

# Village of Hamburg



## Comprehensive Plan

Generic Environmental  
Impact Statement

November 2003

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# **I. INTRODUCTION**

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

### **I. INTRODUCTION**

#### **A. Overview**

According to the New York State Department of State, the comprehensive plan is important for those communities who wish to imprint both their built and natural environments with a community-devised, long-range, goal driven plan. The primary purpose of the Village of Hamburg Comprehensive Plan is to serve as a guide to decision makers as they work to accommodate change within the village while preserving and enhancing what presently exists.

The comprehensive plan, as defined by Municipal Law (272-a.2(a)), is the "materials, written and/or graphic materials including but not limited to maps, charts, studies, resolutions, reports and other descriptive materials that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long range protection, enhancement, growth and development of the Village." A comprehensive plan is the framework for land use regulation; providing a picture of what the Village is and what it would like to be in the future. Implementation of this plan, starting with its adoption and proceeding with recommendations such as amendments to the zoning ordinance, will provide the legal authority to control development in the prescribed manner.

Erie County has identified the Village of Hamburg as one of the ten villages located within the County which serves as a rural service center. These service centers are where people within rural sections of the County go to shop, use the post office, visit the library or town hall, do their banking and to find a variety of places to meet their needs. Erie County has determined that rural service centers "are unique in many ways, and by this very nature, provide a sense of place or community often lacking in more urbanized settings." This comprehensive plan recognizes the important role the Village of Hamburg plays in the overall quality of life in the region.

This comprehensive plan is an update of a master plan which was completed for the Village in 1984. Many characteristics of the Village such as environmental qualities, distribution and type of land uses, and community facilities, have not changed significantly since 1984. This is largely due to the lack of physical growth within the Village. Growth has been limited by the lack of vacant land available within Village boundaries. The Village's commercial and residential uses have remained remarkably stable throughout the years and the village offers a variety of housing options and commercial opportunities. It is a quaint and vital community with much to offer new and longtime residents of the community. The focus of this comprehensive plan is to explore means of maintaining and enhancing the Village's existing character while identifying opportunities for

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future development. The planning horizon for this comprehensive plan is through 2015.

### **B. Legislative Authority**

The authority to conduct comprehensive planning and to adopt a comprehensive plan is granted by the New York State Legislature. Adoption of a comprehensive plan by the Village Board of Trustees requires that all the village land use be in accordance with the plan. Furthermore, other governmental agencies must take the plan into consideration whenever their capital projects occur on land identified in the Village comprehensive plan. This provides a village with the appropriate guidance to review future projects as well as the essential background information and justification for amending the zoning ordinance. This plan also supplies developers/project sponsors with upfront guidance on where and how their projects can be developed, facilitating the site plan review process and providing early detection of potential land use conflicts.

### **C. Vision**

Prior to establishment of specific goals, a community must have a picture of how it wants to look and function now and in the future. This picture is referred to as the Village's "Vision" and is expressed in this Vision Statement: *The Village of Hamburg envisions itself as a quaint, pedestrian friendly and picturesque village with a strong economic base. It would like to be considered as a safe place to live with a quality of life maintained through the provision of ample job opportunities, recreational opportunities, good schools, and affordable housing. The Village would like a vital and active Village Center with shopping opportunities available to meet every day needs.* This Vision Statement generally describes the community's direction over the next 10 years; i.e. how it will guide development and manage its resources. The Comprehensive Plan is the foundation on which the Village can achieve this vision.

### **D. Plan Summary**

The Village of Hamburg's natural and social/cultural resources were inventoried and analyzed to identify the issues and concerns for the future of the Village. These resources included existing land use, zoning, floodplains, wetlands, vehicular circulation, recreational opportunities, utilities, socioeconomic characteristics, community facilities and historic resources. The inventory and analysis provides the basis for the goals, policies and strategies determined to enhance and promote redevelopment of the Village's existing land use, recreational offerings and community facilities. The potential impacts associated with the recommended strategies were reviewed and by and large, were found to be beneficial with no significant adverse effects.

The Proposed Land Use Plan in general, preserves the Village's existing land use pattern with a few exceptions. One exception is to focus multifamily residential

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uses to a few distinct areas within the Village such as north of the Ravenwood Industrial Park, between Milford and Pleasant Street, west of Lake Street and within the Village Center and General Commercial areas. Also, two family-unit residential development is recommended to occur west of Lake Street, within residential neighborhoods directly surrounding the Village Center, along Clark Street and McKinley Parkway. Another exception to the existing land use pattern is to extend the boundaries of the Village Center north to the intersection of Buffalo and Pine Street.

The primary goal of this Comprehensive Plan is to preserve and enhance the existing conditions of the residential neighborhoods, as well as the commercial and industrial areas through minimizing land use conflicts and enhancing functional and aesthetic aspects of the Village's community and transportation services. This will be accomplished through recommendations provided for:

- Improving the Village's economy
- Continued infrastructure maintenance and repair
- Creating a lively Village Commercial Center
- Improving traffic flow and the visual quality of Lake Street, Buffalo Avenue, Main Street, and Pine Street.
- Continued enhancement of the Village's existing park and recreation system.
- Recognition of the Village's historic resources.

### **E. SEQR Compliance**

In accordance with State Environmental Quality Review Act (SEQR) and Town Law (§ 272-a), adoption of the Village of Hamburg Comprehensive Plan by the Village Board is a Type 1 action subject to review under 6 NYCRR 617. Pursuant to Town & Village Law § 272-a. 8, this plan also serves as a Generic Environmental Impact Statement (GEIS). The components of the GEIS are responded to in the sections of this document as indicated below.

- Executive Summary = Section I. Introduction
- Project Description = Section I, Section III. Plan For the Future
- Environmental Setting = Section II Inventory & Analysis
- Environmental Impact = Section III Plan for the Future
- Mitigation = Section III & IV Implementation
- Unavoidable Adverse Impacts = Section III
- Alternatives = Section V Alternatives
- Recommendations/Thresholds = Section III
- Growth Inducing Aspects = Section III

Further actions that are consistent with the recommendations established in this GEIS might not require any further review pursuant to SEQR. For example, zoning and other regulatory changes implemented in accordance with this Comprehensive Plan would not require further SEQR review.



## **II. INVENTORY & ANALYSIS**

II. INVENTORY & ANALYSIS

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A. Location

The Village of Hamburg is located in the southeastern portion of the Town of Hamburg which is in the south-central portion of Erie County, New York. It is a village of 2.5 square miles in area with easy and direct access to the New York State Thruway and other regional and state routes such as Route 62 and Route 75 which provide easy access to business and employment opportunities available within Erie County.

B. History

The first settlers came to Hamburg in 1806 settling in the southeast corner of what is now the village. In the early days, Hamburg's agriculture supported Buffalo's quality of life with a variety of crops. City residents moved to the rural areas to set up businesses and build homes as well as farm the countryside. The area's population increased to where public services were needed causing the hamlet of Hamburg to be incorporated (which occurred on May 9, 1874) as the Village of Hamburg. In 1874, the population of the young village was 700. After World War II, the Village of Hamburg quickly began to suburbanize to become what it is today.

C. Population Characteristics

Hamburg has been an attractive place for the settlement of a population of approximately 10,000 people. An analysis of existing available information is presented below. It provides as a description of the Village population relative to trends, age and race, households, and educational attainment. The 2000 United States Bureau of Census figures were used for the analysis. **Table 1** illustrates that the Village of Hamburg's population has remained relatively stable since 1970. There was a growth spurt of twelve percent in the village between 1970

**Table 1**  
**Population Trends**  
**By Governmental Unit**  
**Erie County, Town of Hamburg**  
**and Village of Hamburg**

Year	Erie County	Town of Hamburg	Village of Hamburg
1970	1,113,491	33,519	10,215
1980	1,015,472	39,400	10,582
1990	968,584	40,393	10,442
2000	950,265	56,259	10,116

SOURCE: U.S. Bureau of Census, 2000 Census of Population.

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and 1980. Between 1980 and 1990, the population remained statistically stable (one percent decline) and from 1990 to 2000 the village population dropped by three percent. This small change in population suggests a relatively stable population.

**Table 2**  
**2000 - Age Cohort**  
**Erie County, Town of Hamburg, Village of Hamburg**

Cohort	Erie County		Town of Hamburg		Village of Hamburg	
		Percent		Percent		Percent
Under 5	57,837	6%	3,367	6%	671	6%
5 to 19	197,940	21%	11,829	21%	2,186	22%
20 to 44	327,107	34%	18,713	33%	3,173	31%
45 to 64	216,123	23%	13,863	25%	2,422	24%
65 to 84	132,733	14%	7,371	13%	1,366	14%
85+	18,525	2%	1,116	2%	298	3%
Total	950,265		56,259		10,116	

Source: U.S. Bureau of Census, 2000. *Census of Population and Housing*

A basic age analysis of residents in the Village of Hamburg illustrates a normal distribution of various age cohorts (**Table 2**). Age distribution is important because an overabundance or lack of one cohort can effect other aspects of the community's "health" such as demand on schools, labor force, housing, and services. The racial composition is relatively homogeneous with 99% of the population as white. The minority population (138 persons) is about 29 percent Asian and the balance of the population is Black, American Indian and other.

A household is all of the people who occupy a housing unit. Between 1970 and 1980, the number of households in the Village of Hamburg increased by twenty percent. Between 1980 and 1990, the increase in the number of households slowed to six percent (3,817 to 4,035 households) and then declined by one percent from 1990 to 2000 (4,010 households). An economic/demographic study completed by Niagara Frontier Transportation Committee predicts there will be a slight decline in households in the village by 2020 to 3,882 households. In contrast, the Town of Hamburg households rose by 138 percent between 1970 and 2000 from 9,249 to 21,999 households.

Household size in the Village of Hamburg has been declining from 3.32 persons in 1960 to 2.50 persons per household in 2000. In Erie County, the average household size is 2.41 persons per household.

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The population of the Village of Hamburg is well educated (Table 3). The 1990 United States Bureau of Census figures were used for this section of the analysis. The 2000 figures are not yet available for social or economic characteristics. In

**Table 3  
Educational Attainment  
Persons 25 years and over  
New York State, Erie County, and the Village of Hamburg**

Place	NYS		Erie County		Village of Hamburg	
<b>High School</b> (incl. equivalency)	3,485,686	30%	202,981	32%	1,711	25%
<b>College</b>						
Some	1,851,182	16%	104,781	16%	1,115	16%
Associates Degree	770,268	7%	53,275	8%	861	12%
Bachelor's Degree	1,561,719	13%	76,619	12%	1,473	21%
<b>Graduate/Prof.</b>	1,172,110	10%	51,479	8%	923	13%

SOURCE: U.S. Bureau of Census, 1990 Census of Population.

1990, approximately thirty five percent of persons 25 years of age and over had received a bachelors or graduate degree. In addition, another twelve percent received their associate's degree. This is almost double the New York State and Erie County rate. The result of higher educational attainment levels is higher paying jobs that allow for more disposable income that can be spent in the village. This also provides the opportunity to get more talented people involved in civic affairs.

**D. Economic Base**

Table 4 illustrates growth in employment opportunities in the Village of Hamburg from 1960 through 2020. It should be noted that there has been a steady growth in local employment in the village and it is forecasted to continue this upward trend. Statistics for recent trends in employment have not been

**Table 4  
Employment Trends Village of Hamburg  
1960 to 2020**

Year	Employment	Change
1960	3,476	
1970	3,874	11.4%
1980	4,368	12.8%
1990*	5,171	15.5%
2020+	6,286	21.6%

SOURCE: Village of Hamburg 1984 Comprehensive Plan, \* U.S. Bureau of Census, 1990 Census of Population, + Projections from the Niagara Frontier Transportation Committee, 1997.

updated since 1990 when it was revealed that approximately 21% of the Village's employment (employed persons 16 years of age or older) is in professional activities such as the health or education fields. Local, state, or federal government employs another 18.2% of the labor force and a small portion of the labor force is self-employed (6.4%). The balance was distributed throughout the other industries.

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Using the village's 1990-population, approximately 93% of village residents worked at sites in Erie County such as the City of Buffalo or in the suburb of Amherst. The balance traveled to jobs outside of the county and state to areas such as Canada or Monroe County.

Industrial classification system categorizes workers by type of industrial activity in which they are engaged as illustrated in the following table.

**Table 5**  
**Employment by Industry**  
**Village of Hamburg & Erie County Comparison**  
**(1992)**

Industry	V.Hamburg Employees	Percent of Employment	Erie County Employees	Percent of Employment
Agri., Forestry, Fish., & Mining	40	.8%	4,207	9.5 %
Construction	240	4.7%	20,773	4.7 %
Manufacturing	721	14 %	76,375	17 %
Transport. Commun. & Util.	315	6 %	30,148	6.8 %
Whole Sale Trade	230	4.5%	20,002	4 %
Retail Trade	869	17 %	82,163	18.6 %
Service Industry*	823	16 %	65,316	14.8 %
Professional	1694	33 %	123,689	28 %
Public Administration	239	4.7%	19,453	4 %
<b>Total Employees</b>	<b>5,080</b>		<b>442,126</b>	

Source: 1992 Economic Census, \*Service Industry includes FIRE, business, repair, personal, entertainment, & rec.

It should be noted that not all employees are residents of the village but rather those employees who make up a specific industry located in the Village. In Erie County, almost 10 percent of employment is related to agriculture, forestry and mining. The Village of Hamburg is below one percent, not uncommon for an urbanized place or village. Retail trade and the service industries together make up 33 percent of the local employment, tied with professional related services. A few of the commercial areas include Holiday Village Plaza (Route 75 at the northern boundary of the village), Ravenwood Park Industrial Complex (Grimsby Drive) and Hamburg Village Square (Pine Street). The Hamburg School District and Hamburg government are two of the larger employers in the village. In 1992, 869 jobs were related to retail sales, jumping to 1,124 employees according to the 1997 U.S. Economic Census.

The median per capita (based on people 16 years old and over) in the Village of Hamburg is \$37,448. The median household income for Erie County is \$28,005. Over 30% of the households in the village make over \$50,000 which is compared to the Town at 26% and Erie County at 21%. The high wages of village residents

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are likely the result of high educational attainment and professional occupational class.

**Table 6**  
**Household Income Comparison**  
**Erie County, Town of Hamburg, and Village of Hamburg**  
**(1990)**

Levels	Erie County		T. Hamburg*		V. Hamburg	
\$0 to 14,999	101,876	27%	3332	17%	659	16%
15 to 24,999	66,810	18%	3117	16%	557	14%
25 to 34,999	59,775	16%	3571	18%	632	16%
35 to 49,999	68,337	18%	4838	24%	914	23%
50 to 74,999	52,751	14%	3669	18%	844	21%
75 to 99,999	15,614	4%	1013	5%	291	7%
100,000 +	10,856	3%	545	3%	128	3%

SOURCE: U.S. Bureau of Census, 1990 Census of Population.

\* Town includes the Villages of Blasdell and Hamburg.

**E. Environmental Characteristics**

Understanding the natural attributes of the village is an integral part of planning for the future since they represent areas, which should be preserved and respected for their importance to the natural environment. The map titled "Environmental Characteristics" (**Figure 1**) illustrates the location of steep slopes, wetlands designated by the United States Fish and Wildlife Service, as well as those designated by New York State Department of Environmental Service. This map also illustrates the location of watersheds and flood zones.

**E1. Wetlands**

As depicted on the "Environmental Characteristics Map", there are no federal or state designated wetlands located directly within the boundaries of the Village of Hamburg. Wetlands were recently discovered in the northern section of the Village but, have not been officially designated as such. Designated wetlands do exist directly north of the Village within the Town of Hamburg, near the Hamburg High School, west of the Village boundary at the end of Lenora Drive, south of the Village near Crescent Drive and north of the Village at the end of Sunset Drive. It is important to note the location of these wetlands when assessing the potential impact of future growth within the Town and adjacent to the Village boundaries. Development would not occur within these areas of the Town because of the limitations imposed by the Federal and State governments on building within a designated wetland. It is also important to note where these wetlands occur because of the natural drainage capabilities they provide for adjacent areas within the Village. Wetlands provide for the collection and overflow of storm water along stream

# ENVIRONMENTAL CHARACTERISTICS

## Village of Hamburg

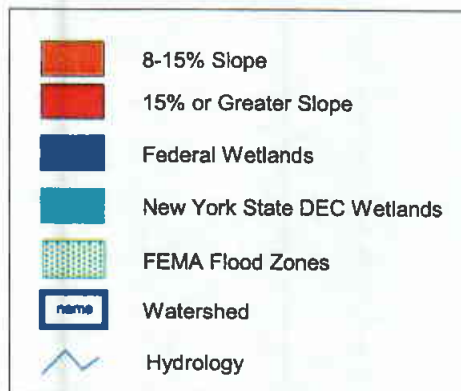
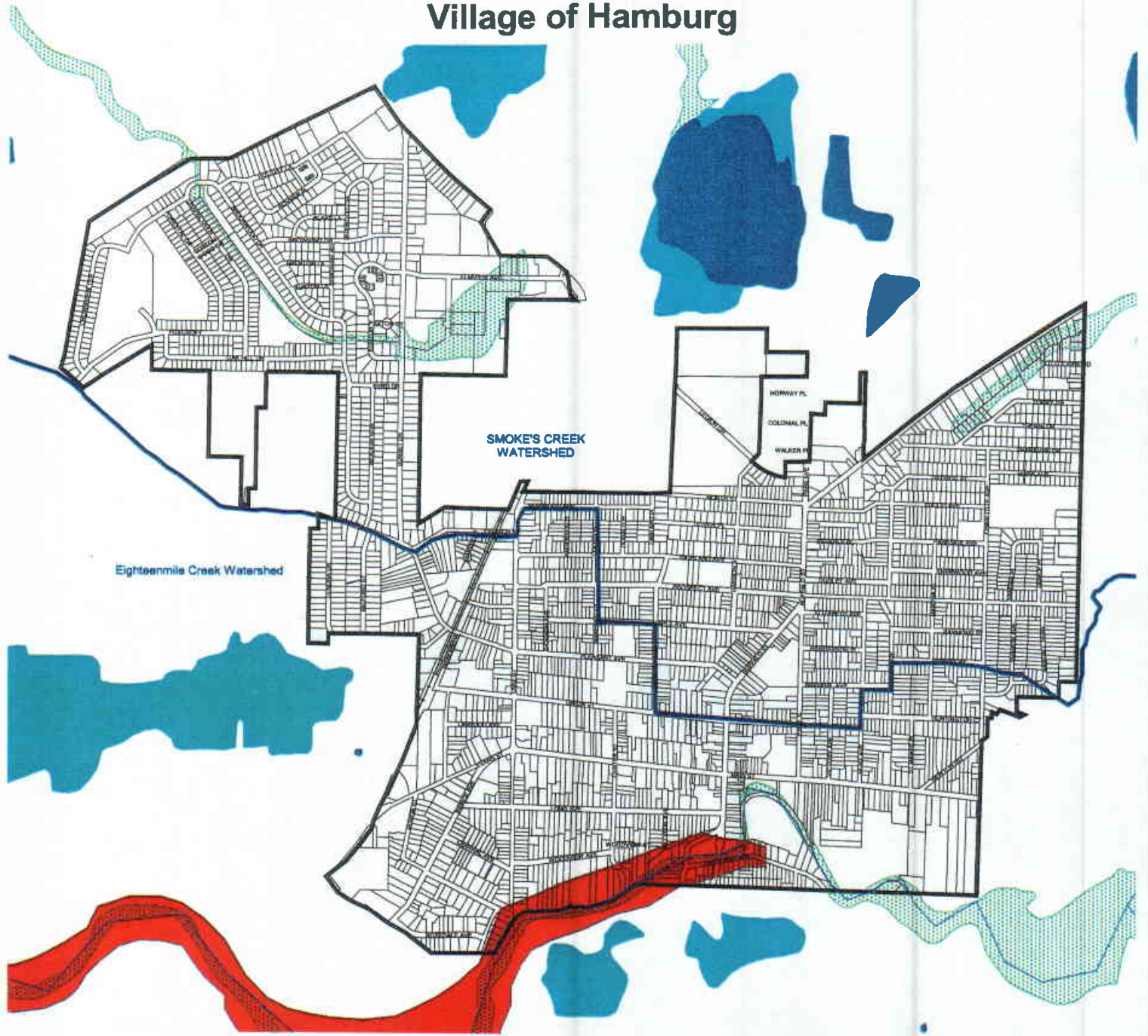


Figure 1

DISCLAIMER:  
 This map is intended for general planning purposes only.  
 No warranties are expressed or implied.

SOURCE:  
 Data provided by Erie County Department of Planning  
 March 2000.

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channels and in low-lying areas. Wetlands are found in low areas where water is trapped and retained from runoff and where marsh and natural vegetation promote wildlife formation and growth. Village officials should request that the Town of Hamburg inform the Village of any potential changes to these important natural features.

### **E2. Flood Zones**

Flood zones are divided into two types: floodways and flood fringes. Floodways are stream channels of turbulent water, which can be destructive during flood conditions. Flood fringes are flat areas, which experience shallow flooding. Development is restricted within floodway areas and should be restricted to open space land use in flood fringe areas. Flood zones as depicted on the "Environmental Characteristics Map" are located along the following water features:

- Eighteen-Mile Creek – This is a critical drainage channel for village land, slopes in excess of fifteen percent and dramatic aesthetic features (gorge walls and wooded areas) that are of local significance.
- Smokes Creek Tributary – This is a wooded, drainage channel which is located in the northeast portion of the Village between Torry Drive and Clark Street.
- Sunset Drive Drainage Channel – This is a cleared-slope drainage area located between the industrial park/Sunset Drive and the New York State Thruway.

### **E3. Topography**

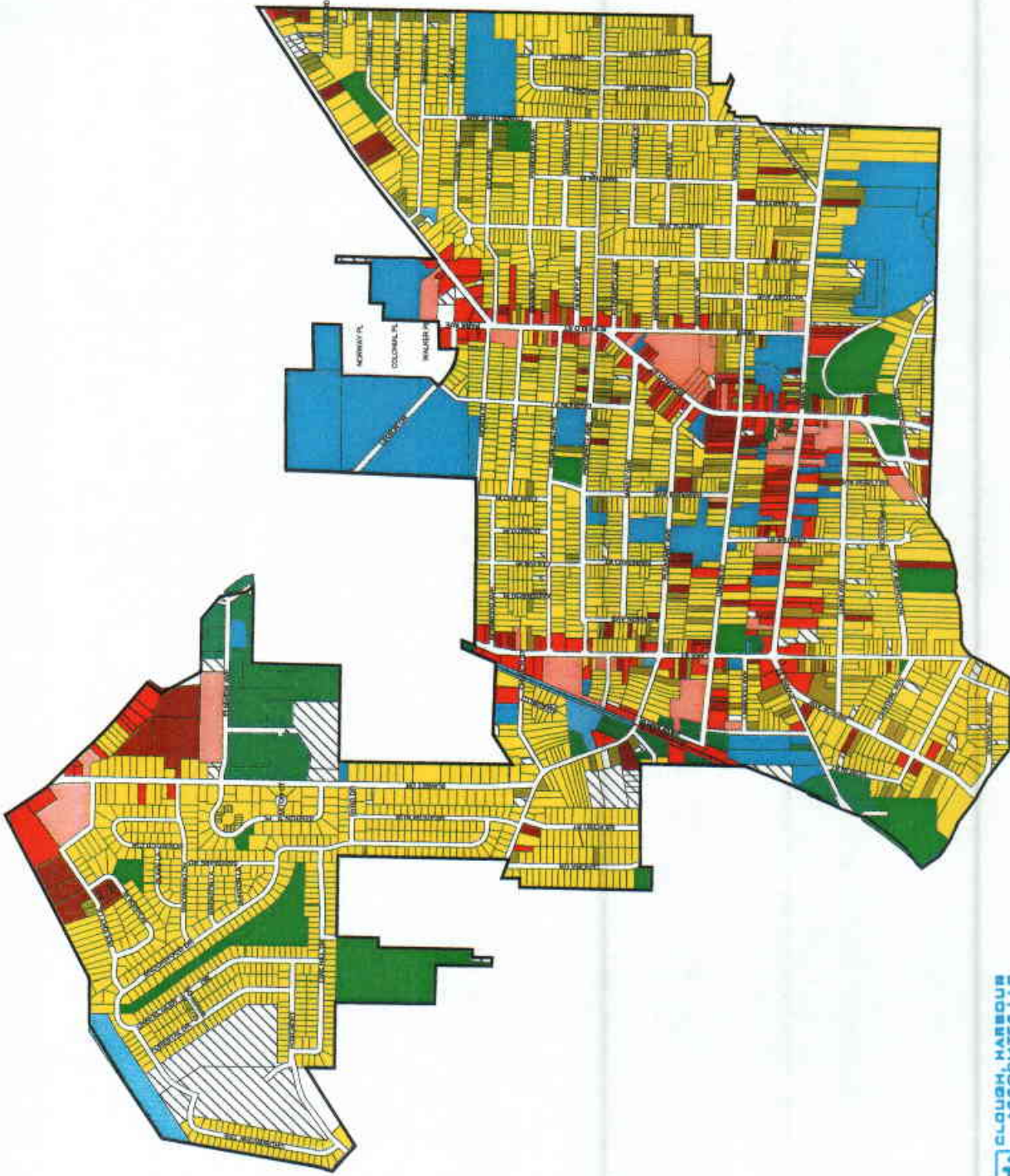
Topography is relatively flat within the Village, with the majority of the Village being 0-3 percent sloped and 3-8 percent in limited areas near the Thruway. Slopes, which are 15% or greater are, located along Eighteen-Mile Creek creating significant development limitations.

## **F. Land Use**

Land uses within the Village were identified and documented by parcel utilizing information provided by the Erie County Department of Environment & Planning and verified by field survey. A map titled "Existing Land Uses" (**Figure 2**) is provided to show the pattern of land use existing throughout the Village. The overall pattern of land use has not changed significantly since the preparation of the most recent master plan completed approximately 16 years ago. A summary of land use is provided below.



# Existing Land Use Village of Hamburg



Existing Land Use	
	Single Family
	Two Family
	Multiple Family
	Office & Retail
	Commercial
	Utilities
	Industrial
	Public, Government & Education
	Parks/Reserved Land
	Vacant



CHA  
 CLOUGH, HARBOUR  
 ASSOCIATES LLP  
 1000 UNIVERSITY DRIVE, SUITE 1000  
 WILSONVILLE, OHIO 45395  
 (937) 233-1000  
 www.cha-na.com

Figure 2

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

The Village of Hamburg is almost entirely built out with nearly 91% of its land area actively developed. Residential land uses still comprise roughly 49% with public, semi-public, roads and utilities at 4%, commercial nearly 8%, roads/utilities 18%, and industrial only 2%. Vacant parcels total 9% of the land area within the village.

Commercial development, once concentrated within the center of the Village, has expanded to the corridors of Buffalo Street, Lake Street and Main Street; three major arterials which extend through the Village to other parts of the region. This commercial development is a mixture of strip and stand-alone commercial development. Some older homes are being torn down for new business sites, or renovated to suit new commercial needs. Uncontrolled driveway access occurs on these major arterials which contributes to existing traffic congestion. The numerous commercial signs which exist along these routes add to the visual clutter created by the variety of building styles, shapes and sizes. Commercial parcels located adjacent to residential parcels are in most cases too small to accommodate proper buffers to protect the privacy of its residential neighbor.

Within the past decade, commercial development occurred in the northern section of the Village along Camp Road (Route 75) as, an extension of the strip development occurring along this route in the Town of Hamburg. This commercial development has been designed to have little or no negative effects on its adjacent residential neighbor. From the viewpoint of the passerby, numerous commercial signs exist along Camp Road creating visual clutter.

A shopping plaza is located on Buffalo Street in the center of the Village. There have been few vacancies within this plaza over the years. It consists of a mix of office and retail uses with sufficient room for parking. The majority of the village's commercial activity is within buildings housing retail, office, and residential uses. This is a result of the reuse of residential properties for commercial use. The type of retail and service uses located in the Village has changed over the past decade. Uses which primarily serve the local residents such as grocery stores, dry cleaners, doctors, etc. have largely been replaced by specialty shops and auto-related services. Many of the retail and service uses have relocated to nearby strip malls. Local residents now must leave the Village for their specific shopping needs. This a problem primarily for increasing population of seniors, who reside in the Village who have been accustomed to the convenience of nearby shopping and for those who enjoy walking to from home to shop for day to day needs.

Industrial development is sparse. Industrial/heavy commercial uses, which do exist within the Village, are located adjacent to the railroad line, north along Pleasant Street approximately 800 feet from the intersection of Pleasant and Haviland Street. Conflict between these types of uses and neighboring residential

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properties occur in this area. Excessive noise, fumes and unwanted traffic created by heavy commercial and industrial activities can negatively affect nearby residences. An industrial park is located in the northern section of the village between Elmview Avenue and Sunset Drive. The land uses within this park are compatible with the adjacent residential properties. A more detailed description of land use is provided below by section of the village as defined by major transportation routes.

The Erie County Railroad Line bounds the central portion of the Village on the west, and Buffalo Street on the east and extends north and south to the village boundaries. This section of the Village is comprised of a diverse mix of uses. It is a combination of commercial, residential, (single family and multifamily) and public/semi public uses with a few vacant parcels. Many of the stately old homes located along Main Street in particular between Center Street and Lake Street, have been converted to professional office use. These offices provide a graceful transition from residential development to the central business district. They also serve to confine retail uses to its present boundaries, strengthening the vitality of the commercial enterprises. There has been minimal, new commercial development in the central portion of the Village in recent years. Interior building renovations have been completed instead. Residential properties located in the central portion of the village, south of Main Street are well-maintained and very stable, exhibiting few conversions to nonresidential uses.

The western portion of the Village located northwest of the railroad lines, is predominately residential. It is a mixture of residential units ranging from single family to townhouses in a diversity of styles. The New York State Thruway bounds the Village to the north, residential use within the Town of Hamburg bounds the Village to the west and commercial uses extend along Camp Road to the east. The goal for this part of the Town of Hamburg surrounding the western portion of the Village( per the Town's 2010 Comprehensive Plan) is to continue residential development. Camp Road will continue as a major commercial area of the town. The Town of Hamburg's Comprehensive Plan calls for a cooperative effort by the Town and the Village in controlling commercial development along Camp Road so as to reduce its impact on traffic flow and the aesthetics of the area. The geographic location of this section of the village and the presence of the railroad line create a sense of separation from the rest of the Village for those who live in this area. The majority of the Village's vacant land exists in this section of the Village. Approximately 10 acres of vacant developable land lies within the existing industrial park.

The eastern portion of the Village, from Buffalo Street east, is predominantly single family residential comprised of older, well-established homes in the south and newer homes in the northern section. Few multi-family conversions exist and are confined mostly to Charlotte Ave. and Huntington Court. Limited through-traffic has contributed to keeping this area stable. The Charlotte Ave. Elementary School and the Hamburg Swim Center provide recreational opportunities for

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those residing in this area. St. Peter and Paul Cemetery and the Trinity Church comprise the majority of the area east of Buffalo Street and south of Main Street to the village boundaries.

McKinley Parkway bounds this section of the Village to the east. Traffic on McKinley Parkway is heavy at times, which affects the quality of life of adjacent property owners. The Town of Hamburg's 2010 Comprehensive Plan identifies methods to improve the quality of this corridor. The Town's plan recommends that a residential overlay district be created which would limit points of access onto the parkway, and require shared access roads.

### **G. Housing**

Almost fifty percent of the units in the Village of Hamburg were built between 1950 and 1979. The newer age of housing is the result of a building boom after the annexation of land from the Town of Hamburg to construct the Glen Meadows Subdivision. Homes in the subdivision are generally newer ranch style structures on winding cul-de-sacs. In comparison, the residential structures in the center of the village are much older.

According to the 2000 U.S. Census, there are 4,144 housing units in the Village of Hamburg. There are 4,144 total units with 134 vacant units or approximately 3% of the total housing stock. The vacancy rate is important because it is one indicator used to assess the available housing units in comparison to the demand for units. Typically a vacancy rate of 5% is considered normal. Vacant units provide buyers and renters a choice in homes. Over seventy-one percent (2,875) of the homes are owner occupied with only a small number of rental units for a village.

There is one HUD entitlement area in the southeast quadrant of the village between East Union and 18-Mile Creek and Buffalo and St. Mary's Streets. This area has one senior center that results in more low and moderate income households and in turn, make the area eligible for funding. After the 2000 Census, a second entitlement area may be designated due to a second senior center that is new to the Village of Hamburg.

### **H. Utilities**

The Village of Hamburg has developed to the level it has because of the comprehensive system of utility services available throughout the Village. This section describes these utilities and identifies improvements that should be made to continue a quality level of service.

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

### **H1. Water**

The Village of Hamburg obtains their water supply from the Erie County Water Authority's (ECWA) Sturgeon Point Plant in the Town of Evans. The plant capacity is adequate for future development within the Village. The water distribution system located throughout the west side of the Village (Glen Meadows area) is owned by ECWA. The balance of the Village distribution system is owned by the Village and operated by ECWA through a lease management agreement. This agreement states that the Village is responsible to make all necessary capital improvements and ECWA is responsible for repairs.

The water lines that feed the Village include:

- A 42-inch diameter transmission main running easterly near Erie County owned railroad line,
- A 48-inch diameter transmission main running northeasterly near Lake Shore Road.

These lines provide water to the network of four 8-inch laterals that supply local service to each street and adjacent uses. The distribution system consists of 12-inch trunk mains on Main Street, Buffalo Street, Pine Street, East Prospect Avenue, McKinley Parkway, Camp Road, Union Street, Division Street, and Center Street. The rest of the Village water distribution system consists of 4-inch and 6-inch diameter water lines located along Village streets. The distribution system also has a small number of 2-inch diameter water lines. The Village's water system was originally installed in the early 1900's. Water line improvements have been made on Union Street, Division Street and Center Street in the late 1980s. Continued efforts should be made to update the 2 and 4-inch water lines to insure adequate pressure to all properties located within the Village. There are no plans to do so at this time.

### **H2. Sanitary Sewers**

The Village sanitary sewer system consists of a network of sewer lines ranging in size from 8-inch to 18-inch as well as two wastewater treatment plants which treat the wastewater before discharging into a receiving body. The Southtown Wastewater treatment plant serves the entire Village. The Village sanitary sewer collection system is located throughout the Village with four lift stations, which are located near:

- East Eden Road
- Charlotte Ave
- Sherburn Drive
- McKinley Parkway

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

Sewer service is provided to all Village parcels. The Southtown wastewater treatment plant has available capacity.

### **H3. Storm Sewers**

Adequate storm water drainage is a product of two systems facilitating water flow; the principal drainage sheds in the Town of Hamburg and local Village channels serving existing development. Both drainage systems must operate properly to control water flow. The Village lies at the confluence of drainage sheds that channel water runoff toward either Lake Erie or Eighteen-Mile Creek. Drainage is provided by a combination of road ditches, open drain channels and enclosed storm water sewers to remove water from Village development.

### **I. Traffic Circulation**

The Village of Hamburg transportation network must serve many needs including local and through traffic, and access to adjacent land uses. The map titled "Transportation Infrastructure" (**Figure 3**) illustrates the location of arterials, collector streets and traffic conflicts in the Village. The confluence of one national and two state highways (US Route 62, and State Routes 75 and 391) within the Village serves to concentrate traffic in areas where there typically is not a significant amount of land to accommodate increases in traffic. This causes localized areas of congestion and also makes access to land adjacent to these highways difficult to accomplish. Traffic circulation must provide for continuing opportunities for access and also accommodate traffic flow through the Village without causing significant amounts of congestion and safety concerns.

These major routes serve the Village of Hamburg and connect to the surrounding Town and roadway network. US Route 62 (Buffalo Street/ Main Street/Pierce Street) and State Route 75 (Lake Street/Camp Road) traverse generally in a north/south direction and carry the most amount of traffic in the Village and are classified as major arterials. They both provide for through traffic, while U.S. Route 62 also serves adjacent land use in the heart of the Village. State Route 75 (Lake Street) also connects with the New York State Thruway just outside the northwest corner of the Village. Each of these roads is a two-lane highway with development along both sides of the road. This adjacent development significantly hinders the ability to increase the capacity of the roadways. This is especially true of U.S. Route 62 through the Village. Congestion currently exists on these routes, especially during the morning and afternoon commuting period due to the conflict between through traffic and local traffic. Uncontrolled driveway access, through-truck traffic and on-street parking are many of the factors which contribute to congestion. Specific points of congestion include the intersection of U.S. Route 62 and Clark Street in the northern part of the Village and the combined intersection of U.S. Route 62/State Route 75 and Evans Street.

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

Again, limited right-of-way on these major routes restricts the ability to widen roadways, but there appears to be enough space to improve intersections that are currently suffering congestion problems. Also, there is a conflict with pedestrian and vehicles on Legion Drive because of a lack of sidewalks on this street. The village portion of the street does have sidewalks, but the town should consider constructing sidewalks on their section to allow students to safely walk to the High School located at the end of the street.

The New York State Department of Transportation (NYSDOT) has determined that the pavement, safety and mobility deficiencies on US Route 62 (Main Street & Buffalo Street) from NY Route 75 (Lake Street) to Legion Drive and NY Route 391 (East Main Street) from Buffalo Street to the East Village Line will be addressed with funds from New York State Dedicated Funds and Congestion Mitigation/Air Quality Program. The proposed scope of work is full depth pavement reconstruction, with a closed drainage system, curbs, sidewalks and various intersection safety/operational and capacity improvements. Construction will begin in the summer of 2004.

There are also numerous minor arterials traversing the Village that connect to the regional roadway network and provide access to local land use. These minor arterials include State Route 391 (Boston State Road), Clark Street, McKinley Parkway, South Buffalo Street and Legion Drive. Most of these minor arterials do not possess the same problems as the major arterials in terms of congestion and adjacent development, but care needs to be taken to preserve these corridors so that they do not become overburdened by traffic. One concern that has been identified is the conflict that occurs between pedestrians and vehicles, particularly in the area of the school near the intersection of Legion Drive and Divison Street. Traffic is perceived as traveling too fast through this area and there is limited traffic control. This creates concern as it relates to the functioning of the schools. There are numerous pedestrians and school buses in the area and this causes conflict with through traffic on Legion Drive.

The final vital links of the roadway system within the Village of Hamburg are the collector roadways. These roadways provide the connection for the residential areas of the Village to the arterial system. Although the collector roadway network does not currently have congestion problems, congestion problems in other parts of the Village have the ability to impact the collector roadways. Travelers tend to use the quickest route, although it may be longer. If congestion occurs on the arterial routes, then drivers will switch to the collector roadway network to reach their final destination. To assure that vehicles travel on appropriate roadways it is incumbent on the Village to manage congestion to avoid trip diversions.

The Niagara Frontier Transportation Authority (NFTA) currently provides bus service from Buffalo to Boston with two trips in each direction; one in the morning and the other in the evening. NFTA provides service from Hamburg to

## ***VILLAGE OF HAMBURG COMPREHENSIVE PLAN***

Buffalo with a frequency of 20 trips in each direction per day. Bus stops are located along Route 62 as well as a bus turnout lane and shelter at the southeast corner of the intersection of Buffalo Street and East Main Street. Many people drive to the Village, park their car for the day and ride the bus into Buffalo. This adds to the final issue of concern and that being the lack of off-street parking in the Village of Hamburg, particularly in the center of the Village. There is on-street parking on both sides of U.S. Route 62 serving local businesses, but not enough to accommodate current demand. There is very little off-street parking in the form of municipal parking lots. The lack of off-street parking causes vehicles to circulate around the center of the Village.

### **J. Community Facilities**

There is no anticipated need for additional government facilities. However, it is advantageous to inventory and examine existing facilities to assist in decision making about the equitable distribution of services to the community. The map titled "Community, Recreation and Educational Facilities" (Figure 4) illustrates the location of these facilities.

#### **J1. Government Offices**

There is a village mayor, four trustees; (each elected to 4-year terms by voters) and an appointed Village administrator. The Board of Trustees is charged with preparing and adopting the village budget, controlling all expenditures; carrying out public improvements; appointing department heads, boards, commissions and committees; and supervising the operation of all village departments and agencies. The Hamburg Village Hall is located on East Main Street.

The public expressed during the planning process, that there is a lack of communication between government leaders and the residents as well as a lack of consensus building. The Village plans to take steps to improve this by conducting an annual public survey asking the citizens to identify their priorities and how they would like Village financial resources to be spent.

#### **J2. Public Safety**

The village employs its own police force and maintains a fleet of cars. The Village of Hamburg Police shares the building located on Main Street with the village hall. The department consists of 12 full time officers, 8 time officers, and office support staff. There are four patrol cars with at least two cars on the road at all times. In addition, there are 6 crossing guards for the village.



# Transportation Infrastructure Village of Hamburg



	Major Arterial
	Minor Arterial
	Collector
	Areas of Traffic Conflict

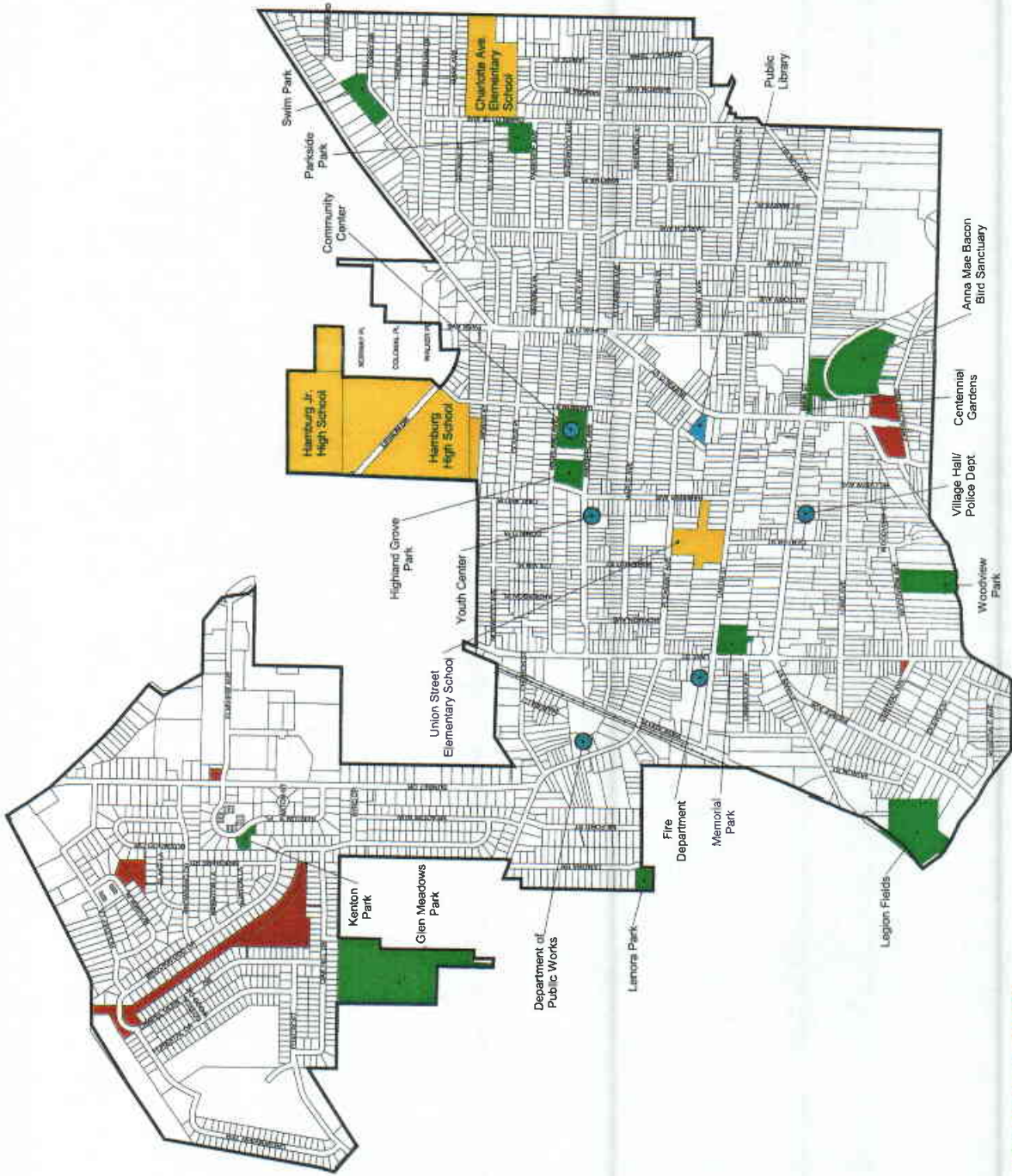
**DISCLAIMER:**  
This map is intended for general planning purposes only. No warranties are represented or implied. Map prepared for City of Hamburg Department of Planning, March 2008.

Compiled by H.A.C. - Prepared 2008

Figure 3

# Community, Recreation & Educational Facilities

## Village of Hamburg



DISCLAIMER: This map is intended for general planning purposes only. No warranties are expressed or implied. DATE: 08/20/2010

Prepared by M.A.C. August 2010

Figure 4

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

A new centrally located fire hall now serves the Village of Hamburg. It is located at 301 Union Street. Hamburg was previously served by three firehouses: Pine Street, Long Avenue, and Lake Street Station. The consolidation of the fire operations has shortened response time.

### **J3. Library**

The Hamburg branch of the Buffalo and Erie County Public Library system is located on Buffalo Street (U.S. Route 62) in the village between Pleasant Avenue and Union Street. This regional public library serves village and town residents. The 10,700 square foot facility is open daily with 10 personal computers for research and office applications, internet access, a meeting room, and microfiche reader/printer.

### **J4. Public Educational Facilities**

The Hamburg Central School District covers the Village of Hamburg. There are four schools in the district that are located in the village. The schools including the Charlotte Avenue Elementary School, Union Pleasant Avenue Elementary School, Hamburg Middle School, and Hamburg High School (Table 7). The Hamburg High School graduates an average of 300 students per year. Student's attendance rate for the district is relatively high at 96% in comparison with the Town and County. In addition, the village has lower than average drop out and suspension rates. However, the drop out rate has been rising to close the gap with the county and state averages. The student drop out rate rose dramatically from 1.1 during 1994-95 school year to 1.9 in 1996-97 school year.

**Table 7**  
**1999 - Public Schools**

School	Students Enrolled	Teachers	Grade Levels
Union Pleasant	734	55	K-5
Charlotte Ave.	329	25	K-5
Hamburg Middle	1,033	75	6-8
Hamburg High	1,296	85	9-12
<b>Village Totals</b>	<b>3,392</b>	<b>240</b>	

Source: NYS Education Department, 1999.

### **K. Parks & Recreation Facilities**

There is a wealth of developed parks and recreation space within the Village of Hamburg which are accessible to nearly every neighborhood area. A brief

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

description of these facilities is provided as follows. The map titled "Community Facilities" illustrates where these facilities are located in the Village.

*Community Center Playground* is located in the center of the Village between Highland and Prospect Avenues. This two acre park includes a large wood structure playground, basketball courts which also functions as an ice skating surface in the winter, a small ballfield and an area for volleyball. A community center building is located here, which is heavily used by seniors and during the week and for small functions on the weekends.

*Glen Meadows Park* is located off Oakhill Drive on the west side of town. Seventeen acres is developed and maintained with a large picnic shelter, two softball fields (1 lighted) and two tennis courts as well as new playground apparatus. A restroom building has been recently added to the park. This park also houses the department's park maintenance building. A bike path which extends between two parking lots, a grass volleyball and badminton courts. There is a significant amount of undeveloped land within the park that is wooded. The department's intention is to expand the picnic facilities into this land at some point in the future.

*Hamburg (Outdoor) Swim Center* is accessible from Torry Drive and is located in the eastern section of the Village. A 3,000 sq.ft. heated pool is the primary feature in the park. A new wading pool with a fountain has recently replaced the existing one. The park also includes a changing facility, a small picnic area and three tennis courts.

*Legion Field Baseball Complex* is an 11.9-acre area located in the southwest corner of the Village off Evans Street. It includes six fields, two of which are regulation and four that are modified. The complex has two buildings; one, which is a combination storage room, umpires office, snack bar and restrooms and the other, is used as a picnic shelter.

*Memorial Youth Center* is located at 200 Prospect Avenue. The recreation department is housed here as well as a multi-use game room, snack bar area, restrooms, photography lab, arts & crafts room, and two lounges.

*Brookwood-Kenton Park* is a 1.58 acre park located in the Glen Meadows subdivision. It features a half-basketball court, grills and various play equipment.

*Woodview Park* is a 3.5 acre park located on Woodview Avenue and is one of the more scenic areas the Village maintains. The park's most unique feature is that it borders the 18 Mile Creek to the south of the park. The creek is bordered by grassy land sloping up to the street level and a slate bank on the other side. The park facilities include an informal play field, small basketball court, picnic tables and playground equipment.

### *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

*Memorial Park* is a 2.3 acre park located near Main Street. It is beautifully landscaped and is unique to the Village and surrounding communities. It features a large band shell used for summer evening concerts, art festivals and other performances.

The Village of Hamburg Recreation Department completed a five-year master plan in 1995, which identified potential improvements to these existing parks. One of the goals identified in the plan was to update all the play equipment located in the parks. This has recently been completed. This plan also pointed out that even though the Village enjoys a total of 70 acres of green space under it's authority, most of that acreage is parceled into smaller sized parks and playgrounds. The Village has few opportunities for future park development. Generally accepted standards for recreation development point out that the village has more than an adequate amount of land needed to meet the recreation needs of the community. Standards aside, the problem exists in that the Village does not own land for development of new facilities to meet the changing needs of the population. For example, organized sports such as soccer and baseball/softball have increased in popularity significantly over the years. The department uses school fields for their recreational league play. The use of these fields is limited to times when the school does not need them for school activities. Consequently, there is a shortage of playing fields for these activities and no large parcels of vacant land in the Village to accommodate these needs.

The Hamburg School District owns 16 acres of undeveloped land east of Glen Meadow Park. This land was originally purchased by the School District to locate an elementary school in the future if the need arises. Until such time, the School District would like to develop athletic fields on this land in particular for, lacrosse and soccer. The Village and the School District are discussing entering into a cooperative agreement to seek funds and develop this land for future recreational use.

The five-year plan did not address the needs of pedestrians and bicyclists. Many people today enjoy walking/biking as a form of exercise or as a means of commuting. Many highways and subdivision developments lack adequate linkages of sidewalks and paths to protect residents and encourage pedestrian activity. Linkages to parks and neighborhoods such as the Glen Meadows subdivision should be created. The Town of Hamburg has identified opportunities for a trail system to be instituted as funding allows. They have prioritized plans for pedestrians trail access, and bicycle routes in their 1997 Open Space/Recreation Plan. Proposed bike trails include two regional trails, including one constructed within the right-of way of Rogers Road which becomes Pleasant Avenue when it enters the Village. The Erie County railroad right-of way could also be used for a trail route in the future. Another location identified by the Town of Hamburg for a bike trail to be constructed through the Village is along Main Street. This route extends from the west to the east through the Village and would connect to existing parks within the Village and the Town.

## ***VILLAGE OF HAMBURG COMPREHENSIVE PLAN***

Because of the narrow width of the street's right of way, a bike route separate from the road pavement would not be possible. The shoulder of the road would be designated for bike travel. The Transportation Efficiency Act for the 21<sup>st</sup> Century has provided an opportunity for the needs of pedestrian and bicyclists through the Transportation Enhancement Program. This program includes dedicated funding that goes beyond routine transportation projects to enhance the quality of life in the area. Pedestrian and bicycle corridors within the Town and Village of Hamburg could be created through the use of this funding.

### **L. Historic and Cultural Resources**

Local preservation concerns and values have found their way into comprehensive plans and the overall planning process over the last decade. Downtown Hamburg utilizes both the aesthetic and economic value of preservation in terms of housing and community design. The Village of Hamburg has a significant number of historic residential neighborhoods. As noted previously, Hamburg was a rural agricultural community with farms that serviced the City of Buffalo population. With the development of the railroad and later the New York State Thruway, Hamburg became a transportation crossroads that increased suburban development.

There are a numerous examples of historic vernacular architecture in the Village of Hamburg. The earlier prosperity of the village can be seen in the variety of large Victorian and Queen Anne residential structures near the commercial center. Many of these homes have been turned into professional offices, creating another valuable use for the structures. Recently, the Village added a historical preservation commission to Village government. The historical preservation commission has a definitive role in development of historic properties within the village.

#### **L1. Celebration and Festivals**

Celebrations centered on the community and its history can be educational entertainment. Special events in the Village of Hamburg include year round activities such as Burger Fest, Hamburg Holidays, a seasonal Farmers Market and spill over events from the Erie County Fair. Events such as these are important to the vitality of the village in terms of community cohesiveness and economic growth.

### **M. Summary**

The Village of Hamburg is a built out residential community with a vibrant commercial core. Its population is projected to remain relatively stable in terms of growth. The majority of those who reside in the Village maintain a high level

### *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

of education and work primarily in professional type positions. The median household income in the Village is significantly higher than in Erie County.

New development within the Village is limited largely due to the lack of vacant land available for development. In reviewing development data from the past five years, minimal construction in the area of commercial development has not occurred within the Village. Light industrial development has occurred but to a limited degree. The Village economy has remained relatively stable over the years in comparison to other urban centers located throughout New York State. Devising methods to maintain this present positive economical environment is critical to the health of the community. The community has expressed a deep concern about the Village's Center remaining as its center of community life. Continued commercial activity within the Village Center is critical to keeping this focus of activity. Giving existing businesses a reason to stay downtown and attracting new ones has been identified as an issue which needs attention during the preparation of this comprehensive plan. Strengthening the Village's overall economic base has also been identified as a critical issue. Approximately 10 acres of developable land is available in the Ravenwood Industrial Park.

The residential community is well maintained with few, apparent, land use conflicts. Those that do exist, are located primarily within the area of the Erie County railroad line. Other conflicts occur where commercial uses are adjacent to residential properties in particular along Buffalo Street and Main Street. Existing land use controls need to be strengthened to eliminate these conflicts from occurring.

Traffic congestion within the Village was identified during the inventory and analysis phase as being one of the largest issues of concern. The NYSDOT reconstruction project planned for US Route 62 (Main Street & Buffalo Street) from Lake Street to Legion Drive and NY Route 391 (East Main Street) from Buffalo Street to East Main Street will alleviate many of these problems. But, the Village still needs to address issues of through truck traffic, the lack of parking and uncontrolled driveway access.

The village's water supply system was constructed in the early 1900's. Continued efforts should be made to upgrade undersized water lines. Minor problems are associated to the sanitary sewer system within the Village. Wet weather conditions seem to be the cause of these problems. The Village of Hamburg is currently in the midst of a \$250,000+ inflow and infiltration study to eliminate any such sanitary sewer problems.

The Village is blessed with numerous recreation and park facilities. Pedestrian and bicycle trails should be introduced within the Village through the use of available funds to connect these parks to each other and to other parts of the

*VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

Village. Land does not exist for the development of playing fields as needed for changing recreational needs.

Recommended solutions to the problems identified above, will be provided in the following section of this report.



### **III. PLAN FOR THE FUTURE**

### **III. PLAN FOR THE FUTURE**

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A village's comprehensive plan is a framework as to how it may function as a community and reveals the community's collective aspirations, values and vision for the future. This "plan for the future" for the Village of Hamburg will guide the growth of the village as well as provide recommendations for how the village can maintain and enhance its quality of life. This plan is presented in the form of an overall vision for the Village's future and a series of goals, policies and strategies for specific areas of importance, (i.e. land use, economics, utilities, community facilities, parks and recreation, historic & cultural resources, and transportation).

An important part of the planning process is identifying how the community would like the village to look and function through the year of 2015. This picture is referred to as the Village's "Vision" and is expressed in the form of a Vision Statement. This statement generally describes the community's direction for the next 15 years; how it will guide development and manage its resources. The Vision Statement and goals & policies were written as a summary of comments received by the Steering Committee as well as those received during a public informational meeting that was conducted during the planning process. It is also based on the inventory and analysis of the Village's existing conditions. Village officials should review this vision statement and the goals and policies often, throughout the years, to be reminded of where the Village would like to be in the future.

#### **A. VISION STATEMENT**

*The Village of Hamburg envisions itself as a quaint, pedestrian friendly and picturesque village with a strong economic base. will be considered as a safe place to live with a quality of life maintained through the provision of ample job opportunities, recreational opportunities, good schools, and affordable housing. The Village will have a vital and active Village Center with shopping opportunities available to meet every day needs.*

Goals, policies and strategies are provided as the means to achieve the Village's vision for the future. The Vision Statement as well as the subsequent goals, policies and strategies is based upon the inventory and analysis of the Village's existing conditions.

#### **B. GOALS & POLICIES**

Goals and policies are provided as a statement of the community's desires for a specific comprehensive plan element and have been created as an outline for renewal and new growth within the Village Hamburg as well as preservation of

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

its unique characteristics. The formulation of clear, concise and well-considered statements of goals and policies is an essential step in the community's planning program. These statements are supported by the strategies and implementation measures necessary to implement them. The following goals, policies and strategies were developed to achieve the Village's vision:

### **B1. Land Use**

#### ***Goal:***

Promote economic development, convenient commercial services and employment opportunities without creating conflict between various land uses. Encourage positive investment in the form of new construction, restoration and improvement of existing structures, as well as the protection of important community resources. Maintain the existing balance of residential, commercial and industrial uses.

#### ***Policy:***

Achieve the goals, policies and strategies for the specific categories of land use; industrial, commercial and residential.

#### ***Strategy:***

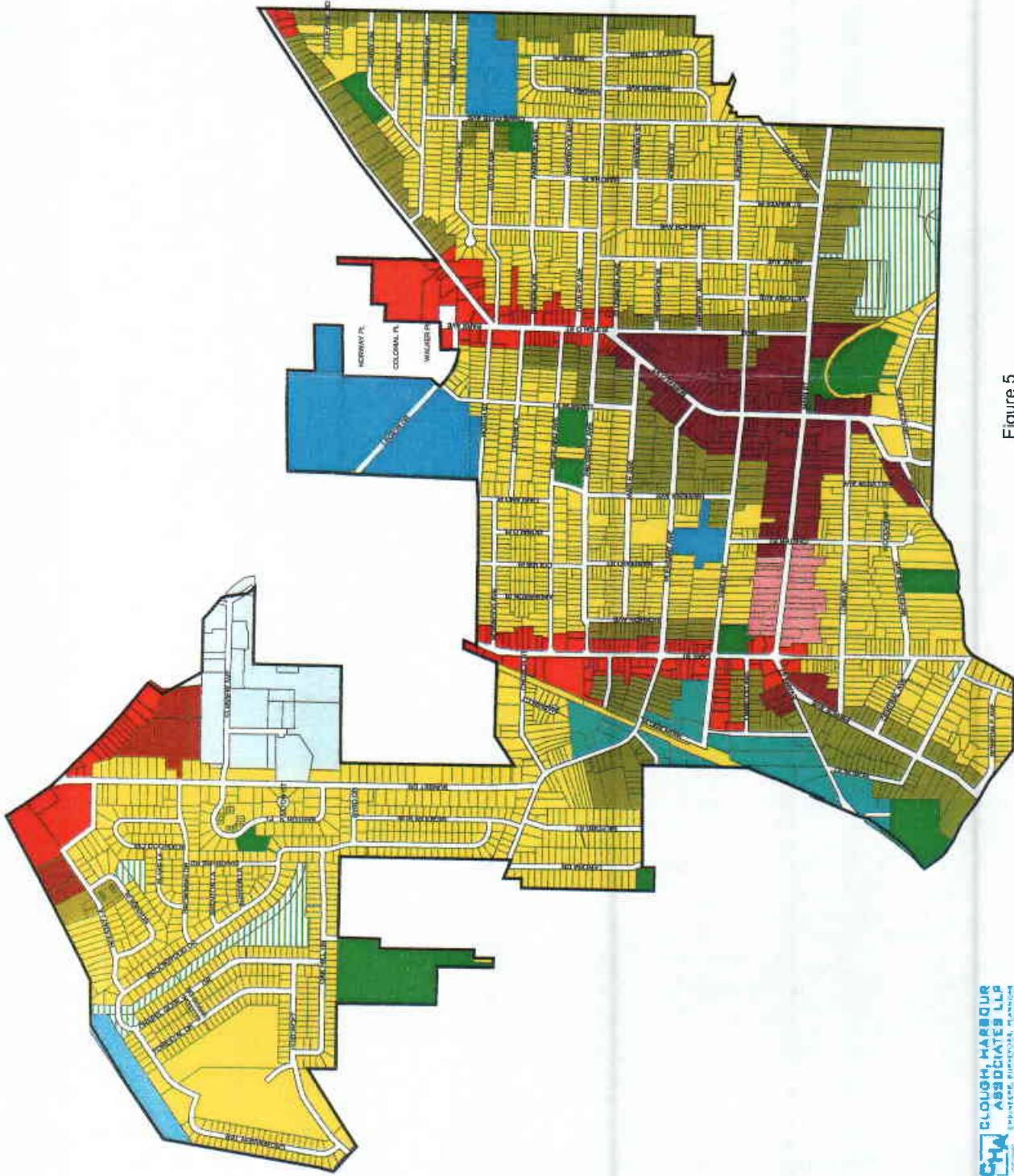
The "Proposed Land Use Plan" (See **Figure 5**) illustrates how the Village should continue to develop to achieve its Land Use Goal as described above. The plan graphically presents the Village's existing development pattern and potential land use. It is recommended that the Village Center, currently defined by zoning as C-1 Central Business, continue within its present boundaries with a reintroduction of mixed uses, except at its northern boundary. This should be extended north to the intersection of Buffalo and Pine Streets. Multifamily residential uses are recommended to occur north of the Ravenwood Industrial Park between Milford and Pleasant Street, west of Lake Street and within the Village Center and General Commercial areas. Also, two family residential development is recommended to be restricted to areas west of Lake Street, within residential neighborhoods directly surrounding the Village Center, along Clarke Street and McKinley Parkway. Heavy industrial uses would continue along the railroad and light industrial uses would expand within the Ravenwood Industrial Park. The Village Board of Trustees should adopt this plan and revise its zoning code accordingly. Specific discussion about each land use category and how the Village should continue to develop in that area is provided below.

### **Industrial**

#### ***Goal:***

Promote the development of vacant industrial land within the Village that would not conflict with adjacent uses.

# Proposed Land Use Village of Hamburg



**Proposed Land Use**

	Single Family
	One-Two Family
	Multi-Family
	Office
	Commercial
	Central Business
	Light Industrial
	Heavy Industrial
	Utilities
	Public Schools
	Parks/Recreation
	Reserved Land



DISCLAIMER:  
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Data provided by the County Department of Planning  
March 2009  
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Revised 10/10

Figure 5

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

### *Policies:*

1. Work with Erie County and the Town of Hamburg, to attract new industrial uses to the Village.
2. Encourage the enhancement of the appearance of existing industrial operations through landscaping, buffering and other design methods.
3. Eliminate conflicts which exist between existing industrial and residential uses.

### *Strategies:*

There are approximately ten vacant acres in the Ravenwood Industrial Park located in the northern section of the Village. Office and light industrial uses currently exist within the park in an orderly and well-maintained fashion. The Village could work with Erie County and the Town of Hamburg to market this land for additional light industrial uses as these municipalities have the mechanisms in place to prepare marketing plans and make the appropriate contacts. The Village would benefit significantly by teaming with them to market all industrial and commercial lands in the area. The Village should also consider including performance standards as part of its zoning which require that all industrial properties, in particular the area zoned for heavy industrial uses near the railroad, are designed to be aesthetically pleasing and fit into the urban landscape. Such standards would deal with such factors as landscape treatment of the street frontages, buffering adjacent properties, and location of storage facilities. The most stringent environmental standards will be applied.

### **Commercial**

#### *Goal:*

Stabilize and enhance commercial development located within the boundaries of the existing commercial areas of the Village.

#### *Policies:*

1. Develop design guidelines for commercial properties to promote the quality of commercial development consistent with the vision for the Village.
2. Enhance the existing streetscape of Buffalo Street, Main Street and Lake Street.
3. Identify additional off-street parking opportunities within the Village.
4. Refine the Village's zoning ordinance and map to more clearly define the commercial areas of the Village. Create a more distinct Village Center.
5. Develop a theme for the Village Center for the future design of signage, street furniture, lighting and landscape treatment.

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

### *Strategies:*

It is the vision of the Village to maintain and strengthen its commercial areas with shopping opportunities available to meet every day needs. Doing so, is critical to the overall economic health and quality of life in the Village. For the most part, all of the Village's commercial areas are thriving. To stabilize and enhance these commercial districts, the Village needs to develop ways to protect itself from inappropriate new development. The most effective way is to incorporate language into its zoning regulations that promotes pedestrian-friendly site plans and building design. The Village should adopt design guidelines, which encourage construction that is compatible with the surrounding area based on the following guidelines:

- New buildings or additions on any given street should be consistent with the predominant setback pattern for that street.
- Within the Village Center in particular, setback requirements should reinforce an urban and pedestrian streetscape by being close to the sidewalk. Also, signage, lighting and other streetscape features should be based on an established theme.
- Street-level storefronts and building entrances should be open and inviting to pedestrians.
- The scale and massing of buildings on any given street should be harmonious and designed consistent with a theme established for the Village Center.
- Greenspace should be featured to the maximum extent possible.

The need for the appropriate zoning regulations that govern the design and placement of buildings, signs, and lighting and the position of parking lots can not be overemphasized if the Village wants development on its own terms. Design guidelines go a long way to protect the character of a community.

The Village should also, define its commercial districts more clearly through physical means as well as through zoning definition. Distinct character areas within a municipality provide for uniqueness, higher visual interest, and easy identification of specific locations. Presently, as one travels along Main Street and Buffalo, what is considered a C-1 Commercial District as defined by the current Village Zoning Ordinance appears to have virtually the same character as C-2 Commercial District. This is largely due to the fact that there is little difference in the zoning requirements of both districts as defined in the Village of Hamburg's Zoning Ordinance. Defining the difference between these commercial districts is also necessary for new businesses looking to establish a business in the Village to gain a clear understanding of where their business will best fit. The Village Center as indicated on the Proposed

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

Land Use Map (**Figure 5**) should be defined through zoning to include characteristics presently exhibited by the majority of land uses within this area such as building setback and height, parking in the rear and the location of signage. Also, the boundaries of the Village Center are recommended to expand beyond its present zoning boundaries to include commercial uses which front onto Buffalo Street from Main Street to the intersection of Buffalo Street and Elizabeth Avenue. The commercial uses within this area already exhibit much the same character as those within the Village Center. The General Commercial land uses should continue to develop along Buffalo Street north of this intersection, Lake Street and Camp Road, as indicated on the Proposed Land Use Plan. They should be defined accordingly with deeper lots, and a lower height of building allowed. The specifics of these factors should be further analyzed and defined during the update of the Zoning Ordinance.

Another means of providing visual distinction to the Village's commercial areas located along Buffalo and Main Street as well as improve their overall aesthetic quality, can be achieved during the reconstruction of Route 75 and Route 62. The New York State Department of Transportation (NYSDOT) has invited the Village to participate in the design process of this project. The Village should clearly articulate to (NYSDOT) the type of streetscape treatment the Village would like to achieve as part of that reconstruction. The design of the streetscape should vary by zoning district to promote distinction of each district. This could occur through the use of different paving materials, street trees, lighting fixtures and street furniture per district. The design elements should be compatible to provide harmony throughout the Village, yet slightly different for distinction. (It should be noted that the Village is presently, having a study completed to develop prototypical streetscape plans prepared for each commercial district along Buffalo and Main Street.) The Village's efforts to improve the visual quality of the central commercial areas will express its commitment to existing businesses as well as serve to attract new businesses.

The Village could also enhance the existing commercial areas located along Buffalo and Main Streets by creating additional opportunities for off-street parking. The lack of parking can play a significant role in the decline of a particular business. This concern was expressed as part of the public participation process during the preparation of this plan. New parking lot locations should be identified during NYSDOT's design process for the reconstruction of Routes 62 and 75. The cost of these new lots may be included in the cost of the reconstruction project. Also, the municipal lot located off Main Street should be striped for more efficient usage. There is no definition of driving lane and parking spots. Therefore, people park haphazardly creating inefficient use. These parking lots could

## *VILLAGE OF HAMBURG COMPREHENSIVE PLAN*

be used to hold festivals, farmers markets and flea markets providing another reason for people to visit the area to shop.

### **Residential**

#### ***Goal:***

Protect existing residential neighborhoods from conflicting uses while offering a range of housing opportunities.

#### ***Policies:***

1. Encourage the development of public and private elderly housing within the Village.
2. Strictly enforce the Village housing code, in particular as it relates to multifamily housing.
3. Update the Village's existing zoning map to designate appropriate locations for different types of residential development.
4. Require commercial properties to protect neighboring residences' quality of life.

#### ***Strategies:***

As the Village's population ages, many of its residents will want to stay in the Village, yet will require alternative living arrangements from their single family homes such as multi-family housing or nursing care facilities. The Village should continue to provide elderly housing as needed, preferably within or adjacent to the Village Center. Seniors want the convenience of services and shopping within walking distance. Also, locating multi-housing in these locations will concentrate the higher level of activity such as increased traffic to areas able to handle it. This protects the residential neighborhoods.

Currently, both single and two family homes are allowed (by zoning), to coexist within the eastern half and the central portion of the Village. According to the Existing Land Use Map (**Figure 2**) the construction or conversion to two family homes has not been overly prevalent within these areas to date. It is recommended that to preserve the integrity of the existing residential neighborhoods, two family homes be limited to those residential areas located primarily along major routes, and adjacent to existing commercial areas. Concentrating the activity of a more intense type of living will preserve the quiet, residential sections of the Village. Centering two family dwellings on commercial areas will also strengthen these commercial areas by bringing people within walking distance to services and shopping, both day and night.

Another strategy proposed to protect and enhance residential neighborhoods is to strictly enforce the requirement of well-defined buffer areas between commercial uses and residential uses. Site plans for



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commercial uses located adjacent to residential properties should not be approved without buffers which include fencing and dense vegetation.

### ***Potential Environmental Impacts Associated with the Land Use Proposals:***

The Village is primarily built out. Therefore, the underlying goal of the Proposed Land Use Plan as well as the goals, policies, and strategies presented above, is to continue the type of development that is presently occurring with a few minor revisions. Concentrating multifamily residential uses in specific areas of the village will create a positive environmental impact by preserving existing single-family neighborhoods. Also, factors associated with dense residential development such as increased vehicular traffic, more people, etc. will not negatively affect these areas, because, in general these areas are serviced by shopping close by, streets designed for heavy traffic, bus stops, and sidewalks.

Extending the Village Center boundaries will also have a positive environmental impact because it recognizes the existing conditions and land uses along Buffalo Street and the west side of Pine Street and enhances them to serve more effectively as a commercial area.

Continuing the development of the Ravenwood Industrial Park with office and light industrial uses could have a negative impact if the quality of development is not closely regulated insure it's fit into the park's existing conditions. Heavy industrial uses along the railroad are currently having a negative impact on adjacent residential neighbors because of the level of dust, poor conditions of some properties and trucks traveling along residential streets. Increasing this type of use should be closely regulated with a focus on screening views and activity and reducing truck traffic as a means to mitigate these impacts.

## **B2. Economics**

### ***Goal:***

Preserve and strengthen the economy of the Village of Hamburg to provide job and business opportunities, necessary goods and services and a strong, stable local tax base. Encourage a growing and diversified economic base.

### ***Policies:***

1. Coordinate Village economic development activities with regional development efforts.
2. Develop and maintain an up-to-date inventory of industrial and commercial sites which have:
  - Accessibility to arterial or major collector roads
  - Appropriate zoning
  - Electric utilities and or natural gas utilities service.
3. Provide loans for small business expansion and façade treatments.
4. Target economic development opportunities which would be linked to current industries and resources.

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5. Encourage desirable commercial and industrial uses to maintain a stable tax base and to provide current and future residents employment opportunities as well as goods and services.

***Strategies:***

As previously stated in the strategies for the industrial land uses, the Village should cooperate with other governmental agencies such as the Town of Hamburg and Erie County to market vacant or underutilized properties within the Village. A concerted marketing effort will improve opportunities for attracting new businesses and therefore improve the economic climate of the village. The first step in this marketing exercise is to prepare an inventory of available industrial and commercial sites located within the Village. This list should be updated every six months and made available to real estate agencies and governmental agencies assisting with marketing efforts. Information regarding loans for business expansion and façade rehabilitation should be provided to all businesses within the Village through a special mailing or through the local Chamber of Commerce.

Annexing land to the Village is a strategy the Village should explore for the purpose of broadening the tax base and improving the economic health of the community. This must be studied on a case by case basis. The costs and benefits of annexing should be reviewed after identifying the potential use of a given parcel, its value, the economic benefits to be generated and compare these factors to the cost associated with the increased public services that would be required. It is recommended that Village services and amenities should not be provided to land outside the Village without being annexed first.

***Potential Environmental Impacts Associated with Economic Strategies:***

No adverse environmental impacts are anticipated to occur with the recommendations associated with the economic strategies.

**B3. Utilities**

***Goal:***

Promote continued infrastructure repair within the Village.

***Policies:***

1. Continue to upgrade water lines to maintain and improve water flow and pressure.
2. Continue to upgrade sanitary sewer system.
3. Continue to upgrade storm sewers within the Village.

***Strategies:***

To upgrade the sanitary sewer system within the Village, infiltration and inflow (I/I) studies are in progress and should be complete by the end of 2002. These studies are taking place to identify problem areas and develop a program for

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sewer repair and replacements. The goal would be to reduce the amount of water flow and therefore the cost of operations. The water distribution system within the Village is old and needs upgrading for optimum service. A program should be developed for upgrading water lines smaller than 8" to provide adequate flow and pressure. A study should be conducted to determine if leaks in Village water lines are occurring and a plan to fix these leaks. The water flow and pressure for fire fighting use should also be evaluated on a regular basis. Also, the Village should conduct a study to identify the capacity of the storm water system and where problems exist. Then prepare a plan to address the problems for stormwater management.

### ***Potential Environmental Impacts Associated with the Proposed Improvements to Utilities:***

The Utilities recommendations will have no significant adverse environmental impact. Recommendations regarding the water and sanitary sewer supply as well as improvements to the storm water system will benefit the Village by conserving its water source and reducing costs to operate the systems.

## **B4. Community Facilities**

### ***Goal:***

Encourage and support measures to efficiently provide community services as needed to protect the public health, safety and welfare of village residents.

### ***Policies:***

1. Maintain community facilities in a responsive and cost effective manner.
2. Support programs to provide quality fire and emergency services to residents within the Village.
3. Continue efforts of the village government to effectively communicate with residents as well as build consensus on important issues.

### ***Strategies:***

The Village should continue its efforts to build consensus among residents on major issues within the Village. The annual public survey is an excellent method for elected officials to gain an in-depth understanding of issues. The local media and quarterly mailings to all residents are suggested to inform the public of decisions reached throughout the year.

### ***Potential Environmental Impacts Associated with Community Facilities:***

No adverse environmental impacts are anticipated to occur with the recommendations associated with the Village community facilities.

## **B5. Parks and Recreation Facilities**

### ***Goal:***

Continue to provide and enhance a network of park and recreational facilities.

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### *Policies:*

1. Continue to enhance and upgrade existing parks to respond to the changing recreational needs of the community.
2. Update the Village's five year parks master plan.
3. Cooperate with the Town of Hamburg to develop jogging/bicycle trails through the Village without creating potential pedestrian/motor vehicle conflicts.
4. Seek appropriate funding to further enhance municipal recreational facilities.

### *Strategies:*

It is recommended that the Village update the Village's five-year park master plan. Consideration should be given to conducting a public survey to define the recreational interests of Village residents. This information is valuable to determining the priorities for development of new recreational facilities or how existing facilities should be changed to meet today's needs. With limited land in the Village to develop for recreational purposes, the Village needs to establish priorities for the future and determine how capital funds should be spent. The village should pursue the concept of entering into a cooperative agreement with the Hamburg School District and the Town of Hamburg to develop additional playing fields for recreational and athletic play. In particular, the land located east of Glen Meadows Park within the Town of Hamburg which is owned by the Hamburg School District could be developed for athletic leagues and recreational purposes to be shared by both entities. Visitors could park within the parking lots located within Glen Meadows Park.

### *Potential Environmental Impacts Associated with the Proposed Improvements to Parks & Recreation Facilities:*

Updating the park master plan will identify new recreational opportunities within the Village as well as potential environmental impacts associated with new facilities.

## **B6. Historic & Cultural Resources**

### *Goal:*

Identify and enhance local historic sites located within the Village as well as the current list of cultural events.

### *Policies:*

1. Develop a historic resources inventory/designation.
2. Identify funding opportunities for the preservation of local historic sites.
3. Build on the current list of cultural events presently held within the village.

### *Strategies:*

Recognizing, enhancing, and protecting historic and cultural resources has been known to stimulate development and tourism in a community. Historic and

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cultural resources can enhance a community's visual surroundings and provide community pride. The Village of Hamburg should invite the Erie County Preservation Board to visit some of its older homes and commercial buildings located along Main Street to determine if buildings exist which meet the criteria of "Locally Identified Historic Resources Having County-wide Significance" or could be listed on the National/State Register. These buildings may be eligible for funding for improvements if needed.

Cultural activities such as fairs, festivals and other similar celebrations should continue to occur in the Village as a means of maintaining and celebrating the quality of life of Village residents.

### ***Potential Environmental Impacts Associated with the Proposed Improvements to Historic Resources:***

Protecting the Village's historic and cultural resources will be beneficial to community and environmental aspects of the Village.

## **B7. Environmental Characteristics**

### ***Goal:***

Protect environmentally sensitive areas from future development.

### ***Policies:***

1. Administer floodplain protection through floodplain zoning regulations based on information prepared by the Federal Emergency Management Association.
2. Fully utilize New State Environmental Quality Review (SEQR) procedures for the protection of ecologically sensitive areas.
3. Develop strategies for the protection and use of these sensitive areas.
4. Request that the Town of Hamburg notify the Village of any changes proposed to wetlands located near Village boundaries.

### ***Strategies:***

Changes to environmentally sensitive areas outside but, near the Village could significantly affect drainage capabilities of Village properties. The Village should have continuous dialog with the Town as development proposals which may affect wetlands or floodplains within the Town adjacent to the Village. The New York State Quality Review Act procedures should be followed faithfully whenever new development occurs adjacent to or near the floodzones located within the Village.

### ***Potential Environmental Impacts Associated with the Recommendations for the Village's Environmental Characteristics:***

Utilizing SEQR procedures, as part of any development as stated above will eliminate potential impacts associated with the Village's environmental characteristics.

## **B8. Transportation**

### ***Goal:***

Minimize traffic congestion on heavily traveled arteries and collectors. Maintain and enhance the existing roadways and sidewalks.

### ***Policies:***

1. Control driveway access points onto major arterials by developing and implementing access management standards.
2. Provide or cause to be provided, adequate landscaping and pedestrian improvements in conjunction with roadway improvement projects.
3. Reduce the amount of truck traffic through the Village.
4. Identify off street parking opportunities within the Village Center.
5. Cooperate with NYSDOT to improve the pavement, safety and mobility deficiencies on Route 62, Route 75 and Route 391 through the Village.
6. Encourage NYSDOT to enhance the streetscape and parking conditions within the commercial areas of the Village during the reconstruction project planned for Routes 62, 75 and 391.
7. Promote pedestrian safety through the use of crosswalks, activated pedestrian signals, and new sidewalks where needed, in particular along Legion Drive.

### ***Strategies:***

The majority of the traffic issues discussed in the inventory and analysis chapter of this document will be resolved during the reconstruction of Route 62 and Route 75 and Route 391. NYSDOT has invited Village officials to participate in the design process of the reconstruction work. The Village is presently taking an active role in determining the scope and details of these improvements to insure that the local concerns are understood and resolved effectively.

Truck traffic which passes through the Village along Route 75 and Route 62 causes traffic congestion within the Village Center. It is recommended that truck traffic be redirected through signage posted at the main entrances to the Village to travel along McKinley Parkway where traffic flows smoothly without interruption. Parking issues will be resolved through the introduction of new parking lots as discussed under the strategies provided for "Commercial Land Uses." Also, it recommended that access management standards be incorporated in the zoning requirements for commercial land uses in particular for those located along Buffalo Street north of the Village Center. Within this area, there are many uncontrolled access points which create excessive traffic congestion. Access management standards would require controls such as shared driveway entrances where feasible as well as the use of service roads designed to serve multiple properties.

### ***Potential Environmental Impacts Associated with the Recommendations for the Village's Transportation System:***

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Potential environmental impacts associated with the recommendations stated above are mostly beneficial. Reducing truck traffic from the Village Center will improve the quality of these areas. No adverse impacts are anticipated to occur with this alternative truck route. The New York State Department of Transportation will conduct SEQR during the design phase of the reconstruction project. The environmental impacts of this work will be identified through this process.

**B9. Summary**

The Plan for the Village's future has been established. The plan addresses the Village's needs, desires and vision for the future. It identifies the Village's resources and how they should be conserved and enhanced and it provides recommendations on how to improve upon what presently exists. This comprehensive plan must be a living document. Upon adoption by the Village Board, the purpose of the Comprehensive Plan will only be realized if it is reviewed every time a development proposal is brought before the Planning Board and a capital plan is prepared by the Village.

## **IV. IMPLEMENTATION**



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The Village's vision, goals, policies and strategies have been presented in response to the issues revealed during the inventory and analysis phase of the planning process. The next step is to establish the actions required to implement the recommendations set forth in this document. The recommendations for implementation include a discussion of the implementation task, and the time frame for completion.

##### **A. General Provisions**

- Adopt the Comprehensive Plan (Short term) It is recommended that the Village Board adopt the Comprehensive Plan in accordance with Municipal Law. Through Village Board adoption, this document becomes the official land use policy of the Village, guiding the actions of all Village entities regarding land use and community infrastructure, services and facilities. This is a short term implementation action subject to the State Environmental Quality Review Act (SEQR). The Plan has been prepared with the components of the Draft and Final Environmental Impact (EIS). Upon completion of the Plan/SEQR hearing process and final revision of the Plan (Final EIS), findings were prepared and filed prior to Plan adoption.
- Update the Zoning Map and Ordinance (Short Term) The Proposed Land Use Plan (**Figure 5**) is the blueprint for growth in the Village. The Zoning Map should be revised in accordance with the Proposed Land Use Map to ensure the realization of the Village's land use goals and policies.
- Review and Revise Site Plan Review Procedures (Short Term) and other village regulations to ensure agreement with the Comprehensive Plan.

##### **B. Land Use and Zoning**

- Establish Performance Standards (Short Term) for commercial and industrial development. These standards should address overall development of the each property in relation to:
  1. Site Access – Entrances and exits to commercial properties in particular, along Buffalo Street should be clearly defined and shared wherever possible.
  2. Aesthetics – To enhance the overall visual appeal of nonresidential uses, the Village should require that plantings and other landscape treatment to

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occur within frontyard setbacks, in particular within the General Commercial District.

3. Architecture – In the efforts to maintain the architectural integrity of the Village Center and to enhance the General Commercial District, architectural standards should be prepared to promote overall unity of both areas.
  4. Buffers – All commercial and industrial uses should be properly screened from view by neighboring residential properties. Specific standards should be established to assure this occurs.
  5. Signage – The existing sign regulations should be strengthened to eliminate visual clutter. Signage requirements should be tailored to the specific commercial district to fit the preferred character of the district.
- Market Industrial and Commercial Zoned Parcels (Short Term) - It is recommended that the Village join forces with Erie County, and the Town of Hamburg to market vacant commercial and industrial lands within the Village. An inventory of these lands should be prepared and updated every six months.
  - Apply for Community Development Block Grant Funds (Short Term) - The village could target these funds to complete the streetscape improvements not financed through NYSDOT's reconstruction project These same funds could be utilized to enhance the facades of buildings located in the Village Center.
  - Create a Business Improvement District (Short Term) - The Village could create a "BID" with the approval for all of at least 50% of all property owners within the designated district. A special tax would be levied on each property owner in this district to finance improvements such as Village gateway signs, banners, planters, develop a marketing plan and conduct special events.etc.

### **C. Utilities**

- Complete Infiltration and Inflow (I/I) Studies (Short Term) - The Village should complete I/I studies to identify problem areas and develop a program for sewer repair and replacements.
- Develop a Program for Upgrading Water Lines (Short Term)
- Conduct a Study to Identify the Capacity of Storm Water System and Prepare Plan to Solve the Problem. (Short Term)

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**D. Community Facilities, Historic & Cultural Resources**

- Continue Distribution of Annual Public Survey and Mail Newsletters Quarterly (Short Term) – This will help to insure public consensus.
- Develop a Historic Resource Inventory/Designation (Mid Term)
- Utilize the Newly Appointed Historic Preservation Committee to Manage Restoration Efforts (Present)

**E. Parks, Recreation, and Open Space**

- Update the Park, Recreation, and Open Space Plan (Short Term) - The Village should update this plan to become aware of changing recreational interests of village residents and to identify opportunities for new parks.
- Initiate Discussions with the Town of Hamburg and the Hamburg School District Regarding the Development of Land Adjacent to Glen Meadows Area Park. (Mid Term) - These discussions should take place after the Village has completed its Parks, Recreation and Open Space Plan.

**F. Traffic Circulation**

- Create Access Management Performance Standards (Short Term) – These standards should be created to regulate curb cuts within commercial districts.
- Take an Active Role in Determining the Scope and Details of the NYSDOT Improvements Planned for Route 75 and 62. (Short Term) - Articulating local concerns and issues early on in the design process is critical to making certain that improvements are completed effectively.
- Identify New Parking Lot Locations Within Village Center (Short Term) - Potential new parking lot locations should be identified before the design process is completed for the NYSDOT improvements planned for Route 75 and 62. NYSDOT may include some the costs associated with these lots within the reconstruction project.

## **V. ALTERNATIVES**

**V. ALTERNATIVES**

The development of a comprehensive plan involves the process of evaluating alternatives. This plan begins with the inventory and analysis of the Village's existing land use, community facilities, transportation facilities and utilities. The issues that are identified through the inventory and analysis, are responded to through establishing a vision statement, goals, policies and strategies for specific plan elements as well as an implementation plan. Evaluation of alternative land use and development alternatives are required by the Generic Environmental Impact review process and are an important part of the comprehensive planning process. Because the Village is predominantly built out, alternatives to the proposed land use and development scenarios presented in this plan are limited. The one obvious alternative to consider is the null alternative, which would be for the Village to continue on its present course. The purpose of the recommendations presented in this Comprehensive Plan is to improve on the Village's existing conditions through protecting its residential neighborhoods, enhancing the existing commercial areas, creating a Village Center, and strengthen the Village's economic base. Few revisions are proposed to the Existing Land Use Plan. Gross changes to the present land use pattern are not feasible because of how well established and effectively the Village has developed over the years. The Village should revisit this comprehensive planning process again in five years to determine what changes has occurred based upon the plan's recommendations and rezoning efforts.