "Conservation" land uses.

land use and environment

economic development

county services and facilities

educational institutions

public health and safety

issues

LAND USE
•Preservation of farmland, agriculture and the character of rural communities
•Sprawl and the loss of open space and natural resources
•Preservation of the Niagara Escarpment and other natural habitats
•Lack of public transportation in rural areas
ENVIRONMENT
•Area's underutilized, vacant and contaminated lands
•Protection of water quality from pollution and sedimentation
•Drainage and erosion issues along streams and other waterways

•Need to encourage and expand rural businesses and agri-tourism and opportunities related to agricultural resources
•Must upgrade aging infrastructure and services to support economic development, including roads and utilities
•High taxes are a disincentive to economic development

•Sense of isolation in rural areas from the rest of the County and the need to be more involved in County-level decision-making
•General lack of services in rural areas, including bus service, and the distance to services in the cities
•General condition of County facilities including buildings, parks, and the need to maintain infrastructure

•Need more training in the latest technologies to include all segments of the County's population in educational programs such as Future Farmers of America
•Increasing school taxes even as the population of the County is declining
•Schools and job training need to stay ahead of local workforce needs and changes in technology

•Lack of coverage and response times in some areas by County Sheriff patrols
•Increasing demands on volunteers and emergency service providers
•Concern over needing more information at local levels in the event of an emergency situation that may alter transportation or evacuation routes
•Servicing the needs of a dispersed and aging population

assets and opportunities

LAND USE
•Local farming and the agricultural heritage of the area
•Local network of roads and highways
•Existing historic and natural assets such as the Erie Canal and the Niagara Escarpment
ENVIRONMENT
•Local natural areas, parklands, trails and water resources
•Lake Ontario, Erie Canal, and Niagara River waterfronts for recreation and tourism
•Wetlands, streams, floodplains and wildlife areas

•Cultural assets like the Erie Canal, local schools and local agriculture are vital to the local economy
•Low cost of living, including housing, can be a major factor in marketing the area's quality of life
•Local farming and tourism are key economic generators

•Need to identify opportunities for shared services and greater efficiencies in providing County and municipal services
•Great development potential of the Niagara Falls Airport and surrounding areas
•Present work being done with the County's brownfield redevelopment staff

•Explore more opportunities to link job training to local tourism, agriculture and wineries
•The quality of local education is good and improving with an abundance of professional educators
•BOCES is a major local asset in job training

•The abundance and professionalism of existing emergency providers and health care facilities in the County and their ability to work well with each other
•The abundance of fresh water
•Safety and security of communities due to the levels of protection from local police, sheriff, State police, Coast Guard and Border Patrol

Vision for Niagara County

Niagara County is a world class destination; home to natural wonders including Niagara Falls, the Niagara River, the Niagara Escarpment and Gorge, and Lake Ontario; a community steeped in the celebration of its beauty, culture, and man-made heritage like the Erie Canalway; and a place to see and share with others.

Niagara County is a center of national and international commerce; a place to locate and grow your business, find high quality employment, attend fine institutions of learning, learn a trade or hone your skills, and be part of a well-prepared and productive workforce.

Niagara County is a community that values its rich natural resources; a community working together to protect and restore natural resources, conserve important wildlife habitat, clean up contaminated lands, and ensure that our gift to future generations is a sustainable environment.

Niagara County is a great place to live and raise a family; a diverse community of historic cities, towns, and villages; from the uniqueness and vibrancy of our waterfront communities to the pastoral beauty and gentle lifestyles of our farming communities, Niagara County is a safe and healthy place to live, work, and play; a place of diverse housing choices, excellent schools, abundant recreation opportunities, and affordable living; and a community offering a high quality of life for all.

POPULATION

Municipality	1990	2000	2006	2030*
City of Niagara Falls	61,840	55,563	52,326	57,373
City of North Tonawanda	34,989	33,262	31,770	34,730
Town of Niagara	9,880	8,978	8,570	9,887
Town of Wheatfield	11,129	14,089	16,100	20,507
SUB-REGION	117,834	111,919	108,766	122,502

*2030 Projections from GBNRTC; only available for Cities and Towns.

AGRICULTURAL DISTRICTS

Agricultural Districts by Town		
Town Name	Acreage	Percent of Town
Niagara	592	10%
Wheatfield	6012	33%
TOTAL	6,604	27%



EDUCATION

Lewiston Porter Central	2004 - 2005	2005 - 2006	2006 - 2007
Avg. Class Size	19	20	n/a
K-12 Teachers	246	270	206
K-12 Capacity	3320	3320	2650
K-12 Enrollment	2884	2625	2338
Expenditures / Pupil	\$ 14,380.00		
Niagara Wheatfield SD	2004 - 2005	2005 - 2006	2006 - 2007
Avg. Class Size	19	18	n/a
K-12 Teachers	390	380	321
K-12 Capacity	6725	6725	3950
K-12 Enrollment	4037	4106	4074
Expenditures / Pupil	\$ 13,496.00		
Wilson Central	2004 - 2005	2005 - 2006	2006 - 2007
Avg. Class Size	20	21	n/a
K-12 Teachers	127	129	143
K-12 Capacity	n/a	1800	3538
K-12 Enrollment	1481	1498	1428
Expenditures / Pupil	\$ 13,370.00		

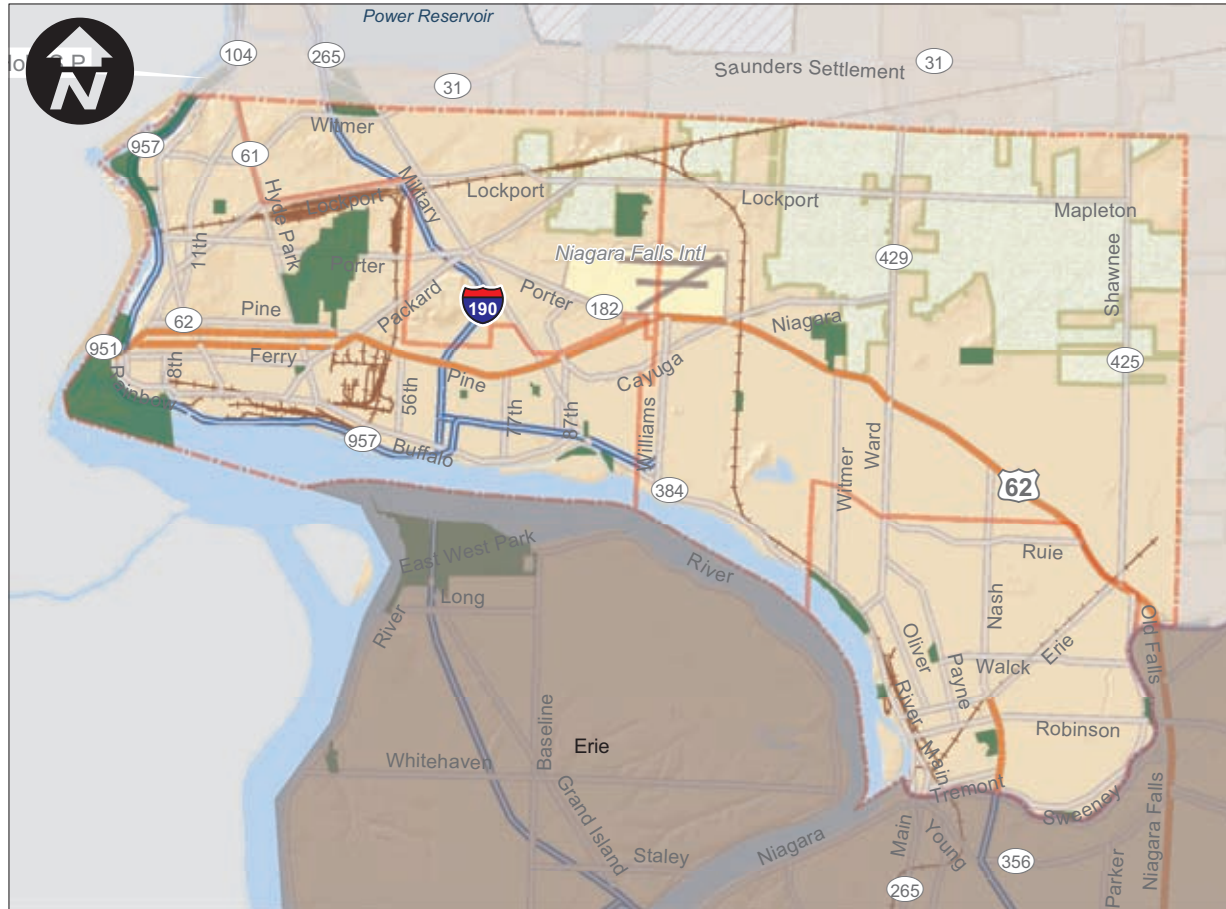
LARGEST EMPLOYERS

Employer	# of Employees (Range)
DuPont Company	451 - 750
Washington Mills Electro Minerals Corporation	451 - 750
Goodyear Tire and Rubber Company	251 - 450
Occidental Chemical Corporation	251 - 450
Saint Gobain Structural Ceramics	251 - 450
Smurfit - Stone Container Corp.	251 - 450
Unifrax Corporation	251 - 450
Unifrax Corporation	251 - 450
Moore North America	101 - 250
National Vacuum	101 - 250
Niagara Sample Books	101 - 250
Norampac Industries, Inc.	101 - 250
Nuttall Gear/DeRoyd	101 - 250
Praxair, Inc.	101 - 250
Sherwood Valve	101 - 250
Treibacher Schleifmittel North America, Inc.	101 - 250
Vishay Thin Films	101 - 250

Source: Niagara County Center for Economic Development, Industrial and Business Directory 2008

NIAGARA COMMUNITIES COMPREHENSIVE PLAN UPPER RIVER COMMUNITIES

...Cities of Niagara Falls and North Tonawanda, Towns of Niagara and Wheatfield.



Legend

Hospital

Community Boundaries

- Niagara
- Niagara Falls
- North Tonawanda
- Wheatfield
- Public Lands
- Agricultural Districts
- Villages

NORTH TONAWANDA

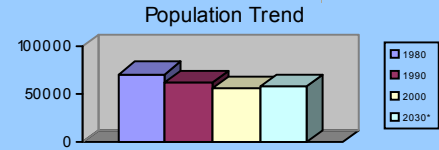


This subregion includes the two well-established urban centers of Niagara Falls and North Tonawanda, as well as the suburban towns of Niagara and Wheatfield. Niagara Falls International Airport is a center of military, public and private-sector reinvestment and redevelopment. Infill development and brownfield redevelopment are supported by established public infrastructure (roads, sewer, water) and services (government, education, medical). Emphasis should be placed on public transit and multi-modal transportation facilities, mixed-use development, public access to waterfronts and housing diversity. New development and redevelopment should be redirected to these established centers.

overview

population	55,593	219,846
percent of County:	25.3 %	
avg household size:	2.27	2.45
pop/sq mi:	34,798.1	417.2
median age	38	38.2
pct school age (5-17):	18.3 %	18.7%
pct 65 and older:	18.6 %	15.4%

Countywide:
219,846



**2025 Projection from GBNRTC; Data not available for villages, Reservations or hamlets.*

housing and income

median HH income:	\$26,800	\$38,136
per capita income:	\$15,721	\$19,219
poverty rate:	19.47%	10.59%
percent of households with income from...		
<i>Social Security:</i>	36.6%	31.75%
<i>public assistance:</i>	7.0%	3.98%
<i>retirement:</i>	22.3%	23.2%
Housing units:	27,836	95,715
Percent Owner-Occ:	57.6	69.9%
Median year built:	1946	1954
Median home value:	\$59,300	\$80,900

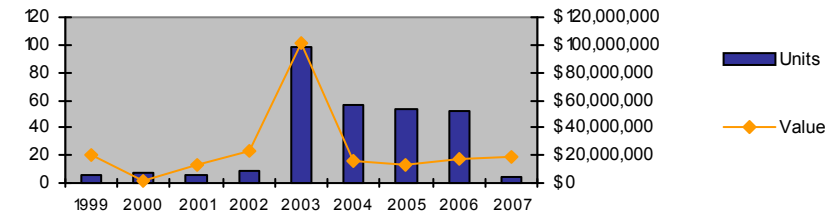
Countywide:

Source: 2000 US Census

building permits

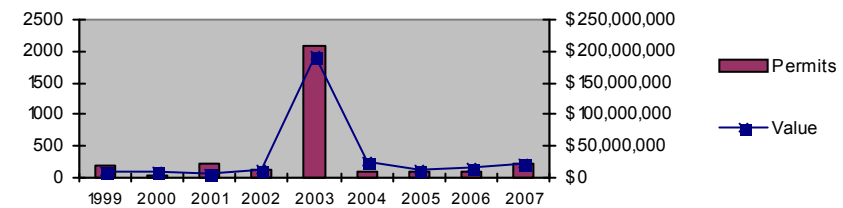
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

Employer	Employees
Seneca Niagara Casino & Hotel	2861
Niagara Falls City School District	1325
Niagara Falls Memorial Medical Center	1200
DuPont Company	451 - 750
Washington Mills Electro Minerals Corporation	451 - 750
Occidental Chemical Corporation	275
Goodyear Tire and Rubber Company	251 - 450
Saint Gobain Structural Ceramics	251 - 450
St Gobian Structural Ceramics	186
Olin Corporation	170
Ferro Electronic Minerals	160
Stevenson Environmental Services	150
Moore North America	101 - 250

Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

Use	Acres	Pct of Total
Commercial	799.53	11.78%
Community Service	440.19	6.48%
Industrial	655.41	9.65%
Parks & Conservation	400.3	5.90%
Public Service	222.18	3.27%
Recreation	410.94	6.05%
Residential	2251.49	33.16%
Unknown	465.82	6.86%
Vacant Land	1143.600	16.84%

school districts

Lewiston-Porter Central School District
Niagara Wheatfield Central School District
Niagara Falls City School District



agricultural districts

Percent of Municipality in Ag Districts: **0%**

planning context

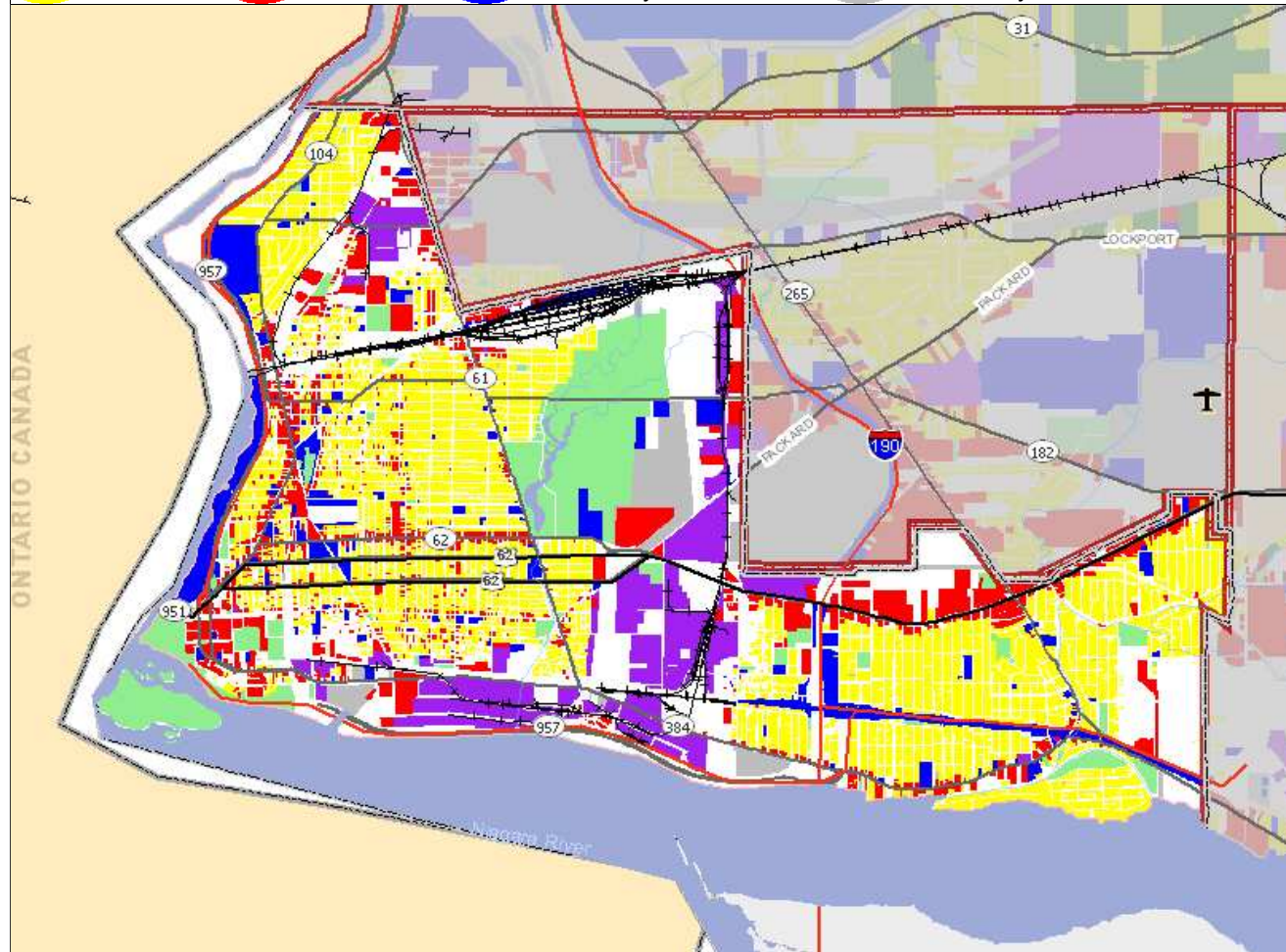
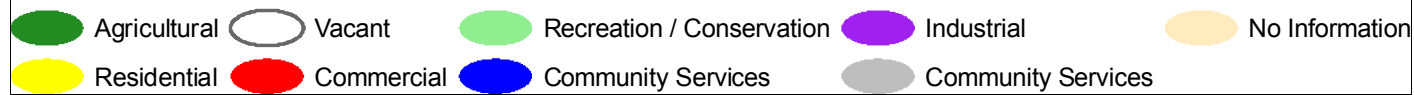
	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	1992	Draft - 2004
ZONING TEXT:	Y	No info. provided	1998
ZONING MAP:	Y	No info. provided	No info. provid
LWRP:	Y	Not adopted	2004
SUBDIVISION REGULATIONS:	N	N/A	N/A
CELL TOWER REGULATIONS ON FILE WITH COUNTY?	Y		
CELL TOWER REGS DATE:	2007		

geographic information systems (GIS)

USING GIS FOR ZONING / PLANNING? (Y/N) Y

ELECTRONIC ZONING? (Y/N)	Y
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Land Use Classifications



Land use at a glance

■ Agricultural

☒ Residential

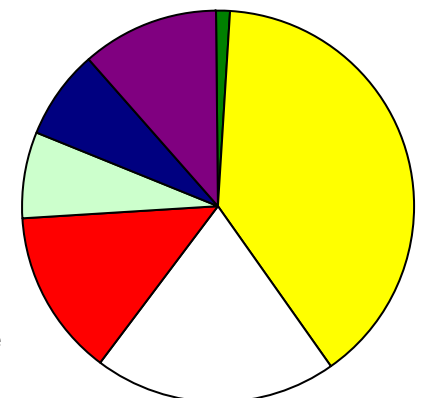
☐ Vacant Land

■ Commercial

☐ Recreation

■ Community Service

■ Industrial



Note: Chart does not include "Unknown" or "Conservation" land uses.

Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use

Over the past four decades, the City of Niagara Falls has suffered from economic and industrial decline, and serious employment and population loss. As well, a number of misguided renewal initiatives that removed residential and commercial stock in the heart of the city have fragmented the downtown core and the communities that traditionally supported it. Today, many urban neighborhoods are in decay, large areas of the city's industrial corridors are abandoned, and many residents, community and business leaders have lost their sense of pride in their city. In fact, many former residents have chosen to move out of Niagara Falls.

STEERING COMMITTEE INPUT (Land Use & Environment):

- Absentee landlords
- LaSalle Expressway bike path - across communities
- Need discussion over LaSalle Expressway and future development
- All transportation-related issues, including condition of streets and sidewalks and clearing snow from streets for senior citizens
- Brownfields that span municipal lines
- Brownfields Opportunity Area adjacent to Niagara Falls boundary
- Wal-Mart relocation to Niagara Falls High School site
- Robert Moses Parkway Project in Downtown Niagara Falls

environment

The City of Niagara Falls is a fully developed city. It was nearly so over fifty years ago. Most of the physical environmental changes to the natural environment were well established by the first quarter of the last century. Not withstanding the major natural features of the City are the Niagara River and its tributaries, Niagara Falls, and the Niagara Gorge, including as defined by the State Parkland and lands in immediate proximity thereto. There is accessibility to these resources but these are very limited. There is no doubt that these resources are important to the life of the City—these are important icons of nature to the nation and to the world.

economic development

1. Decline of industry and manufacturing
2. High unemployment
3. Declining and aging population
4. Competitive suburban growth and decline of the core city

county services and facilities

1. County cuts in social services and programs effecting the largest number and concentration of low-income residents, particularly in the areas of housing and job training.

2. Lack of cooperation in consolidating service infrastructure and facilities, including utilities

3. The lack of restraint in allowing the expansion of water and sewer utilities, and service areas.

educational institutions

1. Increased student achievement beginning in Universal PreKindergarten and sustained through Senior year is the single most important issue for the District.
2. Many families in Niagara Falls are unable to provide a quality of life for their children such that they are well-fed, adequately clothed, suitably sheltered, and cared for medically. Students living in poverty sometimes bring greater needs to the classroom and struggle academically as a result.
3. Financial stability is a key concern. The tax base in Niagara Falls continues to diminish while students' needs increase. Remaining residents have no ability to pay greater taxes.

public health and safety

1. Dealing with a lack of proper funding, having the latest technology and crime fighting/crime solving equipment available for our personnel is always a problem.
2. With a higher than normal number of either vacant or dilapidated housing units. The lack of sufficient locks, doors, motion detectors and burglar alarms tend to increase our number of burglaries and larcenies.
3. Staffing
4. Equipment age and reliability
5. Interoperable communications

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use

While any of the following listed 'opportunities and economic drivers' have significant potential to improve the quality of life within Niagara Falls, it is the creation of employment and training opportunities that will have the most immediate impact on the lives of residents now and in the future. Opportunities and economic drivers: Green-Economy Commerce, Tourism, Arts and Culture, Regional Health Care, Education / Employment Training, Primary Commercial Nodes and Corridors, Heritage Resource Protection.

STEERING COMMITTEE INPUT (Land Use & Environment):

- Niagara Falls
- Upper & Lower River
- Cayuga Creek restoration – public access

environment

The most significant opportunities would be the transformation of the Niagara River waterfront into the Niagara River Greenway and National Heritage Corridor and its physical connections to existing park assets as well as its programmatic integration into the fabric of the community. (See the Niagara River Greenway Vision.)

economic development

1. Promote and support locally owned and controlled small businesses.
2. Coordinate the City's land use and zoning policies with the City's economic development vision.
3. Pursue and support programs, institutions and activities aimed at the promotion and development of retraining programs, facilities and satellite facilities within key growth sectors.
4. Retain and attract a broader population to Niagara Falls, including young families and young adults.

county services and facilities

Social services and programs being provided at the neighborhood level effecting the largest number and concentration of low-income residents.

educational institutions

1. The Niagara Falls City School District is committed to excellence and equity for all students, regardless of socioeconomic strata or any other consideration. Also, we work to provide access to 21st Century technology.
2. In our community, students are safest when they are in school, and many receive their best or only meal at school. Also, adult supervision in a caring environment.
3. The Niagara Falls City School District is committed to providing access to school as much as possible, and to keep the doors open after school and through summer programming.

public health and safety

1. Economic development helps turn stagnant streets into vibrant neighborhoods.
2. Intelligence gathering and analytical study of crime.
3. Since the inception of the Seneca Niagara Casinc and the disbursement of the City's share of those funds, the N.F.P.D. has been able to improve our equipment and infrastructure.
4. Cooperation between LE and the FD
5. Community support
6. Lack of significant events (could also be a detriment as the odds will catch up with us)

Describe your community's GOALS and OBJECTIVES for...

land use

It is the City's policy to ensure that the City's vision for development is supported by appropriate land use policies and regulations, and that the City pursue a fine-grained, mixed use approach to land use that respects the existing character of healthy, stable neighborhoods, while allowing the City to grow and revitalize.

environment

t is the City's policy to preserve, conserve, and recognize the environmental and natural resources of the City in a manner that contributes to the City's overall quality of life, enhances public health, and fosters appropriate development.

economic development

It is the City's policy to ensure that the City's economy is comprised of and supported by a diverse mixture of businesses and that the City's land use, zoning and development policies are supportive of economic growth, including the development and expansion of the tourism industry, cultural resources and the health care sector.

county services and facilities

Provide resources in the area of housing assistance, and job training for residents.

educational institutions

Provide additional resources to NCCC generally and for job training programs specifically

public health

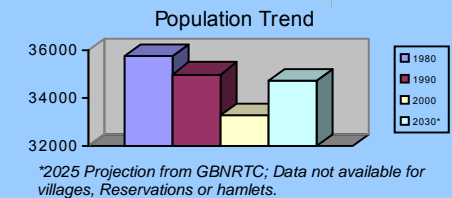
Juvenile drop-out and drug avoidance programs focusing on at-risk populations, and/or a Youth Conservation Program, for low-income youth

public safety

There are 7 strategic goals for the N.F.P.D. in 2009. They are too lengthy to repeat here but cover everything from crime reduction and prevention, arrests and investigations, traffic management, working with the community, and finally homeland security and emergency disaster plans.

overview

population	33,262	219,846
percent of County:	15.1 %	
avg household size:	2.43	2.45
pop/sq mi:	33,262.0	417.2
median age	38	38.2
pct school age (5-17):	18.1 %	18.7%
pct 65 and older:	15.6 %	15.4%



housing and income

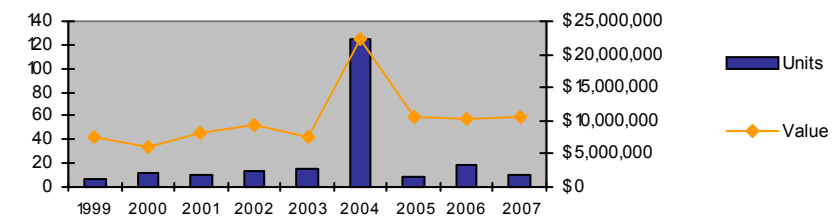
median HH income:	\$39,154	\$38,136
per capita income:	\$19,264	\$19,219
poverty rate:	7.16%	10.59%
percent of households with income from...		
<i>Social Security:</i>	31.2%	31.75%
<i>public assistance:</i>	3.1%	3.98%
<i>retirement:</i>	22.7%	23.2%
Housing units:	14,425	95,715
Percent Owner-Occ:	68.7	69.9%
Median year built:	1953	1954
Median home value:	\$82,000	\$80,900

Source: 2000 US Census

building permits

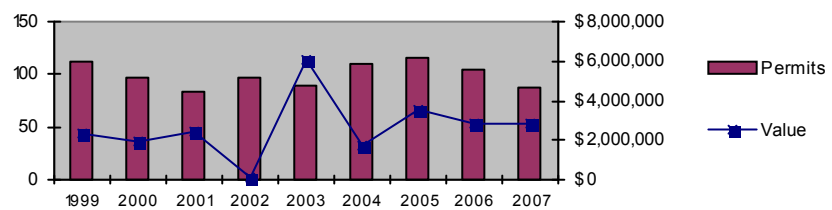
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

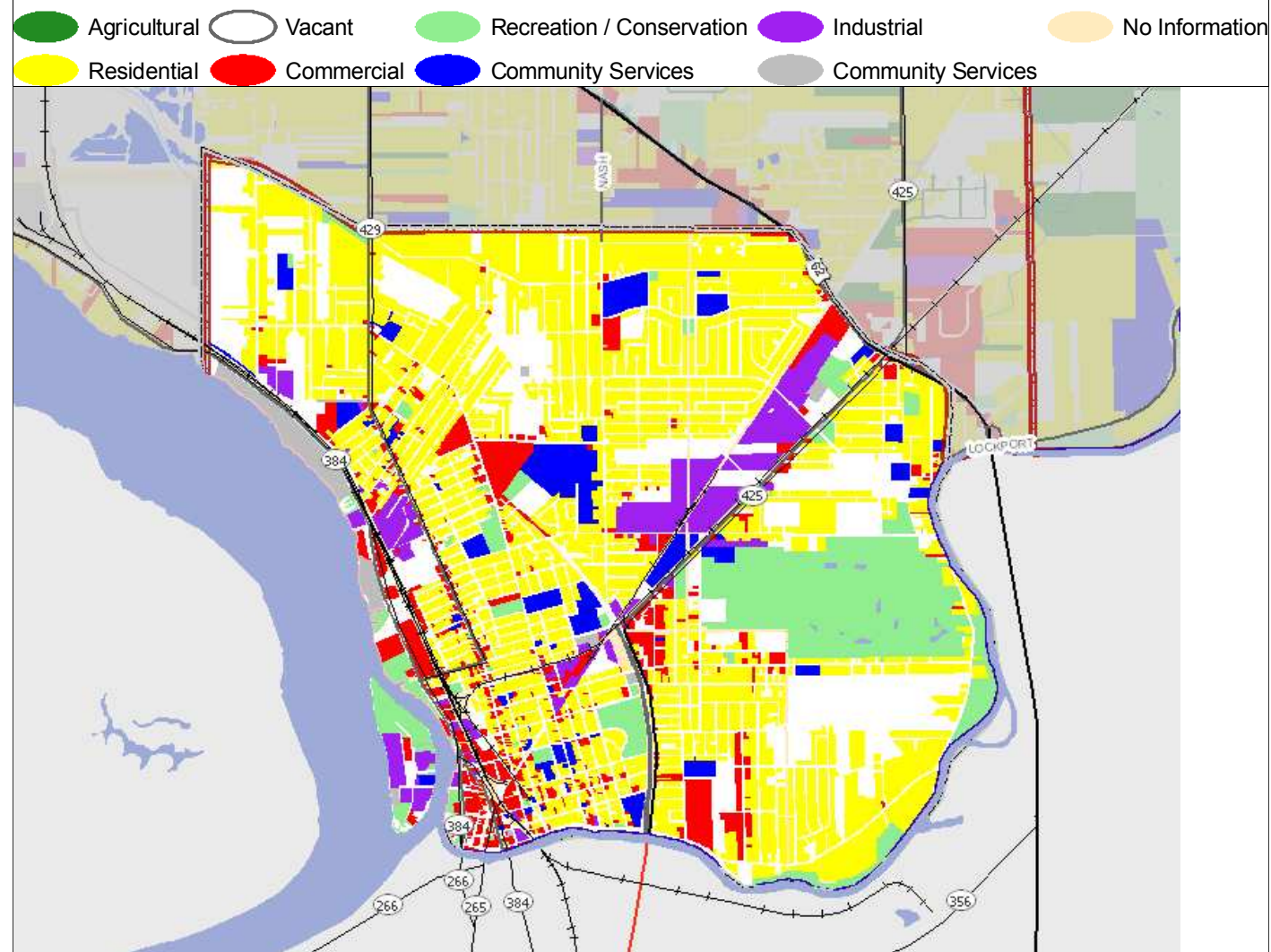
Employer	Employees
North Tonawanda City School District	765
Smurfit – Stone Container Corp.	250
Buffalo Pumps, Inc	125
Armstrong Pumps, Inc.	110
Ascension Sheet and Metal Fabrication, Inc	110
Confer Plastics	51 - 100
Erie Engineered Products Inc.	51 - 100
International Fiber Corporation	51 - 100
Suflo, Inc.	51 - 100
Taylor Devices, Inc.	51 - 100
Superior Lubricants	51 - 100
AnCor Industrial Plastics, Inc.	26 - 50
Battenfeld Grease and Oil Corporation of New York	26 - 50

Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

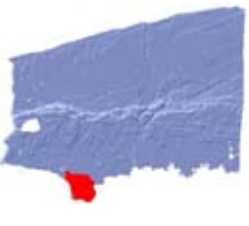
Use	Acres	Pct of Total
Commercial	418.84	7.78%
Community Service	254.39	4.73%
Industrial	290.06	5.39%
Parks & Conservation	66.6	1.24%
Public Service	85.67	1.59%
Recreation	607.15	11.28%
Residential	2531.100	47.02%
Unknown	165.56	3.08%
Vacant Land	963.49	17.90%

Land Use Classifications



school districts

Starpoint Central School District
Niagara Wheatfield Central School District
North Tonawanda City School District
Sweet Home School District



agricultural districts

Percent of Municipality in Ag Districts: **0%**

planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	1990	N/A
ZONING TEXT:	Y	No info. provided	No info. provid
ZONING MAP:	Y	No info. provided	No info. provid
LWRP:	Y	1998	N/A
SUBDIVISION REGULATIONS:	Y	1970	N/A

CELL TOWER REGULATIONS
ON FILE WITH COUNTY?

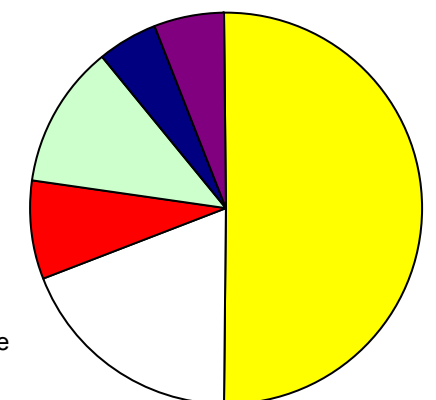
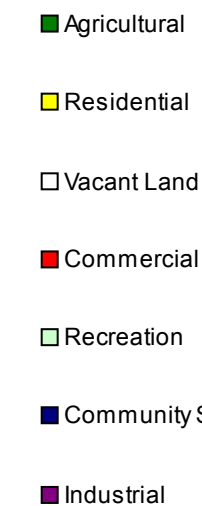
CELL TOWER REGS DATE:

geographic information systems (GIS)

USING GIS FOR ZONING / PLANNING? (Y/N)	N
--	---

ELECTRONIC ZONING? (Y/N)	N/A
--------------------------	-----

Land use at a glance



Note: Chart does not include "Unknown" or "Conservation" land uses.

Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. The reuse and remediation of brownfields.</div><div>2. Greater involvement in regional transportation systems, from trails to public transportation corridors</div><div>3. Best and highest use for our waterfront, that is compatible with the uses of neighboring communities.</div></div> <div><div>STEERING COMMITTEE INPUT (Land Use & Environment):</div><div>•Gratwick - Riverside Park: now municipally owned</div><div>•Public-Private Partnerships and Relationships (Marina)</div><div>•Defined Gateways to City and Downtown</div><div>•Walkability and Connectivity: Rail beds as options</div><div>•Wetlands delineation is an issue</div><div>•Water quality / sediment contamination / contamination from industrial dumps, sewers, stormwater</div><div>•Out of date LWRP: Waterfront and Niagara River / Tonawanda Creek – restoration areas needed</div><div>•Brownfields – huge challenge</div><div>-Redevelopment and cleanup, accurate info.</div><div>-Transition from waterfront areas</div><div>-Landfills in general “Mt. Garbage”</div><div>•Air quality related to new development – potential biofuels plant proposed for Wheatfield</div><div>-Smokestack concerns</div></div>	<div><div>1. Making the waterfront more accessible and friendly to all ages</div><div>2. Improving the trail systems and connectivity for pedestrians and other recreational travelers</div><div>3. Cleanup of former industrial sites</div></div>	<div><div>STEERING COMMITTEE INPUT:</div><div>Downtown revitalization</div><div>-Preservation based</div><div>-Mixed-use</div><div>Need to harness and combine efforts of cultural resources as tourist draw and economic drivers</div><div>Brownfields! Need incentives like BOA/BCP to leverage investment</div><div>Lower Tax Base</div><div>Maximize waterfront as economic draw & driver</div></div>	<div><div>1. Aging infrastructure (roads)</div></div>	<div><div>1. Maximizing the use of job training resources available</div><div>2. Increasing partnerships between the City and the School District</div><div>3. Planning for the highest and best use of school district lands and properties.</div></div>	<div><div>1. DeGraff's future!</div><div>2. Keeping DeGraff as a full service health care facility.</div></div>	

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. Regional location</div><div>2. Downtown revitalization</div></div> <div><div>STEERING COMMITTEE INPUT (Land Use & Environment):</div><div>•Redevelop brownfields</div><div>•Improve pedestrian connections and access to waterfront</div><div>•Cluster commercial activities in appropriate areas, NOT machine shops in residential areas</div><div>•Waterfront</div><div>•Preservation of open space – wildlife habitat</div><div>•Gratwick Park future use</div><div>•Archeological resources</div><div>•Wetlands preservation for better flood control</div></div>	<div><div>1. Waterfront</div></div>	<div><div>STEERING COMMITTEE INPUT:</div><div>Redevelop brownfields</div><div>Increase critical mass in downtown</div><div>Cluster commercial and industrial activities in appropriate areas.</div></div>	<div><div>1. County economic development is a great coordinator for local and regional efforts.</div></div>	<div><div>1. Working with the County to bring in job training opportunities and continuing education to an aging and evolving population.</div></div>	<div><div>1. DeGraff</div></div>	

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>Encourage (re)development in former industrial areas:</div><div>Remediation</div><div>Re-zoning (where appropriate)</div><div>Local and regional incentives</div></div>				<div><div>Public safety is currently confidence inspiring and efficient.</div></div>		

Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. RESIDENTIAL: Less residential area available for new construction. Try to determine best use of current vacant land that would benefit community.</div> <div>2. BUSINESS: Seek different developers for business area. Excellent access to interstate and rail transportation.</div> <div>3. INDUSTRY: Transportation feature can be developed to expand local industry.</div>	<div>1. RESIDENTIAL: Continue to preserve natural environment as much as possible (i.e., Town Park).</div> <div>2. BUSINESS: Encourage developers to maintain green spaces and bring into the area businesses that will not harm our environment.</div> <div>3. INDUSTRY: Develop more industrial area/parks for better concentration and encourage maintaining as much green space as possible.</div>	<div>1. Town is limited to development of green space.</div> <div>2. Military Road has been the main development emphasis, shaping areas as well as medical offices and business/agencies.</div> <div>3. Important to find proper tenants for Reserve Base when military leaves.</div>	<div>1. Improvement and/or repair of any county roads and bridges.</div> <div>2. Making County services more available to Town residents (young and old residents)</div>	<div>1. Maintaining the quality of education in the N-W School District without a substantial increase in taxes.</div> <div>2. Lack of a satellite educational opportunity that could be established in one of the vacant storefronts in the Town.</div> <div>3. Provide better access to workplace development programs fro residents. Schedule outreach services on a weekly basis in Town area.</div>	<div>1. A program for seniors of the Town to become better informed of available County and not-for-profit services</div> <div>2. A better system to provide ambulatory services for all areas of the Town</div> <div>3. Ability to expand nutrition program provided currently at the Town Community Center. Transportation for seniors is an ongoing issues. Seniors need good nutrition and socialization on a regular basis.</div>	<div>1. The potential of a hazardous incident that requires a hazard response procedure.</div> <div>2. The potential of an air/aviation incident.</div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. RESIDENTIAL: Highly regarded school district is an asset to the Town. Community Center/Park current and future development is aspiration.</div> <div>2. BUSINESS: Ease of public transportation; NFTA location, bring shoppers to Outlet. Easy access for shoppers and Canadians. New businesses will benefit.</div> <div>3. INDUSTRY: Easy access for transporting goods to area industrial parks, etc.</div>	<div>1. RESIDENTIAL: Town of Niagara Community Park - protecting and enhancing a large green space for use by community. Plans to provide all-year-round (12 mo) recreation for residents.</div>	<div>1. Military Road business district and access to I-90</div> <div>2. "Medical corridor" developing on northern part of Military Road.</div> <div>3. Tenants for US Reserve Base can bring employment to area.</div>	<div>1. Close proximity to opportunities offered at County parks.</div> <div>2. Availability of County water and sewer systems.</div>	<div>1. A highly regarded school district that is a draw for residential development</div> <div>2. Potential for satellite educational opportunity.</div>	<div>1. A Town Park Activity building capable of hosting county presentations for available services to residents.</div> <div>2. A good road network to access healthcare facilities.</div>	<div>1. Cooperation of local industries that manufacture hazardous material, transported through the Town, works with Town to establish a hazardous response procedure.</div> <div>2. Cooperation with the air base that allows their special response equipment to be used during an appropriate emergency.</div> <div>3. Cooperation of neighboring fire districts to share equipment during an emergency.</div>

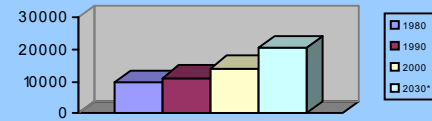
Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
	<div>Complete plans for Town Park and maintain Maintain BF landfill and stone quarry when all excavation has been completed and both are closed.</div>					

overview

population	14,086	<i>Countywide: 219,846</i>
percent of County:	6.4 %	
avg household size:	2.58	<i>2.45</i>
pop/sq mi:	485.7	<i>417.2</i>
median age	0	<i>38.2</i>
pct school age (5-17):	18.3 %	<i>18.7%</i>
pct 65 and older:	15.8 %	<i>15.4%</i>

Population Trend



**2025 Projection from GBNRTC; Data not available for villages, Reservations or hamlets.*

housing and income

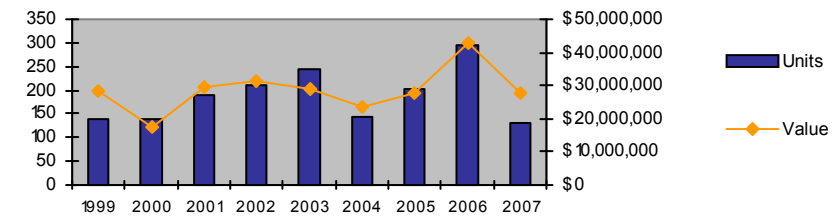
		Countywide:
median HH income:	\$51,700	\$38,136
per capita income:	\$22,184	\$19,219
poverty rate:	4.17%	10.59%
percent of households with income from...		
<i>Social Security:</i>	29.2%	31.75%
<i>public assistance:</i>	1.3%	3.98%
<i>retirement:</i>	18.6%	23.2%
Housing units:	5,555	95,715
Percent Owner-Occ:	79.3	69.9%
Median year built:	1976	1954
Median home value:	\$115,700	\$80,900

Source: 2000 US Census

building permits

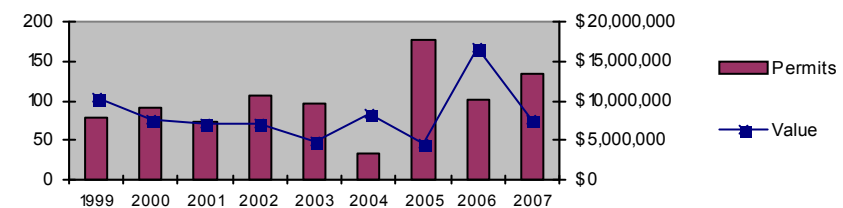
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

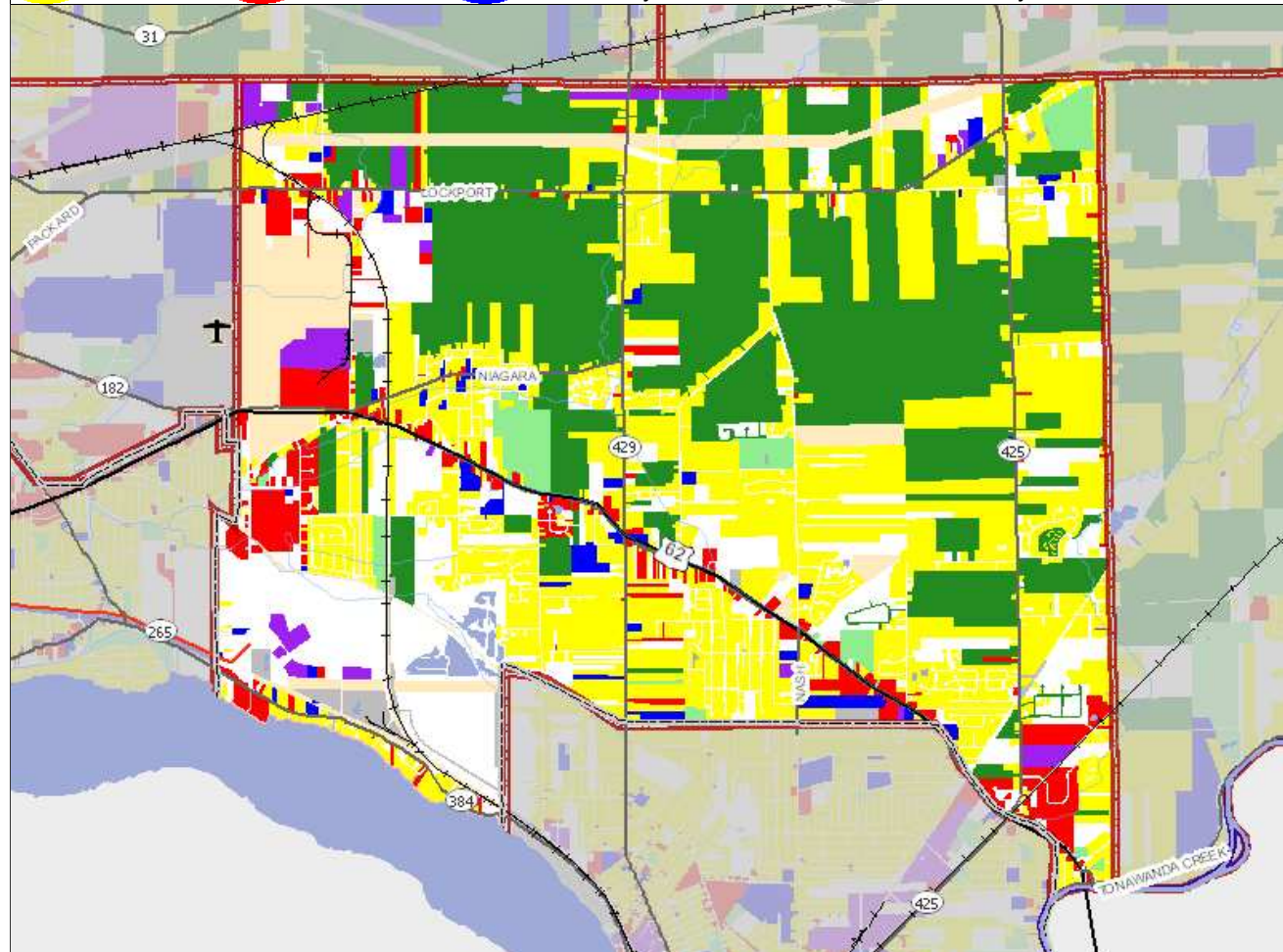
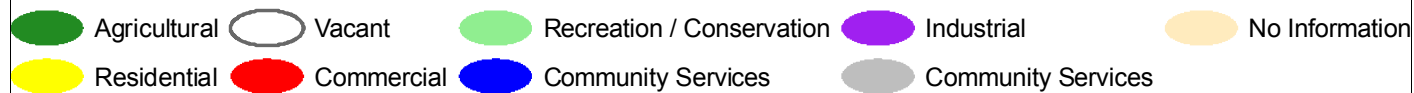
Employer	Employees
Sherwood Division of Harsco	423
Precious Plate, Inc.	180
Nuttall Gear/Delroyd	120
Sherwood Valve	101 - 250
Vishay Thin Films	101 - 250
Unifrax Corporation	92
Aero Instruments & Avionics, Inc.	51 - 100
American Coaster Company	51 - 100
Atlantic Research Corporation	51 - 100
Lockheed Martin	51 - 100
Metallulic Systems	51 - 100
Niagara Sheets, LLC	51 - 100
Precision Process Equipment, Inc.	51 - 100
Transcedar Industries/Motorad of America	51 - 100

Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

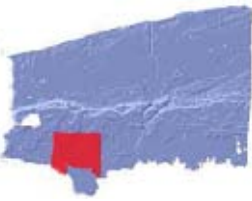
Use	Acres	Pct of Total
Agricultural	5231.5	31.72%
Commercial	831.58	5.04%
Community Service	245.34	1.49%
Industrial	303.96	1.84%
Parks & Conservation	162.28	0.98%
Public Service	155.41	0.94%
Recreation	201.26	1.22%
Residential	5427.980	32.91%
Unknown	1134.9	6.88%
Vacant Land	2797.09	16.96%

Land Use Classifications



school districts

Niagara Wheatfield Central School District
Starpoint Central School District



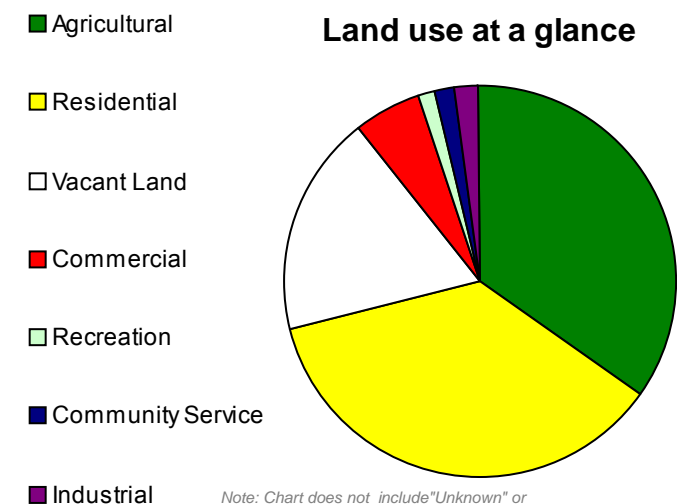
agricultural districts

Percent of Municipality in Ag Districts: **33%**

planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	No info. provided	2004
ZONING TEXT:	Y	1988	2003
ZONING MAP:	Y	No info. provided	2004
LWRP:	N	N/A	N/A
SUBDIVISION REGULATIONS:	Y	1995	2004
CELL TOWER REGULATIONS ON FILE WITH COUNTY? Y			
CELL TOWER REGS DATE:	2004		
geographic information systems (GIS)			
USING GIS FOR ZONING / PLANNING? (Y/N) Y			
ELECTRONIC ZONING? (Y/N)		Y	

Land use at a glance



Note: Chart does not include "Unknown" or "Conservation" land uses.

Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<p>1. We have a shortage of East/West roads. There is also a possible issue facing North/South roads => waiting time at intersections.</p> <p>2. Major economic impact (Oz project) may have significant impact on local roads. Setbacks should be increased to plan for future expansion of Niagara Falls Blvd.</p> <p>3. Increasing commercial uses along commercial corridor.</p> <p>STEERING COMMITTEE INPUT (Land Use & Environment):</p> <ul style="list-style-type: none">•102nd Street Landfill - covers waterfront•Change of open space to suburban and resulting increase in infrastructure (sewer, etc.)•House construction•Oz Park - Potential; RVs & Campers•Water Quality•Transition dense to less dense development has effects on character•Need for mixed-use development in hamlets•Buffers needed along streams and floodplains to restrict the encroachment of development•Water quality issues related to stormwater drainage / sewer infrastructure from new development•Bus service expansion	<p>1. Preservation of NYS and Federal wetlands.</p> <p>2. Revisiting berm requirements.</p> <p>3. Preventing government entities expansion of floodplains.</p> <p>4. Improving Town drainage, the town is flat.</p>	<p>1. Commercial development to revisit zoning along major routes coming into the Town, especially along Niagara Falls Blvd.</p> <p>2. Attracting commercial and industrial parks => need regional economic development coordinated effort.</p> <p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none">•Oz Park•Very little diversity in housing•Transportation•Bringing in / attracting new businesses	<p>1. Oppenheim park should be better maintained. The park could also be upgraded.</p> <p>2. Emergency communication system.</p> <p>STEERING COMMITTEE INPUT:</p> <p>Issues:</p> <ul style="list-style-type: none">Aging populationUtilizing Sheriff's Dept.County park <p>Opportunities:</p> <ul style="list-style-type: none">County roadsMore Sheriff's DeputiesCounty Park - on Niagara Falls Boulevard	<p>Niagara Wheatfield Central School is almost at capacity.</p> <p>STEERING COMMITTEE INPUT:</p> <p>Niagara-Wheatfield elementary schools are almost at capacity. The Junior/Senior High has passed capacity. People are still coming into the area and more classrooms are needed, especially at the elementary school level.</p> <p>Wheatfield could use a library.</p>	<p>STEERING COMMITTEE INPUT (Public Health & Safety):</p> <p>SAFETY ISSUES:</p> <ul style="list-style-type: none">-Police presence: Constables & one Sheriff's Deputy patrol area.-Fire Dept.: winter weather and accessibility issues (specifically, the prevalence of cul-de-sacs and dead end streets in residential areas) present fire-fighting challenges.-Snow removal-Crime rate is low, but the population is growing-There is some talk about rats-Insufficient north-south roads-Development of land around the airport - the military may use the land, curtailing Town planning in this area.-Preserve farmland <p>HEALTH ISSUES:</p> <ul style="list-style-type: none">-large percentage of older adults. The Town has no hospital but there are many medical offices.-No guidance in creating an emergency plan for the Town.	

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. If Oz project comes to fruition, the project will alter the Town of Wheatfield forever.</div> <div>2. Commercial Development contiguous to the Airport.</div>	<div>1. Niagara River</div> <div>2. Bull Creek, Cayuga Creek</div> <div>3. Bergholz Creek, Sawyer Creek</div>	<div>1. Airport, waterfront, railroads</div> <div>2. Industrial parks</div> <div>3. Proximity to thruways</div>	<div>If Oppenheim were maintained, the park could be a major asset.</div> <div>STEERING COMMITTEE INPUT: Development of recreation areas - both active and passive Preserve and improve green space Implementation of Homeland Security measures Improvement of State/County communication support</div>	<div>STEERING COMMITTEE INPUT: Senior citizens educational programs Strengthen relationship between local school districts Merge region's school districts</div>	<div>STEERING COMMITTEE INPUT (Public Health & Safety): -Crime rate has been low, historically - sufficient for constables and one Sheriff's Deputy. -Many medical offices, including physical therapists, dentists, etc. -Emergency planning Commission re: Homeland Security -ID emergency housing facilities -Protection of water supply -People movers for seniors</div>	

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>Preserving farmland => Comprehensive Plan Task Force is working toward, possibly, PDRs and TDRs.</div> <div>Oz => the Task force is beginning to plan for the possibility of a large scale theme park.</div>	<div>Preserving greenspace and recreation space</div>	<div>Get organized.</div> <div>Have some goals and objectives.</div>				

POPULATION

Community	Population			
	1990	2000	2006	2030*
Lewiston Town	15453	16257	16712	19429
Porter Town	7110	6920	6797	7417
Tuscarora Reservation	772	1138	1088	n/a
Lewiston Village	3048	2781	2662	n/a
Youngstown Village	2075	1957	1891	n/a
Ransomville Hamlet	1542	1488	n/a	n/a

*2030 Projections from GBNRTC; only available for Towns.

AGRICULTURAL DISTRICTS

Agricultural Districts by Town			
Name	Acreage	Percent of Town	
Porter	12,586	59%	
Lewiston	9,865	31%	
TOTAL	22,451	42%	



EDUCATION

Lewiston Porter Central	2004 - 2005		2005 - 2006		2006 - 2007	
	2004 - 2005	2005 - 2006	2005 - 2006	2006 - 2007	2006 - 2007	2007 - 2008
Avg. Class Size	19	20	20	n/a	20	20
K-12 Teachers	248	270	270	270	270	270
K-12 Capacity	3320	3320	3320	3320	3320	3320
K-12 Enrollment	2884	2884	2884	2884	2884	2884
Expenditures / Pupil	\$ 14,380.00					
Niagara Wheatfield Central	2004 - 2005		2005 - 2006		2006 - 2007	
	2004 - 2005	2005 - 2006	2005 - 2006	2006 - 2007	2006 - 2007	2007 - 2008
Avg. Class Size	19	18	n/a	n/a	n/a	n/a
K-12 Teachers	380	380	380	321	321	321
K-12 Capacity	6725	6725	6725	3850	3850	3850
K-12 Enrollment	4631	4108	4108	4014	4014	4014
Expenditures / Pupil	\$ 13,496.00					

LARGEST EMPLOYERS

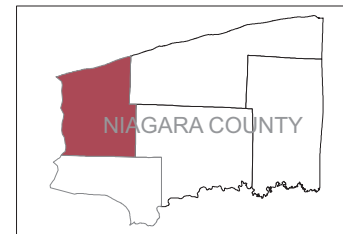
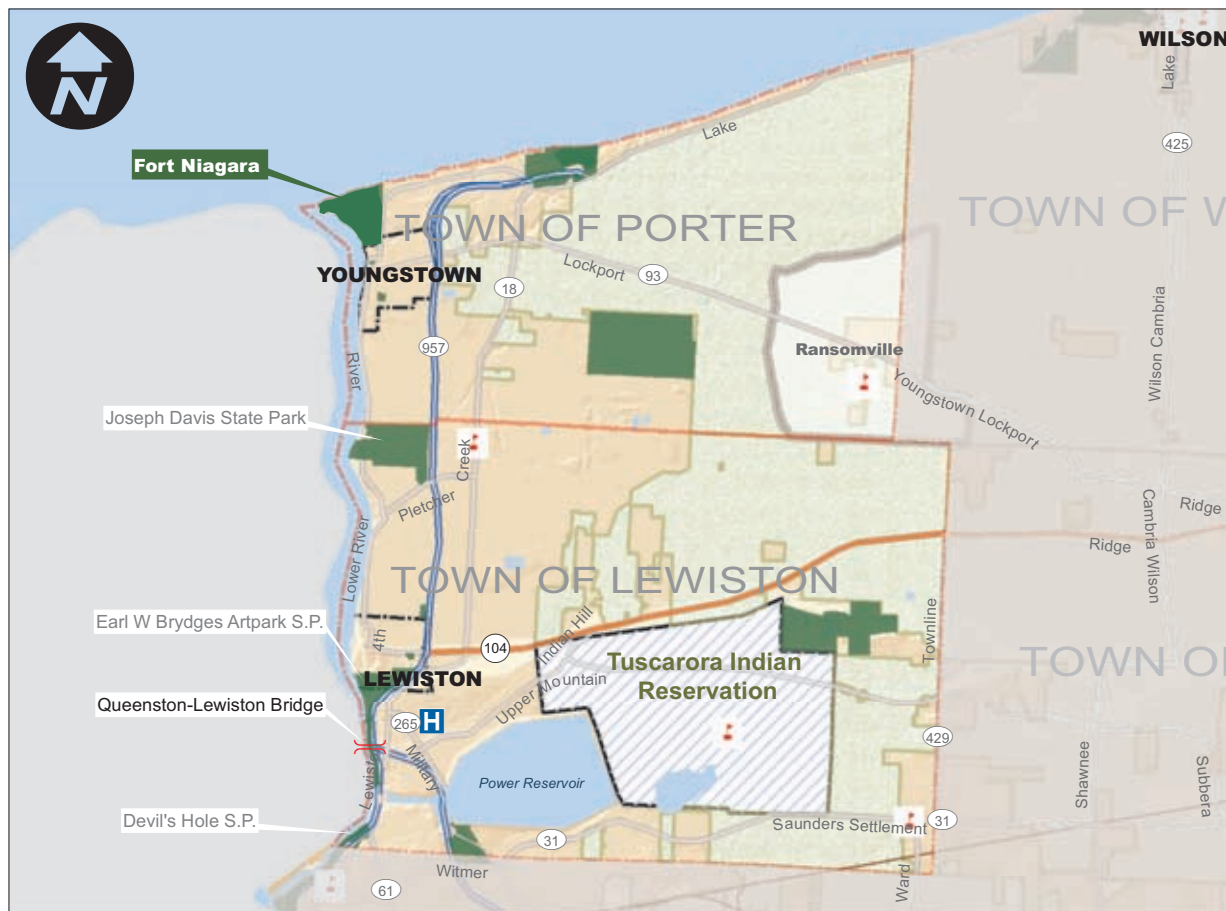
Employer	# of Employees (Range)
Tuskegee Krafts	451 - 750
Waste Management, Inc.	101 - 250
Modern Disposal Services, Inc. Modern Landfill, Inc.	26 - 50
Waste Technology Services	26 - 50
D. F. Collins Lumber, Inc.	1 - 25
Edwin Mellen Press	1 - 25
H2 Gro, LLC	1 - 25
J.F. Machining Co., Inc.	1 - 25
Ken Wendt's Propane Gas Service, Inc.	1 - 25
Lewny Tools	1 - 25
Unit Step, Gamble, Inc.	1 - 25

Source: Niagara County Center for Economic Development, Industrial and Business Directory 2008



NIAGARA COMMUNITIES COMPREHENSIVE PLAN LOWER RIVER COMMUNITIES

...Hamlet of Ransomville, Villages of Youngstown and Lewiston, Tuscarora Reservation, Towns of Porter and Lewiston.



Legend

- Hospital
- International Crossing
- Schools
- Public Lands

Community Boundaries

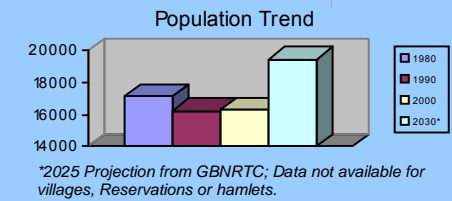
- Lewiston
- Porter
- Ransomville
- Agricultural Districts
- Villages
- Tuscarora Reservation



The communities within this sub-region are transitional areas between the urban centers to the south and the rural and lakefront communities to the east. Centers of Riverfront tourism and business exist within and near the villages of Lewiston and Youngstown. The uniqueness of these communities must be protected as valuable centers of cultural resources and small-scale commerce and business. Residential development should be encouraged within the mixed-use centers and their peripheries. Conservation subdivisions and development around Ransomville should be encouraged, as opposed to linear forms of low-density development along local roads.

overview

population	16,257	219,846
percent of County:	7.4 %	
avg household size:	2.5	2.45
pop/sq mi:	325.1	417.2
median age	40	38.2
pct school age (5-17):	16.3 %	18.7%
pct 65 and older:	17.3 %	15.4%



housing and income

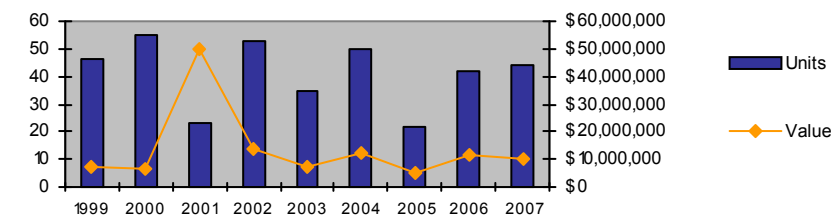
		Countywide
median HH income:	\$50,819	\$38,136
per capita income:	\$23,275	\$19,219
poverty rate:	5.83%	10.59%
percent of households with income from...		
<i>Social Security:</i>	33.5%	31.75%
<i>public assistance:</i>	2.4%	3.98%
<i>retirement:</i>	26.2%	23.2%
Housing units:	6,147	95,715
Percent Owner-Occ:	79.6	69.9%
Median year built:	1959	1954
Median home value:	\$102,000	\$80,900

Source: 2000 US Census

building permits

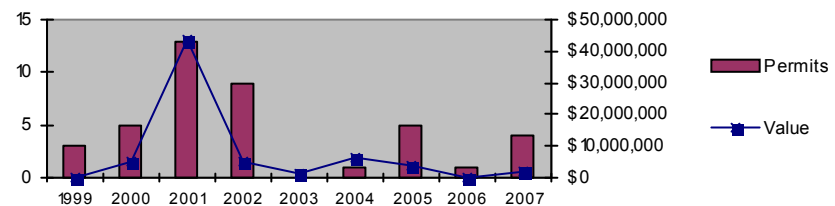
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

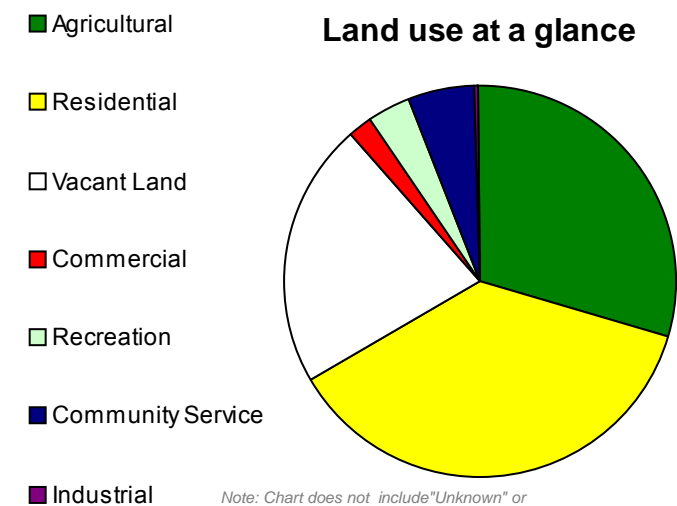
Employer	Employees
Mount St. Mary's Hospital/Our Lady of Peace Nursing Home	700
Niagara University	635
Modern Disposal Services	450
NY Power Authority	300
Town of Lewiston	70
D. F. Calkins Lumber, Inc.	1 - 25
H2 Gro, LLC	1 - 25
Ken Wendt's Propane Gas Service, Inc	1 - 25
Tuskewee Krafts	1 - 25
Unit Step, Gamble, Inc.	1 - 25

Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

Use	Acres	Pct of Total
Agricultural	5399.82	26.18%
Commercial	346.82	1.68%
Community Service	1014.88	4.92%
Industrial	41.8	0.20%
Parks & Conservation	930.91	4.51%
Public Service	968.96	4.70%
Recreation	639.43	3.10%
Residential	6651.240	32.25%
Unknown	597.8543	2.90%
Vacant Land	4035.23	19.56%

Land use at a glance



Note: Chart does not include "Unknown" or "Conservation" land uses.

school districts

Lewiston-Porter Central School District
Niagara Wheatfield Central School District
Niagara University
Tuscarora Indian Reservation



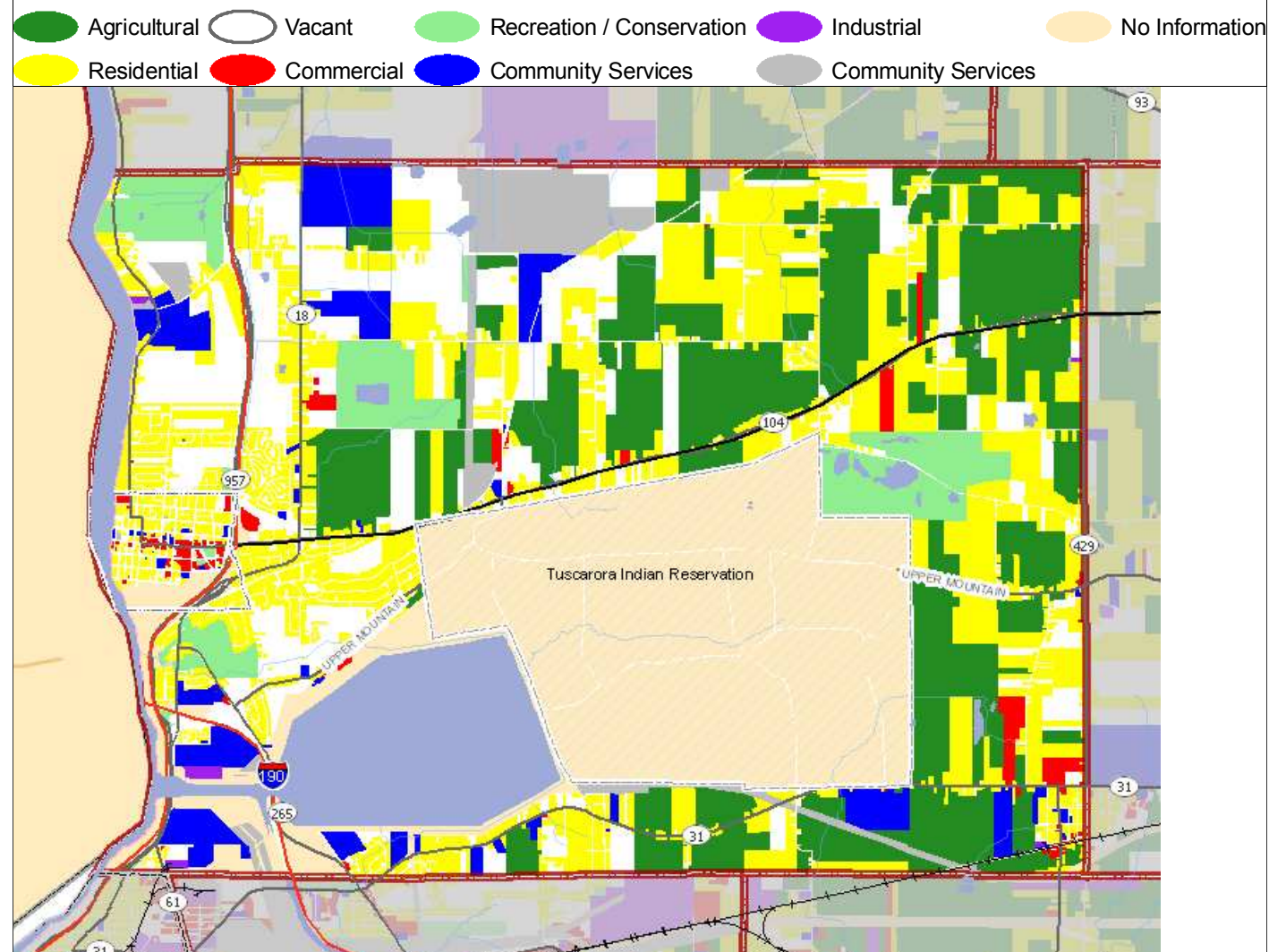
agricultural districts

Percent of Municipality in Ag Districts: **31%**

planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	2004	In process
ZONING TEXT:	Y	1963	2004
ZONING MAP:	Y	1963	2004
LWRP:	Y	2000	N/A
SUBDIVISION REGULATIONS:	Y	1963	2004
CELL TOWER REGULATIONS ON FILE WITH COUNTY? Y			
CELL TOWER REGS DATE:	1997		
geographic information systems (GIS)			
USING GIS FOR ZONING / PLANNING? (Y/N) N			
ELECTRONIC ZONING? (Y/N)		N/A	

Land Use Classifications



Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Current Master Plan consistent with Town Code.</div> <div>2. Attract & encourage commercial tax base within existing business zones.</div> <div>3. Continue to encourage use of designated bike paths and walking trails.</div>	<div>1. Protect open areas, woodland, wildlife habitats & water courses from encroachment of development.</div> <div>2. Controlled development riverfront & gorge & escarpment areas.</div> <div>3. Insure that mining within the Town is controlled for the safety of the Town and aesthetics of our community.</div>	<div>1. Distance from an airport maybe a challenge to economic development.</div> <div>2. Existing transportation costs, fees, taxes.</div> <div>3. Limited economic prosperity during seasonal conditions.</div>	<div>1. Underdevelopment of the County & State Parks.</div> <div>2. Areas of Lewiston that are part of the Niagara County Sewer District are not sewered but continue to pay fees to the plant.</div> <div>3. Ongoing problems in the Town with drainage issues.</div>	<div>1. Population growth would enable school districts to improve and better utilize their current facilities.</div> <div>2. STAR programs which alleviate burden for all residents would be continued.</div>	<div>1. LOOW Site.</div> <div>2. Out of town hazardous waste being trucked through the Town of Lewiston.</div> <div>3. Agricultural spraying poses a threat to our water and air quality.</div>	<div>1. Challenges to illegal activities along Niagara River and the international bridge. (Lewiston Queenston Bridge)</div> <div>2. Increase in crime and having to deal with less personnel. (i.e., Illegal drug use and sales.)</div> <div>3. Current traffic to CWM (hazardous waste facility) by chemical trucks poses a potential danger to the Town. Large volumes of trucks carrying refuse to Modern Disposal site has major concerns to the Town on the highways.</div>
<div>STEERING COMMITTEE INPUT (Land Use & Environment):</div> <div>•Residents suggest that there has not been much recent change in land use patterns.</div> <div>-The Town of Lewiston has experienced some growth, including residential and golf course development.</div> <div>•Communities in the Subregion are very similar in terms of land use.</div> <div>•Plans are in place to extend an existing bike/pedestrian path; a cross-river ferry will be introduced in the future, and the marina in Youngstown has new owners.</div> <div>•Lewiston holds lots of residential potential, and has experienced some new development.</div> <div>•Lands are available for residential development in Youngstown and Porter; much of the Subregion is rural.</div> <div>•Lake Ontario Ordnance Works Project</div> <div>•CWM [hazardous waste]</div> <div>•Modern Corporation solid waste - cleanup, control & oversight</div>						

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

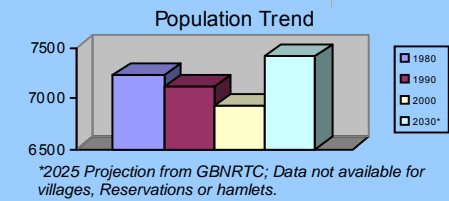
land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Escarpment, river access & park land. (i.e., Picturesque views)</div> <div>2. Promotion of country like setting.</div> <div>3. Senior Citizen Center and transportation availability.</div>	<div>1. Park land/waterfront & ways.</div> <div>2. Escarpment</div> <div>3. Bike paths/walking trails</div>	<div>1. Closeness to the NYS Thruway & International Bridge; the Falls/tourists.</div> <div>2. Hospital facilities & nursing home availability.</div> <div>3. Freshwater fishing facilities and an agricultural area. (i.e., NYS Wine Trail)</div>	<div>1. Current parks maintained by the County could be better utilized if maintained aggressively.</div>	<div>1. Our current school districts can accommodate growth.</div> <div>2. Recent capital improvements to our school systems are an asset to the entire community.</div> <div>3. Greenway Commission's allocated funds will enhance our entire educational facilities without placing a burden on taxpayers and residents.</div>	<div>1. Hospital and nursing facilities are available.</div> <div>2. Provide transportation for our senior citizens to get our medical corridor.</div> <div>3. Provide a facility for seniors to partake in "Meals on Wheels" availability and other seniors activates in the Town of Lewiston.</div>	<div>1. Lewiston has its own Police Department that works in conjunction with the Niagara County Sheriffs and the NYS Police.</div> <div>2. Active U.S. Border Patrol Agency presence at the Niagara River access and bridge areas.</div> <div>3. Trained volunteer firemen and HAZMAT teams provide protection and safety when an incident occurs.</div>

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>Promote continued stability in established neighborhoods.</div>	<div>Preserve the Niagara Escarpment and the Niagara Gorge. Town Environmental Commission established to protect our environmental concerns.</div>	<div>Continue to encourage economic vitality of the Town & Village of Lewiston including the Hamlet of Sanborn.</div>	<div>County parks should be maintained to meet standards of county residents. Near term goals for upgrades and repairs on stationary sewer infrastructure.</div>	<div>To utilize any and all available funding sources. Safe and reliable transportation. Maintain the high standard of quality education.</div>	<div>Insure that our drinking water is free of pharmaceutical contaminants. Continue efforts to cease having hazardous wastes being trucked into our community.</div>	<div>Having the New York Power Authority located in the Town of Lewiston brings potential terrorism threats to our community and a need to encourage an open communication and preparedness with all agencies involved. To keep our community safe with the budget afforded to us and the current laws that we have.</div>

overview

population	6,920	219,846
percent of County:	3.1 %	
avg household size:	2.6	2.45
pop/sq mi:	203.5	417.2
median age	41	38.2
pct school age (5-17):	19.6 %	18.7%
pct 65 and older:	14.6 %	15.4%



housing and income

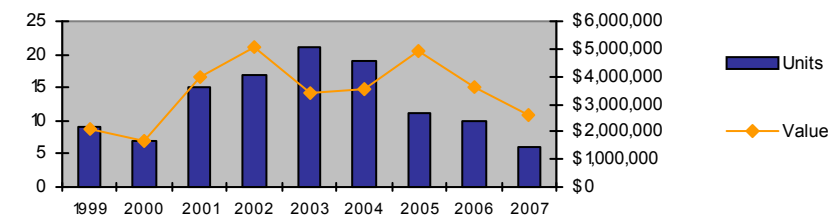
median HH income:	\$50,425	\$38,136
per capita income:	\$23,951	\$19,219
poverty rate:	4.07%	10.59%
percent of households with income from...		
<i>Social Security:</i>	30.3%	31.75%
<i>public assistance:</i>	2.0%	3.98%
<i>retirement:</i>	26.4%	23.2%
Housing units:	2,846	95,715
Percent Owner-Occ:	81.3	69.9%
Median year built:	1958	1954
Median home value:	\$96,300	\$80,900

Source: 2000 US Census

building permits

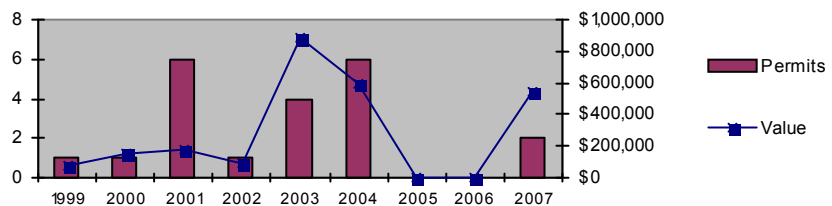
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

Employer	Employees
Waste Management, Inc.	101 - 250
J.F. Machining Co., Inc.	1 - 25

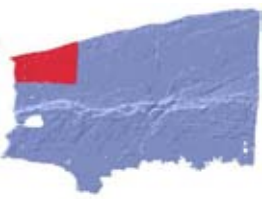
Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

Use	Acres	Pct of Total
Agricultural	5917.02	34.43%
Commercial	298.82	1.74%
Community Service	83.39	0.49%
Industrial	425.71	2.48%
Public Service	5.24	0.03%
Recreation	225.81	1.31%
Residential	6908.84	40.20%
Unknown	546.38	3.18%
Vacant Land	2773.74	16.14%

school districts

Lewiston-Porter Central School District
Wilson Central School District



agricultural districts

Percent of Municipality in Ag Districts: **59%**

planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	1981	2004
ZONING TEXT:	Y	1968	1995 (In proce
ZONING MAP:	Y	1968	2005 (In proce
LWRP:	N/A	N/A	In process
SUBDIVISION REGULATIONS:	Y	1963	1975 (In process)

CELL TOWER REGULATIONS ON FILE WITH COUNTY?	Y
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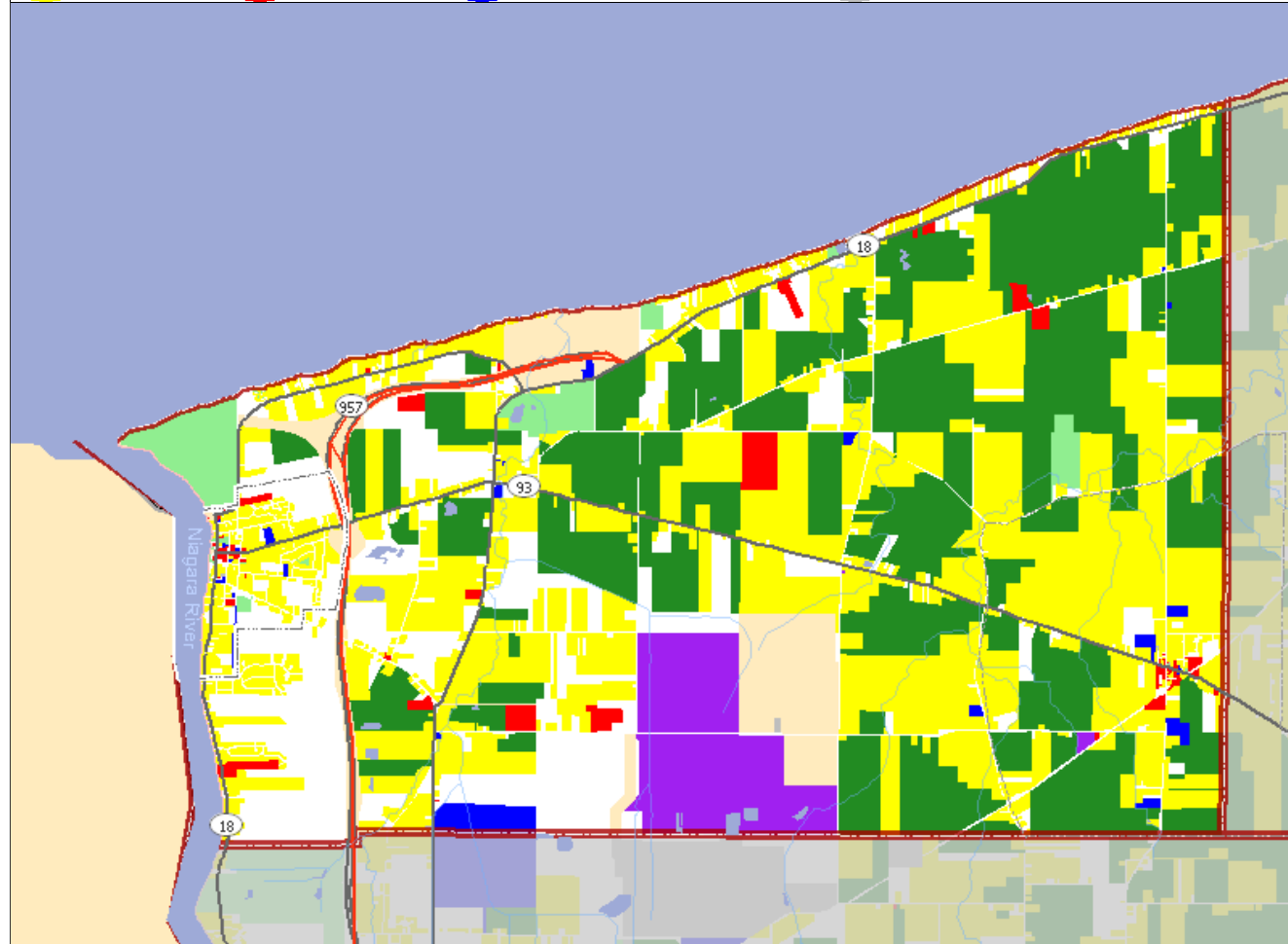
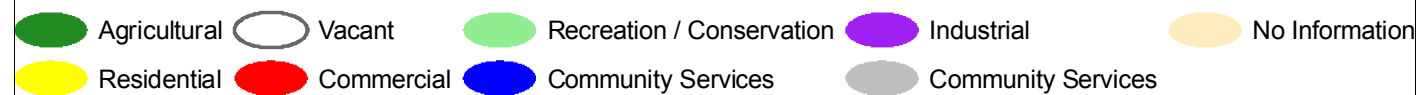
CELL TOWER REGS DATE: N/A

geographic information systems (GIS)

USING GIS FOR ZONING / PLANNING? (Y/N)	No info. provided
--	-------------------

ELECTRONIC ZONING? (Y/N)	No info. provided
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Land Use Classifications



Land use at a glance

■ Agricultural

☐ Residential

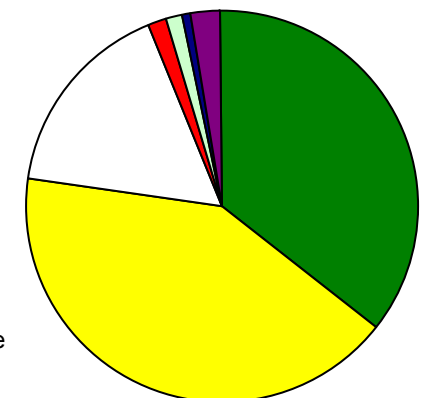
☐ Vacant Land

■ Commercial

Recreation

■ Community Service

■ Industrial



Note: Chart does not include "Unknown" or "Conservation" land uses.

Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. A need for senior citizen housing with a potential for transportation needs to be met.</div><div>2. We should plan for the commercial development of lands associated with Lake Ontario Ordinance Works (LOOW), which is about 1500 acres, after it is made available.</div><div>3. Land use should be about 70% agriculture, 20% residential and 10% commercial/industrial.</div></div> <div><div>STEERING COMMITTEE INPUT (Land Use & Environment):</div><div>Land Use:</div><div>Golf course</div><div>No public transportation</div><div>Bike path</div><div>Cross border travel</div><div>Room for residential growth</div><div>Farming</div><div>Environment</div><div>Lake Ontario Ordinance Works</div><div>Chemical Waste Management (CWM) - Limit future impacts</div></div>		<div><div>1. The cost of electricity is disproportionate for the fact that it is generated in our area. Locally generated energy should assist our business development.</div><div>2. We are not centrally located.</div></div> <div><div>STEERING COMMITTEE INPUT:</div><div>The Town must continue to work collaboratively with CWM. The Town will promote agriculture and minimize land use conflicts between agricultural land and other uses.</div><div>Tourism</div><div>Obstacles: bureaucracy</div><div>Regional employment (keeping brain power / residents)</div><div>Aging population</div><div>Geography - we're not centrally located</div><div>Cost of living - very reasonable; Energy cost - an asset; State properties - may be an asset</div><div>CWM & Modern (Hydroponics)</div></div>	<div><div>1. Serious consolidation of all aspects of government services to reduce the cost of government, hence taxes.</div><div>2. Reduce the size of the legislature, merge towns and villages, school districts.</div><div>3. Put welfare and social services recipients on infrastructure improvement. Use BOCES as a training ground for the people using the system.</div></div> <div><div>STEERING COMMITTEE INPUT:</div><div>Promote cooperation between NY State Troopers, the Sheriff's Dept., Lewiston & Village of Youngstown Police Depts., the Border Patrol and the NY State Parks Police.</div><div>Promote historical organizations within the Town.</div></div>	<div><div>1. We should look at a consolidated Lewiston-Porter-Wilson School District with state of the art educational opportunities.</div><div>2. Expand the libraries to serve multiple purposes, such as a latchkey service, and to service the younger generation.</div></div> <div><div>STEERING COMMITTEE INPUT:</div><div>Need high-quality education that utilizes the latest computer and teaching technology.</div><div>WiFi needed.</div></div>	<div><div>1. The sewer and water infrastructure must allow for future development. (a) Adequately repair the existing system and (b) ensure expansion potential, this would include the Hamlet of Ransomville.</div></div> <div><div>STEERING COMMITTEE INPUT (Public Health & Safety):</div><div>We need access to the Town of Porter to remain unencumbered.</div><div>Ensure general maintenance of roadways, including safety.</div><div>We need to monitor changes in transportation systems throughout the community and region.</div><div>Sewers needed in Ransomville.</div></div>	

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. We need to revitalize agriculture by increasing the demand for local agricultural products.</div><div>2. Growth in single family housing will slow down over the next 10 years.</div></div> <div><div>STEERING COMMITTEE INPUT (Land Use & Environment):</div><div>Coordinate the growth in the Town of Porter so that it complements the Town's existing agricultural character and capitalizes on its unique waterfront location.</div><div>The State Parks are an asset for the Town.</div><div>The Town strives to develop a systemof open space that includes a network of parks and trails.</div><div>Control clean-up</div><div>Protect natural resources</div><div>Assets:</div><div>Lake Ontario</div><div>Niagara River</div><div>Festivals, year-round</div><div>Art Park</div><div>Fort Niagara</div></div>		<div><div>1. We need to entice people to this area for the months of April-October. Our housing is very reasonable, but the taxes are a detriment.</div></div> <div><div>STEERING COMMITTEE INPUT:</div><div>To recognize the Town of Porter as a bedroom community and promote appropriate businesses within the Town.</div><div>Tourism is supported to diversify the economy and promote economic growth.</div><div>Create a business-friendly community.</div><div>Encourage new businesses that improve the quality of life for all residents.</div><div>Promote agriculture</div><div>Promote development</div><div>Increase sewer plant capacity</div><div>Cross-river ferry</div></div>	<div><div>STEERING COMMITTEE INPUT:</div><div>To deliver community services to all residents and improve the quality of life within Porter.</div><div>Promote and respect the historical and cultural resources in the Town of Porter.</div><div>Provide cost-effective emergency services.</div><div>High-quality education.</div></div>	<div><div>STEERING COMMITTEE INPUT:</div><div>Work with the Lewiston-Porter and Wilson School Districts to identify and implement programs that benefit the entire community.</div><div>Maintain the school in Ransomville that is part of the Wilson School District.</div><div>Support the William J. McLaughlin Free Library and the Youngstown Free Library.</div></div>	<div><div>STEERING COMMITTEE INPUT (Public Health & Safety):</div><div>To ensure adequate housing choices for all residents in the Town of Porter.</div><div>Improving the condition of water quality, including streams and creeks, is essential.</div><div>To coordinate the delivery of infrastructure and utilities in Porter while protecting the rural character of the community (Limit to specific development nodes).</div></div>	

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety

Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Continuation of the Robert Moses Parkway between Niagara Falls and Lewiston.</div> <div>2. Introduction of a Visitor's Trolley from Niagara Falls to Lewiston to Youngstown, Old Fort Niagara.</div> <div>3. Create additional parking and improve outgoing traffic from Artpark.</div>	<div>1. Plant management to prevent erosion at Lewiston Landing hill.</div> <div>2. Advance recreation and habitat areas at Lewiston Plateau.</div> <div>3. Close Chemical Waste Management Hazardous Landfill located in the Town of Porter.</div>	<div>1. Transportation - Countywide and regional.</div> <div>2. Improve and enhance the Niagara Parkway.</div> <div>3. Winter activities to make our community a twelve-month destination.</div>	<div>1. Do we need a County government?</div> <div>2. Do we need a County Legislation and Town Supervisor?</div>	<div>1. Consolidation of school systems.</div> <div>2. School taxes.</div> <div>3. Tie in Lewiston-Porter Schools with the Niagara River Greenway.</div>	<div>1. We encourage good health since we are a walkable community.</div> <div>2.Citizens' groups and elected leaders must be determined to remove Chemical Waste Management from the Town of Porter.</div> <div>3. Too much smoking outside of local restaurants.</div>	<div>1. Eliminate Transportation of Hazardous Waste to Chemical Waste Management sites.</div> <div>2. Overall cost for Public Safety.</div> <div>3. Establish a walkable community.</div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. We are a walkable community.</div> <div>2. A visitor-friendly and scenic Parkway along the gorge between Lewiston and Niagara Falls.</div> <div>3. World class fishing and charter fishing destination.</div>	<div>1. Lower Niagara River and Lewiston Landing.</div> <div>2. Lewiston Plateau.</div> <div>3. Parks in and around the Village of Lewiston.</div>	<div>1. Consolidation of governments.</div> <div>2. Support of Artpark.</div> <div>3. Good location: safe community to visit, live and work.</div>	<div>1. Better use of Bond Lake Park.</div> <div>2. Shrinkage of County Government.</div> <div>3. Reduction in County Taxes.</div>	<div>1. Niagara University.</div> <div>2. Niagara County Community College.</div> <div>3. Historic Landmarks.</div>	<div>1. Mt. St. Mary's Hospital</div> <div>2. Two nursing homes</div> <div>3. Removal of Chemical Waste Management which will reduce heavy truck traffic.</div>	<div>1. Excellent local Police Department.</div> <div>2. Excellent Volunteer Fire Company.</div> <div>3. Cooperation between Local Police Department, Boarder Patrol, State Police and County Sheriff Department.</div>

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>First-class maintenance of Center Street, Lewiston Landing and Village Parks.</div>	<div>Maintain the Niagara River shoreline. Beautification of Center Street, Hennepin Park, Academy Park, and Seneca Park. The Lewiston Plateau Recreation and Habitat continued development.</div>	<div>Always strive to be better, with a clean village and a multitude of Activities and Festivals.</div>	<div>Improve the Village of Lewiston's sewer system.</div>	<div>Offer adult education courses in the Village. Attract Board members with common sense values and business backgrounds. Board harmony.</div>	<div>Closer relationships with Mt. St. Mary's Hospital. Better understanding of County Health Services.</div>	<div>Continue with high skilled and personable Police and Fire departments.</div>

building permits

RESIDENTIAL

Units and Total Value of Permits

NON-RESIDENTIAL

Building Permits and Total Value

Units

Value


Permits

Value

Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

school districts

Lewiston-Porter Central School District



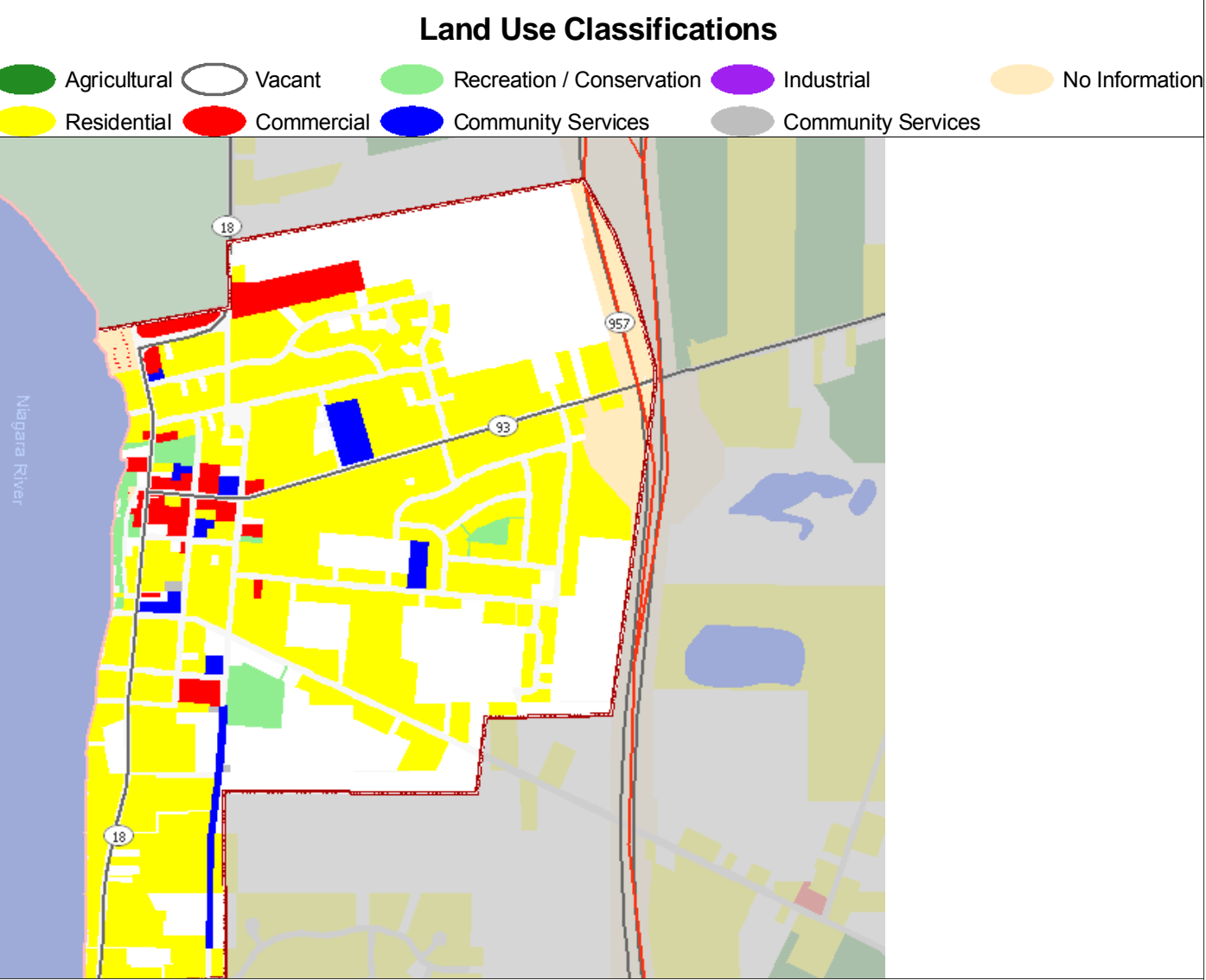
agricultural districts

Percent of Municipality in Ag Districts:

0%

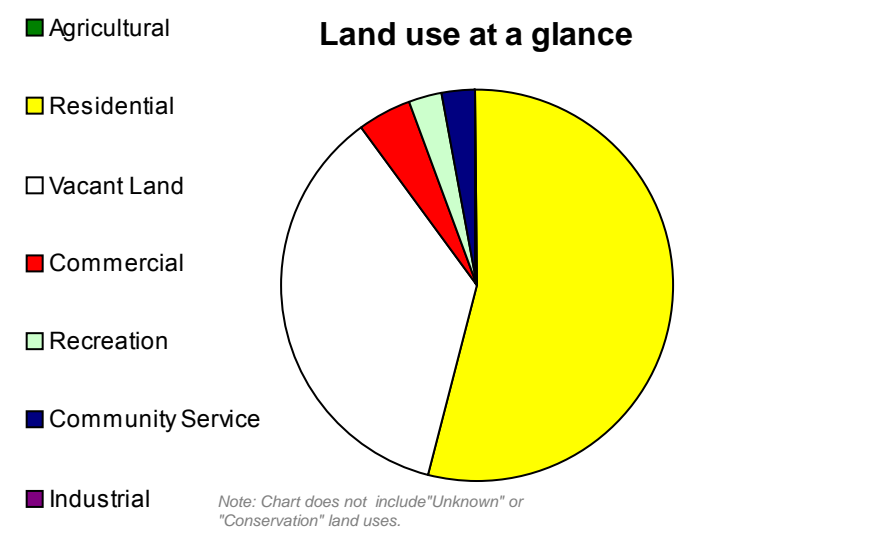
planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	No info. Provided	1974	N/A
ZONING TEXT:	Y	1962	2004
ZONING MAP:	Y	1976	2004
LWRP:	Y	1989	1989
SUBDIVISION REGULATIONS:	Y	1977	1998
CELL TOWER REGULATIONS ON FILE WITH COUNTY?			
CELL TOWER REGS DATE:			
geographic information systems (GIS)			
USING GIS FOR ZONING / PLANNING? (Y/N)	Y		
ELECTRONIC ZONING? (Y/N)		Y	



land use

Use	Acres	Pct of Total
Commercial	26.86	4.40%
Community Service	15.86	2.60%
Public Service	0.64	0.10%
Recreation	15.92	2.61%
Residential	314.99	51.55%
Unknown	26.75	4.38%
Vacant Land	209.98	34.37%



Niagara Communities Survey

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What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. Redevelopment and environmental clean-up of our Youngstown Cold Storage site an abandoned farmers cooperative on Elliott Street.</div><div>2. Preservation and enhancement of all Village owned Waterfront Parks and potential additional acquisition to facilitate fishing, recreational boating and across river ferry service.</div><div>3. Restoration of regional bus transportation to the Village and Fort Niagara to energize tourism business and accommodate senior population access south.</div></div>	<div><div>1. Commercial Condo Development of Green Space entry to South Waterfront entry eliminating spectacular vista and Main Street Business Theme - - a major challenge.</div><div>2. Beyond highly successful South Waterfront re-development to improve Water Street and embankment, infrastructures approximately a \$2 million project.</div><div>3. All Village Parks have been successfully redeveloped for family and Village visitor recreational use and further resource expansion and maintenance cost a major issue.</div></div>	<div><div>1. Re-energizing the Business Community: Diversity, quality of services, special niches on feature products, and unifying the Business Association.</div><div>2. Attracting new and unique businesses that can succeed year round in this seasonal and distant north community.</div><div>3. Engaging the area residents to support their local businesses, not just enjoy the quality of life here but spend and buy locally.</div></div>	<div><div>1. \$.36 County Tax increase to Porter/Youngstown because we complied with NYS mandated full assessment is an unfair community burden, especially in this pressing economic cycle.</div><div>2. Niagara County IDA services need to be more aggressively marketed and services to smaller rural community businesses enterprise initiatives.</div><div>3. Niagara County Road Route signage needs update and replacement in many areas due to wear, weather and plowing/collision damage.</div></div>	<div><div>1. Requirement for additional after school education, training and supportive or supplemental activities: computer literacy, trade skills, etc.</div><div>2. Need for more corporate involvement in community to define WNY potential employee opportunities, needed skill sets, course requirements, etc.</div><div>3. Area summer and part-time student job opportunities are severely limited for students to aid college expenses and to apprentice for professions.</div></div>	<div><div>1. Proximity of Chemical Waste Management Facility and DEC in-action on low site facilitator agency to investigate site threats.</div><div>2. Expansion of CWM facility and constant transport of hazardous chemicals adjacent to Lewiston Porter Central School.</div><div>3. Severe winter cold weather and rising fuel costs especially for senior citizens.</div></div>	<div><div>1. Very Limited Niagara County Sheriffs support due to distance, time and short staff.</div><div>2. Rarely receive incident reports from Niagara County Sheriff's Department no Village calls.</div><div>3. Due to proximity to border, limited access to vitally needed Homeland Security Funds as Police and Fire Agencies often first responders.</div></div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. Waterfront Park development completion north and south for vista enjoyment, fishing, sailing and recreational boating and access for potential cross river ferry return.</div><div>2. Route 18 River Road completed reconstruction plus pedestrian and bike path, as one of WNY's most scenic drives and walkways along the Seaway Trail.</div><div>3. "Imagine Youngstown" Project with Niagara University Tourism Department to promote Village Waterfront, Fort Niagara and Business Community and create expanded business opportunities.</div></div>	<div><div>1. Spectacular Waterfront vistas, celebrated Level Sailing Regattas, Jet Boat and recreational boating resource sites in Western NY.</div><div>2. One of Western NY's most prolific fishing areas - - nearly 50% of all fishing tournament fish caught off the "bar" by Fort Niagara.</div><div>3. Three beautiful and accessible parks (i.e. 2 in Village) and Fort Niagara State Park plus the world famous Fort Niagara Historical site and visitors center.</div></div>	<div><div>1. Certainly Fort Niagara, a must significant historical site attracting 100,000+ visitors annually; challenging these visitors into rather than around the village is a challenge</div><div>2. The Waterfront: Fast River Ferry initiative, year round fishing, more efficient customs processing, more than one museum, marina service expansion.</div><div>3. Recreational sports tournament, concert and festival use of in village parks and Fort Niagara State Park.</div></div>	<div><div>1. Niagara County Public Words Management is responsive to drainage and road and bridge issues reported.</div><div>2. Niagara County tub chipper rental facilitates our DPW brush chipping and recycling program and resident services.</div><div>3. Emergency response preparedness training is excellent as is emergency response agency coordination for storm, severe weather or environmental incidents.</div></div>	<div><div>1. Lewiston Porter School Academic rating is high and excellent resource for advanced education.</div><div>2. Solid network of area Library facilities with strong emphasis on youth reading programs coordinated with Lewiston Porter.</div><div>3. Niagara County Community College and Niagara BOCES facilities in near by communities excellent resource for special workshop training If advantages better advertised.</div></div>	<div><div>1. Excellent Parks system and area to facilitate walking, jogging, biking, and recreational family activities.</div><div>2. Very accessible to in Village Health Club, Medical Offices and near by Clinic and Hospital Facilities.</div><div>3. Police driving and Yacht Club and Coast Guard optional safety courses accessible and well thought and attended.</div></div>	<div><div>1. Part-Time, affordable and very accessible Police Department Staff, continued communication, special patrol assignments, bike and foot patrols.</div><div>2. Excellent Volunteer Fire Company, Fire and ambulance response, deeply involved with community as a partner.</div><div>3. Very responsive to Village declared emergency disasters: i.e. gas leaks, storm ice and wind, snow, etc.</div></div>

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>Continue initiative to successfully implement cross river ferry, network all area Commerce Chambers to promote Youngstown; engage local residents to support existing businesses; expand agriculture and historical site and tour promotion and exhibit sites.</div>	<div>Complete Water Street reconstruction and deteriorating retaining walls: Greenway and NYS grant funding; ecological restoration of Village and resident owned waterfront properties and habitats; support Niagara River Keeper Riparian Restoration Greenway Grant Project.</div>	<div>Village and Niagara River chamber promotion of Village assets, resources and businesses; Niagara University/Village "Imagine Youngstown" tourism project, TV, Radio, cable and newsletter promotions and ads, meet with key business franchise and expanded WIFI services.</div>	<div>More open and specific communications recording homeland security, volunteer fir company state mandate expense, community development funding (i.e. fast ferry) vital service needs.</div>	<div>New Community Room for Computer training and skill sharpening, special education and speakers, workshops, etc. \$10,000 funding to date, construction next quarter.</div>	<div>Major issue here of course is preventing further volume import of hazardous chemicals to CWM and the facility expansion. More Professional Environmental Agency involvement in the site monitoring and violations critical.</div>	<div>Part-time Police force in increasing crime and vandalism era: need much tighter and more communicative relationship with Niagara County Sheriffs for response, Coordinator and incident reporting</div>

POPULATION

Municipality	1990	2000	2006	2030*
Town of Newfane	8,996	9,657	9,488	10,791
Town of Somerset	2,655	2,865	2,783	3,050
Town of Wilson	5,761	5,849	5,771	6,091
Village of Barker	569	577	551	n/a
Village of Wilson	1,307	1,413	1,160	n/a
Village of Olcott	1,435	1,156	n/a	n/a
Newfane CDP	3,001	3,129	n/a	n/a
SUB-REGION	17,412	18,582	18,240	19,941

*2030 Projections from GHPRC; only available for Towns

NIAGARA COMMUNITIES COMPREHENSIVE PLAN LAKEFRONT COMMUNITIES

...Hamlets of Olcott and Newfane, Villages of Wilson and Barker, Towns of Newfane, Somerset and Wilson.

AGRICULTURAL DISTRICTS

Agricultural Districts by Town		
Town Name	Acreage	Percent of Town
Newfane	34,900	77%
Somerset	13,957	59%
Wilson	28,888	91%
TOTAL	77,745	77%



WILSON HARBOR

EDUCATION

Barker Central S.D.	2004-2005	2005-2006	2006-2007
Avg. Class Size	17	18	n/a
K-12 Teachers	100	n/a	99
K-12 Capacity	n/a	n/a	1066
K-12 Enrollment	1064	n/a	1097
Expenditures / Pupil	\$ 18,833.00		
Newfane Central	2004 - 2005	2005 - 2006	2006 - 2007
Avg. Class Size	22	21	n/a
K-12 Teachers	52	56	182
K-12 Capacity	800	800	n/a
K-12 Enrollment	627	645	2036
Expenditures / Pupil	\$ 12,610.00		
Wilson Central	2004 - 2005	2005 - 2006	2006 - 2007
Avg. Class Size	20	21	n/a
K-12 Teachers	127	129	143
K-12 Capacity	n/a	1800	3538
K-12 Enrollment	1481	1496	1428
Expenditures / Pupil	\$ 13,370.00		

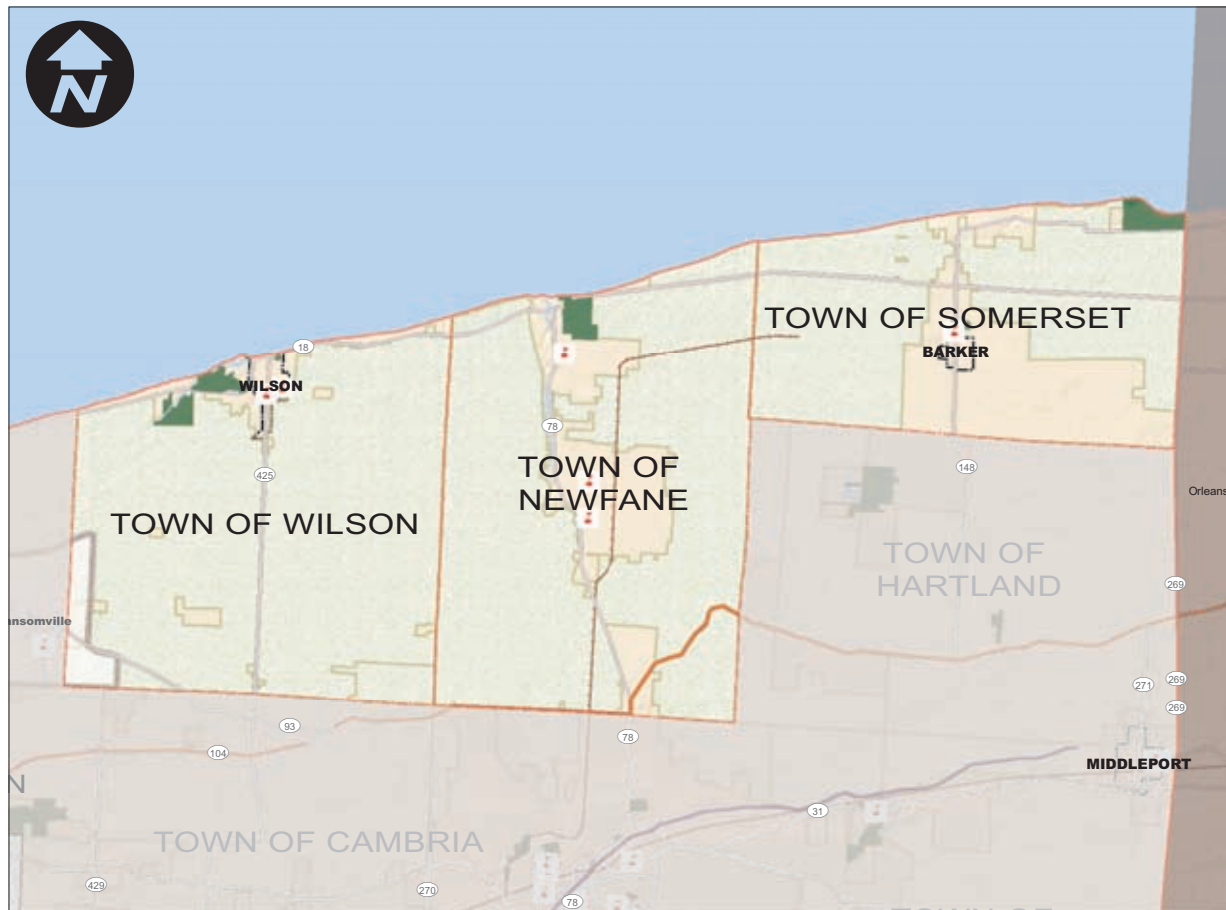
LARGEST EMPLOYERS

Employer	# of Employees (Range)
AES Somerset, LLC	101 - 250
Atlantic Transformers	101 - 250
Mayer Brothers Apple Products, Inc.	101 - 250
Russell Fruit Farms	51 - 100
S.O.P.S. Inc.	51 - 100
Pfeiffer Foods, Inc.	51 - 100

Source: Niagara County Center for Economic Development; Industrial and Business Directory 2008



GOLDEN HILL STATE PARK, TOWN OF SOMERSET



NIAGARA COUNTY

Legend

- Hospital
- Erie Canal

Community Boundaries

- Newfane
- Somerset
- Wilson
- Schools
- Public Lands
- Agricultural Districts
- Villages



BURT DAM / FISHERMAN'S PARK, TOWN OF NEWFANE



VILLAGE OF BARKER

The Lakefront Communities possess significant opportunities for mixed-use, waterfront and tourism-based small-scale development along the NYS Route 18 and Route 78 corridors. Nodal development should be encouraged along these two corridors, with further nodal development centered on the villages of Wilson and Barker as well as Olcott, Newfane, Wright's Corners and Somerset. Interior areas within this subregion afford additional opportunities for rural resource protection, rural businesses, trail and bikeway development and rural residential uses appropriately sited among working farmlands.

Niagara Communities Survey

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What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Lack of sufficient public transportation!! Our population is aging.</div> <div>2. No major highway – north to south- Route. NYS Route 78 for all intense purposes ends in Lockport, NY</div>	<div>1. Harbor Breakwall at Olcott Harbor – this has long history of study & NO ACTION.</div> <div>2. The beach at Krull Park has remained a problem for years – County of Niagara only recently has made public swimming possible.</div> <div>3. Assisting towns to remediate Brownfields ie: old gas stations with contaminated areas.</div>	<div>1. Eliminating & Redevelopment of aging structures & properties ie: Brownfields (old gas stations)</div> <div>2. Lack of light industry – Very few jobs</div> <div>3. Constant struggle to maintain successful small businesses.</div>	<div>1. No major North/South highway</div> <div>2. Struggle to maintain present water, sewer, etc. Expensive and constant.</div>	<div>1. The school system is the largest taxing entity in the town. School tax levies are higher than the county's.</div> <div>2. More transportation to get citizens to NCCC or any other higher educational venues.</div>	<div>1. Pollution in area streams. Reducing mercury levels etc.</div> <div>2. Residue from agricultural spraying.</div> <div>3. Eliminate contaminated properties in the community especially old gas stations.</div>	<div>1. More road patrols – either county or state</div> <div>2. Curfew enforcement</div> <div>3. Waterfront – International Harbor – Need video camera in Olcott Marina</div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. The Harbor at Olcott beach at the mouth of 18 Mile Creek. Our lakefront has enormous potential for recreational, industrial & agricultural development.</div> <div>2. The fishery in 18 Mile Creek, the fish stocking program attracts sportsmen from all states, Canada – from the Lake to the Burt Dam is a world class attraction.</div> <div>3. We host the best fruit growing lands in North America – Strong agricultural base.</div>	<div>1. The harbor at Olcott and all lakeshore areas.</div> <div>2. The Fishery – Lake Ontario – 18 Mile Creek – Fisherman's Park at Burt Dam – World class.</div> <div>3. Agricultural acreage – The Ontario plain presents finest acreage in North America – finest fruit orchards period!</div>	<div>1. Excellent community hospital & local school system. Great environment for families and light industry</div> <div>2. Harbor – Fishery – Waterfront</div> <div>3. Excellent geography & lake effect that supports the best fruit farms in the world</div>	<div>1. Krull Park is the only County presence in our town – Any enhancement would be appreciated.</div> <div>2. No County offices in our town – Town Hall project on Main St. will make information more available.</div>	<div>1. The local school system is excellent. Our local community hospital is profitable and extremely efficient.</div> <div>2. NCCC provides opportunities for all ages. Inexpensive first step for higher education pursuits.</div>	<div>1. Local hospital very active in local events and media.</div> <div>2. Response of first responders – fire, ambulance etc. Volunteer fire companies more effective than paid city units.</div> <div>3. Public education from fire units & County Health Dept is very good.</div>	<div>1. Response time for 1st responders, especially fire and EMS is unparallel. Miller Hose, has only paramedics in Western Niagara County.</div> <div>2. Neighbor watch groups with Niagara County support are now effective in our town.</div> <div>3. Town drafting an emergency plan document</div>

STEERING COMMITTEE INPUT (Land Use & Environment):

- Agriculture
- Waterfront industry
- Wind resources

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>Maximize our natural resources by revitalizing historic Olcott Beach attractions, town village shops, carousel project, Krull Park and swimming enhancement.</div>	<div>Town of Newfane has enacted a Wind Ordinance to protect agricultural areas and also promote wind energy plans. Applying for all grants to enhance agriculture, fishery and recreation opportunities</div>	<div>Town of Newfane has a master plan & zoning and planning mechanisms to assist progress.</div>	<div>Improve Krull Park!</div>	<div>Cooperate with school organizations and groups. Local churches are quite active and need support. Also volunteer fire companies to give educational instruction.</div>	<div>Support all efforts of our hospitals and volunteer fire companies to continue their excellent efforts.</div>	<div>State Police negotiating for office space (satellite) in old town hall on Transit Rd. We encourage any increase in Police patrols in Town of Newfane.</div>

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What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Preservation of rural character and associated agricultural areas while developing our base with clean commercial and industrial development.</div> <div>2. Highlight the need for county transportation amenities that our residents pay for that currently do not service this part of the county. The associated cost of fuel when no other transportation resource is offered is a heavy burden on the residents of Somerset.</div> <div>3. County bridge and road repair seem to be lagging the need.</div>	<div>1. Development of a waterfront public recreational park for our residents.</div> <div>2. Drainage that crosses municipal boundaries must be coordinated to meet the needs of each community. State and County drainage ditches must be kept clean to insure proper drainage of properties and roadways.</div> <div>3. Shoreline erosion promises to increase if the International Joint Commission chooses to raise the lake levels in opposition to the wishes of the coastal residents.</div>	<div>1. Declining stable tax base from commerce and industry. Too much dependence on one taxing entity (AES Somerset).</div> <div>2. Not enough of the necessary promotion from outside of the Town of Somerset, eg. IDA, NCCED, Empire State Development Corporation.</div> <div>3. The need to bring the small portion of the residents who are strongly against any development in our town into the mindset that it is necessary to survive.</div>	<div>1. The Water district is the only county service available in the Town of Somerset.</div> <div>2. The county does not recognize the need in Somerset as being significant enough to be worth the additional cost associated with a community far from the county services centers.</div> <div>3. We do not have accessible public transportation to get to the county services.</div>	<div>1. Excessive educational taxation.</div> <div>2. Opening the school grounds to the community when available.</div> <div>3. AES Pilot and State tax losses and the additional cuts needed at the school.</div>	<div>1. Too far away from major medical centers.</div> <div>2. No local fitness centers.</div> <div>3. No local major grocery shopping center</div>	<div>Evening police coverage.</div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

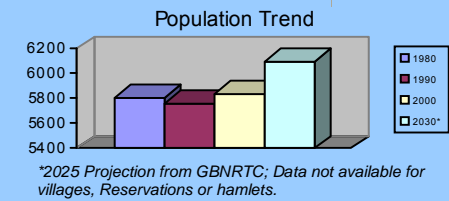
land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Large availability of open land and wind resource for wind plant development.</div> <div>2. Waterfront access for both residential and industrial uses with the additional possibility of a port facility associated with AES Somerset.</div> <div>3. Access to the Somerset Railroad rail system.</div>	<div>1. The Lake Ontario shoreline and all of the benefits that come along with it.</div> <div>2. Large amounts of green space.</div> <div>3. The close proximity to the waterfront creates steady winds that are beneficial for harvesting the power of that wind.</div>	<div>1. Available large acreage property on the Lake Ontario shoreline for companies that need waterfront access or cool clean water for their processes.</div> <div>2. The Possibility of low cost power and steam access through an industrial partnership with AES for potential industrial applications.</div> <div>3. Low taxes, good schools, and cheap housing and property.</div>	<div>There are none.</div>	<div>1. Good school system at Barker Central School.</div> <div>2. Many good colleges within driving distance.</div>	<div>1. Farming community with fresh fruits and vegetables during the harvest months.</div> <div>2. Clean air and water</div>	<div>1. Local police force.</div> <div>2. Large, well equipped fire and rescue department.</div>

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>Development while in keeping with our rural character. This can be accomplished by pursuing the types of businesses that are in keeping with our community characteristics. Companies such as microchip assembly or other clean businesses can coexist with the rural farming land use that we currently have here in Somerset.</div>	<div>Insure that we pursue the proper size wind plant for our area that can both utilize our wind assets as well as not obstructing our natural beauty.</div> <div>Create a community park on the waterfront property that has been agreed upon to be turned over to the Town from AES Somerset.</div>	<div>Pursue business that can locate in our town and utilize the many assets we have. We need to meet with the different economic development groups in NYS to insure we are being properly represented to those companies who are looking to locate in our state.</div>	<div>Encourage the County to establish a mobile services unit to bring county services out to the Town of Somerset, as well as other towns, so the residents would not have to travel the 60 – 100 mile round trip to access most community services.</div>	<div>Reduce cost at Barker Central School. Bring in additional and diverse revenue for the district. Consolidate duplicate services of the Town, Village and District.</div>		

overview

population	5,840	219,846
percent of County:	2.7 %	
avg household size:	2.63	2.45
pop/sq mi:	121.4	417.2
median age	0	38.2
pct school age (5-17):	20.0 %	18.7%
pct 65 and older:	13.5 %	15.4%



housing and income

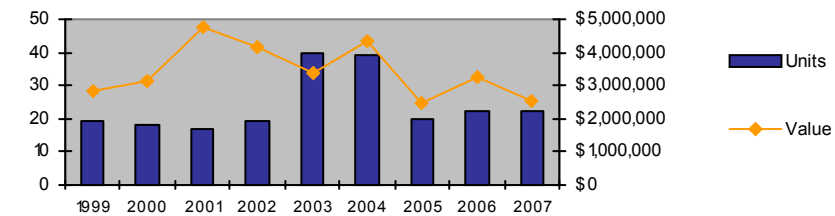
median HH income:	\$44,557	\$38,136
per capita income:	\$19,654	\$19,219
poverty rate:	5.24%	10.59%
percent of households with income from...		
<i>Social Security:</i>	31.1%	31.75%
<i>public assistance:</i>	1.6%	3.98%
<i>retirement:</i>	26.7%	23.2%
Housing units:	2,489	95,715
Percent Owner-Occ:	86.5	69.9%
Median year built:	1957	1954
Median home value:	\$87,400	\$80,900

Source: 2000 US Census

building permits

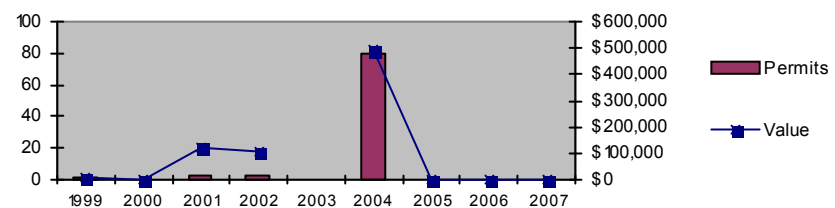
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

Employer	Employees
Niagara Falls Joint Air Reserve Station	2936
Pfeiffer Foods, Inc.	51 - 100
Ontario Orchards Inc.	26 - 50
KSM Group Ltd.	1 - 25
Lynx Product Group	1 - 25
Nuclear Alloys Corporation	1 - 25
Savaco, Inc.	1 - 25
Valair, Inc.	1 - 25

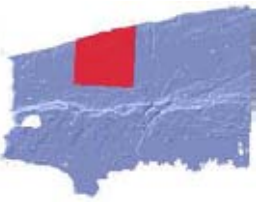
Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

Use	Acres	Pct of Total
Agricultural	7501.9	28.26%
Commercial	268.61	1.01%
Community Service	57.75	0.22%
Industrial	27.43	0.10%
Public Service	164.33	0.62%
Recreation	169.97	0.64%
Residential	14867.78	56.02%
Unknown	5.21	0.02%
Vacant Land	3478.48	13.11%

school districts

Newfane Central School District
Wilson Central School District



agricultural districts

Percent of Municipality in Ag Districts: **91%**

planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	1966	N/A
ZONING TEXT:	Y	1972	1994
ZONING MAP:	Y	1975	2006
LWRP:	N	N/A	N/A
SUBDIVISION REGULATIONS:	Y	1994	2006

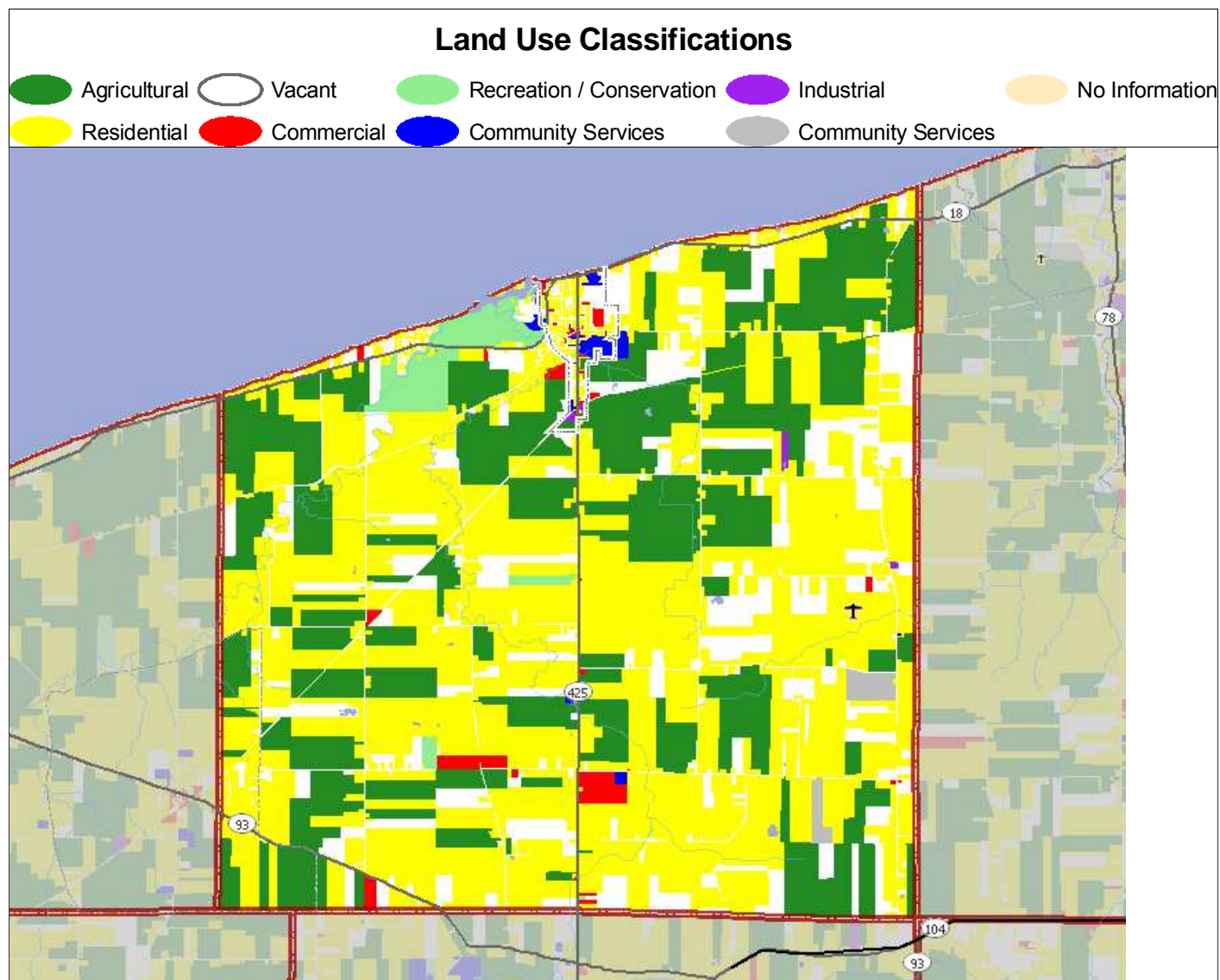
CELL TOWER REGULATIONS ON FILE WITH COUNTY?	Y

CELL TOWER REGS DATE: 2006

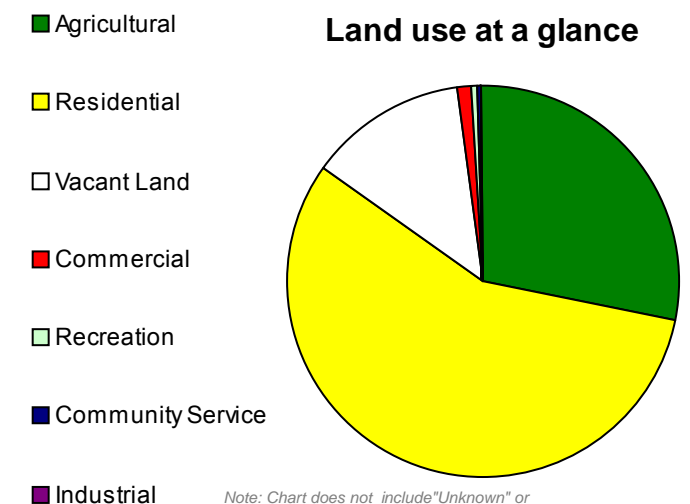
geographic information systems (GIS)

USING GIS FOR ZONING / PLANNING? (Y/N)	N
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ELECTRONIC ZONING? (Y/N)	N/A
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Land use at a glance



Note: Chart does not include "Unknown" or "Conservation" land uses.

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What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Road and bridge maintenance needs to be a priority</div> <div>2. We also need to maintain our image as an agricultural community</div> <div>3. It will also be important to develop a link through public transportation with the region's cities (especially important for seniors).</div>	<div>1. Waterfront shore erosion with high water levels as well as water quality</div> <div>2. Development of regulations with regard to the use of windpower</div> <div>3. Development of a countywide ditching program</div>	<div>1. Our proximity to cities can be a challenge - especially for seniors.</div> <div>2. The distance can make it difficult to draw industrial development.</div> <div>3. Another issue is the lack of public transportation.</div>		<div>1. Financial issues are the biggest challenges with regards to education. Schools rely heavily on state aid.</div> <div>2. State mandates, declining enrollment make costs difficult on school districts.</div> <div>3. Cost of higher education (college) and the lack of local employment is creating challenges for our youth.</div>	<div>1. The transportation of hazardous waste through the area.</div> <div>2. Water quality, including runoff and our shoreline.</div>	<div>1. The lack of programs and care for an elderly population.</div> <div>2. Lack of a county emergency management plan.</div> <div>3. With the increased time obligations and training required, it becomes difficult to maintain a volunteer fire company.</div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Our biggest asset is our waterfront and the opportunities to develop tourism. We have a large State park with the Seaway and Niagara Wine Trails.</div> <div>2. We also have significant amount of land still available for development.</div> <div>3. We also have an industrial corridor south of the Village on Route 425. This area lends itself to smaller industry with access to a state route.</div>	<div>1. Our community is blessed by having the waterfront access provided by a State park adjacent to a picturesque harbor.</div> <div>2. Because of the significant abundance of undeveloped land, we can properly plan for development that can preserve the peaceful community we now enjoy.</div>	<div>1. The development of the Seaway and Niagara Wine Trails can significantly affect tourism</div> <div>2. The New York State Tuscarora Park property around both the east and west branch of Twelve-Mile Creek</div> <div>3. Maintaining the Agriculture District</div>	<div>1. We get excellent coverage from the Sheriff's Dept. and other law enforcement agencies.</div> <div>2. We have two well-trained and equipped volunteer fire companies.</div>	<div>1. A strong academic program ranked highly on a regular basis at a good cost per student.</div> <div>2. Plenty of activities for our youth to participate in.</div> <div>3. Our buildings and grounds are in very good condition.</div>	<div>1. Our clean rural environment is a huge asset.</div> <div>2. Active fire company programs and developing community training and health services (i.e., blood pressure testing).</div> <div>3. Fitness equipment in school buildings is open and accessible to the public</div> <div>4. Proximity to local hospitals.</div>	<div>1. Complete a County Emergency Management Plan.</div>

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. The development of a workable Master Plan/</div> <div>2. Upgrading and updating of zoning laws.</div> <div>3. Development of sufficient sewer and water systems.</div>	<div>Development of a Town Plan and zoning laws to preserve these natural features.</div>	<div>1. Maintenance of roads, bridges, sewer and water distribution systems</div> <div>2. Development of more service and public transportation for an aging population</div> <div>3. We feel it would be beneficial to everyone if the County would get rid of properties and business that would be better in the private sector.</div>	<div>Smaller and more efficient government services.</div>	<div>Maintain our high standards and expand technical programs.</div>		

Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Redevelopment of vacant properties. Attracting business and industry to our small village. Loss of our only industry and largest water user by 50%.</div> <div>2. Road improvements to support current truck traffic and to allow increased usage from a more appropriate route.</div> <div>3. Replacement of our ancient water lines and drainage system to improve our residential properties as well.</div>	<div>1. Erosion of shoreline at our lake park. Sink holes in this park also.</div> <div>2. Creek that passes through village needs dredging for better water flow and reduce possibility of flooding.</div> <div>3. Village Park on Main Street could use improvements to ice skating rink. Paving this facility would provide year-round usage for recreation.</div>	<div>1. Attracting business and industry to our village.</div> <div>2. Vacant businesses.</div> <div>3. Support of local businesses and encouraging residents to by locally.</div>	<div>1. Our greatest issue is our decrepit water system.</div> <div>2. Widening and refurbishing of West Somerset Road to handle truck traffic entering the Village.</div> <div>3. Uncertainty as to what County services are available to us.</div>	<div>1. Barker has an excellent School district. We have experienced an increased tax burden due to the PILOT granted to AES. This has resulted in loss of Jobs.</div> <div>2. As far as consolidation is concerned, it is a great distance to the next district.</div> <div>3. Our local NIOGA free library struggles financially.</div>	<div>1. Concern that our aging water system may contain lead</div> <div>2. Ten Miles to ICMH. No doctor in the Village.</div> <div>3. Need for more volunteers.</div>	<div>1. We are fortunate to have our local Police. We don't seem to have much coverage from the Sheriffs department. Our department is part time. If no one is on duty, we may have a long wait.</div> <div>2. We are always in need of more volunteer firemen. Especially that are available during daytime hours.</div> <div>3. Lack of funding to increase police hours, purchase better equipment. Especially with the proximity of the AES plant.</div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

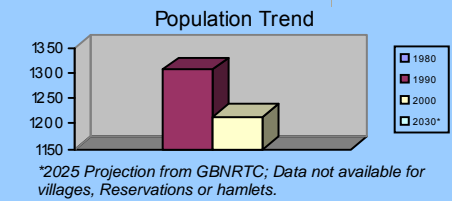
land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Rural location, low traffic volume.</div> <div>2. Relatively low taxes, low cost purchasing, and excellent school system.</div> <div>3. All utilities available; i.e. water, sewer, electric, gas, phone, and cable.</div>	<div>1. We Continue to offer lake Ontario access at our BiCentennial Park. Park has gazebo, picnic tables, grills and beautiful sunsets.</div> <div>2. Our large Village park, located in the center of the Village on Main Street provides an excellent location for our Farmer's market and other community gatherings.</div> <div>3. Our rural setting provides a lovely backdrop for biking and walking. The school has a nature trail in the Village also for walking and cross country skiing.</div>	<div>1. All utilities available - water, sewer, electric, natural gas, cable and phone.</div> <div>2. Attractive "downtown" Main Street area. Farmer's Market has brought in visitors from other areas.</div> <div>3. Affordable pricing on available properties.</div>	<div>1. Niagara County Public Works have been very helpful to us.</div> <div>2. Niagara County Water District is always ready to come out to help with a problem.</div> <div>3. Niagara County Health Department, as well as Treasurers Office, Real Property, Clerk's Office, Data Processing, Civil Service, Economic Development, Emergency Services, Print Shop, Risk Mgmt., Sheriff's Dept. have all been helpful.</div>	<div>1. Barker Central has had a pre-K program for many years. We also have community education and summer recreation.</div> <div>2. We have an excellent campus which is continually being restored and improved.</div>	<div>1. Several volunteer Emit's in our Fire Department. Access to mercy flight. Village considering a tax exemption for volunteer fireman.</div> <div>2. Barker Police Department has a defibrillator and all officers have been trained to use it.</div> <div>3. We have a Senior Nutrition Site at our firehall.</div>	<div>1. Local Barker Police Department provides coverage and "small town" service.</div> <div>2. Volunteer Fire and Ambulance service with several EMT's</div> <div>3. Working with entire county on Emergency Response and Disaster Mitigation.</div>

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>The Village hopes to improve our infrastructure to attract business and light industry. Road improvements will facilitate existing truck traffic and allow increase. Working for grant funding and shared services.</div>	<div>The Village is always looking for more uses of our parks. We hope to construct shoreline erosion protection and provide beach access that is not available now. Revamping the ice rink and adding basketball and skateboard usage is another goal. More picnic tables and benches are also necessary.</div>	<div>Our Planning Board is becoming more active in encouraging economic growth. We hope to tap into County resources to help attract business to our Village. The Village owns a 7 acre parcel in an industrial Zone that we hope to market to our advantage.</div>	<div>Continue to communicate and work together to improve services for our residents and businesses. Increase communication.</div>	<div>Continue to communicate with the district residents. Continue to strive for excellence.</div>	<div>There has been discussion on brining and doctor and dentist into the community. Continually looking for the best method, most cost effective, of replacing waterlines.</div>	<div>Continue to work together with all county agencies and municipalities to share resources to provide the safest environment for our residents. To encourage better participation in these endeavors.</div>

overview

population	1,213	219,846
percent of County:	0.6 %	
avg household size:	2.4	2.45
pop/sq mi:	1,323.0	417.2
median age	0	38.2
pct school age (5-17):	18.6 %	18.7%
pct 65 and older:	17.3 %	15.4%



housing and income

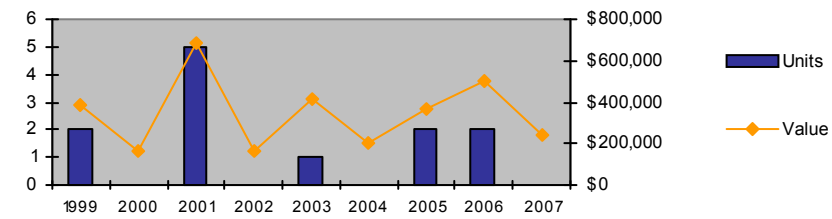
median HH income:	\$36,534	\$38,136
per capita income:	\$19,175	\$19,219
poverty rate:	4.55%	10.59%
percent of households with income from...		
<i>Social Security:</i>	30.8%	31.75%
<i>public assistance:</i>	2.2%	3.98%
<i>retirement:</i>	23.2%	23.2%
Housing units:	588	95,715
Percent Owner-Occ:	77.6	69.9%
Median year built:	1946	1954
Median home value:	\$81,800	\$80,900

Source: 2000 US Census

building permits

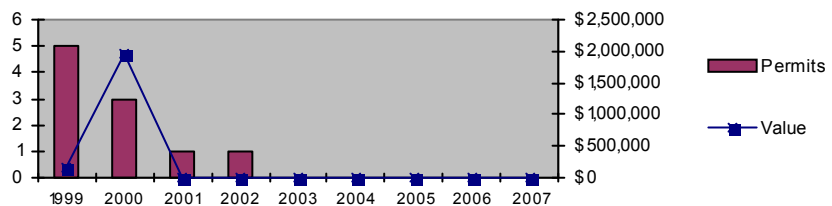
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

school districts

Wilson Central School District



agricultural districts

Percent of Municipality in Ag Districts: **0%**

planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	1966	N/A
ZONING TEXT:	Y	1970	1994
ZONING MAP:	Y	1994	N/A
LWRP:	N/A	N/A	N/A
SUBDIVISION REGULATIONS:	N/A	N/A	N/A

CELL TOWER REGULATIONS
ON FILE WITH COUNTY?

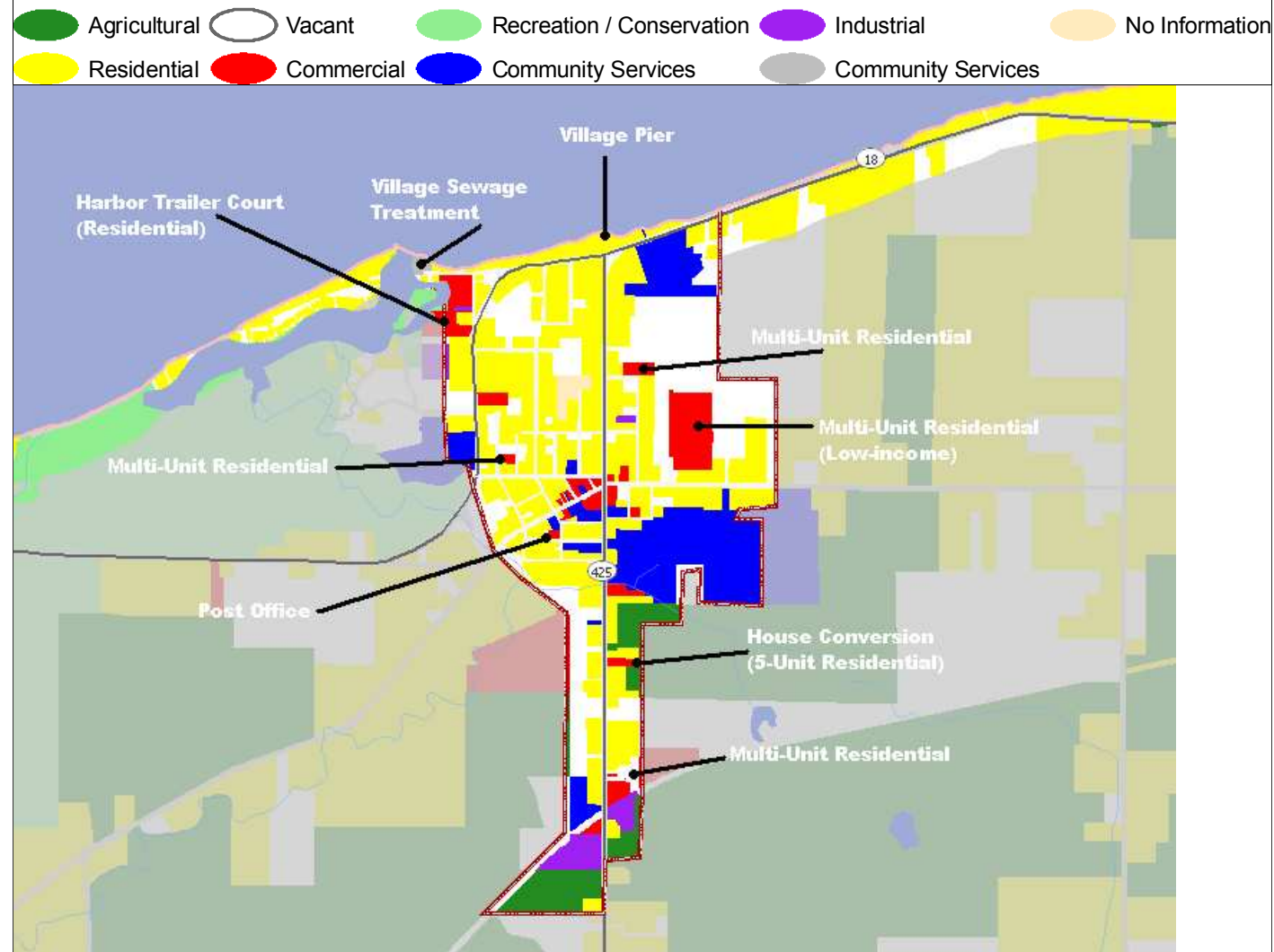
CELL TOWER REGS DATE:

geographic information systems (GIS)

USING GIS FOR ZONING / PLANNING? (Y/N)	Y
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ELECTRONIC ZONING? (Y/N)	Y
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Land Use Classifications



land use

Use	Acres	Pct of Total
Agricultural	24.59	5.91%
Commercial	32.66	7.85%
Community Service	58.39	14.04%
Industrial	10.88	2.62%
Residential	182.05	43.77%
Unknown	4.2	1.01%
Vacant Land	103	24.77%

■ Agricultural

☐ Residential

☐ Vacant Land

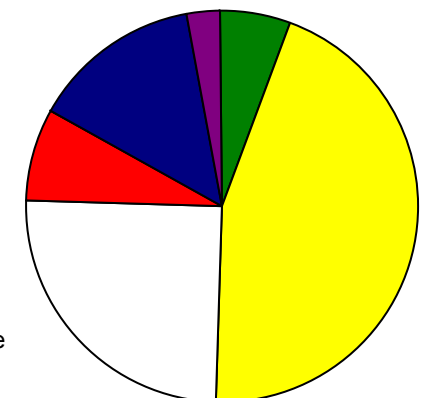
■ Commercial

Recreation

■ Community Service

■ Industrial

Land use at a glance



Note: Chart does not include "Unknown" or "Conservation" land uses.

Issues and Assets

land use

economic development

county services and facilities

educational institutions

public health and safety

issues and challenges

STEERING COMMITTEE INPUT (Land Use & Environment):

1. Outside (Town uses) influencing Village.
2. The village's primary commercial corridor is not being used to its full potential.
3. Inattention to building and zoning codes: properties in violation hurt the community.
4. Fractured commercial districts.
5. Infrastructure and streetscape.
6. Creek access.
7. Sewage treatment plant sited at harbor gateway.

STEERING COMMITTEE INPUT:

1. Location, Location, Location: Village is perceived as too far away from major cities.
2. Accessibility: commercial traffic cannot use the Robert Moses Parkway or Lake Ontario State Parkway.
3. High taxes
4. Fractured development: three centers for development - Harbor, Central, Station
5. Beautiful harbor, but only public ownership is State Park area.
6. No village "center" - no public park area in the central commercial district that the business community can get around and use for events.
7. Conversion of homes to rental units leading to reduction in owner investments and loss of property value.
8. Parking: landscaping / renovations to parking lots.

STEERING COMMITTEE INPUT:

- County facilities are minimal, other than roads.
- Young Street is a County road, making it harder to implement the Village's ideas for improvements to the road.
- Lack of County services is a definite problem: transportation, aging, distance to County offices are all issues.

STEERING COMMITTEE INPUT:

- Tax levy is a problem: the community is basically poor, but taxes are high. School district has been building/remodeling facilities for 12 years. School system is up-to-date, but costs weigh on property owners.
- Administrative functions have multiplied in recent decades, while population shrinks.
- School facilities include elementary and middle/high schools. Three gymnasiums, improved auditorium, exercise facility, athletic fields and facilities. Facilities are geared for school use - missing opportunities for cross-use.
- Library is a strong community asset. Relies on on-street parking.

STEERING COMMITTEE INPUT (Health & Safety):

- ne volunteer fire company in village, one in town.
- Ambulance services is busy.
- Two boats for water rescue.
- Mandated training and equipment requirements cause serious problems for volunteers.
- Support for fire protection comes from contracts with town and village, but greater transparency is needed in budgeting process.
- Police coverage (Sheriff / State Police) is poor, w/lack of consistent personnel. Leads to lack of community policing.

assets and opportunities

STEERING COMMITTEE INPUT (Land Use & Environment):

- Future planning should continue creating a walkable community.
- We need some form of Historic Preservation commission tied in with the Planning Board, which needs to have a greater ability to assist with design and aesthetics.
- Park access along creek for fishing / low-impact recreation.
- Update Master Plan
- Do not dissolve Village.
- Consider annexing additional Town land into Village.

STEERING COMMITTEE INPUT:

- Economic incentive zone for retail core
- Return commercial/retail use to Central Commercial District
- Provide easy access to "Main Street" façade improvement grants and other programs.
- Build on historic heritage in development/rehabilitation projects.
- Greater commercial/retail activity.

STEERING COMMITTEE INPUT:

- Joint County/Village/Town plan for Young Street, including streetscape design, aesthetics and drainage.
- Improve/add County services. Satellite office?

STEERING COMMITTEE INPUT:

- Town Historian - full-time, paid position
- Add hours to Historical Society Museum
- Intermunicipal partnership to develop an indoor pool for year-round school/public use.

STEERING COMMITTEE INPUT (Health & Safety):

- Improve connections between residents and State / County police
- Redesign parking lots with pedestrian safety and accessibility in mind.
- Enforce health and safety code for housing

POPULATION

Municipality	1990	2000	2008	2030*
City of Lockport	21,426	22,779	21,035	22,518
Town of Cambria	4,773	5,383	5,462	6,084
Town of Lockport	16,996	19,653	20,240	26,874
Town of Pendleton	6,010	6,050	6,332	6,550
South Lockport CDP	7,112	8,552		
Hamlet of Rapids	1,152	1,356		
SUB-REGION	50,811	53,375	53,069	63,725

*2030 Projections from GHRICT; only available for Cities and Towns

AGRICULTURAL DISTRICTS

Agricultural Districts by Town		
Town Name	Acreage	Percent of Town
Cambria	21861	86.00%
Lockport	3516	12.00%
Pendleton	2474	14.00%
TOTAL	27,851	38%

RAILS-TO-TRAILS IN PENDLETON



EDUCATION

Lockport City	04 - '05	05 - '06	06 - '07
Avg. Class Size	18	18	n/a
K-12 Teachers	459	452	471
K-12 Capacity	6800	6800	5469
K-12 Enrollment	5225	5225	5169
Expenditures / Pupil	\$ 12,486.00		
Starpoint Central	04 - '05	05 - '06	06 - '07
Avg. Class Size	23	22	n/a
K-12 Teachers	212	219.4	221
K-12 Capacity	3845	1795	n/a
K-12 Enrollment	2859	2884	2822
Expenditures / Pupil	\$ 12,000.00		
Niagara County Community College	04 - '05	05 - '06	06 - '07
Enrollment	6587	6538	6100
Full-Time Faculty	135	132	117
Part-Time Faculty	164	201	222

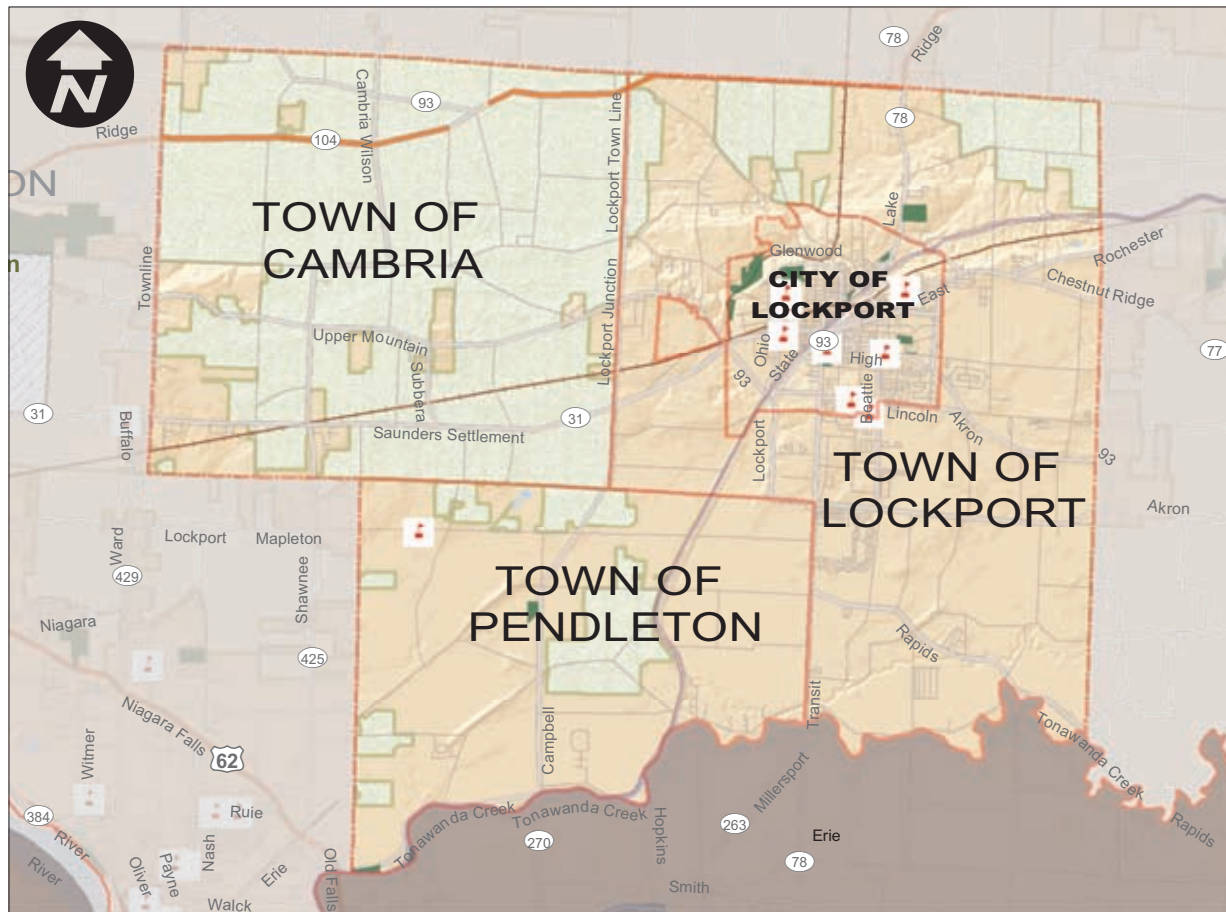
LARGEST EMPLOYERS

Employer	# of Employees (Range)
Delphi Thermal	2251 - 2850
Allvac, An Allegheny Technologies Company	101 - 250
Candlelight Cabinetry	101 - 250
LaFarge North America	101 - 250
Metal Cladding	101 - 250
Pivot Punch Corporation	101 - 250
Diversified Manufacturing Company, Inc.	51 - 100
Gooding Company, Inc.	51 - 100
Jamestown Container Corporation	51 - 100
Mac's Antique Auto Parts, Inc.	51 - 100
Milward Alloys, Inc.	51 - 100
Philpac Corp.	51 - 100
Vanchlor Company, Inc.	51 - 100
Barry Steel Fabrication, Inc.	26 - 50
Bison Bag, Inc.	26 - 50
E & R Machine, Inc.	26 - 50
Excel Logistics	26 - 50
Kistner Concrete Products, Inc.	26 - 50
Niagara Fiberboard	26 - 50
Van DeMark Chemical, Inc.	26 - 50

Source: Niagara County Center for Economic Development; Industrial and Business Directory 2008

NIAGARA COMMUNITIES COMPREHENSIVE PLAN CENTRAL COMMUNITIES

...Hamlets of Rapids and South Lockport, City of Lockport, Towns of Cambria, Lockport and Pendleton.



Legend

- Hospital
- Erie Canal
- Schools
- Public Lands
- Agricultural Districts

Community Boundaries

- Cambria
- Lockport
- Pendleton
- Villages



The Central subregion is characterized by a central urban center within the City of Lockport that offers a mix of government, office, small business, commercial, residential and services. Surrounding towns are experiencing varying degrees of development, ranging from Lockport, the most developed, to Cambria and Pendleton, with less development and more intact open space resources. The City of Lockport should be encouraged as the government seat for the County, with adjacent support facilities and support services in the Town of Lockport. Concentrated nodal development should be encouraged along the NYS Route 31 corridor in Cambria and the Campbell Road and Transit Road corridors in Pendleton, with conservation of surrounding open space resources, especially in northern portions of Cambria and Lockport along the Niagara Escarpment.



Niagara Communities
Comprehensive Plan



Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Loss of Industrial Tax Base and industrial jobs 2. Aging Infrastructure 3. Lack of developable land</div>	<div>1. Contaminated property 2. Potential upgrade of 18 Mile Creek from Class D, which will require upgrade of Wastewater Treatment facilities 3. Tightening of Federal & State regulations of the elimination of combined sewer outfalls</div>	<div>1. State of Economy <i>STEERING COMMITTEE INPUT:</i> •<i>Taxes are a disincentive to development – property tax rate is too high</i> •<i>The overabundance of education related taxes (schools taxes) – Town of Cambria, for example, has 5 school districts, 5 in Town of Lockport</i> •<i>Municipalities paying other municipalities for services, i.e., water treatment</i> •<i>An aging infrastructure: gas, water, sewer, etc.</i> •<i>The challenges faced due to the loss of people in the County</i> •<i>The need for “shovel ready sites” vs. the red tape, bureaucracy and delays in getting projects done in New York State, especially compared to other states</i></div>	<div>1. County does very little in the way of providing services to City versus towns</div>	<div>1. Rising cost of college tuition 2. School Taxes</div>	<div>1. Rising Costs of providing medical care to employees 2. Lack of medical insurance for working poor 3. Aging Population</div>	<div>1. Cost of Providing Public Safety services 2. Cost of NOT providing Public safety Services 3. declining Tax Base</div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

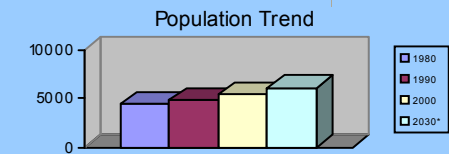
land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>1. Location (proximity to Buffalo, Niagara Falls & Toronto) 2. Affordable Housing 3. Established Industrial Facilities</div>	<div>1. Niagara Escarpment 2. Waterways – 18 Mile Creek and the Erie Barge Canal 3. Network of Municipal Parkland</div>	<div>1. Affordable Housing 2. Greater Lockport Development Corporation 3. Community Development Programs -- 1st time homebuyers -- Home Improvement program</div>	<div>1 . Niagara County Community College – Corporate Training Center</div>	<div>1. Niagara County Community College – Corporate Training Center</div>	<div>1. City owned and operated Water and Wastewater Treatment Facilities and Compost Facility 2. Lockport Memorial Hospital 3. Lockport Fire Department - EMS</div>	<div>1. Police Departments 2. Paid Fire Department with EMS 3. Increased Staff in Building Inspection Department</div>

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
					<div>Maintain a cooperative relationship with the County for emergency water service versus the county installing more water lines</div>	

overview

population	5,393	219,846
percent of County:	2.5 %	
avg household size:	2.7	2.45
pop/sq mi:	134.8	417.2
median age	39	38.2
pct school age (5-17):	19.9 %	18.7%
pct 65 and older:	13.6 %	15.4%



**2025 Projection from GBNRTC; Data not available for villages, Reservations or hamlets.*

housing and income

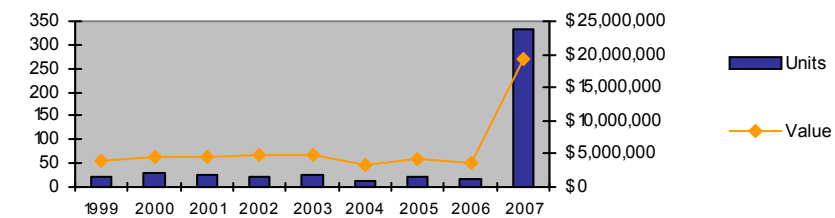
median HH income:	\$46,534	\$38,136
per capita income:	\$20,397	\$19,219
poverty rate:	5.11%	10.59%
percent of households with income from...		
<i>Social Security:</i>	33.0%	31.75%
<i>public assistance:</i>	1.4%	3.98%
<i>retirement:</i>	26.1%	23.2%
Housing units:	2,066	95,715
Percent Owner-Occ:	82.3	69.9%
Median year built:	1965	1954
Median home value:	\$108,600	\$80,900

Source: 2000 US Census

building permits

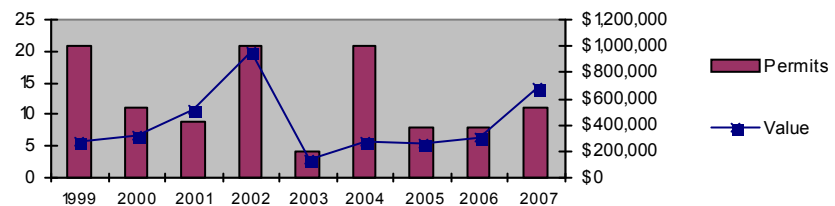
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

Employer	Employees
Niagara County Community College	713
Orleans/Niagara BOCES	195
Buffalo Machine & Tool of Niagara Inc.	1 - 25
Cambria Contracting Inc.	1 - 25
EMPRO Niagara	1 - 25
Faery's Nursery	1 - 25
Franklin Traffic	1 - 25
Junction Road Recycling, Inc.	1 - 25
Outdoor Equipment Distributors Inc.	1 - 25
Towne Building Systems	1 - 25

Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

Use	Acres	Pct of Total
Agricultural	9656.17	40.81%
Commercial	387.4	1.64%
Community Service	698.6	2.95%
Industrial	52.45	0.22%
Public Service	154.96	0.65%
Recreation	122.57	0.52%
Residential	8467.79	35.79%
Unknown	486.24	2.06%
Vacant Land	3633.92	15.36%

school districts

Newfane Central School District
Wilson Central School District
Lockport City School District
Starpont Central School District
Niagara Wheatfield Central School District



agricultural districts

Percent of Municipality in Ag Districts: **86%**

planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	1965	1997
ZONING TEXT:	Y	1939	2004
ZONING MAP:	Y	1939	2004
LWRP:	N	N/A	N/A
SUBDIVISION REGULATIONS:	Y	1965	2007

CELL TOWER REGULATIONS ON FILE WITH COUNTY? Y

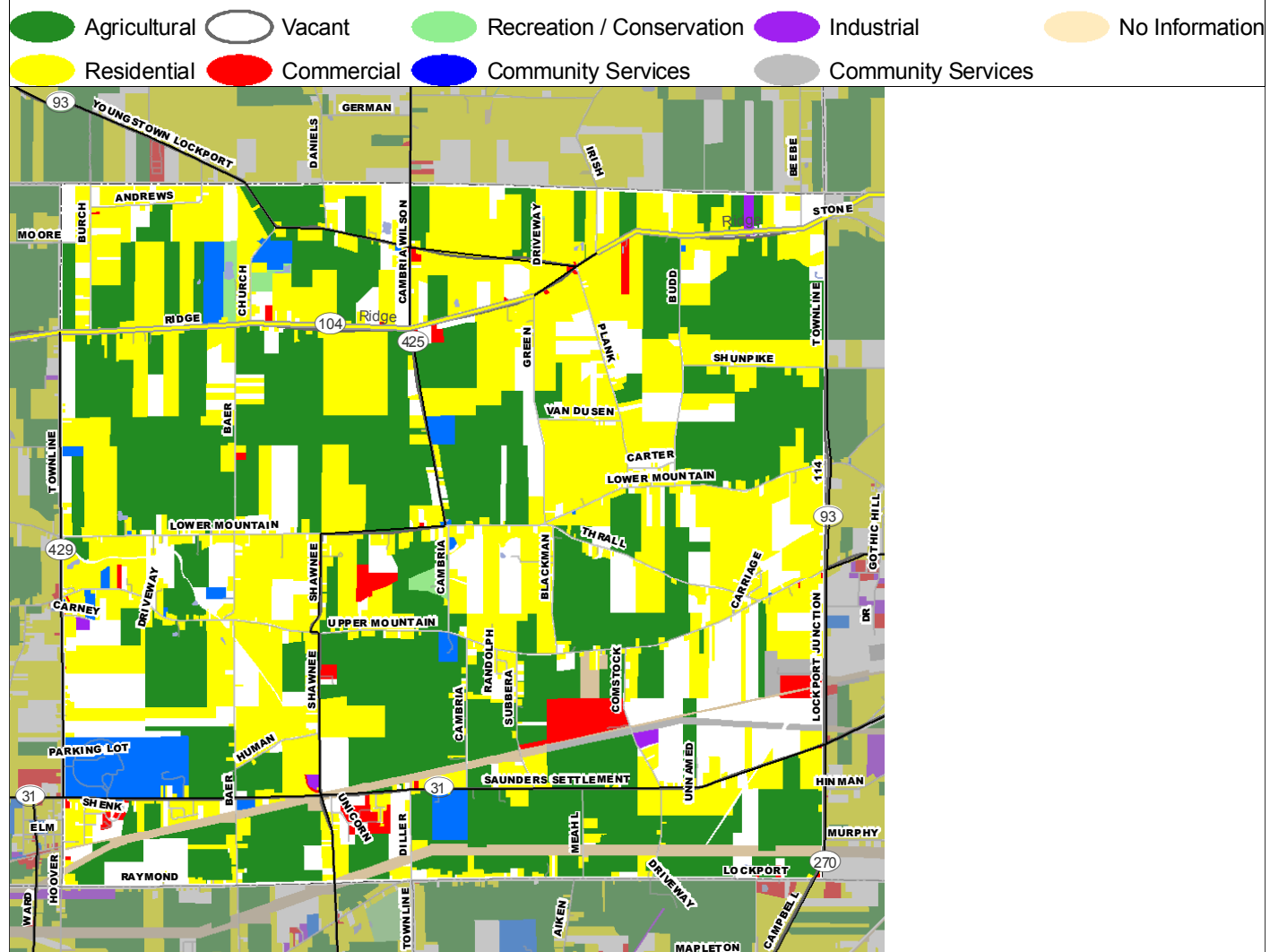
CELL TOWER REGS DATE:	2002
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geographic information systems (GIS)

USING GIS FOR ZONING / PLANNING? (Y/N) Y - Initial stages

ELECTRONIC ZONING? (Y/N)	N
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Land Use Classifications



Land use at a glance

■ Agricultural

☐ Residential

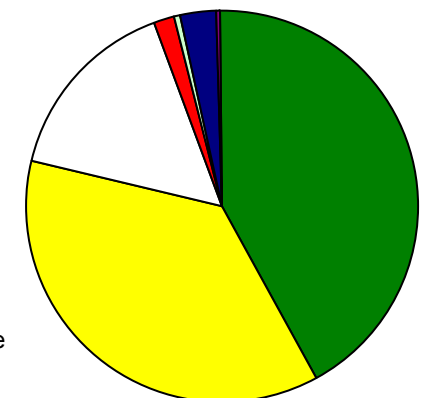
☐ Vacant Land

■ Commercial

Recreation

■ Community Service

■ Industrial



Note: Chart does not include "Unknown" or "Conservation" land uses.

Issues and Assets

	land use	economic development	county services and facilities	educational institutions	public health and safety
issues and challenges	<p>STEERING COMMITTEE INPUT (Land Use & Environment):</p> <ul style="list-style-type: none">•Agriculture shall be emphasized as the primary land use, available for conversion into other uses; these uses should be sympathetic to the remaining agricultural interests and practices.•The areas that have the most potential for higher density residential development are those within reach of the sanitary sewers south of Route 31. This area also features some retail and service commercial activity complementary to residential growth.•The escarpment area has the greatest potential for supporting the most expensive and most desirable residential properties. Views to the north, variations in topography, large trees and cliff edge position make this area especially unique and attractive for high end residential development.•Commercial development has the most chance of success if it can be located near existing commercial uses, is closest to the largest populated areas and can take advantage of public resources: roads, sewers, water gas and communications. Portions of Route 31 from Sanborn to Campbell Blvd. meet this criteria and it has the strongest potential for supporting successful commercial development.•Industrial development is a minor activity in the town. Some lands have been planned for industrial uses as evidenced by lands currently zoned Industrial use along the Conrail railroad in the southeast part of the Town. The Town does not have an Industrial Park with infrastructure in place.	<p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none">•There are several new businesses opening and existing businesses expanding in Town•The Niagara Wine Trail offers opportunities for the growth and expansion of existing wineries, and the potential for new businesses.•The presence of Educational Facilities in Town, Niagara County Community College and Erie Niagara BOCES not only offer employment opportunities, they also work closely with local employers to provide educational programs and advanced technical training that meet the needs of the workforce.•There are several vacant parcels in Town that are zoned for business development.	<p>STEERING COMMITTEE INPUT:</p> <p>Generally satisfied with County provided services</p>	<p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none">-Increase shared services between the five (5) school districts and the Town for providing recreational programs.-Encourage joint use of Town and School facilities for Community events and programs.-Niagara County Community College and Orleans/Niagara BOCES are major employers in Town, and continued growth and expansion will provide employment opportunities.-Encourage continued cooperation between local businesses and Niagara County Community College to provide programs that meet the technical training required by future and existing employees.-Encourage continued support and cooperation between the Town and Niagara County Community College.	<p>STEERING COMMITTEE INPUT (Health & Safety):</p> <ul style="list-style-type: none">-The Town is generally satisfied with law enforcement support provided by the Sheriff and State Police.-Other departments within the County government have provided adequate support as needed.-Funding of volunteer fire companies and ambulance services is becoming increasingly difficult due primarily to state mandated requirements.-Enhanced mutual aid between neighboring volunteer fire companies could possibly reduce the need for duplicate equipment.
assets and opportunities	<p>STEERING COMMITTEE INPUT (Land Use & Environment):</p> <ul style="list-style-type: none">•The Town has developed and is implementing land conservation methodology which permits agriculture to continue but does not completely prohibit the development of residential uses.•Overlay districts may be created to guide the development of non-agricultural (residential) uses in the most unique agricultural areas. The purpose would be to safeguard the most agriculturally productive and unique soils from consumption by non-agricultural uses which could just as well locate elsewhere in the Town.•The Town has adopted an updated zoning ordinance to regulate nine different land use classifications as recommended in the Town's Comprehensive Plan.•An escarpment district was created to specifically establish regulations that will allow for the orderly development of this unique area while at the same time strive to minimize the environmental impacts and preserve the natural beauty for all to enjoy.•Commercial land uses were primarily established along portions of the Route 31 corridor from Sanborn to Campbell Boulevard and an area along Lockport Road in the southeast corner of Town. The Town continues to support and encourage further commercial development in this area.•Access to sanitary sewers from the interior portions of industrial zoned area will be possible with the construction of service laterals to the main line at Comstock Road. Construction may be coordinated with concurrent Industrial development when service is required.	<p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none">•Continue to promote and encourage the development and expansion of existing and new businesses in Town.•Promote and foster the enhancement of the Niagara Wine Trail•Expand and promote the educational opportunities at Niagara County Community College and Erie Niagara BOCES.•Continue to expand the infrastructure required to support commercial development	<p>STEERING COMMITTEE INPUT:</p> <p>Generally satisfied with County provided services</p>	<p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none">-All school districts have outstanding performance scores, and quality educational facilities enhance community growth and quality of life issues.-Promote and encourage additional shared services between the five (5) school districts.-As evidenced by the successful Bi-Centennial Celebration, the Town would like to continue the strong relationship it has developed with Niagara County Community College.	<p>STEERING COMMITTEE INPUT (Health & Safety):</p> <ul style="list-style-type: none">-Evaluate and study the cost/benefit ratio of the state mandated training requirements and the impact on the local tax rate.-Work to improve better communication between neighboring volunteer fire companies in an effort to enhance mutual aid and possibly reduce the need to duplicate specialized equipment.

Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. Maintaining infrastructure, fix aging infrastructure and expand infrastructure as community grows. (Water/sewer)</div><div>2. Bridge maintenance and repair.</div><div>STEERING COMMITTEE INPUT (Land Use & Environment): Vision of growth since 1962 when first Comprehensive Plan put in place. •Denser development occurring in the SE sector of Town – subdivision development pressure. •Impacts to wetlands and floodplains •Agricultural lands remaining in some areas of the Town. •Re-development and new development occurring in Transit Road corridor. •Strong infrastructure system.</div></div>	<div><div>1. Unfunded state/federal mandates.</div><div></div><div></div></div>	<div><div>1. National economy</div><div>STEERING COMMITTEE INPUT: •Transit North Initiative – involving communities of Lockport (City), Lockport (Town) and Pendleton •Retail development •Town of Lockport IDA established in 1983. Assists in job creation and retention, which currently totals 340 jobs.</div></div>	<div><div>1. The perception that consolidation will make government more efficient.</div><div>2. Poor communications between legislators - supervisors.</div><div>STEERING COMMITTEE INPUT: •Sheriff Dept / Jail •Highway Dept. •Niagara County Water •Transportation •Service sharing</div></div>	<div><div>STEERING COMMITTEE INPUT: •Pedestrian connections to schools •Coordination of Town growth initiatives with changing needs of the schools: families, programs, number of classrooms, etc. •Brain drain</div></div>		<div><div>1. County emergency services are not ready for an emergency.</div><div>2. We need to hold a live drill at least 1 time per year. Turn off power and see what works.</div><div>STEERING COMMITTEE INPUT (Public Health & Safety): •Traffic congestion on Transit Road •Cleanup of brownfields •Trails and pathway opportunities •Flooding issues •Aging population</div></div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

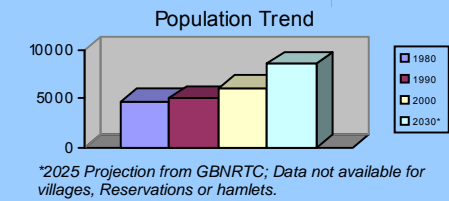
land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. Inexpensive land for development.</div><div>2. Infrastructure growth capacity.</div><div>3. Government willing to work with developers to encourage quality growth.</div><div>STEERING COMMITTEE INPUT (Land Use & Environment): •To guide the growth and development of the Town •To ensure land uses in accordance with the character of the District •Provide for orderly and beneficial growth and provide public facilities and services, with parks and greenspace planning •Assistance with farmland protection</div></div>	<div><div>1. Canal</div><div>2. Niagara Escarpment</div><div>3. Agriculture/farming - more agri-tourism</div></div>	<div><div>1. WNY stigmatism as rust belt - poor - snowbound</div><div>STEERING COMMITTEE INPUT: •Transit North Historic (Heritage) Corridor – market / promote and develop similar design guidelines and objectives by the three participating communities •Destination gateway to Niagara County, and recognize this marketing area •Have a robust Town of Lockport IDA to promote job growth in the manufacturing sector.</div></div>	<div><div>STEERING COMMITTEE INPUT: •Coordinate efforts with a regional approach •County bus service/van service (better use of NFTA) •Balance of urban, suburban and rural vitality</div></div>	<div><div>1. Cut school property taxes in half.</div><div>STEERING COMMITTEE INPUT: •Generation planning •Utilization of information technology</div></div>		<div><div>1. NYS Police</div><div>STEERING COMMITTEE INPUT (Public Health & Safety): •Develop facilities for all age groups •Trails, pathways and connectivity implementations •Day Road Park improvements / soccer fields •John Austin Nature Park Trail improvements</div></div>

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. Transit North: Themed historic retail shopping district</div><div>2. New IDA Director with Supervisor leading development.</div></div>	<div><div>Expanding parks Building bikepaths/walkways</div></div>	<div><div>Securing money for commercial corridor infrastructure. 25 million needed.</div></div>				

overview

population	6,050	219,846
percent of County:	2.8 %	
avg household size:	2.85	2.45
pop/sq mi:	224.1	417.2
median age	39	38.2
pct school age (5-17):	21.7 %	18.7%
pct 65 and older:	11.4 %	15.4%



housing and income

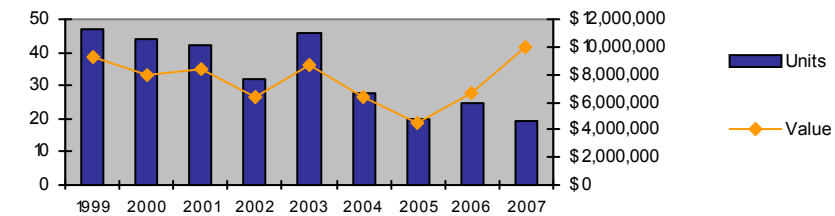
median HH income:	\$60,625	\$38,136
per capita income:	\$23,651	\$19,219
poverty rate:	4.67%	10.59%
percent of households with income from...		
<i>Social Security:</i>	25.6%	31.75%
<i>public assistance:</i>	1.7%	3.98%
<i>retirement:</i>	22.9%	23.2%
Housing units:	2,162	95,715
Percent Owner-Occ:	91.8	69.9%
Median year built:	1970	1954
Median home value:	\$127,200	\$80,900

Source: 2000 US Census

building permits

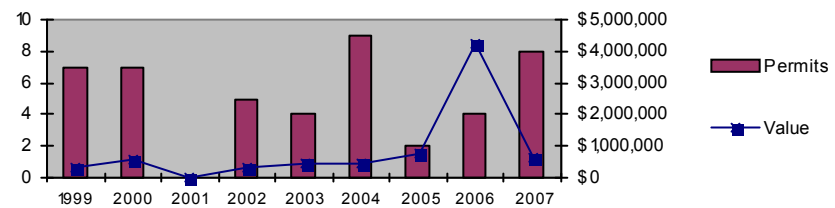
RESIDENTIAL

Units and Total Value of Permits



NON-RESIDENTIAL

Building Permits and Total Value



Source: Niagara County Dept. of Economic Development; data not available for villages or hamlets.

major employers

Employer	Employees
First Niagara	162
Pivot Punch Corporation	100
Philpac Corp.	51 - 100
Mac's Antique Auto Parts, Inc.	51 - 100
Boka Farms	1 - 25
Brauer Restaurant	1 - 25
Brenon Topsoil	1 - 25
Chameleon Color Cards, Ltd.	1 - 25
Country Cottage	1 - 25
Dore Landscaping	1 - 25
Enterprise Car Rental	1 - 25
Fred's Pizza	1 - 25
Hebeler Sales	1 - 25
Heritage Fireplace	1 - 25

Source: Niaara County Center for Economic Development's "Industrial and Business Directory 2008".

land use

Use	Acres	Pct of Total
Agricultural	4860.36	29.29%
Commercial	402.73	2.43%
Community Service	354.25	2.14%
Industrial	64.82	0.39%
Recreation	390.98	2.36%
Residential	6886.19	41.50%
Unknown	160.93	0.97%
Vacant Land	3443.23	20.75%

school districts

Lockport City School District
Starpont Central School District



agricultural districts

Percent of Municipality in Ag Districts: **14%**

planning context

	Adopted?	Date (Orig.)	Date (Update)
COMPREHENSIVE PLAN:	Y	Aug. 2008	In process
ZONING TEXT:	Y	No info. provided	2005
ZONING MAP:	Y	No info. provided	2004
LWRP:	N/A	N/A	N/A
SUBDIVISION REGULATIONS:	Y	No info. provided	2001

CELL TOWER REGULATIONS ON FILE WITH COUNTY?	Y

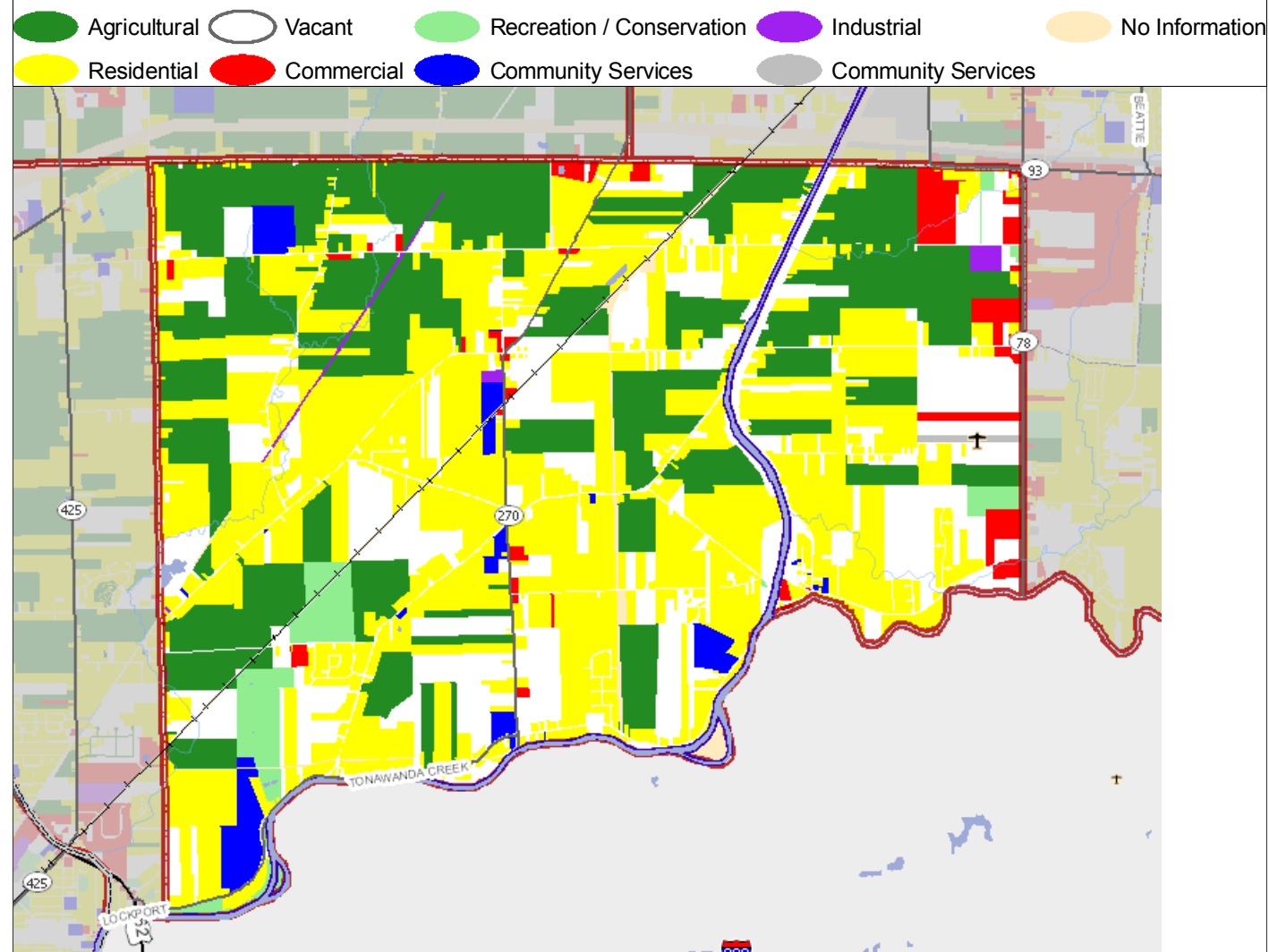
CELL TOWER REGS DATE:	1997
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geographic information systems (GIS)

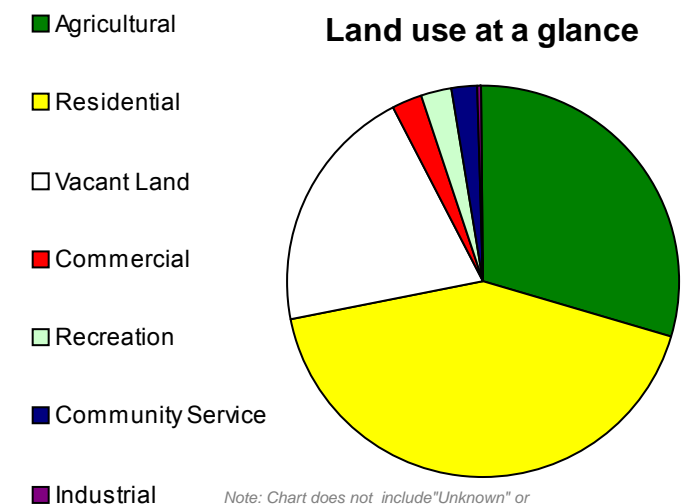
USING GIS FOR ZONING / PLANNING? (Y/N)	Y
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ELECTRONIC ZONING? (Y/N)	Y
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Land Use Classifications



Land use at a glance



Note: Chart does not include "Unknown" or "Conservation" land uses.

Issues and Assets

	land use	economic development	county services and facilities	educational institutions	public health and safety
issues and challenges	<p>STEERING COMMITTEE INPUT (Land Use & Environment):</p> <ul style="list-style-type: none"> •Lockport & Pendleton are developing, plans in place •Highway corridors: economic development vs. farmland preservation -Inter municipal agreements -Outlets needed as secondary access – ex.) Campbell Blvd. -Need to plan ahead •Need to balance agricultural lands and development (loss of wildlife habitat) •Creeks & Streams – floodplain encroachment •Large percentage of land use is residential: less than 10% is industrial and commercial •Most of the residential use is single-family homes •Over one quarter of land use acreage is agricultural •Approximately 10% of the land is mapped wetlands •Large percentage of the land is open space due to lot configuration. 	<p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none"> •Small percentage of commercially and industrially zoned land. •Creation of a Business Development Committee 	<p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none"> •Utilities: •Transportation: Need County assistance in assessing traffic volumes on Tonawanda Creek Road, Bear Ridge Road, Fiegle Road and Lockport/Robinson Road. Past studies suggest these roads are being heavily used for traffic between Lockport and Buffalo. 	<p>(Central Communities Subregion)</p> <ul style="list-style-type: none"> •School consolidation as a way to increase efficiency is a major issue. •Teacher salaries should be uniform; there should be a level playing field from one school district to another. •There should be other funding sources than taxes. 	<p>(Countywide)</p> <ul style="list-style-type: none"> •As communities changes, the County seems slow to change w/publi health and safety services •Social services – large part of County budgets •Abundance of older adults require services •Heart disease and obesity higher in the County than downstate •Police – lack of quality coverage in the area •Multiple fire and ambulance districts
assets and opportunities	<p>STEERING COMMITTEE INPUT (Land Use & Environment):</p> <ul style="list-style-type: none"> •Continue to provide high quality environment for single-family homes •Extend Light Industrial districts in appropriate areas of the Town •Protect and encourage more agricultural activities in the Town •Farmland •Plans that are in place 	<p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none"> •Increase industrial and commercial land use and development •Encourage a balanced tax base 	<p>STEERING COMMITTEE INPUT:</p> <ul style="list-style-type: none"> •Utilities:Encourage development only where public water and wastewater supplies are already available. •Transportation: Close coordination between the Town, County, GBNRTC, and State DOT will ensure the future effectiveness of the transportation system. 	<p>(Central Communities Subregion)</p> <ul style="list-style-type: none"> •There are more than enough school buildings in this part of the County. •Tie education and job training programs to tourism, the Erie Canal & wine trails. •Educational programs, especially at the Community College level, can be tied to the County's marketing / business development (e.g., if you want to attract employers in a specialized industry, take time to discuss how NCCC can help develop a workforce in that industry). 	<p>(Countywide)</p> <ul style="list-style-type: none"> •Array of medical facilities •Fresh water is an important asset •Disaster prep seems pretty good •Strong volunteer fire forces •Safe community – low crime

POPULATION

Municipality	1990	2000	2006	2030*
Town of Hartland	3,911	4,189	4,093	4,488
Town of Royalton	7,453	7,710	7,699	8,421
Village of Middleport	1,876	1,912	1,816	n/a
Tonawanda Indian Reservation	n/a	n/a	n/a	n/a
Hamlet of Gasport	1,336	1,248	n/a	n/a
SUB-REGION	11,364	11,875	11,658	12,959

*2030 Projections from GHNTIC; only available for Towns.

NIAGARA COMMUNITIES COMPREHENSIVE PLAN EASTERN COMMUNITIES

...Hamlet of Gasport, Village of Middleport, Towns of Hartland and Royalton

AGRICULTURAL DISTRICTS

Agricultural Districts by Town		
Town Name	Acreage	Percent of Town
Hartland	27,754	83.00%
Royalton	34,900	77.00%
TOTAL	62,654	80%

VILLAGE OF MIDDLEPORT



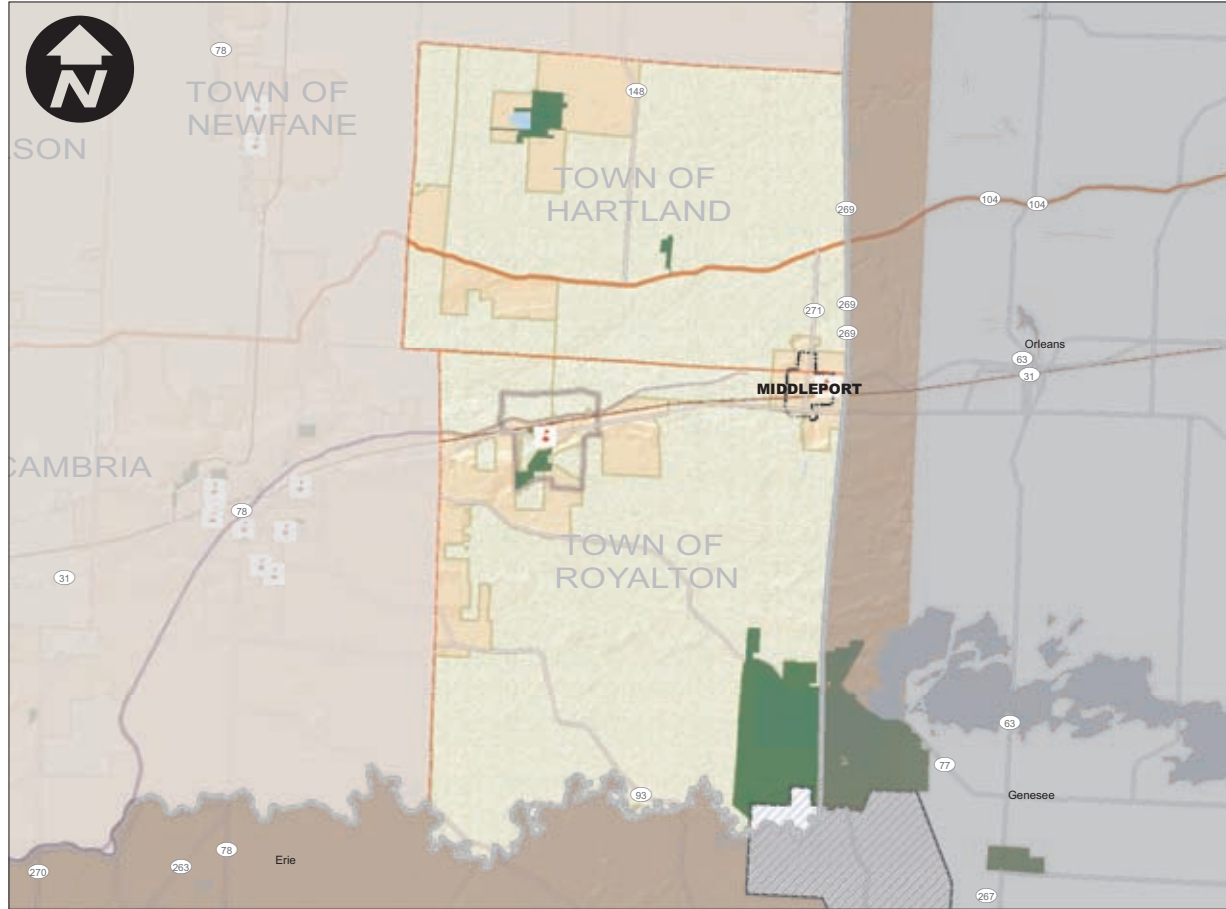
EDUCATION

Barker Central S.D.	2004-2005	2005-2006	2006-2007
Avg. Class Size	17	18	n/a
K-12 Teachers	100	n/a	99
K-12 Capacity	n/a	n/a	1066
K-12 Enrollment	1064	n/a	1097
Expenditures / Pupil	\$ 18,833.00		
Royalton-Hartland S.D.	2004-2005	2005-2006	2006-2007
Avg. Class Size	20	23	n/a
K-12 Teachers	134	124	115
K-12 Capacity	n/a	n/a	n/a
K-12 Enrollment	1614	1573	1553
Expenditures / Pupil	\$ 12,291.00		

LARGEST EMPLOYERS

Employer	# of Employees (Range)
Barden and Robeson Corporation	101 - 250
FMC Corporation	26 - 50
Entertion Industries, Inc.	1 - 25
European Meats & Deli, Inc.	1 - 25
Harris Farms	1 - 25
New England Seafood of Barker	1 - 25
Suburban Propane	1 - 25
Vizzarra Vineyards at Becker Farms	1 - 25
Wolfe Lumber Mill, Inc.	1 - 25
AG-PAK, Inc.	1 - 25
C.J. Niagara County Plastics, Inc.	1 - 25
Cosmicco of Western New York	1 - 25
Gasport Welding & Fabricating, Inc.	1 - 25
Gasport Wood Products, Inc.	1 - 25
Hydro Silica Corporation	1 - 25
J. & D. Enterprises	1 - 25
LaFarge	1 - 25
Lubee Pump & Machinery Company	1 - 25
Martin Aircraft Supply	1 - 25
Route 31 Enterprises, Inc.	1 - 25
Vince's Auto Wrecking & Sales, Inc.	1 - 25
W.H.R. Services, Inc.	1 - 25
Wallace Design Service	1 - 25
Hydro Fabrication	1 - 25
Mae'd's Woodcrafts	1 - 25
Niagara Foods	1 - 25
Performance Manufacturing Corp.	1 - 25
Sigma Motor, Inc.	1 - 25
Specialty Grinding	1 - 25

Source: Niagara County Center for Economic Development, Industrial and Business Directory 2008



Legend

- Hospital
- Erie Canal
- Schools

Community Boundaries

- Hartland
- Royalton
- Public Lands
- Agricultural Districts
- Villages



The Eastern Communities subregion contains irreplaceable natural and cultural/heritage resources, including the Erie Canalway corridor, population centers in Middleport and Gasport and the important NYS Route 104 and 31 highway corridors. This subregion lends itself to enhanced rural business opportunities, including agri-tourism and, in particular, equestrian and nature-based recreation. Linear sprawl along rural roadway frontages should be discouraged in favor of development around existing village and hamlet centers. Infrastructure (roads, sewer, water) should be mostly limited to upgrades of existing facilities with little, if any, increase in carrying capacities outside of developed centers. New, large-scale development should be directed to these centers and avoid interior sections of both towns to preserve rural resources.



Niagara Communities
Comprehensive Plan



Niagara Communities Survey

Following are this community's responses to a survey of Niagara County communities. The complete results of this survey are available from Niagara County. Additional background on each subject area is included below the survey results (in italics). This additional information was provided by the members of the Stakeholders Steering Committee during the planning process.

What do you consider to be the three most pressing ISSUES OR CHALLENGES facing your community relative to...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. Desperation of development</div><div>2. Keeping Agricultural Characteristics</div><div>3. Re-opening Bridge (Wruck Road) for corridors to Erie Canal and alternate routes.</div></div> <div>STEERING COMMITTEE INPUT (Land Use & Environment): •Farms •Town recreation use - lighting and expansion of park</div>	<div><div>1. Old buildings in need of repair.</div><div>2. Constant battle to clean up.</div><div>3. Making room for more people to enjoy the park.</div></div>	<div><div>1. Lack of building.</div><div>2. Jobs</div><div>3. Taxes</div></div> <div>STEERING COMMITTEE INPUT: •Agritourism, Wine Trail</div>	<div><div>1. Lack of Police Protection; contract with another municipality for protection</div><div>2. Distance to health provider</div><div>3. Road maintenance</div></div>	<div><div>1. Three school districts - one district is for another county</div></div> <div>STEERING COMMITTEE INPUT: •Boundaries (Districts) •Part of Orleans County SD is in Hartland</div>	<div><div>1. Distance to health providers</div></div>	<div><div>1. Lack of police enforcement.</div></div>

What do you consider to be the three most significant ASSETS or OPPORTUNITIES in your community relative to....

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div><div>1. Location of Emergency Services</div><div>2. Agri-tourism</div><div>3. People</div></div> <div>STEERING COMMITTEE INPUT (Land Use & Environment): •Rural - agriculture •Small business - small developments</div>	<div><div>1. Opportunity for Park Expansion - This could be one of the nicest parks in Niagara County - excluding state parks.</div><div>2. 104 Corridor - Wine trail brings people right through Hartland</div><div>3. Agricultural land.</div></div>	<div><div>1. Land to build</div><div>2. Increase in total Town value to bring tax rates down.</div></div> <div>STEERING COMMITTEE INPUT: •Farm stands •Would like Wine Trail to go through on 104 Corridor</div>		<div><div>1. Two school districts - change all residents to Niagara County</div></div> <div>STEERING COMMITTEE INPUT: •Two school districts instead of 3</div>		

Describe your community's GOALS and OBJECTIVES for...

land use	environment	economic development	county services and facilities	educational institutions	public health	public safety
<div>Re-development of the Township - New face for buildings - expansion of recreation park for more tourism. We are on the wine trail would like to see these people passing through to stop and smell our roses.</div>	<div>Currently investigation types of grants to help with park expansion.</div>	<div>Building lots have been made larger to promote greenspace. Also, smaller lots grandfathered for building. Town feels that more tourism from wine trail will help economical stature - resulting in more development</div>				<div>Contract with other municipality for protection.</div>

Issues and Assets

	land use	economic development	county services and facilities	educational institutions	public health and safety
issues and challenges	<div> <div>STEERING COMMITTEE INPUT (Land Use & Environment):</div> <div>1. Agricultural conservation</div> </div>	<div> <div>STEERING COMMITTEE INPUT:</div> <div> <ul style="list-style-type: none"> •Agri-tourism •Canal •Conservation Areas •Royalton Ravine Park •Aging infrastructure - roads, sewer gas •Vacant buildings •Enticing small business </div> </div>	<div> <div>STEERING COMMITTEE INPUT:</div> <div> <ul style="list-style-type: none"> •Royalton Ravine Park •Shared highway services •Need for greater police presence <div>Be included in more County projects</div> </div> </div>	<div> <div>STEERING COMMITTEE INPUT:</div> <div> Royalton-Hartland Gasport Elementary Middleport Elementary High School - Middleport Missing key components of working population: <ol style="list-style-type: none"> 1. Ag class - FFA 2. Tech classes 3. Computer classes Taxes are increasing and population is decreasing Need additional Wi-Fi / resource center NCCC satellite needed </div> </div>	<div> <div>STEERING COMMITTEE INPUT (Health & Safety):</div> <div> 1. Village of Middleport Police - excellent police presence. Contracted to the Town of Royalton. 2. Tri-Town Ambulance Service 3. Five fire companies in the Town. </div> </div>
assets and opportunities	<div> <div>STEERING COMMITTEE INPUT (Land Use & Environment):</div> <div> 1. Preserve agriculture 2. Preserve wildlife and conservation areas 3. Create bike, walking-type trails </div> </div>	<div> <div>STEERING COMMITTEE INPUT:</div> <div> <ul style="list-style-type: none"> •Business & Industrial Development along Route 31 Corridor •Improve Infrastructure •Closer facilities for agricultural food - from the farm right to a LOCAL processor. •Wildlife & Conservation areas •Need for community center •Promote 4th of July celebration •Expand our celebrations and incorporate local businesses. </div> </div>	<div> <div>STEERING COMMITTEE INPUT:</div> <div> <ul style="list-style-type: none"> •Improve Roadways •To expand shared services (for example, highway maintenance) •Expand NFTA services •Mobile county services - DMV, social services, voter registration </div> </div>	<div> <div>STEERING COMMITTEE INPUT:</div> <div> Roy-Hart has plenty of room for expansion w/o construction School grounds are environmentally clean!! </div> </div>	<div> <div>STEERING COMMITTEE INPUT (Health & Safety):</div> <div> 1. Health outreach to the Community. 2. More police presence from the State / Sheriff. </div> </div>

Issues and Assets

	land use	economic development	county services and facilities	educational institutions	public health and safety
issues and challenges	<ol style="list-style-type: none">1. Perception of poor quality of life due to contaminated soil - FMC2. No end in sight for remediation of soils / areas effected.	<ol style="list-style-type: none">1. Vacant storefronts.2. Buildings falling apart.3. Multi-use buildings not being used to potential.4. Factory complex falling down. Too much owed on property/legal issues to do anything with it.	<ol style="list-style-type: none">1. Seems like we are too far east in Niagara County to receive much county services - feels like forgotten in County planning.	<ol style="list-style-type: none">1. Royalton-Hartland Central Schools - Middle school & high school	<ol style="list-style-type: none">1. Poor sidewalks in parts of Village2. Great police force and low crime rate3. Old, failing infrastructure (sewer & water, storm sewers)
assets and opportunities	<ol style="list-style-type: none">1. After cleanup complete - turn negative press and mindset to positive.2. Fill vacant buildings and homes.3. Bring small business back to downtown.	<ol style="list-style-type: none">1. Continue work on grants for downtown renovations.2. Fill vacant buildings.3. Demo buildings when needed.4. Help existing local businesses to prosper in the future.	<ol style="list-style-type: none">1. More attention from County services and programs.		<ol style="list-style-type: none">1. Obtain grant funding for Safe Routes to School for sidewalk renovations.2. Obtain grant money to repair aging infrastructure, update/new sewer treatment plant modifications and storm sewer projects.