

Village of North Collins Comprehensive Plan Update

January 2018





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Comprehensive Plan Update

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1 INTRODUCTION TO THE PLAN

1.1 *Why Plan*

1.1.1 PURPOSE

The purpose of this new Comprehensive Plan for the Village of North Collins is to establish a direction for the Village as it seeks to grow and develop. The new Plan is a vision of the preferred future for the Village and provides goals, objectives and a roadmap for Plan implementation. The Village is at a crossroads in its development: Unlike many Erie County communities, its population is growing and the potential it holds for economic revitalization is an exciting opportunity. The plan process is an opportunity to engage the community in a conversation about the Village's priorities for land use and community development.

The Village last adopted a Comprehensive Plan in in 1969. Through the ensuing years, many changes have taken place in Erie County and anticipated growth patterns have changed. The 1969 plan was developed based upon a set of assumptions on freeway development and population projections that did not bear fruit. As a result, the Village has been without vision or direction. This comprehensive planning process provides an opportunity to assess the community through a new inventory of community assets that serves as a snapshot of current conditions in the Village. A public input program was designed to gather public opinion and sentiments about the future and gather ideas, hopes and dreams. The public's input along with the comprehensive community inventory is the basis for the development of the community vision, goals and objectives. The plan's recommendations are designed to assist in the orderly development of the community and to embrace the potentials that the community holds for a vital and sustainable future.

The Comprehensive Plan plays many roles in the community. Its purpose is to:

- Document local characteristics and trends regarding resident population composition, land use, the natural environment, economic development and service provision;
- Provide a benchmark for evaluating the compatibility of individual development proposals with the long range development objectives of the community;
- Reveal future service needs and explore the potential for regional cooperation, including land acquisition and public improvements;
- Serve as a comprehensive source of current information for use by the Village as well as local philanthropic, social and fraternal organizations to secure grant funding and market the Village to potential developers;
- Provide leverage for obtaining state and federal funding;
- Promote efforts to preserve North Collins' heritage and enhance its overall quality of life;
- Identify projects and programs to revitalize the community's economy and attract investors; and
- Provide stability through changes of leadership.

1.1.2 LEGAL BASIS

In accordance with New York Consolidated Laws, Village Law § 7-722, the Village comprehensive plan considers the existing inventory of conditions. Specifically, section 7-722, defines the comprehensive plan:

1. Legislative findings and intent. The legislature hereby finds and determines that:
 - (a) Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of the state and its communities are made by local governments.
 - (b) Among the most important powers and duties granted by the legislature to a village government is the authority and responsibility to undertake village comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.
 - (c) The development and enactment by the village government of a village comprehensive plan which can be readily identified, and is available for the public, is in the best interest of the people of each village.
 - (d) The great diversity of resources and conditions that exist within and among the villages of the state compels the consideration of such diversity in the development of each village comprehensive plan.
 - (e) The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan.
 - (f) The village comprehensive plan is a means to promote the health, safety and general welfare of the people of the village and to give due consideration to the needs of the people of the region of which the village is a part.
 - (g) The comprehensive plan fosters cooperation among governmental agencies planning and implementing capital projects and municipalities that may be directly affected thereby.

1.2 *Creating the Plan*

1.2.1 METHODOLOGY

Every comprehensive planning process begins with an in-depth inventory of the community. This assessment of the existing conditions includes topics such as population and housing characteristics, socio-economic indicators, services like schools, transportation, infrastructure, historic and cultural resources and open space systems. The data collected during this phase of the planning project tells the story of North Collins at the present time. Sources for this information include the Village, as well as federal, state, regional, county and local departments and agencies. Information is also gathered from private entities such as utility companies that provide services to North Collins, community organizations and other institutions.

Consistency with regional planning documents such as One Region Forward and the plans of the Regional Economic Development Council can be crucial to attracting funding for recommended

initiatives. These and other regional planning initiatives are reviewed here. Also reviewed are the plans of adjacent communities where local land use decision-making could directly impact the Village of North Collins.

The input of the residents of the Village is critical to ensuring that the plan reflects the residents' wants and needs for community services; and helps identify community needs such as new housing types, and infrastructure needs. The public is a key source of ideas for the future of the community and its vitality. In North Collins, the comprehensive plan process was supervised by a steering committee whose members are listed in the front of this document. The committee met regularly throughout the process. There were three public meetings held during the process: the first was a forum on special topics chosen by the committee, during the second the committee and Village Board met with the public for an overview of the developing plan and the third was an open house to introduce the draft plan to the public.

A community survey was posted online through Survey Monkey with paper copies available for residents who would rather fill out the paper survey or who could not access the online form. The results of the survey are very important in assessing community sentiments in a quantitative way and gathering additional input when participation in meetings is low.

Overall, the Comprehensive Plan represents the collaborative effort of professional and volunteer citizen planners, Village staff, the Village's planning consultant, Erie County, volunteer experts who participated in the public input process and the residents and stakeholders of North Collins. Guided by the Comprehensive Plan Steering Committee, the process is a commitment to complete a plan for North Collins.

1.2.2 HOW TO USE THE PLAN

The adoption of the Comprehensive Plan is an opportunity for coordination and cooperation in the shared interest of the community's wellbeing and development. The Plan is a tool for implementation by elected officials, municipal employees and residents.

- Elected officials will use the plan to develop and adopt local codes and ordinances to implement Plan recommendations and provide a rationale upon which to make commitments to neighboring communities and the County through inter-governmental agreements as well as to dedicate financial and administrative support for projects and programs to further the Village's goals.
- Zoning and planning boards will use the goals and objectives to assess development applications brought before them for their approval. They should support projects that are consistent with the Village's vision of the preferred future as expressed in the Plan and discourage projects that are not consistent with this vision.
- Municipal employees will use the plan to support their decision making and prioritize their efforts.
- Residents can use the plan as a reference for evaluating the effectiveness of local government, and will help elected officials as they seek financial or legislative support to meet Village goals and expectations. Residents can also use the Plan when choosing political representatives and determining whether and how they will support local initiatives.
- Finally, the plan is a marketing tool. The Village can proudly present the plan as testament to its forward thinking to all levels of government and the private sector. The Village,

community groups and organizations can use the information in the Plan as they complete applications for grants and funding assistance for projects and programs that benefit the community.

1.2.3 MONITORING AND UPDATING THE PLAN

The State of New York requires communities to set an interval at which they will review the adopted Comprehensive Plan. This is important because the Village's land use regulations must be in accordance with the adopted plan. The Plan should be updated every 10 years at a minimum, but it should also be subjected to regular review and maintenance. The review and maintenance process can accommodate changes in philosophy or as changing times dictate changing expectations without necessitating a commitment to a new planning process. The goals and objectives of the plan require regular review and maintenance as well.

Responsibility for evaluating the proposals presented to the Village lies with the Village Board and Town and Village Planning Board. As a result these boards have it in their best interests to keep the Plan updated; thereby ensuring that it is a clear and predictable basis for decision making. The Plan can be amended at any time over the planning horizon. Amendments should be presented for approval to the Planning Board and then to the Village Board for final approval and adoption.

2 PLANNING FOR THE FUTURE

2.1 *Setting and Context*

2.1.1 REGIONAL ORIENTATION

The Village of North Collins is located in the southwest portion of Erie County approximately 22 miles south of the City of Buffalo (see Map 1: Regional Location). The Village of North Collins is surrounded by the Village of North Collins to the north, east, and south and by the Town of Brant to the west. The Village of North Collins encompasses an area of 0.8 square miles (approximately 502 acres).

2.2 *Goals and Objectives*

The vision, goals and objectives are a guide for decision making and an evaluative tool for the Village of North Collins. The vision expresses the preferred future for the community. The goals and objectives lead the Village to the implementation of the plan and the realization of the vision. Development, investment and infrastructure investments from the public and private sectors should all be consistent with the goals and objectives to advance the realization of the community's vision.

2.2.1 VISION

North Collins is a proud and proudly growing village exemplifying the image of a small historic community. Its vital downtown, central location, access to urban centers and recreation network make it a residential community of choice. North Collins boasts a proud heritage and unique culture that make it a leisure and visitor destination.

2.2.2 GOALS AND OBJECTIVES

Goal 1 – To promote orderly growth, improve the quality of the public realm and enhance the unique identity of North Collins

Objectives

- Encourage mixed-use development to create a vibrant and vital downtown
- Identify vacant and underutilized properties for redevelopment
- Assess the mix of housing to ensure there is a diversity of housing for a wide range of people
- Develop gateways and other signatures to communicate the Village's identity to visitors
- Promote the evaluation of local historic properties for inclusion on State and National Registers of Historic Places
- Actively support re-establishment of passenger rail service and development of a commercial node at a Village railroad station

Goal 2 – To increase community vitality through increased participation in community life and development of leadership capacity

Objectives

- Engage the creativity and passion of residents by providing opportunities for ongoing civic involvement
- Recruit volunteers to develop participatory on-line communities through social media and sites such as Next Door (<https://nextdoor.com/>)
- Celebrate and promote North Collins’ unique culture and history through festivals and gatherings
- Increase opportunities for entrepreneurs to establish new downtown retail and commercial enterprises by encouraging collaborative tenancy arrangements such as co-location of businesses
- Encourage use of active and passive recreation areas including Village parks and school grounds, and those nearby such as Franklin Gulf County Park and Marion Fricano Town Park

Goal 3 – To improve transportation and utility infrastructure throughout the Village

Objectives

- Continue to upgrade the community’s water system as funding sources become available
- Develop a green infrastructure approach to stormwater management to decrease stormwater runoff and discourage creation of impervious surfaces
- Work with NYS DOT to calm through traffic on Route 62 and seek funding to develop and enhance the pedestrian and bicycle network through the improvement and development of sidewalks and trails
- Develop a carpooling network and use a service such as Lyft or Uber to offset the lack of public transportation

2.3 Overview of Recommended Actions

Many actions and recommendations resulted from this comprehensive planning process. They are listed at the end of each element of the plan along with responsible and partnering entities. They also appear in the Implementation Strategy beginning on Page 107. The strategy’s matrix lists each recommendation (many are abbreviated) with the responsible and partnering entities, timing and priority. Many recommendations have costs associated with them and so the matrix includes these as well as the potential funding sources to pay for them. The Implementation Strategy for the Village of North Collins Comprehensive Plan has been developed with the reality of scant municipal resources in mind. Many tasks cost nothing beyond the time and effort invested by volunteers; others have costs that can be funded by other groups and agencies.

As part of the planning process, the Comprehensive Plan Steering Committee embarked upon a series of “technical investigations” reflecting the community’s priorities. These explorations were initiated with the first steering committee meeting in spring of 2017 and further developed over the course of the entire process. The June 2017 public workshop included presentations and discussions with regional experts in economic development, transportation, neighborhood revitalization and youth development. Over the course of the plan process, the committee members’ focus was guided by

public input and their own innate instincts. North Collins' recent growth was seen as an opportunity and also informed the committee's evolving view of the community' priorities. The final priorities are:

- Economic Development
- Neighborhood Revitalization
- Downtown Revitalization
- Community Engagement

Each priority has its own set of recommendations .These appear at the top of the implementation matrix that begins on Page 107.

In order to implement the recommendations of the comprehensive plan, of course it must first be adopted. So in this overview, adopting the plan and appointing an implementation committee are at the top of the list. The priority project recommendations follow.

2.3.1 ADOPT THE PLAN, APPOINT IMPLEMENTATION COMMITTEE

The first priorities for the Village are to **adopt the Comprehensive Plan** and to **appoint an implementation committee** to ensure that its recommendations turn into actions. An implementation committee or team should be appointed to ensure the recommendations of the plan come to fruition. Membership should include at least some members of the original comprehensive plan steering committee, although not all members need serve and bringing in new faces is certainly a great idea. Membership should include a Village trustee as a liaison and a member of the Planning Board, again, as a liaison. The committee should meet regularly as a group and with the Village and Planning boards periodically.

The implementation committee should review the priority list of recommendations and work internally and with outside partners on initiating work on the recommendations. As with the steering committee, the implementation committee members are the advocates for the plan. They should engage the community in dialog about the plan, gathering feedback and suggestions for amendments and changes to the plan.

Responsible entities: Village Board

Partnering Entities: Planning Board, Steering Committee

2.3.2 ECONOMIC DEVELOPMENT

Bringing new jobs to North Collins will make it an employment destination. New commercial and retail businesses, and new residents, will follow. North Collins has a manufacturing base already that includes a stadium and portable seating manufacturer, producer of tie wires for construction, train derailment and rigging service, laundry and household cleaning products production facility and custom home builders. New jobs would mean new opportunities for village residents, the vast majority of whom commute outside of the Village for work. Conversely, according to a 2014 Census Bureau analysis, 372 people commute into North Collins for work – a little over half the number that commutes out.



Crescent Manufacturing’s Eagle Drive headquarters

Photo: LaBella Associates

1. **Focus on retention and expansion of existing businesses** by helping to identify business niches that will complement existing employers. Meet with local employers to determine businesses that would be complementary to their operations and target these with the help of Erie County and the Erie County Industrial Development Agency (ECIDA).

Responsible entity – Village

Partnering entities – ECIDA, Erie County, Businesses

2. The Village is very nearly built out, but opportunities for development and in some cases, redevelopment exist. By knowing what is available the Village can strategize to best market available sites and prepare others for reuse. To do this it should **generate a portfolio of development-ready sites**. The Village should work with regional economic development agencies to market existing vacant buildings and vacant industrial land as “shovel ready”.

Responsible entities – Land and building owners

Partnering entities – Village, ECIDA, real estate professionals

3. Route 62 through North Collins is generally low density, poorly organized and underutilized. There is no transition between residential, downtown mixed-use and more suburbanized stretches of the corridor. To address the corridor and make better use of the land, the Village should **commission an economic development study focused on the Route 62 corridor**. The study should look at potential future land uses and zoning including open land and buildings, design standards, businesses to attract and should also consider possible future residential developments and their impacts.

Responsible entity – Village

4. The Village should **participate in regional efforts to increase tourism**. The vast majority of respondents to the community survey agree that the Village’s historic resources are community assets that should be preserved and protected and can be used to promote tourism. There are also cultural and recreation assets in the Village and nearby that add to the Village’s appeal as a tourism destination. Revived interest in commuter and excursion rail hold potential for North Collins to build its visitor economy.

Responsible entities – Village, tourism organizations, rail owners, rail enthusiasts, NYS

Partnering entities – Complementary destinations

2.3.3 NEIGHBORHOOD REVITALIZATION

To continue to attract new families and households, the Village should be more attractive and consider ways to acquire land for redevelopment and open space. Many North Collins homes are in good condition and show the time and energy that their owners invest in caring for them. But an unfortunate number of homes are in general disrepair and some are vacant. In some instances, the homeowners may be overwhelmed by the maintenance needs of their older homes and may not be able to afford needed repairs. Some residential structures may be tax delinquent and eligible for foreclosures and could be rehabbed and sold to new owners.



Addressing deferred maintenance at a Spruce Street home

Photo: LaBella Associates

1. The median year built of home in North Collins is prior to 1939 and 82 percent of its housing was built prior to 1960. To help them keep up with needed repairs, the Village can **assist homeowners with funds for housing rehab** and to address other need such as lead paint remediation. The Village is part of the Erie County CDBG and HOME Consortium. Federal funds are also available through USDA Rural Development which has home rehabilitation funds available in Erie County’s Southtowns. Focus on properties where vacant and deteriorated housing affects neighborhoods.

Responsible entities – Village

Partnering entities – Homeowners, Erie County, Housing preservation corporations

2. The Village’s beautiful historic homes are made even more attractive because of the gardens their owners maintain. Beautiful gardens make a place memorable. They attract visitors and future residents and inspire neighbors to make their own improvements. The Village should encourage its gardeners to **make North Collins a garden spot**. Visitors flock to garden walk and open garden events throughout Western New York. North Collins could become one of them. Many other community associations can help North Collins get started with garden tours. Invite vendors and entertainers to make a day of it.

Responsible entity – Inspired gardeners

Partnering entities – Cornell Cooperative Extension

3. As with its needs for land suited to industrial and commercial uses, the Village of North Collins needs land for housing, parks and open space if it is to continue to grow. Critical needs identified by the community include housing options to allow seniors to age in place and housing options to attract new young adults and families to live in North Collins. The Village should **create a database of potentially available land** to develop a strategy for housing growth and redevelopment. The database should include all land the Village owns and may not need, vacant land and foreclosure-ready properties to determine priorities for acquisition and land assembly.

Responsible entity – Village

Partnering entities – Real estate professionals, Buffalo Erie Niagara Land Improvement Corp. (Land Bank)

- Some residential and neighborhood maintenance are simple and quick items that require no more than a spirit of cooperation. Neighbors do this for neighbors all the time: Clearing snow from an elderly neighbor’s drive, bagging leaves for a busy single parent, painting a needy family’s porch. This is a strategy not only to improve the general look of the community; it also enhances community self-image and improves communication among residents. Volunteers such as scouts and school-based service groups should **target neighborhoods to assist homeowners with exterior home and yard maintenance and assist the Village with maintenance of public open spaces.**

Responsible entities – Homeowners

Partnering entities – Scout troops, school district, Village

2.3.4 MAIN STREET

Residents overwhelmingly agree that Main Street is key to revitalizing the community and should be a priority. A strategy for downtown revitalization is needed. Almost all survey respondents agreed or strongly agreed that Main Street is the key to revitalizing the community. Complaints about the corridor include that it is too wide, encouraging vehicles to go too fast, looks sad and unfinished and its vacant storefronts contribute to a poor pedestrian experience.



Downtown has historic assets but the street is too wide and noisy; there are too many vacancies

Photo: LaBella Associates

- The Route 62 study recommended above should also include strategies to **create design standards for downtown buildings and streetscapes.** Design standards can preserve the integrity of the historic commercial buildings and encourage infill development that complements the existing buildings. Streetscape standards promote an attractive and well-maintained public realm for a dense, walkable and lively downtown district.

Responsible entity – Village

- Residents complain that Main Street traffic is too fast and that vehicles don’t slow down for pedestrians much less to look at the retailers, restaurants and services businesses located downtown. When downtown looks remarkable, it earns respect and drivers naturally slow down to take in the sights. To make downtown safer and more pedestrian friendly, the Village should work with volunteers for planning and design of improvements. Local gardeners and civic groups can contribute planters and hanging baskets to make downtown even more eye catching.

Responsible entity – Village

Partnering entities – NYS DOT, building and business owners, community groups

- Obtain funds for downtown building renovations. The NYS Main Street Target Area Program reimburses up to 75% of eligible expenditures for commercial and mixed-use building improvements up to a max of \$50,000 plus an extra for rehabilitating affordable residential units. The program is very popular and very competitive; fewer than 20 percent of grant applications are funded. The Village may want to **consider applying for a NY Main Street Technical Assistance planning grant** to set the stage for a successful Target Area application.

These \$20,000 planning grants require a minimum \$1,000 (five percent) match. Erie County administers a Community Block Grant-funded commercial district improvement program, but it is subject to some restrictions and results in more expensive renovation projects because of wage requirements.

Responsible entity – Village or NYS Main Streets grantee

Partnering entities – Building owners and investors, NYS Office of Community renewal

4. North Collins is said to have many on-line businesses operating out of home in the community. They have not been catalogued. In order to form collaborations they should self-identify to one another, at the very least. On-line businesses should also consider working with downtown commercial building owners to collaborate on downtown tenancies. Co-tenancing and flexible rental rates could **attract North Collins’ on-line businesses to downtown “bricks and mortar” locations** with co-tenancing and flexible rental rates. Encourage coordinated marketing, promotions, beautification, physical improvements and festivals/events.

Responsible entities – Property and business owners

2.3.5 COMMUNITY ENGAGEMENT

North Collins residents trust the elected and appointed officials to make the best decisions for them. There is not much dissent in the Village and very few survey comments suggested a lack of support or confidence in these officials. But survey respondents and meeting participants also expressed how the Village is rundown, has a poor sense of identity and a general lack of interest by residents. An environment of civic engagement and shared community responsibility will encourage North Collins’ sustainability as a vibrant and vital small town.



Steering committee and public at a plan forum in June

Photo: LaBella Associates

1. The UB Regional Institute offers its Citizens Planning School Change programs to help citizens learn to be leaders and action for more vibrant, sustainable and livable communities. Residents who **become Citizen Planners and Champions for Change** participate in intensive programming at UB to learn the nuts and bolt of how to become community change agents. Hurry, next Champions for Change deadline application is January 26, 2018.

Responsible entities – Citizens who want to help improve the community they love

Partnering entities – UB Regional Institute

2. Residents frustrated by a lack of movement should **channel frustration about nothing ever changing into community change**. They can start community conversations at easily accessible times and places, or go do something to improve the community with a friend. Invite others to join in! Identify and implement projects and reward effort and outcome.

Responsible entities – Mayor, Trustees, Comprehensive Plan Implementation Committee

3. North Collins needs both a virtual and a “real” community commons where people can share ideas and connect with one another to fulfill needs and wants, Facebook is a very popular

platform for communities and North Collins should join the ranks of communities that have a hosted and monitored page. Another platform – Neighbors Next Door – is a somewhat less social and more practical site. Community members sign up to become members of Neighbors Next Door where posts tend to include general questions about local matters, requests for information, referrals of contractors, lost/found pets and so on. Police departments use Neighbors Next Door to alert users to traffic situations, ask for community help in solving crimes and report arrests. North Collins should **recruit volunteers to administer Facebook and Neighbors Next Door pages** to connect people to one another, fulfill needs and wants and respond to urgent personal and community matters. A community bulletin board at the Village Office, Save-A-Lot or other popular destination can give residents who can't or don't want to use the internet to post offers, needs and other information.

Responsible entities – Volunteers

4. Festivals and events celebrate what is unique about the community, aid in economic development and revitalize downtowns; they are fun, bring people to the Village and benefit worthy causes. Festivals also increase community pride and sense of identity. **North Collins should develop festivals and events** to celebrate its heritage and culture and market itself to the wider Western New York community and beyond. Festivals can be regenerated festivals that have fallen by the wayside or brand-new events. The more unique, the better (see sidebar).

Responsible entities – Local clubs and organizations, scouts, churches, etc.

2.4 Topics for Future Study

In addition to the recommendations of the Comprehensive Plan such as those in the four priority areas above, the plan also includes a number of “topics for future study.” These include recommendations for planning projects that will themselves result in recommendations for near- and longer-term changes to the community.



A “Krafty” Event

The Lowville, NY, Kraft Foods plant is the nation’s largest producer of Philadelphia Cream Cheese, named for nearby Philadelphia, NY, where it was invented. So when the local businesses decided to develop a downtown promotional event, they naturally turned to cream cheese.

The first Cream Cheese Festival was held in 2005 and featured a cheesecake big enough to feed 3,200 people. Now, 13 years later the event has evolved into a major draw, bringing in as many as 20,000 visitors for a day of music, goofy games (Cream Cheese Twister! Cream Cheese Mural!), recipe contest, kids play park and many vendors including producers of local cheeses, wines, specialty foods and other local products and services.

The festival holds the Guinness World Record for the world’s largest cheesecake (6,900 pounds). Chef Duff Goldman, Food Network’s Ace of Cakes, helped create the record-breaking cake. The event is promoted regionally and nationally by groups such as AARP. In 2011 and 2012 TripAdvisor named it one of its top 10 wackiest summer festivals.

North Collins was once known for its canning factories. Does anyone else have a Canned Foods Festival or Canning Competition?

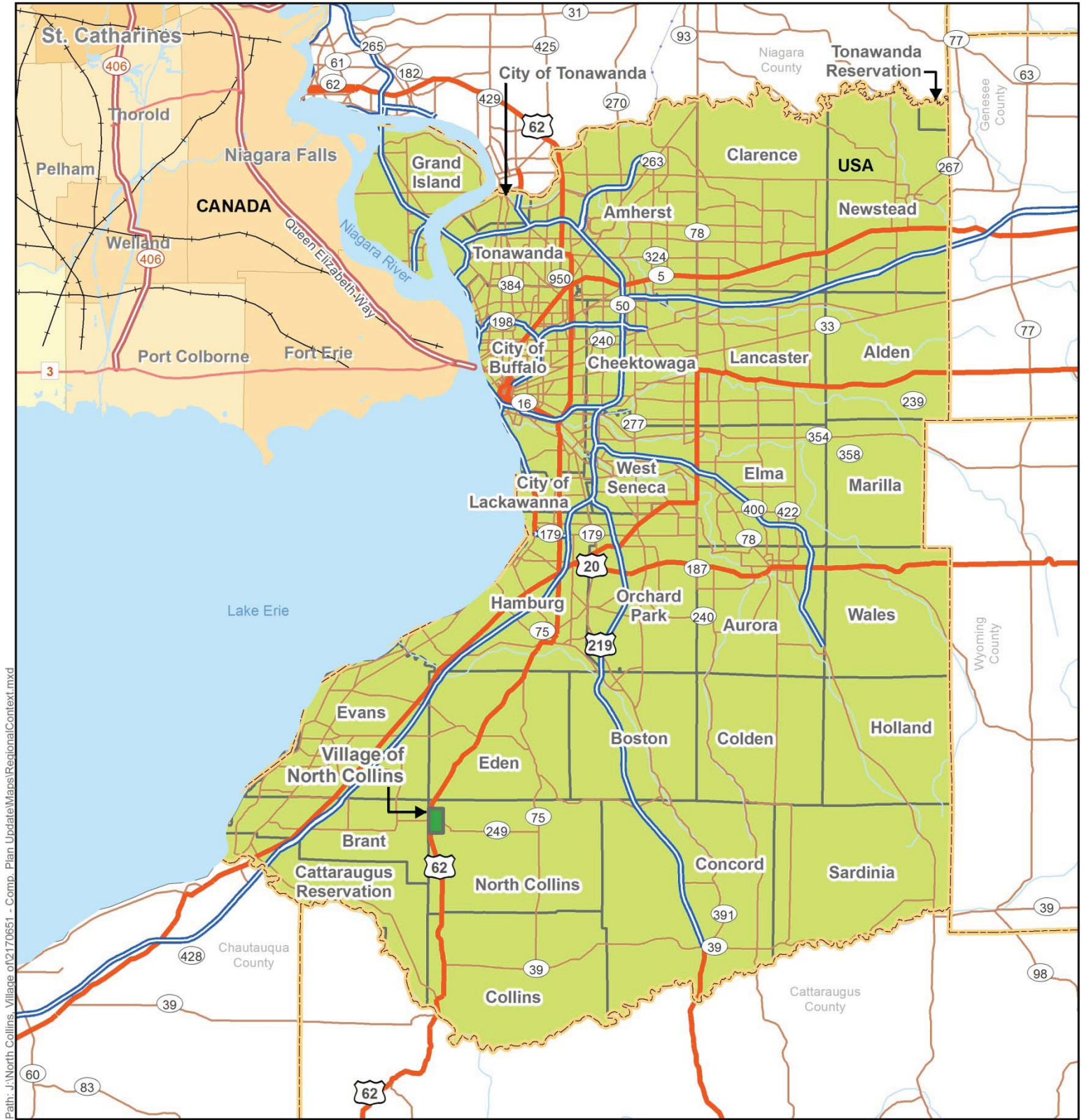
In the “umbrellas” a recommendation for a **Route 62 economic development study** would result in a detailed economic development analysis of the Route 62 corridor in the Village, including land uses, possible industries and sectors that would be appropriate as well as building and streetscape design standards to preserve the character of the downtown built environment and improve the character of the less dense areas of the corridor.

A companion to the Route 62 corridor economic development analysis is to seek **TAP grant funding for planning, design and construction of improvements to Route 62** specifically as mentioned above but also generally to **plan and implement improved pedestrian and bicycle connections for transportation and recreation** throughout the community and between North Collins and its neighbors. The recommendation is in the transportation section.

A **New York Main Street Technical Assistance grant-funded study** would help the Village position itself for a successful New York Main Street Target Area grant application in the future. The Target Area program is very competitive and communities can use the Technical Assistance grants to better position themselves for success in applying for Target Area grants.

Other topics for future study include:

- **Research “daylighting” the underground tributary** to restore and maintain its function
- Work with the Town of North Collins and the Town of Brant to **develop and implement Agriculture Best Management Practices** to preserve the quality of the Village’s water supply.
- **Conduct a drainage study and create a water resources management plan**
- **Complete a parks and recreation plan** to determine parks and open space needs and identify locations/ land acquisition needed
- **Complete a bicycle and pedestrian master plan** to identify opportunities for safe and efficient pedestrian and bicycle traffic integration and incorporate a network connecting neighborhoods to important business, economic, educational and recreational areas.



Path: J:\North Collins_Village of 2170651 - Comp. Plan Update\Maps\RegionalContext.mxd

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Sources:
1. Regional Roads: ESRI Regional Major Highways Shapefile
2. Water: ESRI Regional Water and River Shapefiles
3. Municipal and County Boundaries: Census Shapefiles from TIGER/Line database

- Village of North Collins
- Other Erie County Municipality Boundaries
- County Boundaries

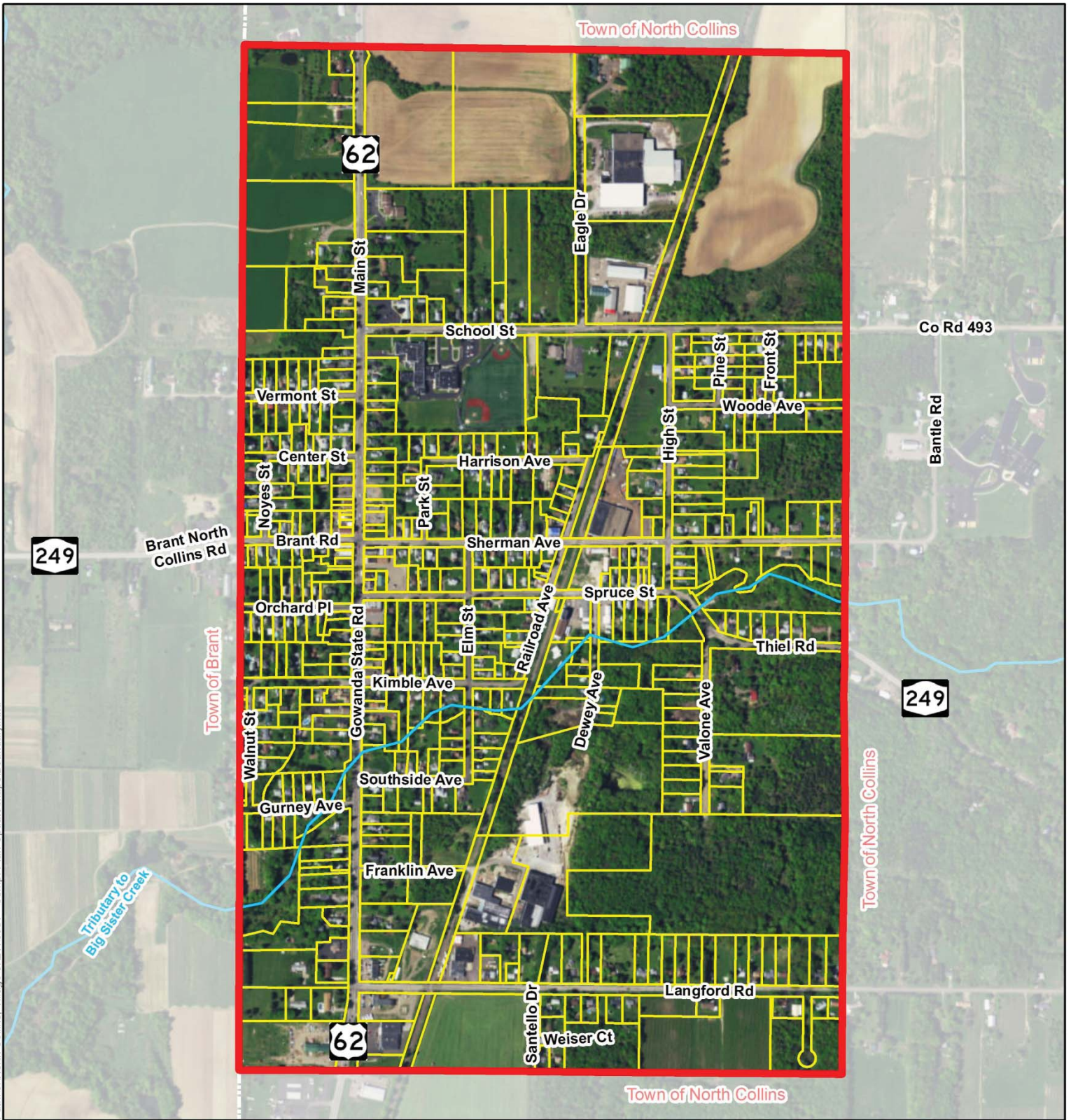
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VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
PLAN UPDATE

**Map 1: Regional Context
Map**



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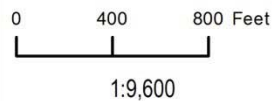
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- Sources:
1. Village Boundary, Town Boundaries, Roads, and Creek: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
 2. Property Boundaries (Dec. 2016): Erie County
 3. Aerial background: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

-  Village of North Collins
-  Town Boundaries (White)
-  Creek
-  Properties



VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
 PLAN UPDATE

Map 2: Boundary Map

3 BACKGROUND

3.1 *Historic Context*

The Village of North Collins is part of the area referred to as the Southtowns – a horseshoe-shaped array of outer ring suburbs and rural areas of the City of Buffalo about 25 miles to the north. Prior to colonization by Europeans, Seneca Indians lived in the area and continue to have a large influence in the region with the Cattaraugus Reservation located west of the Village. The first settlers of Rose’s Corners, as it was originally known arrived beginning in the early 1800s. These first settlers were Quakers moving west from New England. Around 1900, Italian settlers moved south from the City of Buffalo to work on the area’s farms. The village was known at one time for the canning factories that processed the bounty of these farms.

The Village had mail service as early as 1825 and it was also a regular stagecoach stop. The railroad came through with cargo and passenger service in 1872. It had its own water system as early as 1916, facilitating the growth of the Village and serving its industries. The Village reached a peak population recorded by the US Census as 1,675 in 1970. With the closing of businesses and particularly the canning factories, the Village population began to fall and the Village tax base diminished. In 2000 the Census recorded the Village population at its lowest, 1,079. Unlike many other rural Erie County communities and other communities across the state and nation, the Village of North Collins population has rebounded to 1,352 and its median age decreased from 35.7 years in 2000 to 32.9 in 2015.

As the community embarks on this comprehensive plan update, its first since 1969, there is hope and optimism for a new day ushered in by young people and families repopulating the Village, establishing businesses and revitalizing the community’s commercial core. People are moving into the Village despite the fact that the expressways anticipated by the 1969 plan to carry them to Buffalo never materialized. North Collins is valued by its residents as a quiet, safe, proudly rural community where everyone knows everyone else and people look out for one another.

3.2 *Background Documents and Strategies*

3.2.1 VILLAGE OF NORTH COLLINS PLANS

Village and Town of North Collins Master Plan (July 1969): The report was to be used as a constructive blueprint to guide the pattern of progress in North Collins over a 20-year period (to 1990). It included an inventory of existing conditions and projections of future population growth. Based on their findings, comprehensive development plans including a traffic circulation plan, public facilities plan, and master plans for the Town and Village (agricultural and rural uses, residential development, business development, and industrial development) were created. Lastly, implementation regulations and a post-master plan action program were developed. The plan anticipated a growth in population to 9,000 people living throughout the Village and Town by 1990 (estimated 2,300 people within the Village). That growth was never realized.

Village of North Collins Dissolution Feasibility Study (November 2009): The Village of North Collins conducted a feasibility study focusing on shared services and consolidation opportunities, up to and including a plan for dissolution of the Village. The report documented intensive study, several public

meetings and discussions with Committee members and various government stakeholders. The studies included: an overview of the survey results, an overview of the current operations of the Village, a review of shared service and consolidation opportunities, a dissolution feasibility overview, and a detailed dissolution plan. It was determined that dissolution would result in the largest cost savings.

3.2.2 PLANS OF NEIGHBORING COMMUNITIES

Town of North Collins Comprehensive Plan (2010): This plan serves as a complete overview of the Town of North Collins as well as several other factors including: population, development trends, housing needs, environmental constraints/conservation, agricultural conservation and open space, public infrastructure (including transportation, utilities and drainage) and lastly, land use (residential, commercial, industrial, public and semi-public uses). The end-product is to inventory the community's resources, develop a vision for the community's future, and refine goals and objectives into a plan that will aid the community in its efforts to realize its vision.

Town of Brant/ Village of Farnham Master Plan (August 2003): The Plan is a collection of inventory, goals, policies, and actions prepared to guide the Town and Village over the next 10 to 20 years. The Plan represents the collaborative effort of Town and Village officials, Erie County Department of Environment and Planning, the Master Plan Steering Committee and residents. Specific actions were created for the broad topics of agriculture, population, housing, land use, community facilities, transportation, infrastructure, and the economy.

3.2.3 REGIONAL PLANS

One Region Forward: A New Way to Plan for Buffalo Niagara (2015): One Region Forward is a Sustainable Communities program. It is part of the federal Partnership for Sustainable Communities, a collaborative effort between HUD, the US Department of Transportation (DOT) and the US Environmental Protection Agency (EPA) to coordinate federal investments to help regions address the inter-dependent issues of housing, land use, transportation, environmental stewardship and economic development.

One Region Forward promotes its Five Big Ideas for the region:

- Create great places and a thriving economy through efficient land use
- Connect places by expanding and diversifying transportation choices
- Provide housing choices in neighborhoods that are great places to live
- Conserve energy and prepare for climate change
- Strengthen food systems

Bicycle & Pedestrian Master Plan for Erie and Niagara Counties (2008): The Master Plan is the region's strategy to promote bicycling and walking as integral to daily life in Buffalo-Niagara. The plan's goals are:

- Provide an integrated bicycle & pedestrian network
- Complete streets to accommodate all users
- Provide convenient and secure long-term and short-term bicycle parking
- Provide a seamless and convenient interface with transit
- Educate bicyclists, motorists, and the general public about bicycling and walking safety

- Market the health benefits of walking and bicycling
- Improve law enforcement and detailed crash analysis

2040 MTP Metropolitan Transportation Plan Update (May 2014): This plan is an extension of the May, 2010 (2035 MTP plan). MTP Update discusses needs for future regional transportation improvements and services. It will also provide plans and direction for future development/ investment in the region. This updated plan includes much of the same trends of the 2035 updated plan which includes: One Region Forward Goals and Objectives, 2040 demographic information based on 2010 Census data, and an update of transportation plan projects. Current trends and analysis are included as well as public input.

Erie County, New York Agricultural and Farmland Protection Plan (October 2012): The Ag and Farmland Protection Plan has goals to achieve agricultural prosperity at the regional and state level. Agriculture being a huge economic driver has an immense impact on the region. Helping to educate the next generation on farming through training programs, promotion and education are just one way to ensure longevity. Other strategies include: agricultural investment, controlling urban sprawl, education of local leaders, and policies that will help ensure affordable and local foods for county residences. Investment in agriculture will ensure that residents know where their food is coming from as well as benefiting the local economy.

A Cultural Tourism Strategy: Enriching Culture and Building Tourism in Buffalo Niagara (October 2005): A strategy to expand upon the region's cultural tourism market building off Niagara Falls. The plan discusses how to incorporate other cultural centerpieces such as the Darwin Martin House, Old Fort Niagara, the Erie Canal, the Albright Knox Art Gallery and the Underground Railroad. The strategy includes recommendations for publicity and marketing campaigns.

Framework for Regional Growth Erie & Niagara Counties, NY (October 2006): This strategy for regional growth has a wide-ranging perspective that includes industrial, commercial and educational expansion. Downtown enhancement, urban waterfront development, commercial and industrial districts and emerging employment centers are also the focus of recommendations to position Western New York as a livable and sustainable region of rural and urban area. Issues addressed include the need to slow urban sprawl, maintain and protect agricultural farmland and to increase mobility throughout the region through more walkable and bicycle friendly neighborhoods. Initiatives to redevelop vacant and underutilized lands and buildings, brownfields and grayfields will help to conserve natural assets, repopulate urban centers and improve mobility.

Revealing Niagara: A Citizen Vision for Heritage and Cultural Tourism in the Bi-National Niagara Region (Sept 2002): This plan focuses on themes for cultural heritage tourism. These are: Landscape, Bounty of Nature, War, Peace and Freedom, Wealth of the Region and Enterprise in the Arts. Themes are associated with attraction points to make them more visible, and comprehensible. The strategy creates a framework for heritage and cultural tourism for visitors and residents alike.

Erie County's Road to a Bright Future (2009): A strategy to restore Erie County's prominence by exploiting its strategic location and implementation of the following goals: making our community a global gateway; focusing on entrepreneurship; innovation and small business; taking advantage of the waterfront and greenway; promoting community arts, culture and heritage; making the community a tourist destination; promoting the region's rich agriculture; developing higher education resources;

become the back office capital of America; promote advance manufacturing; and position the area as a medical powerhouse.

Western New York Regional Sustainability Plan (2013): A plan to promote sustainable growth in Western New York by taking advantage of the region's water resources and close proximity to international and interstate borders. The sustainability plan's main objective is to leverage natural resources for social and economic growth. The plan promotes sustainability through greenhouse gas emission reduction; enhancement of the regional economy; government policy and programs; consideration of diverse land uses; conservation of natural resources; education; revitalization of main streets; economic viability of agriculture; sustainable energy use and production; and the improvement and enhancement of air quality.

WNY Environmental Alliance [Final Report] (Sept. 2009): This plan's goals and objectives are designed to maintain and promote WNY's abundance of natural resources. Goals Include: preserving and restoring the region's natural assets through collaborative projects and mobilizing the public and policymakers to improve the environment and strengthen environmental organizations.

WNY Regional Economic Development Strategic Plan (November 2011): This plan is the Regional Economic Development Council's plan for prosperity in Western New York. It addresses long-term strategies for economic and job development, promotion of quality of life to attract and retain jobs and population and to promote job readiness, smart growth, entrepreneurship, tourism and community revitalization. The plan is a benchmarking tool that is updated annually to reflect accomplishments attained and investments made. The plan serves as the basis for decision making regarding funding New York State grant awards applied for through the annual Consolidated Funding Application and the Buffalo Billion.

4 LAND USE

4.1 Existing Conditions

4.1.1 EXISTING LAND USE

Most of the land area in the Village is occupied by residences (see Map 3 and Table 1). Single family dwellings are the predominant use, with 331 parcels occupying 173 acres. There are 26 parcels with two-family dwellings and six parcels with three-family dwellings; many of these buildings have been converted from single-family to multiple-family residences.

Apartment buildings (4+ units) include the Musacchio Gardens apartment complex, located at 10325 Main Street. This facility has 24 one-bedroom apartments for seniors and people with disabilities. Other apartments are located in older residences that have been converted from single- to multiple-unit structures, and above commercial space in the downtown business district.

Commercial and mixed use (commercial and residential) parcels are located in the downtown business district (around the intersection of Main Street and Brant Road/ Sherman Avenue). A total of 30 commercial and mixed-use parcels occupy approximately 14 acres of land. Highway-oriented business, including a supermarket and medical office are located in the southern part of the Village along US Highway 62. A small commercial area is located at Sherman and Railroad avenues.

Industrial and warehouse land uses are found along the railroad, where they originally located to take advantage of rail transportation to ship raw materials and finished goods. These parcels occupy approximately 56 acres of land.

Land used for utilities or transportation includes a 4-acre landlocked site owned by Erie County (formerly used for waste management), a 1.7-acre site owned by the Village (used for debris storage), and land that is occupied by the railroad.

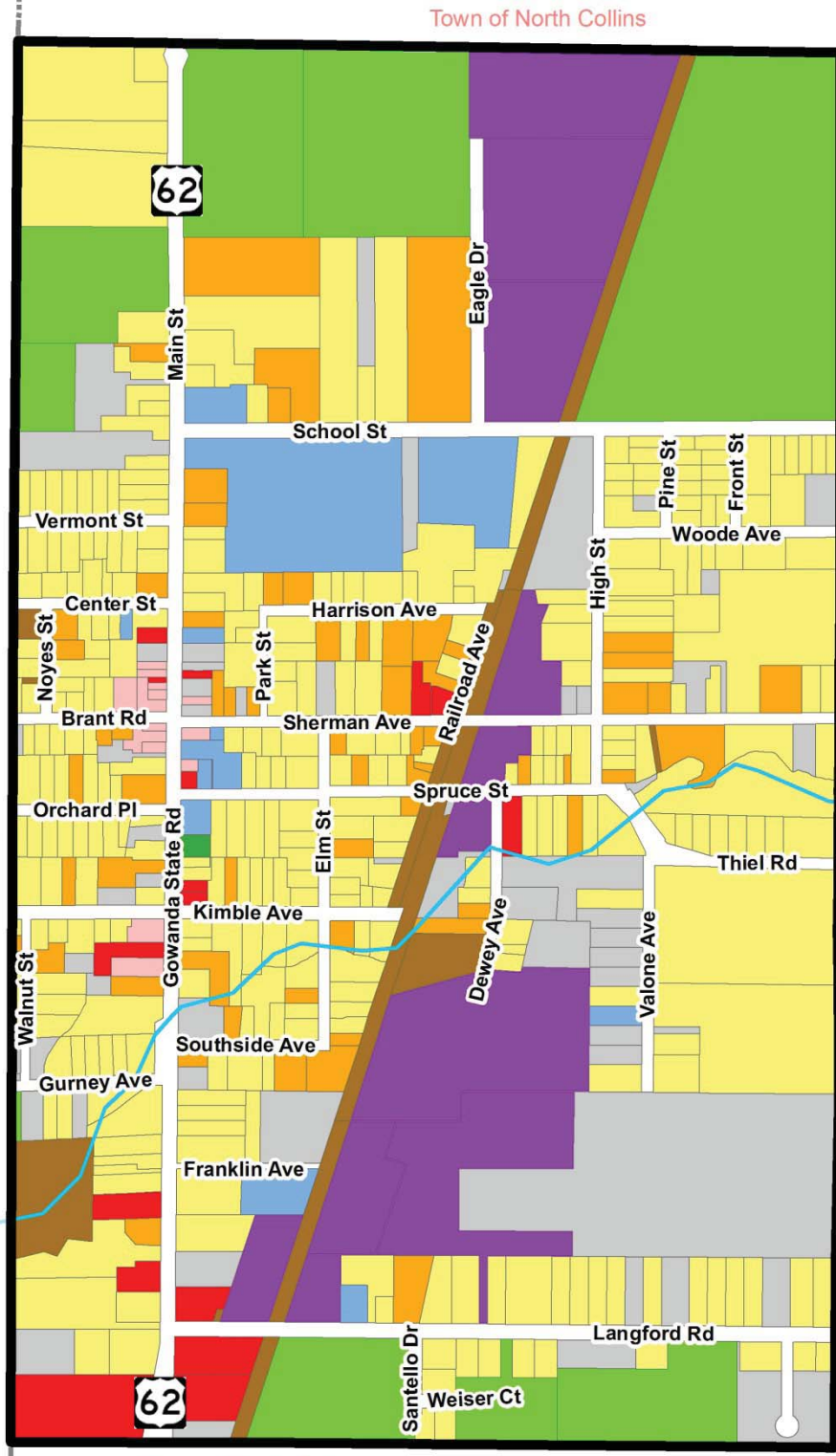
Government and community services include the North Collins Central School, the North Collins Library, a church, the Well that Never Runs Dry community center, the Eden-North Collins Food Pantry, government offices, post office and fire department.

Park and recreation land includes a Village park on the east side of Main Street.

Approximately 83 acres of land within the Village is used for agricultural production. These areas are located in the far northern and southern portions of the Village and include traditional row crops and vineyards.

Approximately 59 acres of land in 62 parcels are currently vacant and include open space such as woodlands, wetlands, and shrublands. These include 22 acres of wooded land owned by the Hospice Foundation of WNY, three acres proposed for residential development south of Langford Road, several vacant residential lots along Valone Avenue, vacant industrial land used for parking and storage, and vacant residential lots at various locations throughout the Village.

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| Land Use | |
|----------|-----------------------------|
| | Agriculture |
| | Park / Recreation |
| | Single Family Residential |
| | Multiple Family Residential |
| | Mixed Use |
| | Commercial |
| | Government / Institutional |
| | Industrial / Warehouse |
| | Infrastructure / Utilities |
| | Vacant Land |

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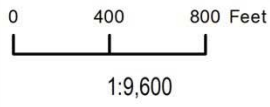
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- Sources:
- Village Boundary, Town Boundary, Roads, and Creek: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
 - Property Boundaries including Land Use Property Class Code (Dec. 2016): Erie County with minor edits to land use by LaBella based on aerial imagery and site visits

- Village of North Collins
- Town Boundary
- Creek



VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE PLAN UPDATE

Map 3: Existing Land Use Map

Table 1. Existing Land Use for the Village of North Collins (Winter 2016)

| | Village of North Collins | | | |
|--------------------------------------|--------------------------|---------------|--------------|---------------|
| | Parcels | | Acres | |
| | # | % | # | % |
| Agriculture | 9 | 1.7% | 83 | 16.5% |
| Park/Recreation | 1 | 0.2% | 0.3 | 0.1% |
| Single Family Residential | 331 | 62.1% | 173.3 | 34.5% |
| Multi Family Res. & Apts. | 63 | 11.8% | 32.9 | 6.6% |
| Mixed Use | 14 | 2.6% | 2.6 | 0.5% |
| Commercial | 16 | 3.0% | 11.4 | 2.3% |
| Government/Institutional | 12 | 2.3% | 20.0 | 4.0% |
| Industrial/Warehouse | 11 | 2.1% | 56.3 | 11.2% |
| Infrastructure/Utilities | 14 | 2.6% | 17.5 | 3.5% |
| Vacant Land | 62 | 11.6% | 59.2 | 11.8% |
| Public Road ROWs | NA | NA | 45.4 | 9.0% |
| Total | 533 | 100.0% | 501.9 | 100.0% |

Note: 2016 land use based on the Assessor’s Property Classification. Land use verified or updated based on analysis of aerial imagery.

Source: 2016 tax parcel records obtained from Erie County, Aerial imagery obtained from Google Maps and Street View

4.1.2 LAND USE REGULATIONS

4.1.2.1 Zoning

Land use and development in the Village is governed by a zoning ordinance that was adopted in 1988 and codified as Chapter 181 of the Village Code. The zoning ordinance includes a zoning map that delineates six zoning districts: three Residential districts (R-1, R-2 and R-3), two Business districts (B-1 and B-2) and one Industrial district (M-1). For each district, the ordinance specifies which uses are permitted “by right” (i.e., with a permit issued by the Building Inspector) and which uses require a special permit from the Board of Appeals. Permitted uses can be either “principal uses,” which are the primary use of a lot, or “accessory uses,” which are subordinate to the principal use. For example, a single family dwelling is considered a principal use and a garage or storage shed is an accessory use.

Table 2 lists the permitted principal and accessory uses in each zoning district, as well as those uses allowed with a special use permit. Map 4 depicts the locations of the various zoning districts. While the zoning information presented in this plan is accurate as of the time of writing, please consult the official zoning code and zoning map located at the Village Hall for the most accurate and up-to-date information as amendments to the code and map are permitted.

Table 2. Zoning Districts and Uses

| District | Principal Uses | Special Permit Uses | Accessory Uses |
|----------------------------------|---|---|---|
| All Districts | <ul style="list-style-type: none"> Religious building Public school Public park/ recreation building or area Public library Government building or use Parking area for permitted use | | |
| All Residential Districts | <ul style="list-style-type: none"> One-family dwelling | <ul style="list-style-type: none"> Hospital Nursing home Funeral home Nonprofit membership club Nursery school Public utility structure or yard One-family dwelling used on a seasonal basis Private nonprofit recreation area | <ul style="list-style-type: none"> Home occupation Professional office Private garage Private swimming pool Customary accessory structures to a dwelling |
| R-1 and R-2 | <ul style="list-style-type: none"> Farm or other agricultural use | <ul style="list-style-type: none"> Two-family dwelling | <ul style="list-style-type: none"> Seasonal farm stand |
| R-3 | <ul style="list-style-type: none"> Two-family dwelling Multi-family dwelling | | |
| B-1 and B-2 | <ul style="list-style-type: none"> Retail store Restaurant Professional office Business office Bank Personal service establishment Parking lot Funeral home Hospital Nursing home Club Commercial recreation building Post office Automotive sales building Laundry or dry-cleaning pickup station Business or other school Hotel Motel Tourist home | <ul style="list-style-type: none"> One-family dwelling Two-family dwelling Multi-family dwelling Gasoline service station Outdoor commercial recreation use Public utility structure or yard Theater Drive-in theater Veterinary hospital Outdoor automobile sales lot Manufacturing use (3,000 sq. ft.) | |

Table continues on next page

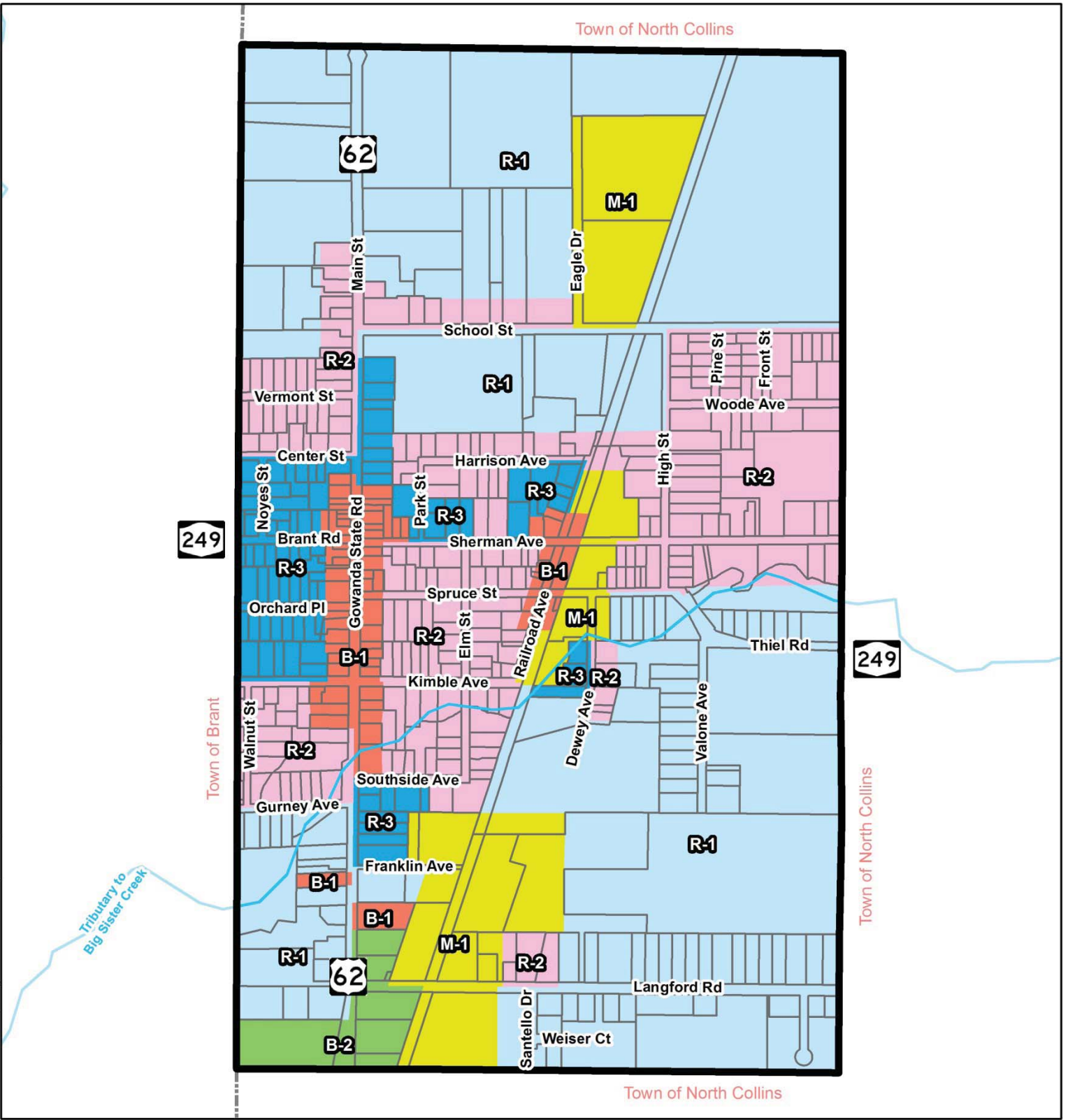
| District | Principal Uses | Special Permit Uses | Accessory Uses |
|----------|--|---|---|
| M-1 | <ul style="list-style-type: none"> • Manufacturing • Warehouse/ Storage • Wholesaling business • Automotive sales, service and repair • Gasoline service station • Public utility building and yard • Parking lot • Contractor's yard • Other industrial uses | <ul style="list-style-type: none"> • One-family dwelling • Truck terminal • Junkyard | <ul style="list-style-type: none"> • Retail sales incidental to a permitted principal use • Off-street loading area |

Source: Village of North Collins Zoning Ordinance via ecode 360 – Adopted July 5, 1988 with amendments since

4.1.2.2 Other Village Laws

Several chapters of the Village Code specify requirements for specific land uses, which apply in addition to those in the Zoning regulations.

- Chapter 54, Boardinghouses require a license from the Village Clerk to operate or maintain a hotel, boardinghouse or other facility that accommodates more than two renters or boarders. The license is subject to renewal annually for a fee of \$50. Each hotel or boardinghouse must maintain a register of guests and provide adequate drinking water and sewer facilities.
- Chapter 107, Junkyards require a license for operation of a junkyard. “Junkyard” is defined to include the storage of two or more abandoned or disabled motor vehicles. This chapter requires any disabled or abandoned motor vehicle to be stored within a completely enclosed building. Exceptions to this requirement apply to a single motor vehicle being repaired by the owner of the premises, or up to five motor vehicles stored on the premises of a commercial auto repair shop.
- Chapter 43, Adult Bookstores and Entertainment Establishments, prohibits adult uses within 1,000 feet of any school, day care, park, place of worship, or within 1,000 feet of the boundary of any R-1, R-2, R-3, B-1 or B-2 District. These restrictions effectively prohibit adult uses from locating anywhere in the Village.
- Chapter 103, Housing Standards specifies requirements for building and property maintenance and prohibits the use of recreational vehicles as dwellings.



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Sources:
1. Village Boundary, Town Boundaries, Creek, US, State, and Local Roads, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
2. Village Zoning Districts: Digitized by LaBella based on a photo of a zoning map created by R & D Engineers

Village of North Collins

Town Boundaries

Creek

Zoning Districts

- R-1: One-Family Residence
- R-2: One-Family Residence
- R-3: Two-Family Residence
- B-1: Business
- B-2: Business
- M-1: Manufacturing & Industrial

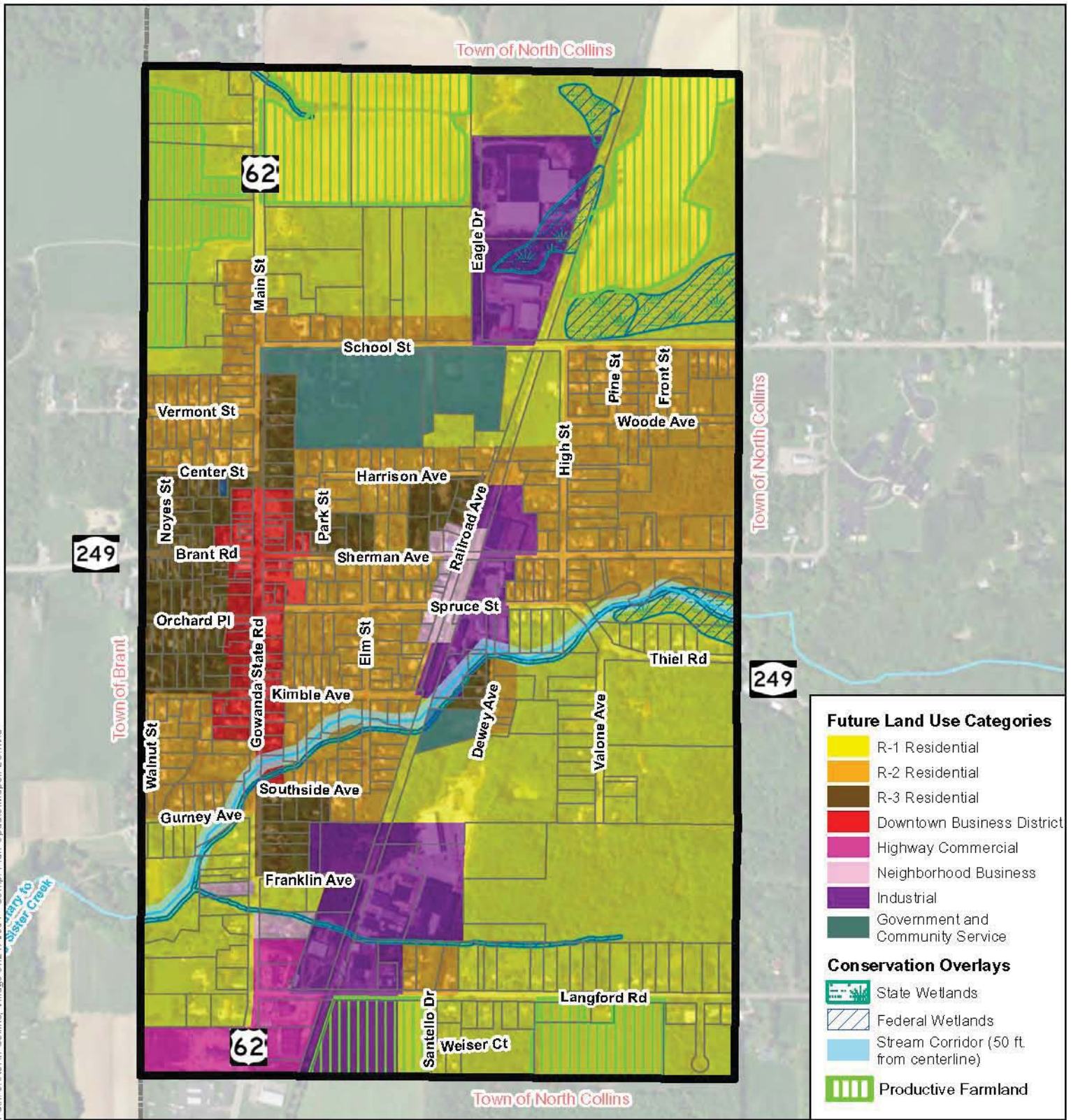
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VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
PLAN UPDATE

Map 4: Zoning Map



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

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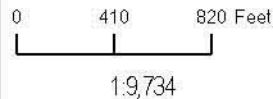
300 STATE STREET
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Labella Project No:
2170651

Sources:

1. Village Boundary, Town Boundary, Roads, and Creek: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
2. Property Boundaries: Erie County
3. Future Land Use Categories & Stream Corridor: Created by LaBella
4. State Wetlands: Obtained from CUGIR
5. Federal Wetlands: Obtained from NWI-USFWS
6. ESRI Aerial Background

-  Village of North Collins
-  Town Boundary
-  Creek



VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE PLAN UPDATE

Map 5: Future Land Use Plan Map

4.2 Issues and Implications

4.2.1 KEY ISSUES

- The provisions in Chapter 103, Housing appear to duplicate the building and fire protection standards in the Codes of New York State. Section 103-5 states that if provisions of this section are inconsistent with building codes or zoning regulations, “the standard which is more restrictive or which establishes the higher standard shall prevail.” However, having multiple standards may be confusing to applicants and administratively difficult for Village staff to enforce.
- By prohibiting adult uses within 1,000 feet of any non-industrial zoning district, Chapter 43, Adult Bookstores and Entertainment Establishments does not provide for any location within the Village where such uses would be permitted. This restriction leaves the Village vulnerable to a legal challenge, as courts have ruled that these uses constitute protected “free speech” that cannot be completely prohibited by zoning. The Village is currently studying this issue.
- There about 83 acres of land within the Village that are classified as agriculture, about 70 acres of them actively farmed. . Approximately 59 acres of land within the Village is classified as “Vacant” and includes natural assets including woodlands, wetlands, and shrublands. These, along with stream corridors, could also be included in consideration of a conservation overlay.

4.2.2 FUTURE LAND USE PLAN

The Future Land Use Plan represents the Village’s land use policy. The Future Land Use Plan Map (see Map 5) designates areas that are most appropriate for various land uses.

Although several of the land use categories and boundaries coincide with existing zoning districts, the Future Land Use Plan differs from the Village zoning map in several important ways. While the Future Land Use Plan is a policy document, the Village’s zoning map and regulations have the force of law. While zoning should be consistent with the Future Land Use Plan, the Land Use Plan can be more general and is intended to be a long-range policy. Zoning changes to implement the Future Land Use Plan may occur over a period of years, as community needs evolve and developers express interest in new projects. Future zoning changes will need to be approved by the Village Board following required public hearings, referrals and environmental reviews.

4.2.2.1 R-1 Residential

The R-1 Residential area largely coincides with the Village’s R-1 One-Family Residence District. These areas contain predominantly single-family houses and undeveloped agricultural and wooded lands.

4.2.2.2 R-2 Residential

The R-2 Residential area largely coincides with the Village’s R-2 One-Family Residence District, which allows single family dwellings “by right” and two-family dwellings with a special permit. Residences in these areas comprise mostly single-family dwellings, as well as a few two-family, three-family and multiple-family dwellings.

4.2.2.3 R-3 Residential

The R-3 Residential areas adjoin the Village's business districts and are intended to accommodate multi-family dwellings as well as single- and two-family dwellings. These areas largely coincide with the Village's R-3 Residence District.

4.2.2.4 Downtown Business District

The Downtown Business District includes land along Main Street, approximately one block north and three blocks south of the intersection with Brant Road/ Sherman Avenue. This area is suitable for a mix of civic uses, small scale retail and service businesses, offices and residences. As a hub for government and community services, it includes the Village Hall, Town Hall, Fire Department The Well community center and Post Office. The area's walkability, mixed uses and the historic character of buildings are key to its unique charm.

4.2.2.5 Neighborhood Business

The Neighborhood Business areas are comprised of parcels outside of the Downtown Business District that are currently zoned B-1 and used for commercial uses. These areas are suitable for small-scale businesses, services, offices and other commercial uses as well as residences.

4.2.2.6 Highway Commercial

The Highway Commercial area, located along Main Street in the southern part of the Village, is suitable for commercial uses that require more land, outdoor storage and visibility to the State highway. This area includes a supermarket, auto and other dealerships.

4.2.2.7 Industrial

Areas designated Industrial include land currently occupied by manufacturing or warehouse uses and zoned M-1 Manufacturing and Industrial. These areas are located next to the railroad and have historically been devoted to industrial, storage and similar uses.

4.2.2.8 Government and Community Service

Areas designated Government and Community Service are owned by governmental entities and used for recreation, education, or other public service use. They include the North Collins Central School, the #8 Schoolhouse Museum, the Village Park, the Village and Town offices, police and fire stations, and land owned by the Village that is used to dispose of debris. These areas are expected to continue to be used for public service use for the foreseeable future and are not available for private development.

4.2.2.9 Agriculture

Agriculture uses approximately 83 acres of land on portions of 9 parcels in the Village. The farmland supports larger farm operations based in neighboring Towns. Continued use of these lands for agricultural production helps to support the regional agricultural economy and the growing agri-tourism industry. Open farmland also maintains open space and the rural character of the area.

By depicting productive agricultural land as a "conservation overlay" in the Land Use Plan, the Village acknowledges the importance of retaining these lands for agricultural use. Agricultural contributions will be a key consideration in the review of any future development proposals for these areas. The

LAND USE

Village would also support landowner-led initiatives for long-term protection of the land through conservation easements or “purchase of development rights.”

As the farm parcels in the Village are not part of an Erie County Agricultural District, NYS Department of Agriculture & Markets will not defend farms against local laws that unreasonable restrict agricultural practices. However, the Village recognizes the importance of agriculture to the regional economy and encourages communication between farmers and residents to avoid or mitigate any conflicts.

4.2.2.10 Conservation Overlays

The Conservation Overlays include regulated wetlands and stream corridors (50 feet from centerline). In addition to wooded areas which have not been mapped, conservation of these resources should be considered as part of development proposals. Note that the boundaries shown on the map may not match actual field locations, as the wetlands and stream maps are derived from a variety of sources. When development or redevelopment is proposed on a site that may contain these resources, a field visit is needed to verify their locations more accurately.

4.3 Community Input

4.3.1 PUBLIC INPUT FROM MEETINGS

- The Village has limited space for future development

4.3.2 COMMUNITY SURVEY SUMMARY

Respondents to the community survey section on land use agreed that the visual quality of development is important and they agree that the quality of development in North Collins needs improvement. This is particularly true of the quality of Main Street development: 100% of respondents agreed it should be improved. Respondents overall support acquisition of land for future projects and diverse housing types and measures to help senior citizens age in place.

The results of the Land Use section of the survey are summarized in the table below.

Table 3. Survey Results –Land Use

| Land Use | Strongly agree | Agree | Disagree | Strongly disagree |
|---|----------------|-------|----------|-------------------|
| The village should acquire land and buildings for future economic and community development | 27.5% | 43.1% | 27.5% | 2.0% |
| North Collins needs housing options to attract young adults and young families to live in the village | 48.1% | 44.2% | 7.7% | 0.0% |
| The overall visual quality of residential and commercial development in the village is important | 62.3% | 35.9% | 1.9% | 0.0% |
| The quality of development on and around Main Street needs improvement | 75.0% | 25.0% | 0.0% | 0.0% |
| The quality of development around the railroad tracks need improvement | 55.8% | 34.6% | 5.8% | 3.9% |

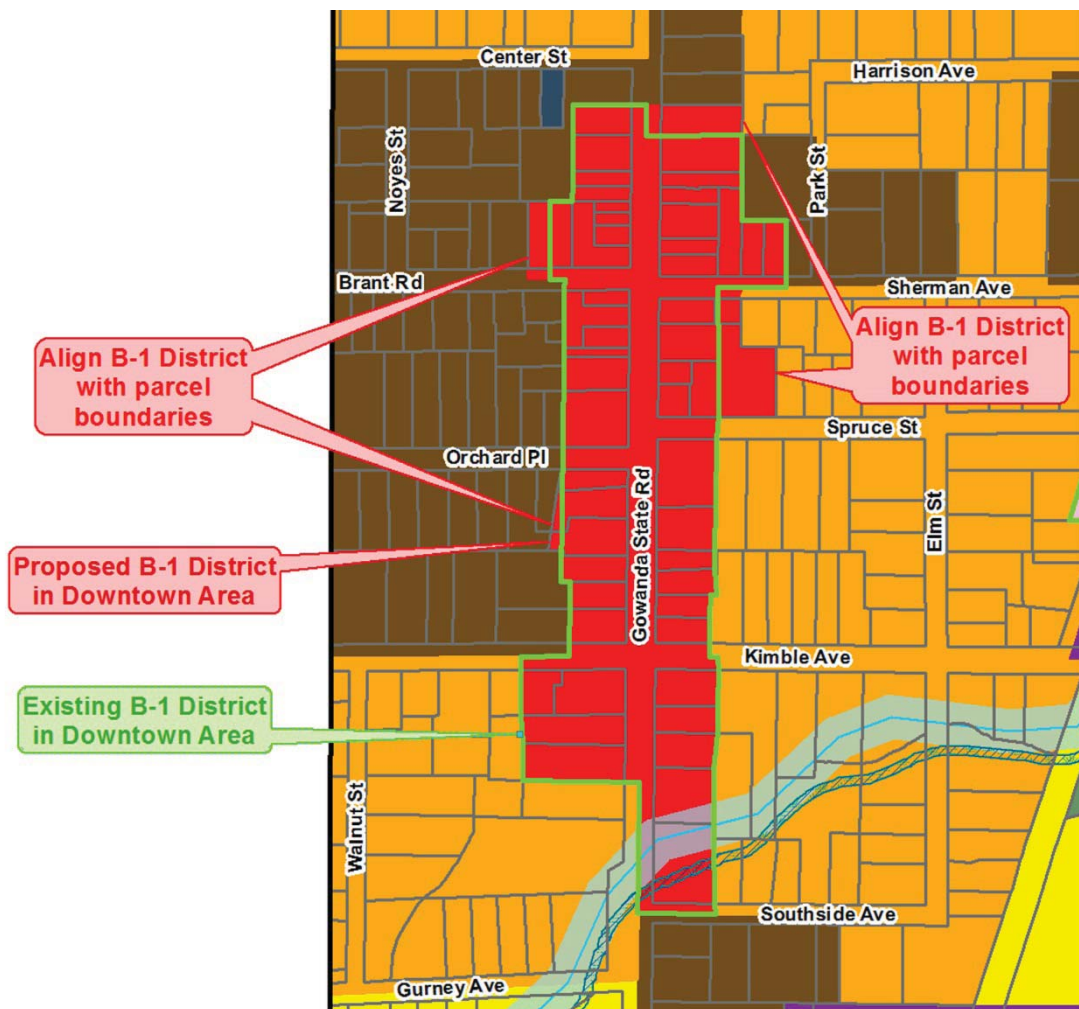
4.4 Recommended Actions

1. **Accommodate a balance of residential, business, industrial and civic uses as depicted in the Future Land Use Plan.**

Responsible entity – Village Board
 Partnering entities – Planning Board; Landowners; Businesses

2. **Revise the B-1 Business District boundaries to align with property boundaries in accordance with the Future Land Use Plan Map.**

Responsible entity – Village Board
 Partnering entities – Planning Board, Erie County



3. Continue to **accommodate a mix of** residential, business and civic **uses in the Village's Downtown Business District.**

Responsible entity – Village Board

Partnering entities – Planning Board, Erie County

4. **Enhance walkability** by maintaining sidewalks and street trees and managing vehicular access along roadways, and by linking neighborhoods to parks, schools and other community facilities.

Responsible entity – Village Board

Partnering entities – DPW

5. Maintain communications with housing and other developers to **encourage additional housing and mixed use development** in undeveloped and underdeveloped areas of the Village.

Responsible entity – Village Board

Partnering entities – Planning Board, Erie County

6. **Retain the natural character and ecological function** of the Village's woodlands, wetlands, and stream corridors by requiring consideration of impacts to these features in the design of new development.

Responsible entity – Village Board

Partnering entities – Planning Board, DPW, SWCD

7. **Protect prime farmland** and natural areas by requiring consideration of impacts to these lands in the design of any future development.

Responsible entity – Village Board

Partnering entities – Planning Board, developers and builders

5 POPULATION AND HOUSING

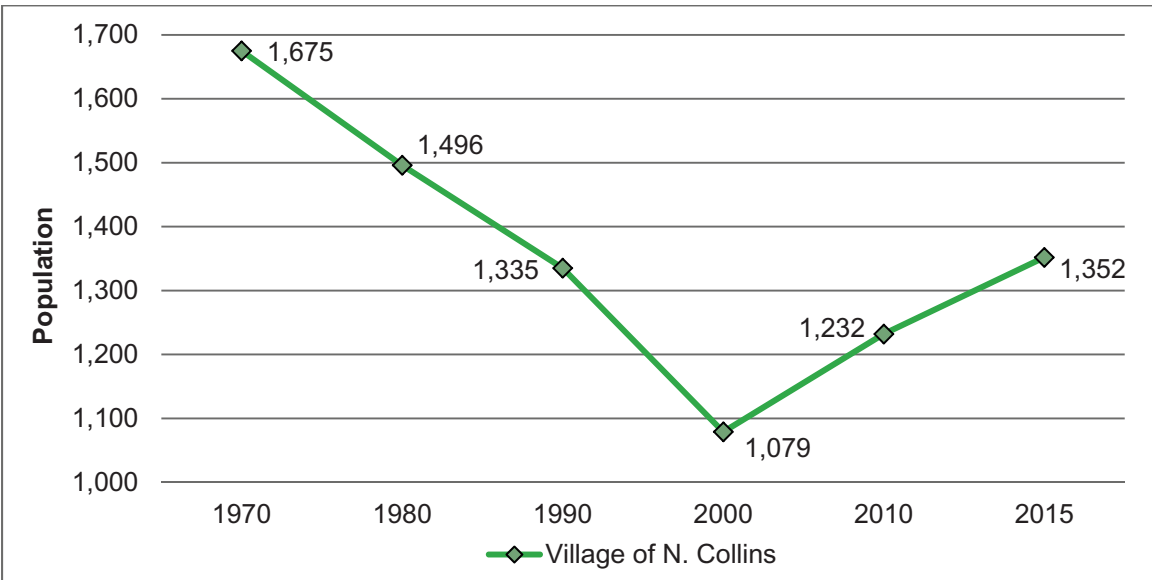
5.1 Existing Conditions

This chapter of the Plan examines major characteristics of population and housing in the Village of North Collins and the predominant trends over the last several years.

5.1.1 POPULATION, AGE, AND GENDER

In general, the population of the Village of North Collins decreased from 1970 until 2000 and increased from 2000 to 2015 (see Chart 1). According to the most recent census data, 1,352 people reside in the Village of North Collins.

Chart 1. Population Trends for the Village of North Collins, 1970-2015



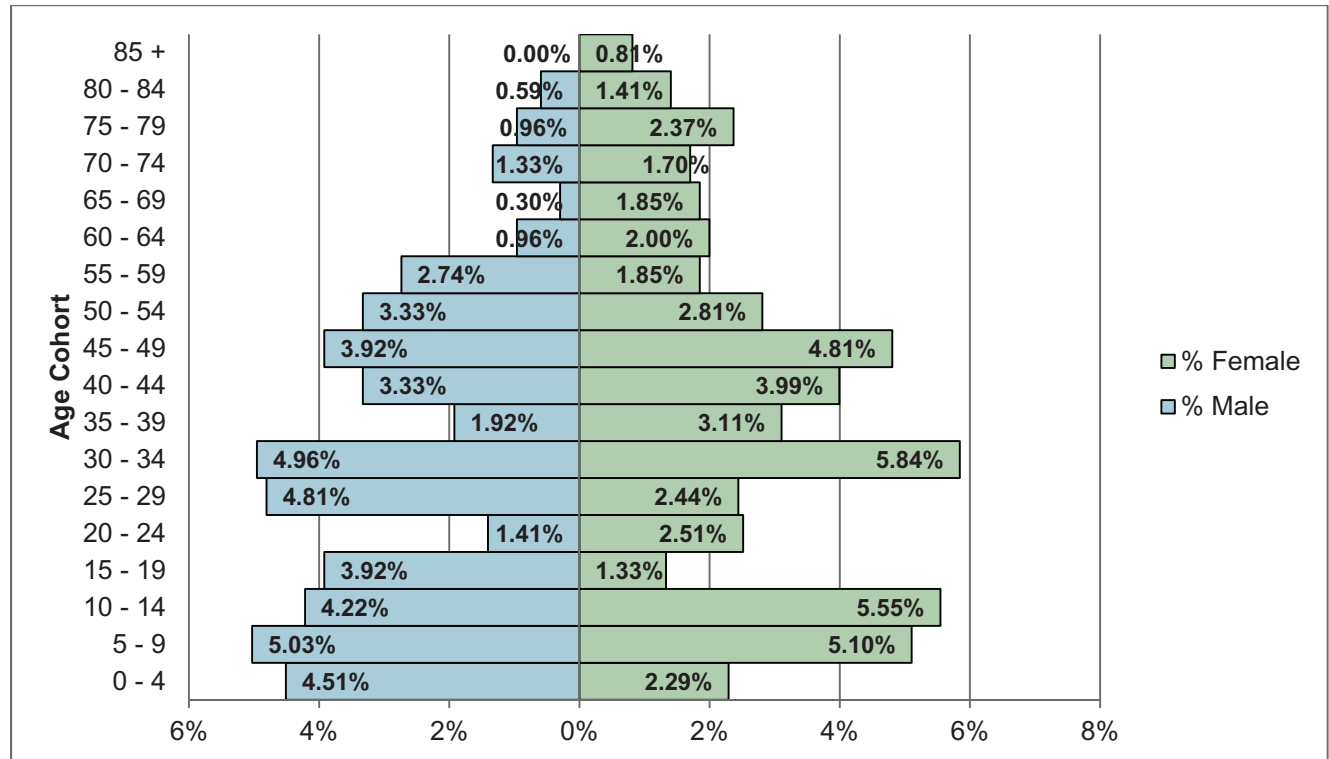
Source: 1970-2010 Decennial Census; 2011-2015 American Community Survey 5-Year Estimates

Contrary to most municipalities within Erie County, the Village of North Collins is generally experiencing an overall decrease in the age of the population. In 2015, the median age in the Village of North Collins was 32.9 compared to 2000 when the median age was 35.7. In comparison, Erie County’s median age was 38.0 in 2000 and 40.4 in 2015. In 2015 there were 114 more Village residents under the age of 18 as compared to 2000, a 38% increase. Approximately 31% of the Village’s residents were under the age of 18 while 11% were 65 years and older. In comparison, approximately 21% of the County’s residents were under the age of 18 while 16% were 65 years and older.

Gender is somewhat evenly distributed: there are more females than males. The most recent census data reveals 52% of the Village’s population is female.

See Chart 2 for a breakdown of gender by age.

Chart 2. Village of North Collins Population, 2015



Source: 2011-2015 American Community Survey 5-Year Estimates

5.1.2 POPULATION DISTRIBUTION BY RACE AND ETHNICITY

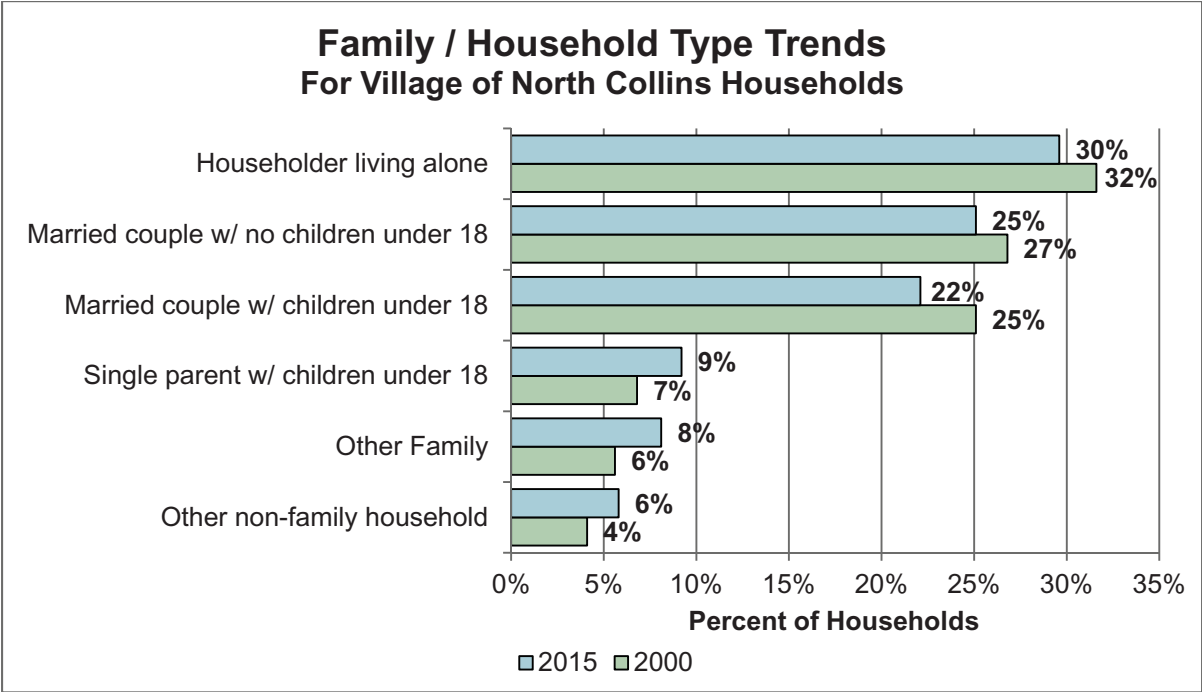
The Village is primarily composed of non-Hispanic Caucasians. Racial minorities compose just over 3% of the population. The Village has experienced a decrease in the percentage of Hispanic/Latino residents: in 2010, 3.7% of the Village’s population identified themselves as Hispanic as compared to 2000 when 5.2% could say the same. The 2015 estimate reflects that there are no Hispanics projected to be residing within North Collins.

5.1.3 HOUSEHOLD AND FAMILY TYPE

In general, the total number of households within the Village of North Collins has increased over time. A household is defined as all of the people who occupy a housing unit. According to the most recent census data, the Village has 479 households. Contrary to most municipalities within Erie County and despite the growing number of households, the average household size in the Village has increased from 2.58 persons per household in 2000 to 2.80 persons per household in 2015.

The percentage of family and non-family households has remained fairly stable over time (see Chart 3 below.) A family household consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. A non-family household consists of a householder living alone or with nonrelatives only. In 2015, 65% of households were family households while the remaining 35% were non-family households. Nearly 48% of Village family households have children under the age of 18 present compared to Erie County where 42% of family households have children.

Chart 3. Household Type Trends for the Village of North Collins, 2000-2015



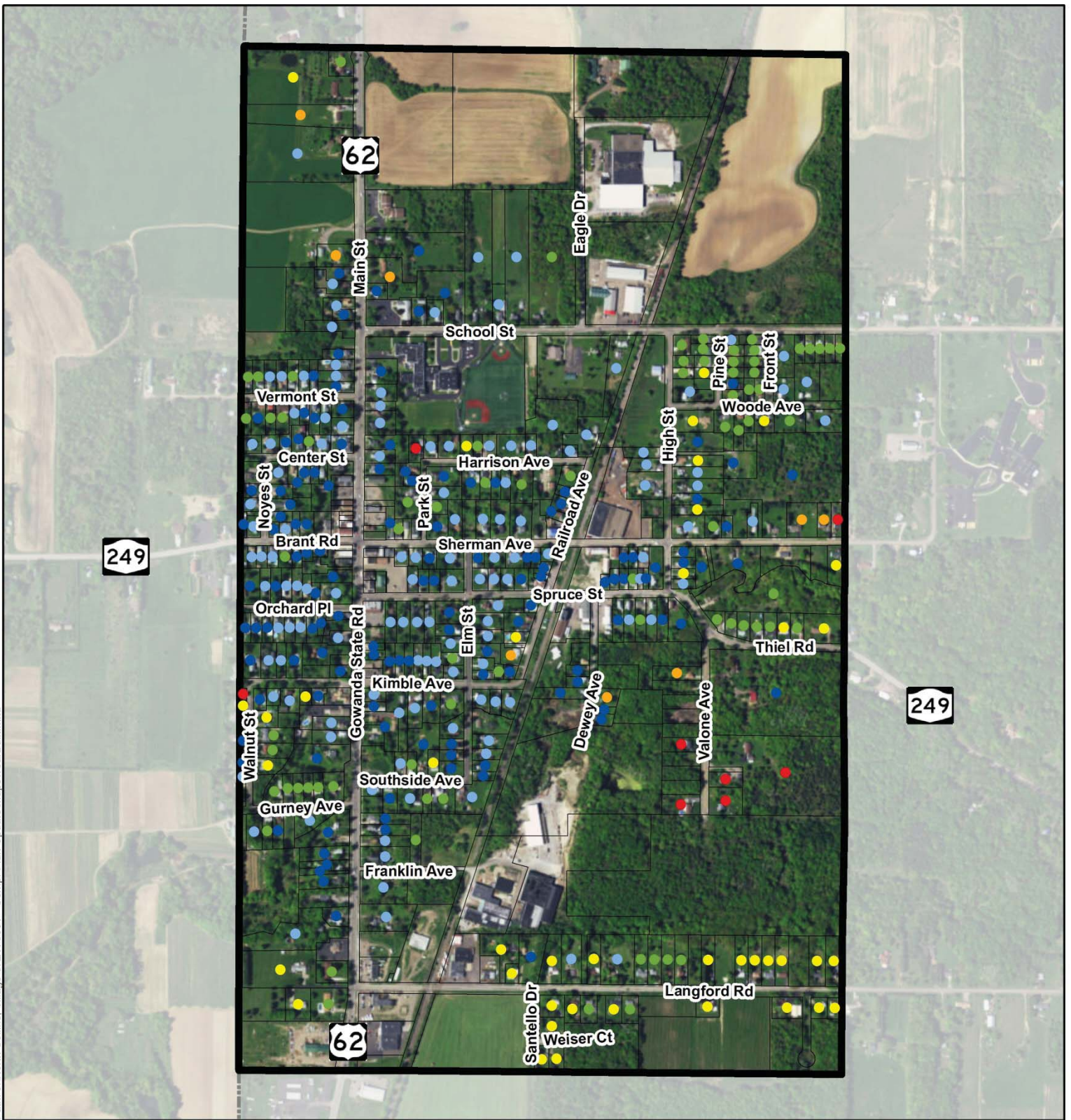
Source: 2000 Decennial Census; 2011-2015 American Community Survey 5-Year Estimates

5.1.4 HOUSING OCCUPANCY AND OWNERSHIP

Between 2000 and 2015, the total number of housing units in the Village of North Collins increased by 51 from 494 to 545 units. A housing unit is defined as a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. The vacancy rate in the Village decreased from 16.2% to 12.1% over the same time period. The distribution of owner- and renter-occupied units has been increasing in favor of a growing percentage of renter-occupied units over time. In 2015, 35.9% of the Village’s occupied housing units were renter-occupied compared to 24.6% in 2000, a nearly 70% change in the number of renter-occupied units.

5.1.5 AGE OF HOUSING

In general, the Village’s housing stock tends to be older than that of Erie County. The median year built for housing within the Village is sometime prior to 1939 while the median year built for housing within the County as a whole is 1955. In fact, more than 82% of Village houses were built before 1960. The Village’s older housing stock is concentrated in the immediate downtown area and adjacent residential neighborhoods (see Map 6). One way the Village addresses the need for housing rehabilitation is through the Erie County CDBG and HOME Consortium which represents 34 municipalities in Erie County to receive federal funds for various housing programs. These housing programs include the Housing Rehabilitation Loan Program, Lead Paint Remediation Grant Program, Rental Rehabilitation Loan Program, Mobile Home Repair Loan Program, Housing Accessibility Loan Program, and Utility Connection Loan Program. Eligible homeowners can apply to the County to receive funds.



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Note: *The dot represents the centroid of the property, not the actual house location.

Sources:

1. Village Boundary, Town Boundary, and Roads: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
2. Property Boundaries including Year Housing Unit Built (Dec. 2016): Erie County
3. ESRI Aerial Background

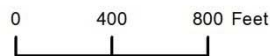
Village of North Collins

Town Boundary

Properties

Year Housing Unit Built*

- 1800 - 1899
- 1900 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999
- 2000 - 2008



1:9,600

VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
PLAN UPDATE

**Map 6: Year Housing Built
Map**

5.1.6 UNITS PER STRUCTURE

The majority of housing units within the Village (69.7%) are single family, detached dwellings. The Village has experienced a substantial increase in the percentage of multi-family homes (9.4%) and a small decrease in the percentage of two-family homes (19.6%) since 2000. The Village's multi-family housing is scattered throughout the Village.

5.1.7 VALUE OF OWNER-OCCUPIED HOUSING UNITS AND MONTHLY GROSS RENT

According to the American Community Survey, the majority of owner-occupied households in the Village are valued between \$50,000 and \$149,999 (87%). Few owner-occupied households are valued at \$150,000 or above (5.5%) or less than \$50,000 (7.5%). The Village's median home value is only \$95,200 compared to the County's median home value of \$130,000.

Monthly gross rent (for those paying cash rent¹) of renter-occupied housing units tends to be lower in the Village as compared to the County as reported by the American Community Survey. In fact, about 44% of renter-occupied housing units in the Village pay less than \$600 a month in gross rent compared to the County's 28%. Median gross rent for the Village of North Collins was lower than that of Erie County's, \$638 for the Village and \$739 for the County.

When considering inflation, the Village's median home value has decreased nearly \$10,000 since 2000 while the median gross rent has slightly increased (by about \$22).

5.1.8 OWNER AND RENTER HOUSING AFFORDABILITY

In general, within the Village of North Collins, renter-occupied households are more likely to be cost burdened when compared to owner-occupied households. In 2015, nearly 40% of the Village's renter-occupied households were cost burdened or severely cost burdened compared to 20% of the owner-occupied households. Household are considered *cost burdened* if monthly housing costs/rents including utilities exceed 30% but are less than 50% of the monthly household income. A household is considered *severely cost burdened* if monthly housing costs/rents including utilities exceed 50% of the monthly household income.

5.1.9 TAX DELINQUENCIES

Each year Erie County compiles a list of properties whose owners have been delinquent on their taxes for a period of at least three years. As of early September 2017, there were 21 foreclosure-eligible properties in the Village. Not all properties on the foreclosure list go to delinquent tax sale. It costs the County \$1,400 to foreclose on each property, so it chooses those properties it believes will attract interest from buyers at the annual tax sale. According to the Buffalo Erie Niagara Land Improvement Corp. (BENLIC, also known as the Land Bank), Erie County will foreclose on about 900 of the 12,000+ foreclosure-eligible properties county wide.

Each of the 21 tax delinquent properties in the Village of North Collins is owned by a different person or entity. Nine of the properties are single-family residences owing a total of \$132,844.64 in back taxes and penalties. Eight of the nine delinquent single-family residential properties are owned by

¹ While most rental units are rented based upon an agreed amount of money (cash rent), some rental units are rented without payment of cash rent and instead are based on agreed upon services or other arrangements.

individuals. There are also three two-family homes on the delinquent property list, also owned by individuals and owing a total of \$51,748.34 in back taxes and penalties. Four properties classified as vacant residential land owe more than \$100,000 between them. Other properties on the list include a communications facility, social organization and several commercial facilities, including the former hotel on Sherman Street and a row building on Main Street.

5.2 Findings and Implications

In general, the Village's population and number of households have been increasing. Counter to that of most Erie County communities and of the County as a whole, the average household size in the Village has increased. Also counter to that of most Erie County communities and of the County as a whole, the Village is generally experiencing an overall decrease in the age of the population. The percentage of owner-occupied households is decreasing while the percentage of renter-occupied households is increasing. Within the Village, renter-occupied households are more likely to be cost burdened when compared to owner-occupied households.

The Village of North Collins is part of the Erie County CDBG and HOME Consortium to receive federal funds for the Housing Rehabilitation Loan Program, Lead Paint Remediation Grant Program, Rental Rehabilitation Loan Program, Mobile Home Repair Loan Program, Housing Accessibility Loan Program, and Utility Connection Loan Program. Eligible homeowners can apply to the County to receive funds.

5.2.1 KEY ISSUES

- The age of the existing housing stock would indicate that maintenance is an issue for at least some of the housing stock. Older homes are generally less suited to the needs of the smaller households and the aging population that inhabit them.
- As the population grows, the percentage of elderly residents (65 years of age or older) is decreasing over time but the number of elderly residents remains fairly stable. The current housing stock and assistive services may not be supportive of aging in place.
- The number of Village residents under the age of 18 has grown from 301 youth in 2000 to 415 youth in 2015, a nearly 38 percent growth. Older homes are generally less suited to the needs of families with children.
- While the residential vacancy rate in the Village has been decreasing over time, at 12.1% it is still somewhat high. As most of the older housing stock is concentrated in the immediate downtown area and adjacent residential neighborhoods, vacant and deteriorated properties can have a negative impact on neighborhoods.
- Persistent vacancies, problem rentals and distressed residential properties are a problem in the Village. Among 21 foreclosure-eligible properties, nine are one-family homes and three are two-family homes, suggesting that at least some of these may be absentee landlord situations.

5.3 Community Input

5.3.1 PUBLIC INPUT FROM MEETINGS

- A Village strength is its affordable housing
- The Village’s weaknesses include:
 - Abandoned and vacant buildings and homes
 - Poor property maintenance
 - Absentee landlords
 - Low incomes
 - Low housing values
- The Village has an opportunity to improve existing and create new senior housing

5.3.2 COMMUNITY SURVEY SUMMARY

Respondents to the community survey support housing options to help seniors age in place as well as housing options to attract future population. As with the results above in the land use section, the respondents feel that the quality of development in residential neighborhoods also needs improvement. Residents are split on whether the community has a positive sense of identity.

One respondent commented: I have lived here my entire life. We have declined--both businesses and homes. Seems NC Pride is gone. Another said: North Collins has a wonderful future!

Table 4. Survey Results – Housing

| Housing | Strongly agree | Agree | Disagree | Strongly disagree |
|---|----------------|-------|----------|-------------------|
| North Collins needs housing options to help seniors age in place | 42.3% | 42.3% | 9.6% | 5.8% |
| North Collins needs housing options to attract young adults and young families to live in the village | 48.1% | 44.2% | 7.7% | 0.0% |
| The village has a positive sense of identity | 15.4% | 32.7% | 40.4% | 11.5% |
| The quality of development in residential neighborhoods needs improvement | 56.6% | 35.9% | 7.6% | 0.0% |

5.4 Recommended Actions

See also Umbrella Projects – Neighborhood Revitalization

1. Village staff should be aware of and regularly **make referrals of deteriorating housing to the Erie County Department of Environment and Planning** which administers the Erie County Community Development Block Grant (CDBG) and HOME Investment Partnership Consortia.

Responsible entity – Village

Partnering entities – Erie County

2. Coordinate with other Erie County municipalities to form consortia to receive federal funds

Responsible entity – Village

Partnering entities – Erie County, neighboring municipalities

3. Work with housing developers, landlords, property owners and appropriate County and regional agencies to **ensure that there is a diversity of housing for all families and individuals** including the Village’s elderly who wish to stay in North Collins as well as new individuals and families moving in to the community.

Responsible entity – Village

Partnering entities –Developers

4. Collaborate with regional agencies such as the Buffalo Erie Niagara Land Improvement Corp. (Land Bank) to **address persistent vacancies, problem properties and “zombie” houses.** Erie County is partnering with the Land Bank on a pilot program in which the Land Bank uses its “Super Bid” status to take foreclosed properties at auction and turn them back over to the municipality which can then apply for CDBG funds to demolish the blighted structure.

Responsible entities – Village

Partnering entities – Property owners, Erie County, BENLIC

5. Work with property owners and public safety officials to **report and resolve potentially unsafe and illegal activities.**

Responsible entities – Property owners

Partnering entities – Code enforcement, police, public safety officials

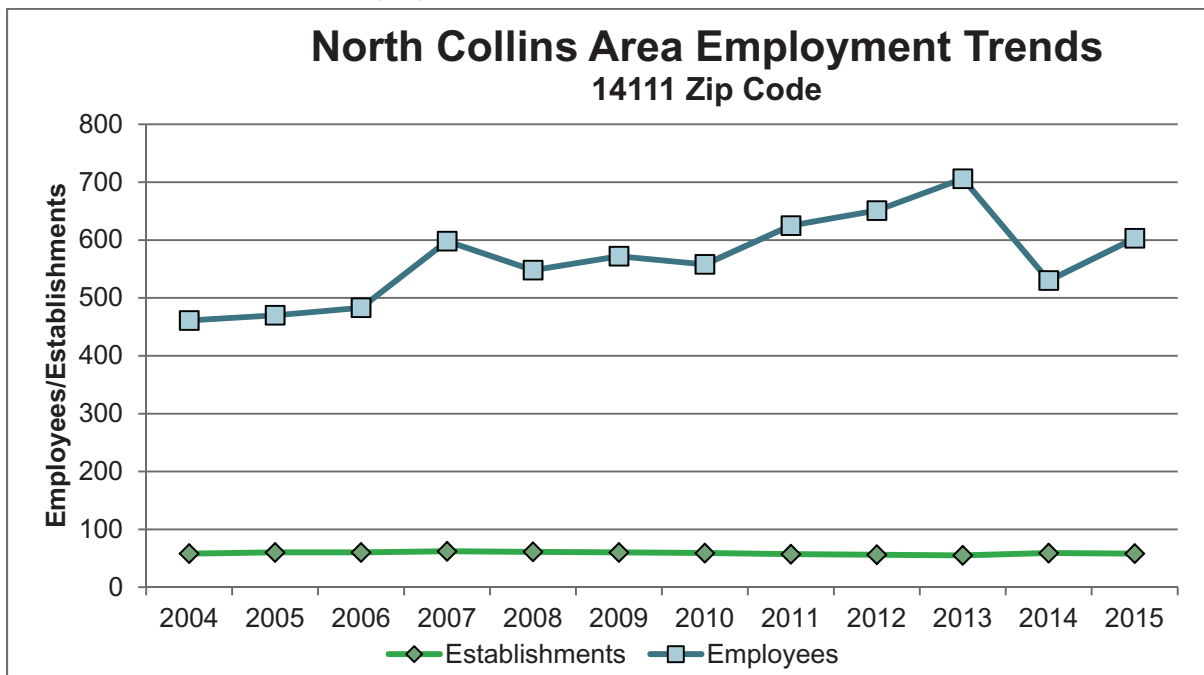
6 ECONOMIC VITALITY

6.1 Existing Conditions

6.1.1 EMPLOYMENT TRENDS IN THE NORTH COLLINS AREA

According to data collected by the US Census Bureau, in 2015 the North Collins area (14111 zip code which includes all of the Village of North Collins, about half of the Town of North Collins, the eastern half of the Town of Brant, and small portions of the towns of Evans and Eden) had 58 establishments which employed 603 employees with an annual payroll of \$20,705,000 (see Chart 4).

Chart 4. North Collins Area Employment Trends



Source: US Census Bureau, County Business Patterns

Businesses within the Village of North Collins include retail uses such as a discount grocery, convenience store, , and lumber and home center; auto-oriented businesses including auto sales and service; restaurants including a family restaurant, diner and pizza place; service-oriented businesses such as accounting and insurance offices, banks, post office, funeral home, hairstyling and barber shops; medical and counseling offices and a pharmacy; manufacturing facilities including a stadium and portable seating manufacturer, producer of tie wires for construction, industry and agriculture, train derailment and rigging service, laundry and household cleaning products production facility and custom home builders; and other businesses including many home-based operations.

While these businesses are spread throughout the Village, the majority are location along Gowanda State Road/Main Street, the railroad, and Eagle Drive (see Map 7).



**Map 7: Work Area
Analysis of All Jobs Map**

Source: US Census Bureau, OnTheMap 2014 Work Area Analysis of all jobs in the Village of North Collins

6.1.2 EMPLOYMENT TRENDS OF VILLAGE RESIDENTS

In 2015, an estimated 72% (694) of Village residents 16 years of age or older were part of the labor force (compared to 63% countywide). Of those in the labor force, 92.1% were employed while 7.9% were unemployed (compared to 93% and 7% countywide, respectively). The unemployment rate in the Village has increased over time – in 2000 the Village’s unemployment rate was 1.2% - whereas the County’s unemployment rate has decreased from 7.3%.

The top industries for employment in 2001 in the 14111 ZIP code were Government, Manufacturing, and Construction. Despite decreases in raw numbers, Government has remained the largest employer. The Manufacturing industry lost more than 80 jobs between 2001 and 2016. It is currently the third largest employer within the ZIP code area. Construction rose to the second largest employer, despite decreases in raw numbers. Retail Trade and Health Care and Social Assistance round out the top five employers. Overall, the 14111 ZIP code lost more than 180 jobs between 2001 and 2016.

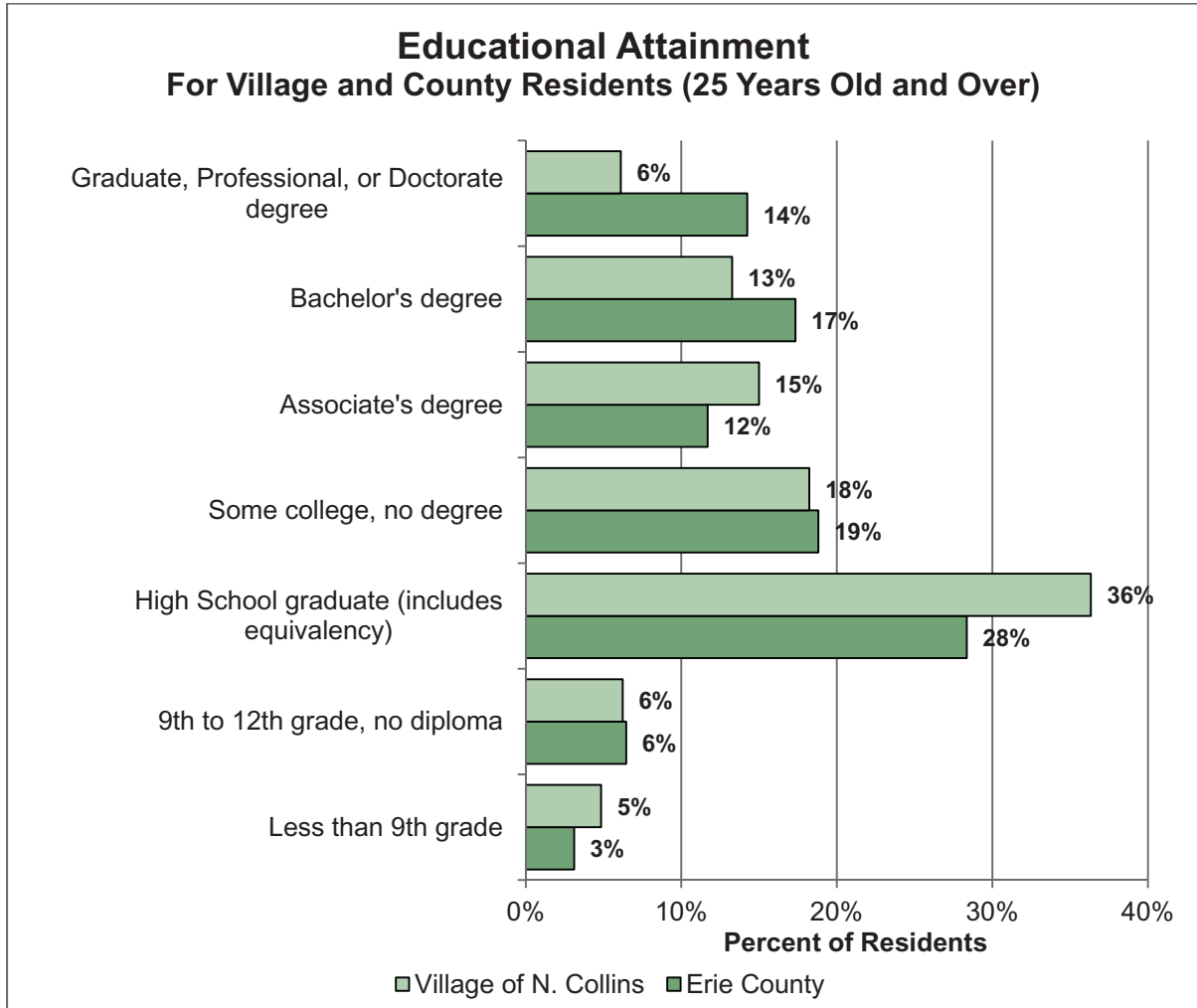
Based on employment projections obtained from the New York State Department of Labor, Health Care and Social Assistance, Retail Trade, Accommodation and Food Services, Administrative and Waste Management Services, and Construction employment in the 14111 ZIP code are expected to grow through 2026. Major losses are expected in Manufacturing and Wholesale Trade employment.

Overall, employment within the 14111 ZIP code is expected to decline by nearly 70 jobs between 2016 and 2026.

6.1.3 EDUCATIONAL ATTAINMENT

Among residents of the Village, 89% have at least a high school diploma (compared to 90% countywide); however, only 34% have an Associate’s degree or higher (compared to 43% countywide) (see Chart 5). Only 6% of Village residents have advanced degrees (compared to 14% countywide).

Chart 5. Educational Attainment, 2015

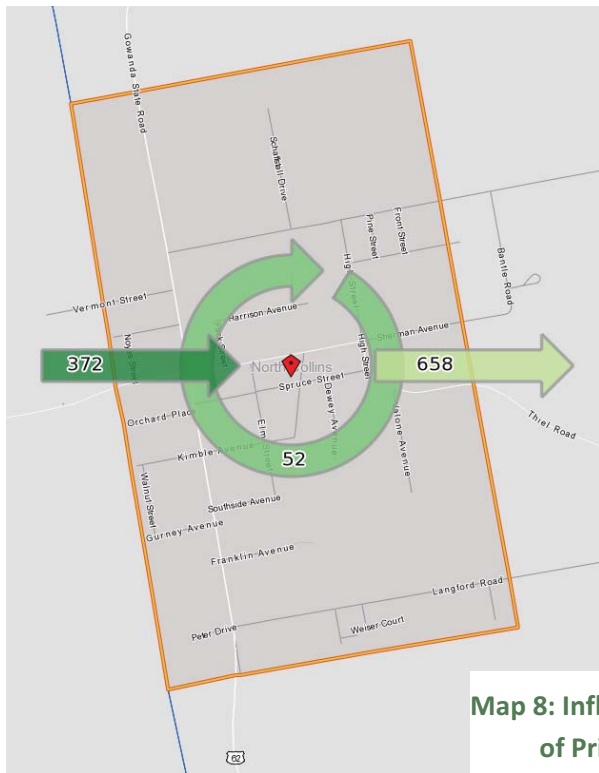


Source: 2011-2015 American Community Survey 5-Year Estimates

6.1.4 PLACE OF WORK

Most North Collins residents commute outside of the Village for work. Based on the Census Bureau’s 2014 Inflow/Outflow Analysis of Primary Jobs in the Village of North Collins, of the estimated 710 employed Village residents, only 52 work in the Village while the remaining 658 work outside of the

Village. However, the analysis also reveals that 372 people living outside of the Village of North Collins commute to Village for work (see Map 8).²



Map 8: Inflow/Outflow Analysis of Primary Jobs Map

Source: US Census Bureau, OnTheMap 2014 Inflow/Outflow Analysis of primary jobs in the Village of North Collins

6.1.5 MEANS OF TRANSPORTATION AND TRAVEL TIME TO WORK

Similar to Erie County, the vast amount of employed Village residents (82%) drive to work alone in a car, truck, or van. Unlike Erie County (3%), a somewhat sizeable amount of employed Village residents (9%) walk or bicycle to work. The remainder of employed Village residents carpool (8%), take public transportation (<1%), or work from home (<1%). Given the large percentage of employed Village residents who walk or bicycle to work, the Village’s pedestrian and bicycle networks are extremely important (see Sections 9.1.2 and 9.1.3).

Despite the fact most employed Village residents work outside of the Village, over one-third have a commute time of less than 15 minutes to work (see Table 5). In general, commute times for employed Village residents tend to be longer than employed County residents. In 2015, 10 percent of employed Village residents had a commute time 45 minutes or longer compared to seven percent of employed County residents.

² Note: Employment figures noted here are based upon estimates generated in different years by different agencies and are intended as reference points. 100% counts for this data is not available.

Table 5. Trends in Travel Time to Work for Employed Erie County and Village of North Collins Residents, 2000-2015

| | 2000 | | 2010 | | | 2015 | | | |
|---|---------|-------|---------|-------|--|---------|-------|--|--|
| | # | % | # | % | % Change ¹ (2000 to 2010) | # | % | % Change ¹ (2010 to 2015) | % Change ¹ (2000 to 2015) |
| Erie County | | | | | | | | | |
| Workers (that do not work from home) | 412,861 | - | 411,049 | - | - | 420,598 | - | - | - |
| Less than 15 min. | 128,537 | 31.1% | 126,259 | 30.7% | -1.8% | 129,088 | 30.7% | 2.2% | 0.4% |
| 15 to 29 min. | 186,404 | 45.1% | 186,531 | 45.4% | 0.1% | 187,771 | 44.6% | 0.7% | 0.7% |
| 30 to 44 min. | 68,970 | 16.7% | 70,939 | 17.3% | 2.9% | 74,686 | 17.8% | 5.3% | 8.3% |
| 45 to 59 min. | 15,125 | 3.7% | 14,882 | 3.6% | -1.6% | 15,810 | 3.8% | 6.2% | 4.5% |
| 60 min. or more | 13,825 | 3.3% | 12,438 | 3.0% | -10.0% | 13,243 | 3.1% | 6.5% | -4.2% |
| Village of North Collins | | | | | | | | | |
| Workers (that do not work from home) | 456 | - | 475 | - | - | 617 | - | - | - |
| Less than 15 min. | 100 | 21.9% | 165 | 34.7% | 65.0% | 206 | 33.4% | 24.8% | 106.0% |
| 15 to 29 min. | 195 | 42.8% | 131 | 27.6% | -32.8% | 181 | 29.3% | 38.2% | -7.2% |
| 30 to 44 min. | 71 | 15.6% | 55 | 11.6% | -22.5% | 169 | 27.4% | 207.3% | 138.0% |
| 45 to 59 min. | 76 | 16.7% | 101 | 21.3% | 32.9% | 44 | 7.1% | -56.4% | -42.1% |
| 60 min. or more | 14 | 3.1% | 23 | 4.8% | 64.3% | 17 | 2.8% | -26.1% | 21.4% |

Note: ¹ Percent change in the raw numbers between specified time periods.

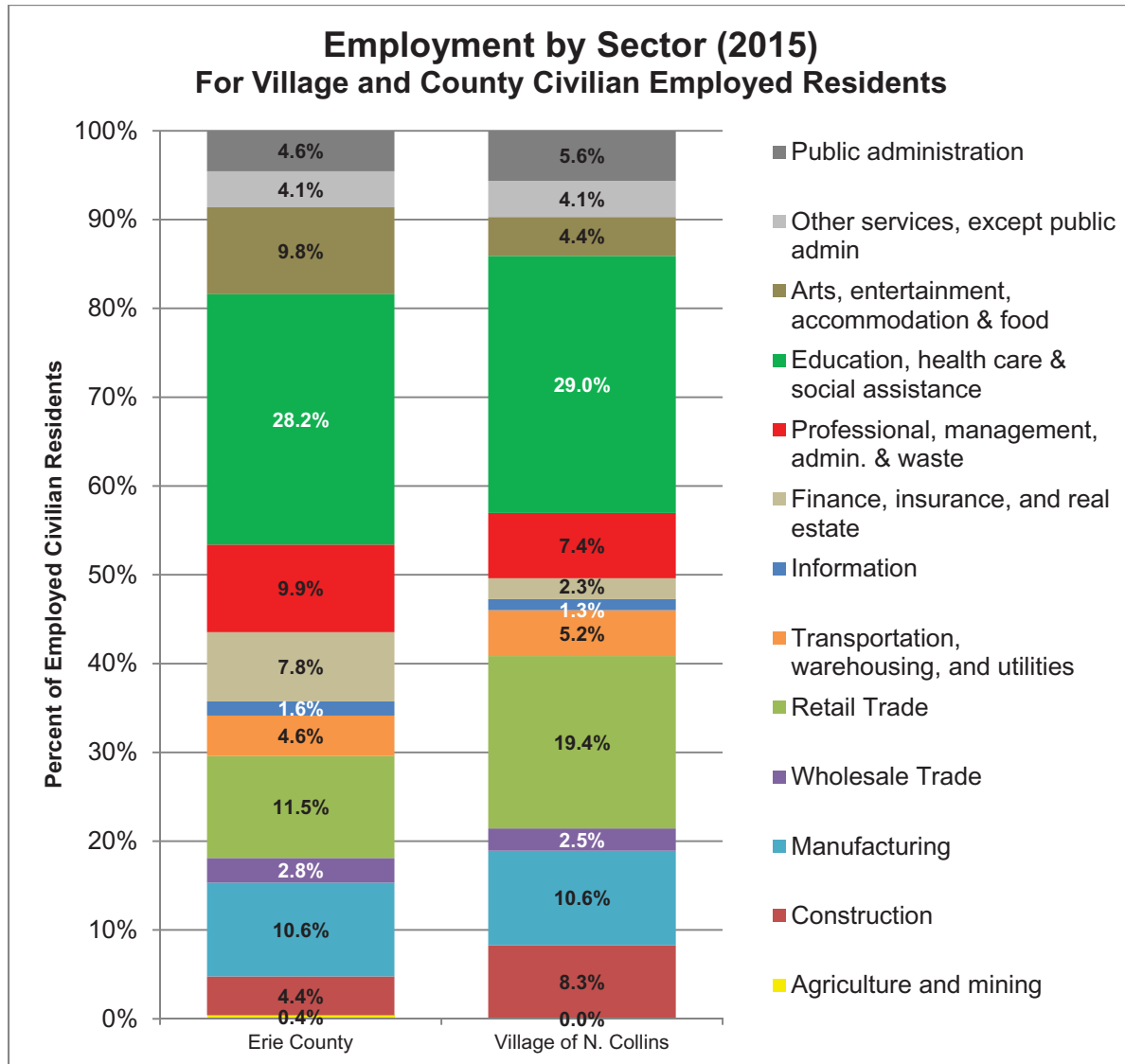
Source: 2000 Decennial Census (SF3), 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

6.1.6 EMPLOYMENT BY SECTOR

The following chart depicts employment of Village and County residents by sector. Among employed Village and County residents aged 16 and older:

- Education, health care and social assistance entities employ 29.0% of Village workers and 28.2% of County workers
- Retail businesses employ 19.4% of Village and 11.5% of County workers
- Manufacturing businesses employ 10.6% of Village and County workers
- Construction industries employ 8.3% of Village and 4.4% of County workers.

Chart 6. Employment by Industry Sector, 2015



Source: 2011-2015 American Community Survey 5-Year Estimates

6.1.7 HOUSEHOLD INCOME AND POVERTY

In 2015, 48% of the Village of North Collins households had an income less than \$50,000. Thirty-nine percent had an income between \$50,000 and \$100,000 and 13% made more than \$100,000. The Village’s median household income was nearly \$53,000 compared to the County’s \$51,000. Considering inflation, the Village’s median household income has decreased just over 1% since 2000 while the County’s median household income has decreased by 4%.

Nearly 5% of Village residents are living below the poverty level, a decrease from 9.3% in 2000. In comparison, 15% of County residents are living below the poverty level. Considering only Village youth under the age of 18, less than 1% are in poverty (compared to the County’s 23.1%). Considering only Village seniors 65 years of age or older, 11.8% are in poverty (compared to the County’s 8.4%).

6.1.8 DEVELOPMENT ACTIVITY

The Village of North Collins seems to have been somewhat insulated from the worst of the housing crisis. Right before the housing crash in 2007, the Village had fairly steady building permit activity with a spike in activity in 2008, just as the crisis was deepening. Activity was off by more than three quarters in 2009, but in 2012, as much of the nation was still struggling with the crisis, North Collins had its largest development year with projects totaling an estimated \$1.16 million including two new homes. Since 2013, development activity in the Village has grown overall. Year to date for 2017 shows 24 permits issued with a value of more than a half a million. Table 6, below, summarizes permit activity.

Table 6. Development Activity

| Year | # Permits | Fees | Estimated Cost of Construction | New homes |
|-------|-----------|------|--------------------------------|-----------|
| 2017 | 24 | 1605 | \$553,121 | |
| 2016 | 26 | 2345 | \$210,106 | |
| 2015 | 20 | 720 | \$113,500 | |
| 2014 | 19 | 835 | \$284,050 | 1 |
| *2013 | 12 | 455 | \$103,655 | |
| 2012 | 15 | 700 | \$1,157,075 | 2 |
| 2011 | 14 | 465 | \$65,680 | |
| *2010 | 28 | 815 | \$80,915 | |
| 2009 | 20 | 475 | \$43,530 | |
| *2008 | 18 | 470 | \$176,334 | |
| *2007 | 18 | 170 | \$23,800 | |
| 2006 | 17 | 355 | \$54,869 | |
| 2005 | 23 | 585 | \$160,830 | 1 |

* Denotes incomplete fee and cost data

Source: Village of North Collins

6.1.9 TARGET INDUSTRIES FOR ECONOMIC GROWTH

Following is a brief synopsis of a detailed analysis that was performed to determine a mix of target industries for North Collins to pursue as it contemplates opportunities for economic development. A two-pronged approach is used combining location quotients with shift share analysis. The full analysis is in the appendix to this report.

A location quotient (LQ) is a ratio that compares a local area's share of employment by industry to that of a larger base area's share of employment in that same industry. In other words, the location quotient can tell us what industries are prospering in a local area compared to national trends in that industry.

Shift Share analysis measures select sub-sector industry employment strengths in a different manner. It shows how much of the employment change in an area over time –in this case the Buffalo Niagara

MSA between 2005 and 2014 – in a particular sub-sector industry is attributable to national, industry wide, and regional growth factors. For instance, some industries, such as construction of buildings, are usually related to or dependent on how well the national economy is doing. Other industries, such as specialty trade contractors, are growing because they have a regional competitive advantage in the Buffalo-Niagara MSA likely because their skills align well with the specific construction needs of Western New York industries.

When the two factors are combined, location quotient and shift share analysis – current employment share and changes in regional employment share – a “menu” of potential industries to select for attraction, retention or expansion emerges as shown in and divided into:

Current Strengths – those industries that currently have a large employment share (relative to the US) and also have strong regional growth over time.

Emerging Strengths – those industries that currently have a relatively low employment share but have shown strong regional growth over time.

Retention Targets – industries with a large employment share that are starting to lose their regional share of employment. Because of their significant employment base these industries should be targeted for retention.

Dependent Industries/Limited Prospects – these industries do not have a large employment share in the market relative to the share of that industry in the US and they are losing their regional share of employment. Industries in this category are mostly “dependent” industries – meaning that their growth or decline is dependent on the overall performance of the area’s economy- while others are industries that would need (or already have) significant economic development incentives to succeed in the Village of North Collins.

The list is a “menu” because the Village can strategically choose which industries to focus on.

Another factor to consider in selecting targeted industries for attraction and retention are number of jobs, total wages generated and the average wage of workers for the Buffalo-Niagara MSA. Generally, economic development efforts should be focused on those industries that will create the greatest number of jobs and wealth in the economy. Niches with significant numbers of jobs such as food services and drinking places have a very low average wage but are important for the tourism sector and will create vitality downtown. In short, Table 7 should be used as a guide for economic development targeting but careful consideration should be given to each industry and the potential direct and indirect benefits each provides to the local economy.

It is also very important to remember that this analysis takes a macro view of the region and applies it to a micro area: The Village of North Collins. It is somewhat prone to over-generalization as a result. However, it does help the Village identify regionally strong industries it may want to attract to the Village to expand the employment base there. The guide is helpful in identifying industries that have strength and complement or otherwise support industries that are already present in the local economy. These are among the industries highlighted in the table below.

Table 7. Industry Clusters - Buffalo-Niagara MSA – 2014

■ - Village of North Collins inclined industries

| ID | Sub-Sector Industry | 2014 | | |
|---|--|------------|-----------------|--------------|
| | | Employment | Total Wages | Average Wage |
| CURRENT STRENGTHS | | | | |
| 1 | Management of companies and enterprises | 13,669 | \$1,172,299,884 | \$85,763 |
| 2 | Food services and drinking places | 44,968 | \$720,507,240 | \$16,023 |
| 3 | Machinery manufacturing | 5,501 | \$344,069,774 | \$62,547 |
| 4 | Nonmetallic mineral product manufacturing | 2,323 | \$122,519,758 | \$52,742 |
| 5 | Performing arts and spectator sports | 2,113 | \$288,663,652 | \$136,613 |
| 6 | Electrical equipment and appliance mfg. | 2,316 | \$197,019,880 | \$85,069 |
| 7 | Clothing and clothing accessories stores | 5,709 | \$91,752,800 | \$16,072 |
| 8 | Membership associations and organizations | 8,518 | \$182,906,074 | \$21,473 |
| 9 | Transit and ground passenger transportation | 3,481 | \$71,962,353 | \$20,673 |
| 10 | Museums, historical sites, zoos, and parks | 678 | \$17,956,223 | \$26,484 |
| 11 | Paper manufacturing | 1,773 | \$91,432,842 | \$51,570 |
| EMERGING STRENGTHS | | | | |
| 12 | Specialty trade contractors | 14,093 | \$725,217,457 | \$51,459 |
| 13 | Construction of buildings | 3,735 | \$186,950,759 | \$50,054 |
| 14 | General merchandise store | 10,762 | \$192,963,012 | \$17,930 |
| 15 | Accommodation | 4,316 | \$83,528,997 | \$19,353 |
| 16 | Electronics and appliance stores | 1,715 | \$59,460,460 | \$34,671 |
| 17 | Wood product manufacturing | 1,022 | \$38,861,377 | \$38,025 |
| 18 | Furniture and home furnishings stores | 1,661 | \$46,806,848 | \$28,180 |
| 19 | Building material and garden supply stores | 4,628 | \$129,581,697 | \$28,000 |
| 20 | Amusements, gambling, and recreation | 5,171 | \$84,163,761 | \$16,276 |
| 21 | Publishing industries, except Internet | 2,301 | \$114,039,416 | \$49,561 |
| 22 | Electronic markets and agents and brokers | 1,675 | \$120,997,404 | \$72,237 |
| 23 | Computer and electronic product manuf. | 3,026 | \$176,460,306 | \$58,315 |
| 24 | Beverage and tobacco product manufacturing | 602 | \$28,917,915 | \$48,036 |
| RETENTION TARGETS | | | | |
| 25 | Ambulatory health care services | 26,026 | \$1,351,946,521 | \$51,946 |
| 26 | Social assistance | 14,174 | \$315,646,596 | \$22,269 |
| 27 | Nursing and residential care facilities | 18,526 | \$519,214,002 | \$28,026 |
| 28 | Educational services | 13,628 | \$454,793,029 | \$33,372 |
| 29 | Food and beverage stores | 15,529 | \$312,358,700 | \$20,115 |
| 30 | Merchant wholesalers, durable goods | 12,428 | \$760,489,269 | \$61,192 |
| 31 | Credit intermediation and related activities | 11,088 | \$644,727,242 | \$58,146 |
| 32 | Fabricated metal product manufacturing | 7,124 | \$397,041,100 | \$55,733 |
| 33 | Printing and related support activities | 1,856 | \$72,798,964 | \$39,224 |
| 34 | Sports, hobby, music instrument, book stores | 2,530 | \$42,583,460 | \$16,831 |
| 35 | Plastics and rubber products manufacturing | 3,906 | \$250,657,985 | \$64,173 |
| 36 | Primary metal manufacturing | 1,797 | \$128,432,563 | \$71,471 |
| 37 | Insurance carriers and related activities | 11,703 | \$716,533,249 | \$61,226 |
| 38 | Motor vehicle and parts dealers | 7,720 | \$337,632,658 | \$43,735 |
| 39 | Health and personal care stores | 5,104 | \$169,889,247 | \$33,286 |
| DEPENDENT INDUSTRIES / LIMITED PROSPECTS | | | | |
| 40 | Administrative and support services | 27,287 | \$807,519,132 | \$29,594 |
| 41 | Hospitals | 15,201 | \$845,914,629 | \$55,649 |
| 42 | Professional and technical services | 25,726 | \$1,535,417,682 | \$59,683 |
| 43 | Food manufacturing | 5,121 | \$254,582,107 | \$49,713 |
| 44 | Merchant wholesalers, nondurable goods | 6,281 | \$325,291,751 | \$51,790 |
| 45 | Telecommunications | 2,384 | \$163,345,167 | \$68,517 |
| 46 | Gasoline stations | 2,284 | \$38,255,559 | \$16,749 |
| 47 | Warehousing and storage | 1,225 | \$52,982,016 | \$43,251 |

Source: NYS Department of Labor – Quarterly Census of Employment and Wages; LaBella Associates, D.P.C.

6.2 Findings and Implications

The Village of North Collins includes a variety of business types, many located along Gowanda State Road/Main Street, the railroad, and Eagle Drive. However, the vast majority of residents commute outside of the Village for work. Most residents have at least a high school degree; however Village residents are less likely to have a college degree (bachelor's degree or higher) when compared to Erie County residents. More than two-thirds of Village residents are employed in the education/health care/social assistance, retail trade, manufacturing, and construction sectors. The Village's median household income is slightly higher than that of the County's.

The Village has some key economic strengths and industry clusters that may be inclined to locate in North Collins include:

- Food services and drinking places
- Machinery manufacturing
- Specialty trade contractors
- Construction of buildings
- Nursing and residential care facilities
- Fabricated metal product manufacturing
- Administrative and support services

These opportunities are based upon the Village's existing industrial clusters as well as those that show potential for location there.

6.2.1 KEY ISSUES

- The downtown and its businesses lack a sense of cohesion. They fail to attract tourists. There are a number of empty storefronts and some downtown buildings need repairs.
- Most of the Village's workforce commutes to work outside of the Village.
- Some Village businesses are home-based and/or operate on-line.
- Overall employment is expected to drop somewhat over the next five years in the 14111 ZIP code.

6.3 Community Input

6.3.1 PUBLIC INPUT FROM MEETINGS

- The Village's weaknesses include:
 - Main Street (too wide, vehicles go too fast, noisy, vacant storefronts make the place look sad and unkempt, poor walking experience)
 - Downtown looks unfinished
 - Lack of jobs, especially for youths
 - Lack of businesses

- The Village’s opportunities include:
 - Incentives for small businesses
 - When deciding which businesses to incentivize, consider what types of businesses would appeal to local residents in the current culture where everyone shops online
 - Become a destination by building off of the momentum being generated by Canalside and other regional development
 - Improve the appearance of the Village, particularly in the Downtown
 - Main Street would benefit from some landscaping and better curbing
 - Obtain grants for development and beautification
 - The Village should help market the various home-based businesses

6.3.2 COMMUNITY SURVEY SUMMARY

Table 8. Survey Results – Economic Development

| | Strongly agree | Agree | Disagree | Strongly disagree |
|--|----------------|-------|----------|-------------------|
| Main Street is key to revitalizing the community and should be a priority | 75.9% | 22.2% | 1.9% | 0.0% |
| North Collins should be connected to other communities by scenic byways, bicycle and snowmobile trails | 45.3% | 47.2% | 7.6% | 0.0% |
| The look and feel of the areas near the railroad are a priority to revitalizing the community | 26.4% | 58.5% | 11.3% | 3.8% |
| North Collins needs to market itself to the region and beyond as a great place to live, work and do business | 49.1% | 43.4% | 0.0% | 7.6% |

One survey respondent said the Village should “offer an alternative” to events at Canalside in Buffalo. Another said that people should work closely with government to bring in new businesses. And while one respondent said it would be nice to see people enjoying Main Street, others said that the Village does not look appealing. “Private businesses need to take action to improve their storefronts and invest in the community,” said another.

6.4 Recommended Actions

See Umbrella Projects – Economic Development

See Umbrella Projects – Main Street

7 ENVIRONMENTAL QUALITY AND WATERSHED MANAGEMENT

7.1 Existing Conditions

7.1.1 TOPOGRAPHY, PRECIPITATION, AQUIFER

The Village of North Collins has a relatively flat topography (254-290 m above sea level) with minimal to moderate slopes. The primary land use is residential with small commercial/industrial areas, forest blocks, and agricultural fields, which are located primarily in the northern quarter of the Village. Average annual precipitation between 1971 and 2000 was 39 to 41 inches. The Village is underlain by a mid-yield unconfined aquifer.

7.1.2 SOILS

Village soils include prime farmland soils and farmland soils of statewide importance (see Map 9). These soils are largely non-hydric. Small areas mapped as hydric are located in the northeast corner of the Village.

7.1.3 WETLANDS, STREAMS, AND FLOOD ZONES

Three unnamed, unprotected Class C streams are mapped in the central portion of the Village (see Map 10). These flow southwest and west through the Village to converge just inside the southwest edge of the Village boundary. A portion of the northernmost stream flowing across the Village is diverted into a culvert under Sherman Avenue, where it continues through an underground pipe until it resurfaces near Kimble Avenue. A perennial tributary to Big Sister Creek traverses the Village, through wetlands along the east side of the Village, crossing under several roads before converging with the other two streams and eventually flowing west out of the Village into Big Sister Creek. A small portion of a fourth unnamed, unprotected Class C stream passes underneath US Highway 62 near the northern Village boundary. The NYSDEC classifies waters based on existing or expected best usage. Class C is for water that supports fisheries and is suitable for non-contact activities. A mapped Special Flood Hazard Area in the 100-year flood zone is located immediately adjacent and downstream to the Village and the convergence area (in the Town of Brant). Flood hazard mapping has not been completed for the Town or Village of North Collins.

The southern and middle of an unnamed trio of streams as well as with the unnamed stream near the northern boundary of the Village are federally mapped waters (see Map 10). These waters are classified as R4SBC (Riverine Intermittent Streambed Seasonally Flooded). The areas of the Village which were mapped as hydric soils in the northeast corner of the Village are associated with a series of federal mapped wetlands. These wetlands are classified as PFO1E (Palustrine Forested Broad-leaved Deciduous Seasonally Flooded), PSS (Palustrine Scrub Shrub), and PEM1E (Palustrine Emergent Persistent Seasonally Flooded). In addition, another federal mapped wetland complex is located along the middle unnamed stream along the east side of the Village. These wetlands are classified as PFO1A (Palustrine Forested Broad-leaved Deciduous Temporary Flooded) (see Map 10). There are no State mapped wetlands or protected buffer areas located within the Village.

There are other unmapped drainages in the Village. Village residents report flooding associated with drainage through a culvert that may be undersized just north of the intersection of High Street and Sherman Avenue. A stormwater runoff problem has been detected associated with an unmapped stream on the south side of the Village through a forested area. Residents report that this has resulted in sedimentation and flooding downstream near Santello Drive and Weiser Court.



Stream Resurfaces on Kimball Avenue

Photo: CC Environment & Planning



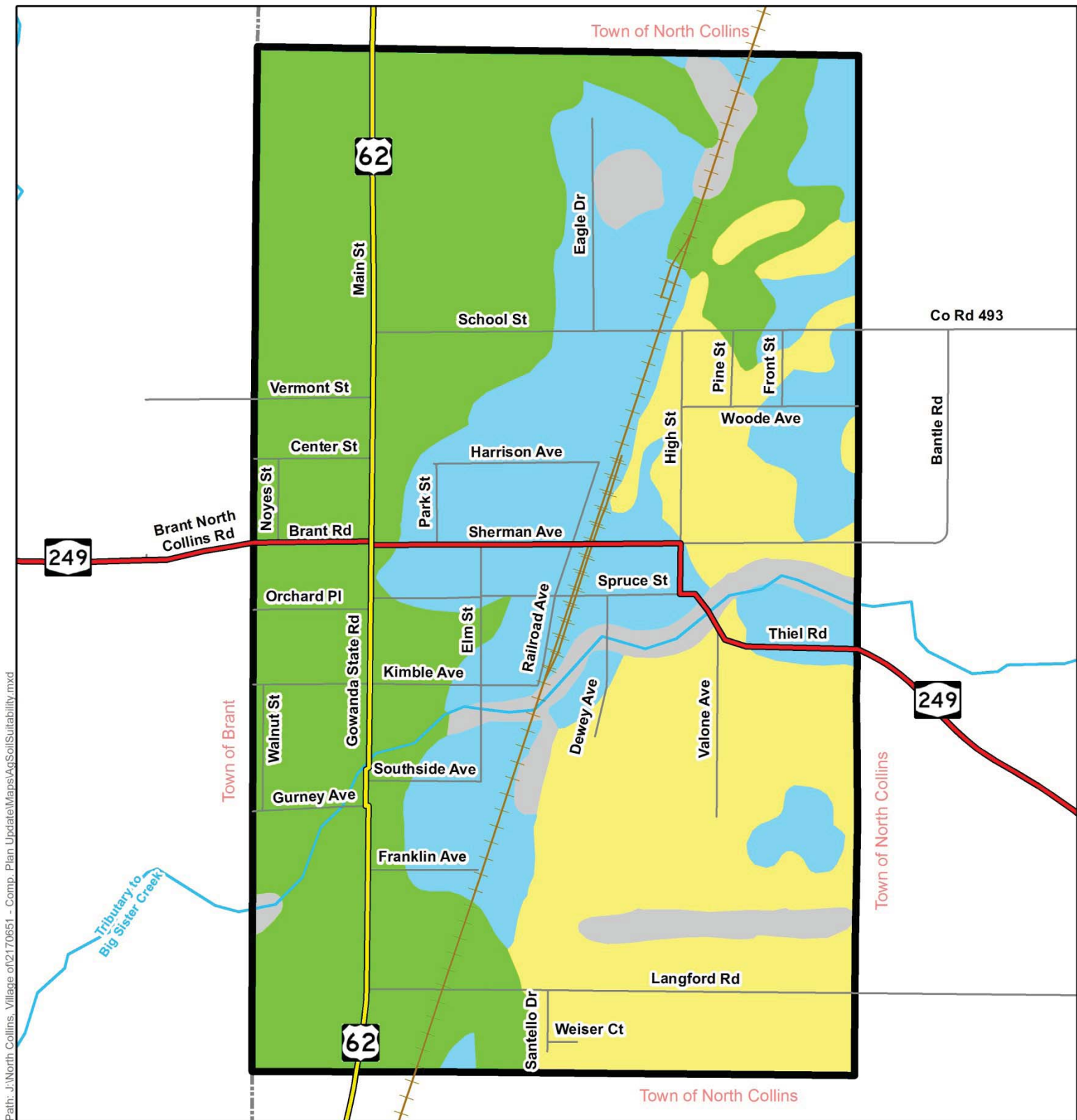
Big Sister Creek Tributary

Photo: CC Environment & Planning



Wetland, East Side of Village

Photo: CC Environment & Planning



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**Labella Project No:
 2170651**

- Sources:
- Village Boundary, Town Boundaries, Creek, US, State, and Local Roads, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
 - Agricultural Soils Classification: Obtained from USDA NRCS Soil Survey via SSURGO online database

Village of North Collins

Town Boundaries

Creek

US Highway

Local Roads

State Highway

Railroad

Agricultural Soils Classification

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Not prime farmland

North arrow and scale bar.

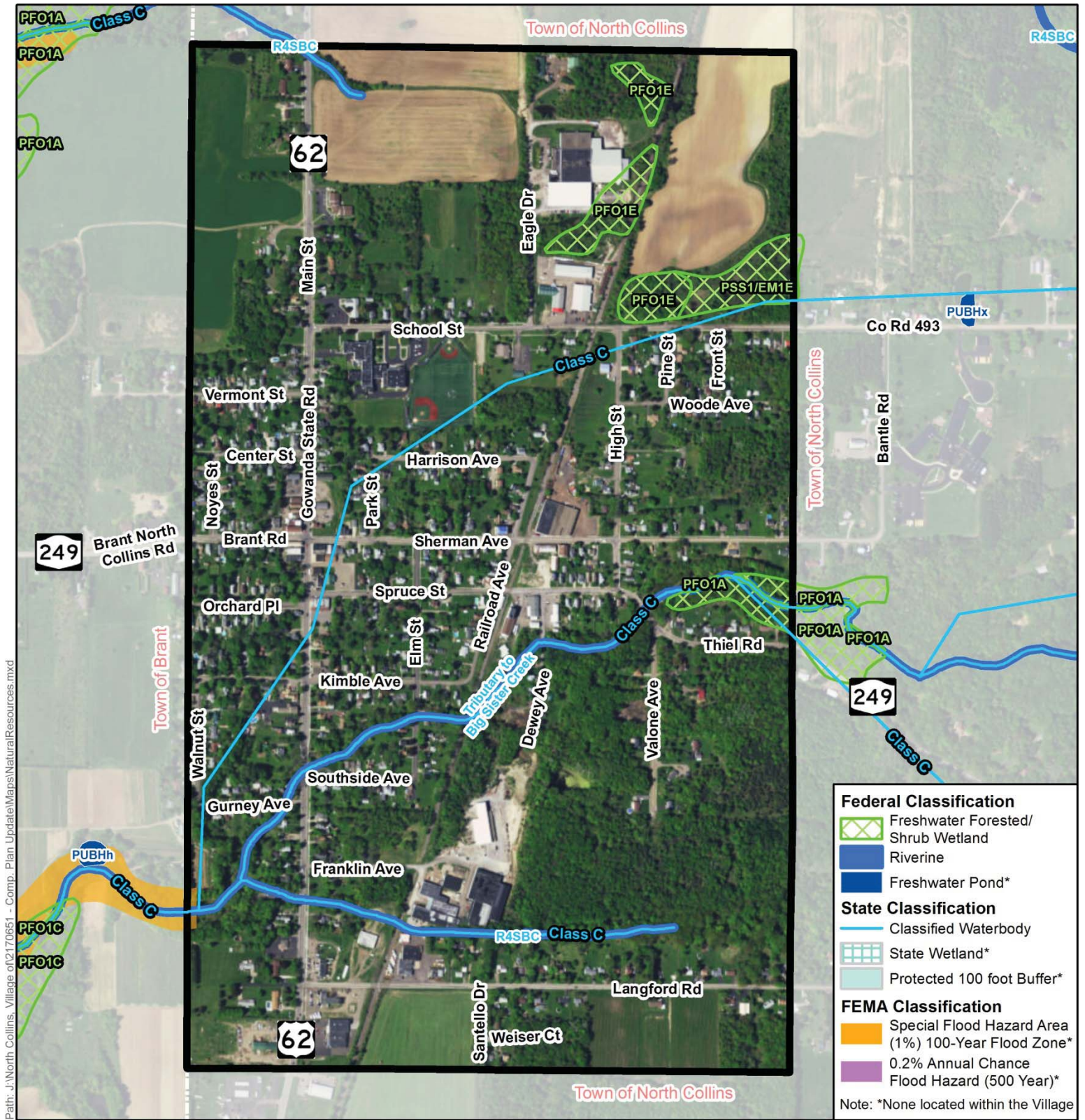
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VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE PLAN UPDATE

Map 9: Agricultural Soil Suitability Map



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Federal Classification

- Freshwater Forested/ Shrub Wetland
- Riverine
- Freshwater Pond*

State Classification

- Classified Waterbody
- State Wetland*
- Protected 100 foot Buffer*

FEMA Classification

- Special Flood Hazard Area (1%) 100-Year Flood Zone*
- 0.2% Annual Chance Flood Hazard (500 Year)*

Note: *None located within the Village

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Sources:

- Village & Town Boundaries and Roads: Census Shapefiles from TIGER/Line database with minor edits based on Property Boundaries
- Federal Classification: Obtained from National Wetland Survey - US Fish & Wildlife Service
- State Wetlands: Obtained from CUGIR
- State Classified Waterbodies and FEMA Classified Flood Hazard Areas: Obtained from NYSGIS Clearinghouse
- ESRI Aerial background

Village of North Collins

Town Boundaries (White)

0 400 800 Feet

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VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
PLAN UPDATE

**Map 10: Natural Resources
Map**

7.1.4 WATERSHED AND DRAINAGE BASIN

A watershed is a drainage area or basin where all the water that falls on the land and flows on or under the ground will discharge at a shared location. Areas within watersheds share important natural resource characteristics and are affected by land use, development, vegetation communities, and landforms. Because of these shared features along with similar challenges and opportunities, a watershed provides a meaningful scale to analyze and plan for issues including land use/future land use, floodplain and stormwater management, water supply assessments, wildlife management, and recreation.

The Village of North Collins is in the upper reaches of the Big Sister Creek-Frontal Lake Erie Watershed Sub-Basin - Hydrologic Unit Code (HUC) 0412010306 (see Map 11). This watershed is a sub-basin of the Niagara River/Lake Erie Basin which covers 2,380 square miles along the western edge of New York State including all of Erie County and portions of Niagara, Genesee, Wyoming, Cattaraugus, and Chautauqua Counties. Three unnamed drainages run west, crossing the Village of North Collins to join Big Sister Creek less than 0.5 mile from the edge of the Village (see Map 10). These drainages are not shown to be impaired or have EPA Fish Consumption Advisories.

Big Sister Creek is considered a major tributary to Lake Erie and much of its headwaters are situated in a relatively undisturbed landscape. Protection of water quality in Big Sister Creek is a conservation priority for state agencies and the lower reach of Big Sister Creek is designated as a Significant Coastal Fish and Wildlife Habitat (SCFWH) by NYSDOS and located here:

https://www.dos.ny.gov/opd/programs/consistency/Habitats/GreatLakes/Big_Sister_Creek.pdf.

Several studies and planning efforts have identified and proposed actions to address, environmental issues in the Big Sister Creek sub-basin. These are summarized below.

1. The 2010 Niagara River/Lake Erie Basin Priority Waterbodies List (PWL) and Report (http://www.dec.ny.gov/docs/water_pdf/pwlNiag10asmt.pdf) provides an overview of the basin and results of water quality assessments for many of its sub-basins. Water quality issues in the Niagara River/Lake Erie Basin and associated sub-basins are primarily associated with urban areas and intensively farmed regions. Development of impervious surfaces in hamlets, villages, and cities contribute to stormwater runoff, increased erosion and sedimentation in streams, and toxins from point and non-point sources in waterways. Intensively farmed areas lacking stream buffers contribute to erosion and sedimentation and high nutrient loads in waterways. Major sources of impact for the Niagara/Erie Basin, in order of greatest impacts, include streambank erosion, agriculture, and urban/storm runoff. The Big Sister Creek sub-basin includes listed impairments associated with public bathing, aquatic life, and recreation from nutrients, pathogens, silt/sediments, and dissolved oxygen. While pollution sources are not confirmed, suspected sources include stormwater runoff and onsite septic failures.
2. The Erie County Soil and Water Conservation District's AEM (Agricultural Environmental Management) Strategic Plan 2015-2020 (<http://www.ecswcd.org/docs/2015PlanFinal.pdf>) has been developed to address natural resource concerns associated with agriculture through a prioritized watershed approach. The Strategy identifies the lower section of Big Sister Creek (closer to Lake Erie) to have the impairments listed in the paragraph above. The upper reaches of Big Sister Creek have not been specifically assessed for impacts.

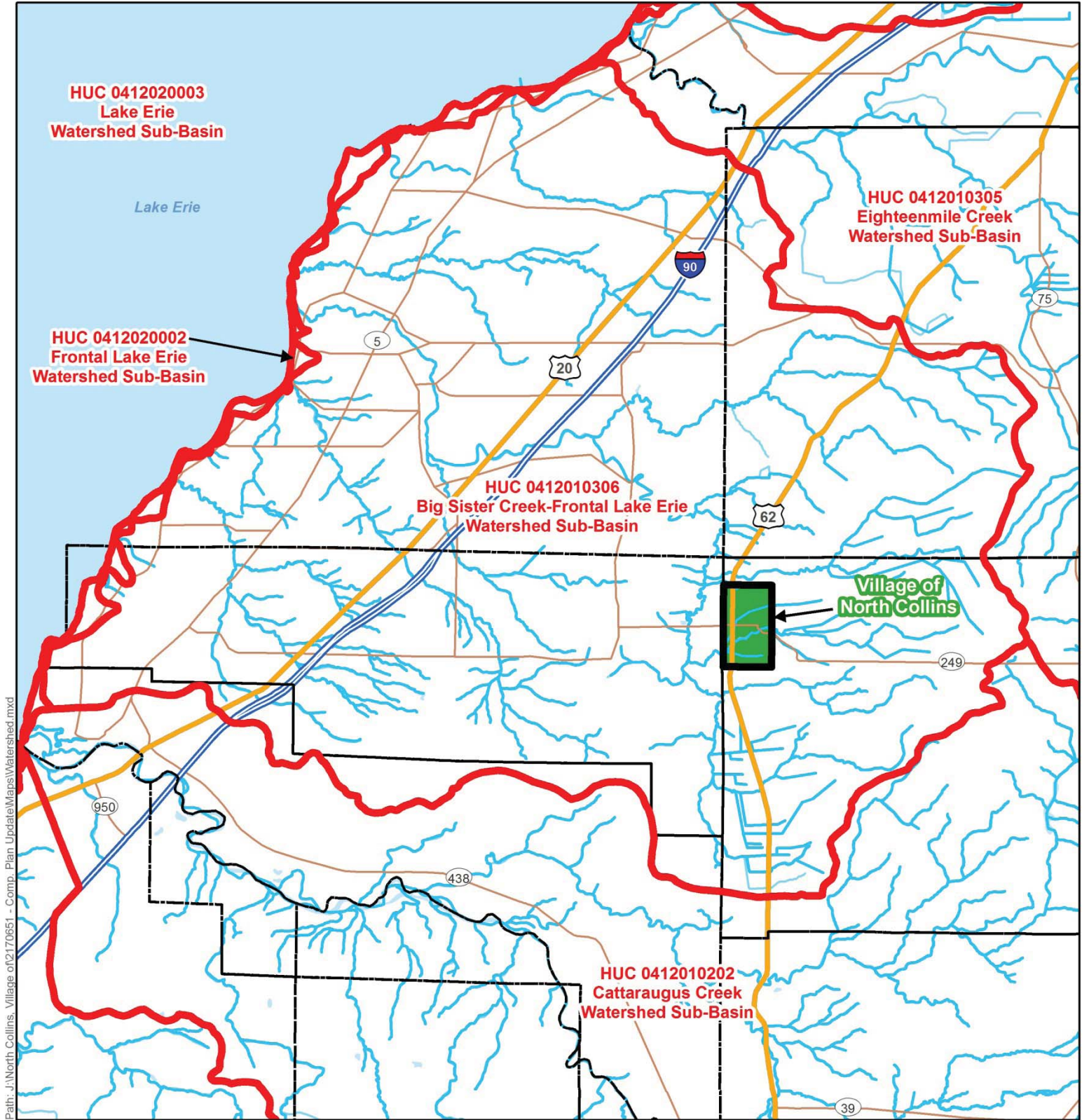
3. The Niagara River/Lake Erie Watershed Atlas and Bibliography (located here: http://www2.erie.gov/environment/sites/www2.erie.gov.environment/files/uploads/pdfs/EC_S_June%202017%20Final%20Draft%20Atlas%20and%20Bibliography%20compressed.pdf) provides a summary of information available for the Big Sister Creek Watershed including:
 - a. Water quality sampling by the Erie County Health Department reported in the January 2015 Lake Erie Stream Sanitary Surveys Project.
 - b. Recommendations and resources for municipalities to deal with poor drainage, flooding, erosion, and surface and groundwater pollution as part of the Seven Creeks Watershed Task Force and published in the Local Guide to Water Resource Management in New York State (1989).
 - c. Investigation summary of potential flooding of Big Sister Creek conducted in 1997 by the US Army Corps of Engineers.
4. The NYS DEC Management Plan for LE Steelhead (http://www.dec.ny.gov/docs/lands_forests_pdf/osp2016final1.pdf) 2016 was developed to support an important fishery in western NY. Land use activities in these headwater areas have important consequences downstream and on fisheries. Objectives 4, 5, and 6 outlined in the management plan prescribe protection and enhancement of riparian habitats to improve headwaters and water quality downstream, maintenance of science-based regulations to enforce riparian regulations in the headwaters, and responsible stewardship.

7.1.5 EPA REGULATED FACILITIES

Several commercial and industrial facilities in the Village are identified by the US Environmental Protection Agency (EPA) Regulated Facilities database as depicted in Map 12. This database includes all facilities that are subject to regulation in order to protect human health and the environment. Simply because a facility is included in the list, does not necessarily mean that it has in some way harmed the environment.

Crescent Manufacturing, located in the northern part of the Village, is the largest and most significant of these facilities within the Village. This facility produces laundry and household cleaning products and is required by the EPA to conduct annual reporting on their activities with toxic chemicals that may pose a threat to human health and the environment. Reporting is conducted through the Toxic Release Inventory (TRI) program and information can be utilized by communities for public awareness and decision making. Crescent Manufacturing is also required to carry a Resource Conservation and Recovery Act (RCRA) Hazardous Waste Permit and is subject to environmental regulation through the National Pollutant Discharge Elimination System (NPDES) for a Non-Major Facility. The facility is classified as a Large Quantity Generator (LQG).

No remediation sites are identified within the Village of North Collins in the NYSDEC Environmental Site Remediation Database. There are two sites nearby in the Town of North Collins: The North Collins Landfill on Ketchum Road near Stearns Road and the Fox Road Site located between Langford and Shirley Roads. Both are in the State Superfund Program listed in the Registry of Inactive Hazardous Waste Disposal Sites. Both are class "N" - which recommends no further action at this time.



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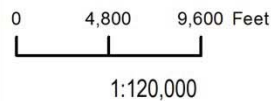
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- Sources:
1. Village & Town Boundaries: Census Shapefiles from TIGER/Line database
 2. River/Creek/Stream: Obtained from NYSGIS Clearinghouse
 3. USDA NRCS Hydrologic Units: Obtained from USDA NRCS Geospatial Data Gateway
 4. Regional Roads: ESRI Regional Major Highways Shapefile
 5. Water: ESRI Regional Water Shapefile

-  Village of North Collins
-  Town Boundaries
-  River/Creek/Stream
- USDA NRCS Hydrologic Units**
-  10-digit Watershed Sub-Basins

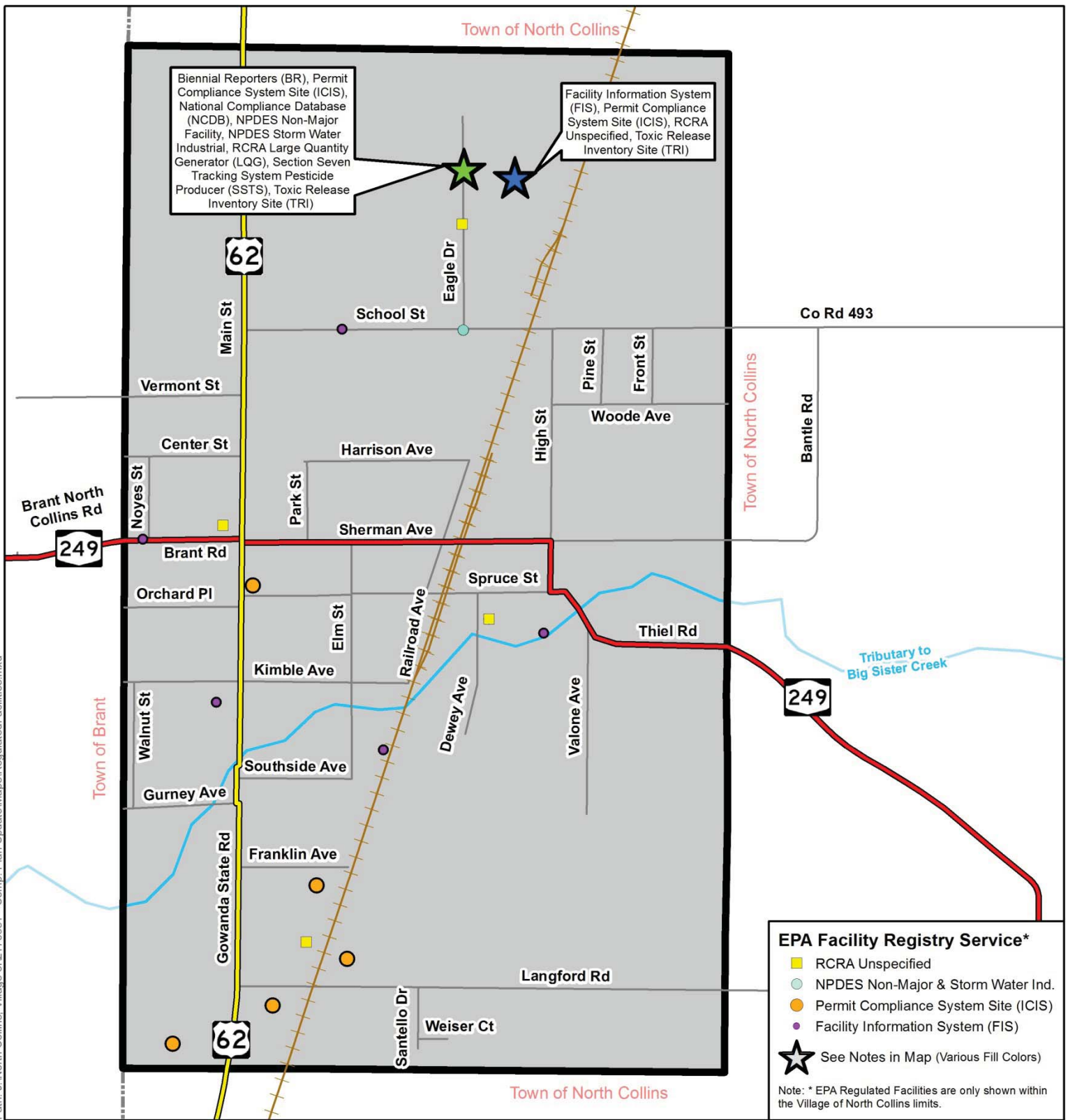


VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
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Map 11: Watershed Sub-Basins Map

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Sources:
1. Village Boundary, Town Boundaries, Creek, US, State, and Local Roads, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
2. EPA Facility Registry Service: Obtained from EPA's Geospatial Data Download Service (FRS Facilities)

- Village of North Collins
- Town Boundaries
- Creek
- Roads**
 - US Highway
 - State Highway
 - Local Roadways
- Railroad**
 - Railroad

0 400 800 Feet

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VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
PLAN UPDATE

**Map 12: Environmental
Protections Agency's
Regulated Facilities Map**

7.2 Findings and Implications

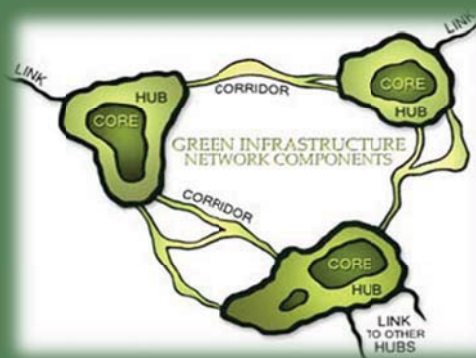
The Village of North Collins includes relatively significant natural resources for a small Village, including agriculture, wetlands, forest blocks, drainageways, and three tributaries to Big Sister Creek. These resources, which constitute the Village's "Green Infrastructure," provide residents with important ecological services including agriculture and timber products, recreational opportunities, quiet, rural elements to the landscape, and flood abatement. Wetlands along waterways provide flood and erosion abatement, water purification, groundwater recharge, and hunting and fishing opportunities. High-quality soils are vital for continued agricultural use of the land.

Environmental quality and watershed stewardship opportunities in the Village are mainly associated with protection, management, access, and resiliency. There are opportunities to guide future development in the Village in a way that protects remaining resources including agricultural soils, forests, and riparian buffers; enhances recreation by creating additional public access and opportunities; and supports resiliency in the way of flood abatement. To this end, existing forests, streams, and riparian wetlands should be preserved and reconnected to the greatest extent possible, as the ecosystem services that these natural resources provide will benefit the Village. Numerous regional natural resource planning documents emphasize the importance of the headwater streams in the Big Sister Watershed which include the tributaries traversing the Village.

Protection efforts that maintain or enhance the quality of water bodies in the Village can benefit the residents by preventing erosion and flooding and help encourage the health and resiliency of the landscape. Partnering with state and local agencies to implement

What is Green Infrastructure?

Landscape level green infrastructure is a network of interconnected natural areas such as forests, waterways, wetlands, shrublands, and grasslands. Often called an ecological network, this connected system includes core natural resource areas surrounded by buffers and linked by corridors. This network is key to the protection of air and water quality, conservation of soils, support for wildlife populations, and a source of outdoor recreation and scenic resources.



Green infrastructure also refers to the planning and design of stormwater management approaches that utilize, mimic, or restore natural hydrologic processes. These are well documented in Chapter 5 of the New York State Stormwater Management Design Manual and include utilization of undisturbed riparian buffers, filter strips, natural depressions, bioswales, and rain gardens. These and other site specific green infrastructure practices can have an important positive cumulative impact on stormwater management and provide other important ecological services.

conservation plans can help maintain habitat connectivity and biodiversity, reduce nonpoint source pollution, contain and treat stormwater, prevent damaging flooding, and limit or prevent impacts from invasive species and climate change. Potential projects include addressing drainageways through the review of existing culverts, erosion and sedimentation areas, and review of an existing underground tributary.

7.2.1 KEY ISSUES

- Recreational access to natural resource and open space areas are limited in the Village and outdoor recreation is an important aspect of community health and wellbeing.
- Forestland, farmland, and wetland provide important natural resource benefits and resilience to the Village. Protection is important.
- Drainage issues associated with several drainageways and culverts including a culvert at High Street and drainage along Weiser Court to Santello Drive associated with erosion and sedimentation upstream along an unmapped drainageway.
- Tributaries through the Village include an underground portion of the northernmost tributary that may benefit from research into daylighting options.

7.3 Community Input

7.3.1 PUBLIC INPUT FROM MEETINGS

- Village residents value the existing small, safe, community atmosphere.
- There is a lack of recreational land in the Village and a need for investment in parks and open space.

7.3.2 COMMUNITY SURVEY SUMMARY

Table 9. Survey Results – Environment

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree |
|---|----------------|-------|----------------------------|----------|-------------------|
| Sediment erosion is adequately controlled | 4.2% | 45.8% | 43.8% | 2.1% | 4.2% |
| The storm water management system is adequate | 8.3% | 50.0% | 20.8% | 16.7% | 4.2% |
| Downstream properties and waters need to be protected from flooding, pollution and erosion | 21.3% | 48.9% | 19.2% | 8.5% | 2.1% |
| A policy is needed to conserve and restore natural stream corridors, floodplains and wetlands | 16.7% | 47.9% | 33.3% | 2.1% | 0.0% |
| Rain gardens and pervious surfaces in public areas should be encouraged | 25.0% | 54.2% | 18.8% | 2.1% | 0.0% |

One survey respondent said the parks and recreation programming in the Village need to be better to attract families. “More opportunities for things that children can do” are needed, said another.

7.4 Recommended Actions

1. Promote efficient land use and **encourage future development to take place away from riparian buffers, wetlands, forests, and agricultural areas.**

Responsible entities – Village Board, Planning Board, Zoning Board

Partnering entity – NYS Dept. of Environmental Conservation (NYSDEC)

2. Work with landowners and developers to **avoid impacts to key natural assets** including forest blocks, wetlands, stream and riparian areas and connecting corridors through long-term protection, avoidance, and/or best management practices.

Responsible entities – Village Board, Planning Board

Partnering entities – Erie County Soil and Water Conservation District (SWCD), USDA-Natural Resources Conservation Service (NRCS), Nonprofit Organizations (New York Green, Inc. Buffalo Niagara Waterkeeper, WNYLC, Trout Unlimited).

3. Work with the Town of North Collins and the Town of Brant to **develop and implement Agriculture Best Management Practices (BMPs)** to preserve the quality of the Village’s water bodies.

Responsible entities – Village Board, Town Board, Planning Board

Partnering entities – SWCD, NRCS

4. **Incorporate additional stormwater management provisions** including

- Green infrastructure approaches into site plan review criteria, subdivision regulations, and construction and design specifications to limit the creation of impervious surfaces and support “low impact development,” consistent with the NYS Stormwater Management Design Manual.
- Ensure that regulations are enforceable and that the Village’s fee schedule authorizes developer fees to cover costs for specialized review.
- Adopt codes to strengthen enforcement authority of maintenance and upkeep of private stormwater management systems
- Facilitate training and outreach programs to educate Village officials, Code Enforcement, and residents on the importance and techniques of stormwater management. Resource: Western New York Storm Coalition - <http://www2.erie.gov/environment/index.php?q=western-new-york-stormwater-coalition>
- Reference existing stormwater controls in WNY municipalities as guides. Update code to reflect the model stormwater ordinance developed by Erie County. http://www2.erie.gov/environment/sites/www2.erie.gov.environment/files/uploads/sample_law.pdf The City of Lackawanna Stormwater Management Ordinance provides a good example: <https://ecode360.com/10383948>

Responsible entities – Village Board, Planning Board, Zoning Board/Code Enforcement
Partnering entities – NYSDEC, SWCD

5. Provide information and training opportunities for municipal board and planning board members and Village residents **to increase knowledge and awareness about the location of natural assets** as well as best practices for stormwater management and their importance to long-term vitality and quality of life.

Responsible entities – Village Board, Planning Board, Zoning Board
Partnering entities – USFWS, WNYLC

6. **Revise zoning to manage new construction:**

- Grading and vegetation removal within 50 feet of the bank of streams and drainageways wherever possible to maintain ecological function, reduce erosion and flooding, and maintain water quality.
- Require stormwater controls for increased runoff from ground cover modification.
- Require long term stormwater management plan on projects less than 1 acre.

Responsible entity – Village Board
Partnering entities – Planning Board, Code Enforcement

7. **Promote the unique natural resources of the Village** by integrating outdoor public recreation opportunities/ecotourism, green infrastructure design, climate resiliency, and stewardship into economic policy and investment decisions

Responsible entity – Village Board
Partnering entities – Erie County, Empire State Development (Regional), Buffalo Niagara Partnership, Planning Board

8. **Explore options for “daylighting” streams** in the Village and otherwise restoring and conserving natural stream courses, floodplains and wetlands.

Responsible entity – Village Board
Partnering entity – Village Engineer

9. Conduct drainage study, create water resource management plan to address issues with culverts, drainage and flooding within the Village and to ensure a sustainable supply of water is available to residents

Responsible entity – Village Board
Partnering entity – Village engineer

8 INFRASTRUCTURE AND UTILITIES

8.1 Existing Conditions

8.1.1 SANITARY SEWER

Historically, the Village of North Collins maintained a sanitary sewer treatment plant and sanitary sewer collection system which serviced the majority of the Village. The sanitary sewer treatment plant was located south of Gurney Avenue and west of Main Street. As a cost-saving measure, sanitary flows from the Village were diverted from the Village's sewer treatment plant to Erie County's Big Sister Creek Wastewater Treatment Plant located on Cyprus Avenue in Angola in 1974. The Village's sewer treatment plant was closed and ultimately removed shortly afterwards. The Village continued to maintain the sewer collection system until December of 2006 when it was transferred over to Erie County's Division of Sewerage Management, also for money-saving purposes. The Village is currently part of Erie County Sewer District No. 2. All aspects of the Village's sanitary sewer system are operated and maintained by Erie County.

Sanitary sewer is available to all properties located along public roadways within the Village (see Map 13). The system is a gravity sanitary sewer system. Most of the sanitary lines throughout the Village are between 6 and 8 inch diameter. Larger 10 to 12 inch diameter sanitary lines are located along portions of US Highway 62 and Sherman Avenue. The largest sanitary transmission lines (15 to 16 inch diameter) are located along Gurney Avenue. These sanitary transmission lines send the sewage to Erie County's Big Sister Creek Wastewater Treatment Plant.

According to Erie County, excess capacity is available for development on vacant parcels within the bounds of the Village. The County also indicated that grit build up was a common issue with the sanitary sewer system located in the Village. There have been no recent nor any planned improvements to the system.

8.1.2 PUBLIC WATER

The Village of North Collins owns, operates, and maintains the Village's public water system. The Village's water is obtained from two drilled wells located southwest of the Village in the Town of Brant. The wells are in good condition and are serviced regularly. The water from the wells is piped to the Village's Water Treatment Plant where it is treated and disinfected prior to distribution. The relatively new (2014) state-of-the-art Water Treatment Plant is located southwest of the Village at 1989 Milestrip Road in the Town of Brant. It replaced the Village's outdated Water Treatment Plant at the same site.

From the Water Treatment Plant, water flows via the existing underground distribution system (see Map 14). Eight- to 10-inch diameter water lines are found along the major roadways and some of the secondary local roadways. However, 4- to 6-inch diameter water lines are located along most of the local secondary roadways and 1- to 2-inch diameter water lines are located along portions of Vermont Street. While these areas have a sufficient supply of water for typical daily uses, current standards recommend a minimum of 8-inch diameter water lines for proper fire protection. Fire hydrants are located throughout the Village. The Village's water pressure is high enough to supply flows for fire protection despite the smaller lines.

The Village water system also includes two water storage tanks (one with a 117,000-gallon capacity and the other with a 300,000-gallon capacity). The tanks are in good condition and are located at 2221 Sherman Ave., just east of the Village within the Town of North Collins. In addition, a new booster station was installed at the same site in 2013. The original booster station located on Langford Road east of Main Street was never designed to handle the Village's water pressure needs and was therefore abandoned after the installation of the new booster station. The new booster station is appropriately sized and provides adequate pressure throughout the Village.

According to the Village's Annual Drinking Water Quality Report for 2016, the Village water system serves approximately 1,500 people through 510 metered service connections. Forty-one million gallons of water were produced in 2016 with a daily average of 115,000 gallons. Forty million gallons of water were delivered to customers while one million gallons was used for fighting fires, flushing hydrants, water main breaks, and leakage. The Village water system has plenty of additional capacity for future development.

For the past several years, the public water has met all State drinking water health standards except the standard for copper. It is believed that the copper is entering the drinking water from the water pipes located within private residences and not from the public system. Residents can reduce the amount of copper in their water by replacing their plumbing or simply by allowing their water to run for 30 seconds to two minutes prior to using it for drinking or cooking.

In 2016 the Village installed new electronic read water meters throughout the water system. Future system improvements include waterline replacements along many of the smaller streets and removing dead end lines /creating closed loops; although funding for these projects has not yet been identified.

8.1.3 STORMWATER SEWER AND DRAINAGE

Minor drainage issues exist at Spruce and High streets. The Village DPW monitors stormwater runoff and makes needed repairs or improvements as the need arises (i.e. cleaning culverts of debris).

The New York State DOT is responsible for stormwater drainage along its respective highways.

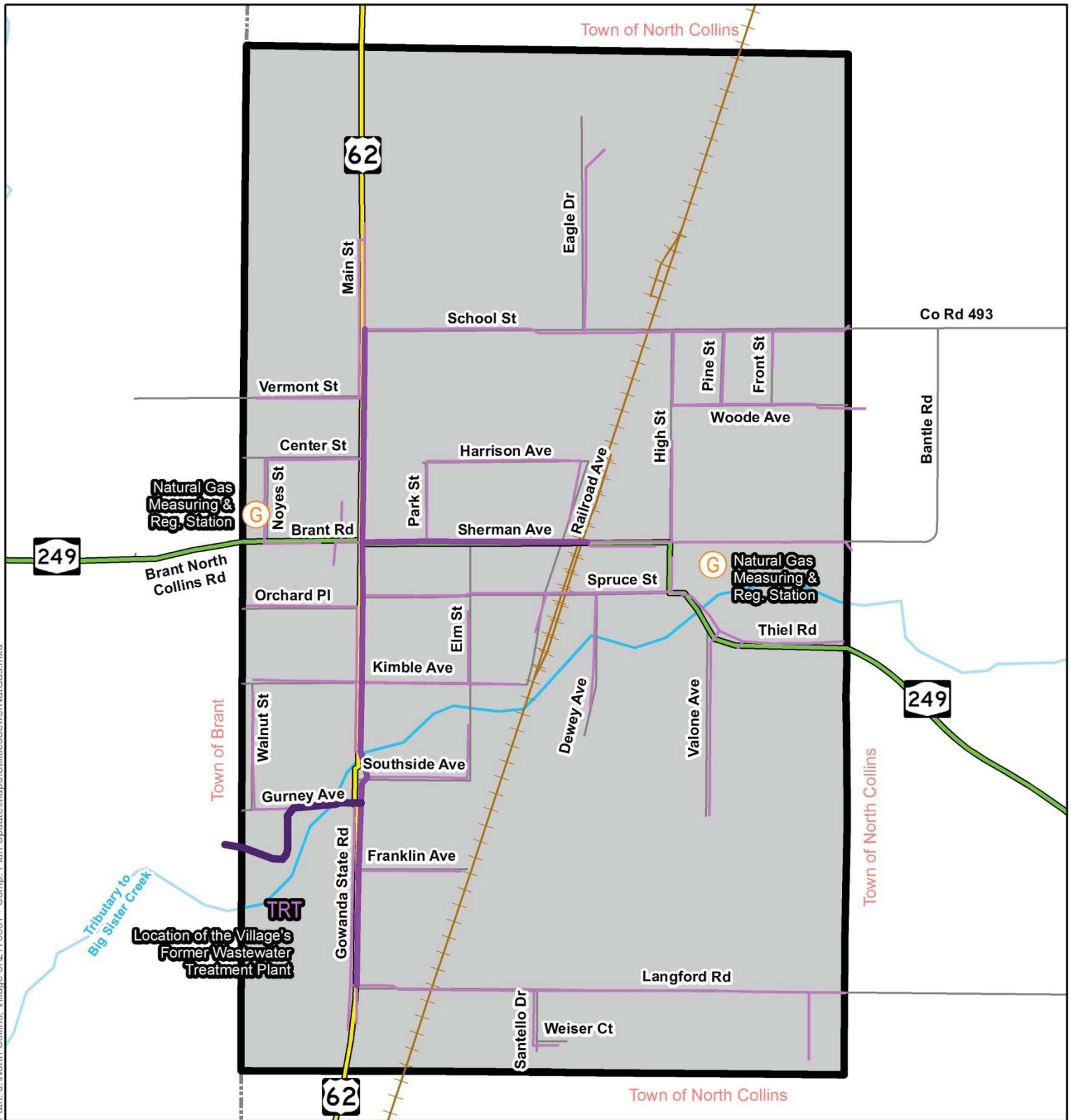
8.1.4 ELECTRICITY

National Grid provides electric service to the entire Village. National Grid is a public utility regulated by the NYS Public Service Commission (PSC). The entire Village has access to electric service.

8.1.5 NATURAL GAS

Natural gas service in the Village of North Collins is exclusively provided by National Fuel, a public utility regulated by the NYS Public Service Commission (PSC). The entire Village has access to natural gas service.

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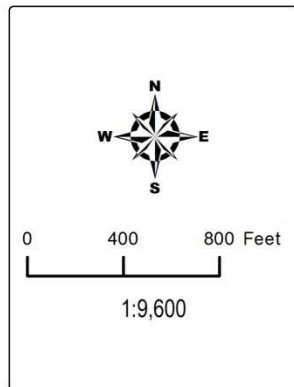
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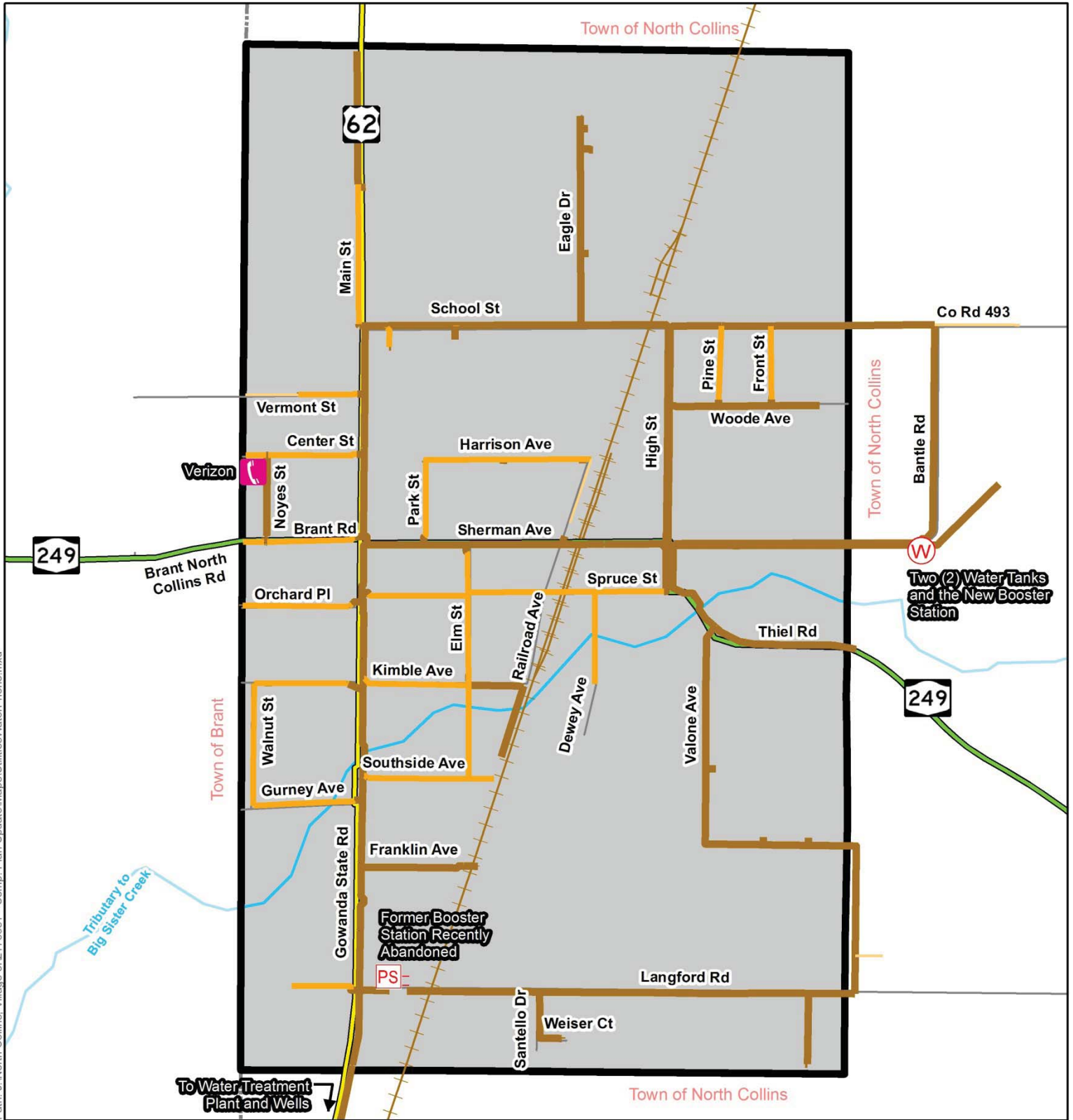
- Sources:
1. Village Boundary, Town Boundaries, Creek, US, State, and Local Roads, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
 2. Sanitary Sewer Lines: Obtained from Erie County Division of Sewerage Management
 3. Natural Gas and Former Plant Locations: Obtained from property class codes

- Village of North Collins
- Town Boundaries
- Creek
- Roads**
- US Highway
- State Highway
- Local Roadways
- Sanitary Sewer (Approx. Locations)**
- 6 to 8 inch Sanitary Line
- 10 to 12 inch Sanitary Line
- 15 to 16 inch Sanitary Line



VILLAGE OF NORTH COLLINS
 2017 COMPREHENSIVE
 PLAN UPDATE
**Map 13: Utility Systems –
 Sewer & Natural Gas Map**

Path: J:\North Collins, Village of 2170651 - Comp. Plan Update\Maps\Utilities\Water\Phone.mxd



Village of North Collins

Town Boundaries

Creek

Roads

- US Highway
- State Highway
- Local Roadways

Public Water (Approx. Locations)

- 1 to 2 inch Water Line
- 4 to 6 inch Water Line
- 8 to 10 inch Water Line

0 400 800 Feet

1:9,600

VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE PLAN UPDATE

Map 14: Utility Systems – Public Water & Phone Map

8.1.6 CABLE/INTERNET

Phone, cable, and high-speed broadband internet service is provided by Spectrum (Time Warner Cable). Publicly accessible Wi-Fi is available at the library branch and the school district will have it soon.

8.1.7 RENEWABLE ENERGY

Renewable energy types available include solar, wind, hydropower and geothermal. The Village may consider using renewable energy sources to meet energy needs of its municipal operations. Increasing the amount of energy generated from renewable sources would increase resiliency of the Village's energy supply and may reduce costs. To encourage Village residents, businesses and institutions to use more renewable energy, the Village can make changes to its permitting procedures and zoning regulations and participate in public education efforts.

The Village and its residents and businesses can lower energy costs by increasing energy efficiency. Several incentive programs and best practices are available to reduce energy use in existing buildings and municipal vehicles.

8.1.7.1 SOLAR

Solar (photo-electric) panels can be installed on roofs or in yards to generate electricity for use on-site. Most solar electric systems are connected to the utility grid; this allows the property to get electricity at night and other times when the solar panels are not generating electricity and send excess generation back to the grid for use by other properties. "Net metering" policies require National Grid to credit the system owner for excess energy generated on-site.

Residents and businesses who do not own their properties or whose properties are not suitable for solar can participate in "community solar" programs. Once solar panels are constructed in a favorable location within the utility's service area, customers can subscribe or become part owners of the system. The cost of electricity is determined by a long-term agreement with the project sponsor. Electric bills will continue to be administered by National Grid.

Solar potential in the Village of North Collins is comparable to that in the rest of western New York. Performance at a particular location depends on the orientation of the panels and whether there is shading from trees or other buildings. The on-line calculator at www.pvatts.nrel.gov can estimate the potential at any address in the United States. For example, a 4 kW system at the Village offices, 10543 Main Street, is expected to generate 4,754 kWhs annually. A qualified installer can more accurately project the generating capacity and the future cost savings.

Between 2010 and 2016, 13 solar projects have been installed and two are in process in the North Collins area (zip code.) The 13 residential projects have an average size of 10 kW and are expected to generate 152,530 kWhs annually.

Table 10. Solar Installations in North Collins ZIP Code, 2010-2016

| Sector | Date Completed | Total Nameplate kW DC | Expected KWh Annual Production |
|-----------------|----------------|-----------------------|--------------------------------|
| Non-Residential | 6/25/2012 | 10.8 | 12,677.00 |
| Non-Residential | 6/15/2015 | 76.5 ³ | 89,799.00 |
| Residential | 9/4/2013 | 7.2 | 8,452.00 |
| Residential | 1/7/2015 | 5.6 | 6,574.00 |
| Residential | 6/22/2015 | 15.3 | 17,960.00 |
| Residential | 8/11/2015 | 9.18 | 10,776.00 |
| Residential | 9/3/2015 | 13.78 | 16,176.00 |
| Residential | 3/28/2016 | 6.75 | 7,923.00 |
| Residential | 7/8/2016 | 8.37 | 9,825.00 |
| Residential | 8/17/2016 | 16.56 | 19,439.00 |
| Residential | 8/25/2016 | 12.09 | 14,192.00 |
| Residential | 10/10/2016 | 11.7 | 13,734.00 |
| Residential | 2/17/2017 | 4.8 | 5,634.00 |
| Residential | Pipeline | 5.65 | 6,632.00 |
| Residential | Pipeline | 12.96 | 15,213.00 |
| | Total | 217.24 | 255,006.00 |

Source: NYSERDA

8.1.7.2 Incentives

Financial incentives, including NYSERDA rebates and New York State and Federal income tax credits, have made solar energy cost effective for many homeowners and businesses. The incentives can reduce the cost by up to 65%.

8.1.7.3 Public Engagement

Community organizations in other areas have encouraged residents to install solar electricity through “Solarize” programs. These programs arrange for cooperative purchasing to reduce costs. They also educate potential customers about solar projects and their costs and benefits. NYSERDA offers grants to community organizations interested in organizing residents. (See <https://www.nyseda.ny.gov/All-Programs/Programs/NY-Sun/Communities/Solarize>)

³ This is a “remote net metering” project, which will generate electricity for a business located elsewhere within the National Grid service area.

8.1.7.4 Permitting and Zoning

The Village does not currently address solar panels in its zoning regulations. The Village attorney is preparing a draft local law, based on models provided by NYSERDA that would set standards for solar panel installation in the Village. A moratorium on the installation of solar panels in the Village expired in December 2017 with no law in effect. The Village continues to consider appropriate local regulations.

When Village zoning allows for solar panels, installing the panels will require a building permit from the Village Code Enforcement Officer. NY-Sun has developed a Uniform Solar Permit to streamline the permitting process.

8.1.7.5 Resources

Information and technical assistance in permitting and local regulation is available through NY-Sun/ NYSERDA (see <https://www.nyserda.ny.gov/All-Programs/Programs/NY-Sun>) and through the Clean Energy Communities coordinator housed at the University of Buffalo Regional Institute (contact Jason Kulaszewski at jasonkul@buffalo.edu or 716.878.2441.)

8.1.8 Wind, Hydropower, Geothermal

As little open land is available in the Village, few opportunities are available for wind, hydropower or geothermal systems. However, residents can participate in community wind projects when the wind generating tower is located elsewhere in the National Grid service area.

8.1.9 Energy Efficiency

The Village uses energy to heat and cool buildings, for outdoor lighting, and to fuel vehicles in its municipal fleet. Increasing energy efficiency would help to reduce energy costs for municipal operations.

National Grid and NYSERDA offer financial incentives to residents and businesses to install energy efficiency measures in new and existing buildings. The Village can help to publicize these incentives through its website or with brochures at the Village Hall.

8.1.9.1 Best Practices

The following best practices have helped other communities to reduce energy use and increase renewable energy in their municipal buildings and fleets.

Conduct Energy Audit and implement recommended measures. Typical low-cost measures to reduce energy use in buildings include replacing lighting fixtures with LEDs, sealing gaps and adding insulation and installing programmable thermostat.

Install more efficient heating/ cooling systems when existing systems reach the end of their useful life. “Recommissioning” is a way to adjust heating and cooling systems to maximize efficiencies.

Efficient fleets. Typical measures to reduce energy use in municipal fleets include:

- Implement an anti-idling policy for municipal vehicles.

- Train drivers in fuel-saving driving methods (for example, avoiding rapid starts and stops.)
- Continue to select the most fuel-efficient vehicles available for the duty application (Right-Sizing).
- Electric vehicles. The cost of electric vehicles continues to decline and more types of vehicles are available in all-electric or hybrid versions. Financial incentives are available through NYS for both vehicle purchase and installation of charging stations. In addition, electric vehicles have lower maintenance costs than conventional vehicles. Vehicles that operate primarily within the Village would rarely be far from a charging station.

8.2 Findings and Implications

The entire Village is serviced by public water, electricity, and natural gas. Most of the Village, excluding the northern and southern portions of US Highway 62, is serviced by public sanitary sewer. Most, if not all, areas of the Village have access to broadband internet services.

Between 2010 and 2016, 13 solar projects have been installed and two are in process in the North Collins area (zip code.) The 13 residential projects have an average size of 10 kW and are expected to generate 152,530 kWhs annually.

Wind, hydropower and geothermal power general are not feasible within the Village.

The Village can incorporate Best Practices and energy efficiency measures to cut down on its energy use and expense.

8.2.1 KEY ISSUES

- According to Erie County, grit buildup is a common issue with the sanitary sewer system located in the Village.
- There are undersized water lines (less than 8-inch diameter) along many of the secondary village streets. These water lines do not meet minimum size recommendations for proper fire protection.
- There are three dead ends to the public water system. Dead ends can lead to low quality water if not properly and frequently flushed. These dead ends also eliminate potential redundancies (alternative flow patterns) to the system should there be an issue somewhere else in the system. It is better to have a closed loop system.
- Solar energy can reduce energy costs for residents, businesses and institutions and offer an alternative source of energy, reducing reliance on central generating plants. The Village is in the process of drafting local regulations to accommodate solar panels with appropriate design standards.
- Increased energy efficiency can reduce operating costs for Village buildings and vehicles. Energy audits identify the most cost-effective measures. Adopting best practices can reduce costs and the amount of energy used in Village operations.

- Public education can help residents and businesses to learn about renewable energy and energy efficiency benefits and incentives.

8.3 Community Input

8.3.1 PUBLIC INPUT FROM MEETINGS

- A major strength of the Village is the public water system
- The Village would benefit greatly from community-wide Wi-Fi
- The Village is threatened by a lack of internet connectivity, Time Warner is the only choice for broadband

8.3.2 COMMUNITY SURVEY SUMMARY

Survey respondents are generally satisfied with the infrastructure and utilities services in the Village. This reflects the fact that all Village residents have water, sewer, gas and electric service. A somewhat smaller majority of survey respondents, 43 percent, are satisfied or very satisfied with broadband internet and cable service. However, a 23 percent larger share of respondents was neither satisfied nor dissatisfied with broadband and cable.

Table 11. Survey Results – Infrastructure and Utilities

| | Very satisfied | Satisfied | Neither satisfied nor dissatisfied | Dissatisfied | Very dissatisfied |
|---------------------------------|----------------|-----------|------------------------------------|--------------|-------------------|
| Broadband Internet/Cable | 3% | 40% | 23% | 19% | 15% |
| Electric | 16% | 77% | 5% | 2% | 0% |
| Gas | 15% | 71% | 13% | 2% | 0% |
| Sewer | 16% | 61% | 16% | 6% | 0% |
| Storm Water Management | 13% | 56% | 16% | 10% | 5% |
| Water | 16% | 47% | 10% | 13% | 15% |

8.4 Recommended Actions

1. **Continue upgrading and expanding the water system** as funding becomes available with priorities to include:
 - a. **Replacing old water lines whenever streets are rehabilitated and/or rebuilt** with water lines that are a minimum 8-inch diameter to ensure proper fire protection. In the meantime, the Village has sufficient pressure for fire protection.
 - b. **Reducing/eliminating the public water system’s dead ends.**
 - c. A portion of the northwest area of the village (Census Tract 157.00 Block Group 4) is eligible for Community Development Block Grant funding for infrastructure improvements.

Responsible entity – Village Board
Partnering entity – Village Engineer

2. Work with partners such as the school district to **make Wi-Fi publicly available.**

Responsible entity – Village Board
Partnering entity – School Board

3. **Reduce energy use in municipal facilities and operations.**
 - a. Periodically conduct Energy Audits of Village-owned buildings and implement the recommended measures.
 - b. Investigate the feasibility of replacing heating/ cooling systems or recommissioning and implement when cost-effective.
 - c. Replace outdoor lighting and street lights with LEDs when cost effective to do so.

Responsible entities – Village Board, Highway Dept.
Partnering entities – National Grid; NYSERDA

4. **Consider renewable energy at Village-owned buildings.**
 - a. Investigate the feasibility of installing solar panels or other renewable energy generating capacity (i.e., geo-thermal, wind, hydro) at municipal facilities and install when cost-effective.
 - b. Install solar energy at underutilized Village-owned properties. Investigate financing through a power purchase agreement

Responsible entities – Village Board, Highway Dept.
Partnering entities – National Grid; NYSERDA, Private installers

5. Partner with utilities, business and institutional leaders to **provide information about energy efficiency to Village residents, businesses and landowners.** Compile information about financial incentives and energy efficiency practices. Distribute written information in the Village Hall and post tips on the Village’s website.

Responsible entities – Village Board; Clerk
Partnering entities – NYSERDA; UB Regional Institute

6. **Encourage Village residents and building owners to install additional renewable energy generation:**
 - a. Streamline permitting and revise zoning to eliminate unnecessary obstacles to renewable energy such as solar, wind and geo-thermal. Adopt the NY-SUN streamlined permit for small solar installations. Adopt zoning regulations that accommodate solar installations with appropriate design and siting guidelines.
 - b. Partner with other organizations to implement a program to coordinate bulk purchases of solar energy equipment (Solarize)

- c. Inform residents and businesses of incentives and benefits of installing solar, wind or other renewable energy generation capacity, including community solar options

Responsible entities – Village Board; Highway Dept.

Partnering entities – National Grid; NYSERDA, UB Regional Institute

9 TRANSPORTATION NETWORK

9.1 Existing Conditions

This transportation network analysis maps and describes all available modes of transportation and transportation infrastructure within or near the village including: roadways, sidewalks, trails, public transportation, railroads and airports.

This analysis is to offer a better understanding of existing conditions; provide recommendations for improvements consistent with the anticipated growth and development of the village; and recommend countermeasures which address accident clusters and other safety concerns.

9.1.1 HIGHWAYS, ROADWAYS AND STREETS

9.1.1.1 Functional Classification:

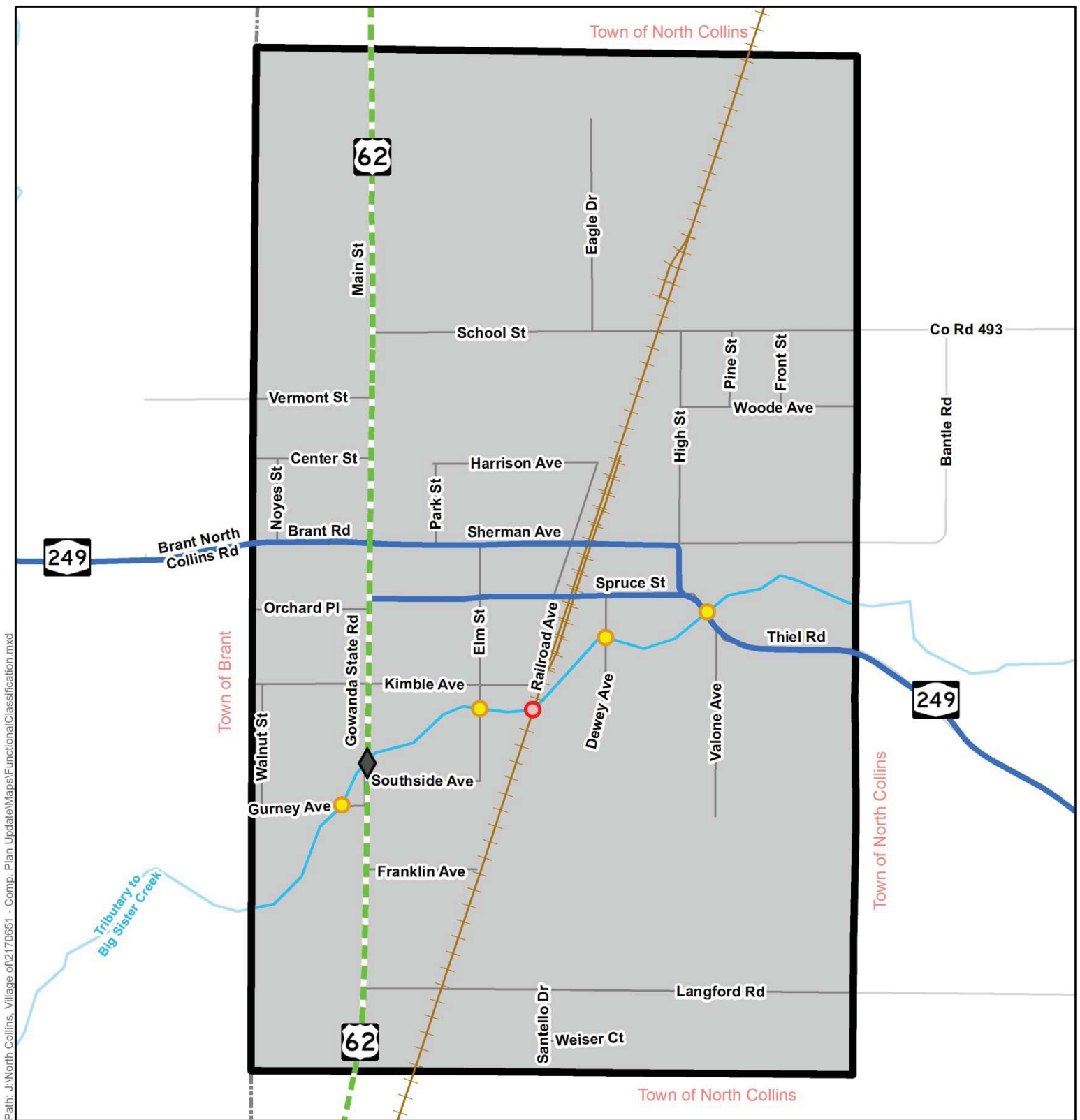
There are three classifications of roadways in the Village of North Collins:

- US Route 62 is classified as a **Rural Principal Arterial - Other**, and is part of the National Highway System (Functional Classification 04). As defined by the New York State Department of Transportation (NYSDOT), Rural Principal Arterials serve corridor movement having trip length and travel density characteristics indicative of substantial statewide or interstate travel. This route is also designated by the NYSDOT as an access highway for larger dimension vehicles. Trucks and other heavy vehicles regularly use this route.
- NY Route 249 and Spruce Street between Main Street and Thiel Road are classified as **Rural Major Collectors** (Functional Classification 07). As defined by NYSDOT, Rural Major Collectors generally serve travel of primarily intra-county rather than statewide importance and constitute those routes on which predominant travel distances are shorter than on arterial routes. On the average, more moderate speeds may be typical. Rural Major Collectors provide service to any county seat not on an arterial route, to the larger towns not directly served by the higher systems, and to other traffic generators such as consolidated schools, shipping points, county parks, etc.
- All other streets are classified as **Rural Local Roads** (Functional Classification 09)

For additional reference, please refer to Map 15 on the following page.

9.1.1.2 Bridge Locations and Conditions:

There is one existing bridge in the Village limits. That is, according to NYSDOT, there is one existing structure with a span length greater than or equal to 20 feet. This structure carries US Route 62 over a tributary to Big Sister Creek and was built in 1931. NYSDOT has rated the bridge condition as a 3.69 out of 7 as of its last inspection in April 2016. As a result, the bridge is considered structurally deficient. The Village has four additional bridges that it maintains and there is a railroad bridge that the railroad maintains. For additional reference, please refer to Map 15 on the following page.



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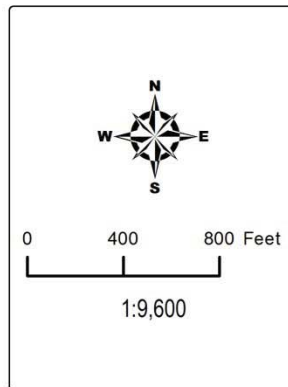
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2170651**

- Sources:
1. Village Boundary, Town Boundaries, Other Roadways, Creek and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
 2. NYSDOT Bridges: NYSDOT via GBNRTC
 3. Village and RR Bridges: Created by LaBella
 4. Rural Functional Classification: NYSDOT via GBNRTC

- Village of North Collins
 - Town Boundaries
 - Creek
 - Railroad
 - NYSDOT Bridge
 - Village Bridge
 - Railroad Bridge
- Rural Functional Classification**
- Principal Arterial - Other
 - Major Collector
 - Other Roadways



VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
PLAN UPDATE

**Map 15: NYSDOT
Functional Classification
and NYSDOT Bridges Map**

There is one upcoming project sponsored by the NYSDOT which includes culvert replacements on NYSDOT routes. This project is in design development and is expected to go into construction within the next two years. For further information regarding this and other planned capital improvements sponsored by the NYSDOT, please reference <https://www.dot.ny.gov/projects>.

9.1.1.3 Lane Configuration:

All streets within the village are two-way and provide one travel lane for each direction of traffic.

U.S. Route 62 provides parking lanes on either side of the street with signs noting restrictions at various locations. Vehicles generally park off street; however, cars occasionally park on the shoulders of the local roads as well. Parking is prohibited between the hours of 2 AM and 6 AM during the winter months for snow plow access.

Drainage:

The Erie County Department of Public Works and Village of North Collins Department of Public Works were consulted in regard to existing drainage and slide issues on or adjacent to the Village’s streets.

Erie County did not have any existing concerns within the Village as there are no county roads within its limits.

According to the Village’s DPW, there is no separated stormwater infrastructure in the village. Minor drainage issues exist at Spruce Street, Elm Street and High Street.

9.1.1.4 Street Lighting:

Street lighting is generally provided by cobra head luminaires with arms of varying length mounted to wood utility poles. Lights are located on one side of the street with varying spacing resulting in dark spots and inconsistent lighting levels.

9.1.1.5 Major Arterial and Intersection Information:

For additional reference, please refer to Map 16 on the following page.

U.S. Route 62

Cars traveling through the village on this route generally experience free flow conditions at expected traveling speed (posted speed is 35 MPH) with little to no delays. Traffic becomes slightly heavier on school days when students and staff are arriving and departing from the high school located on adjacent School Street.

Access to this route is uncontrolled and includes side streets and driveways for access to properties abutting the street.

| | |
|-------------------------------|--|
| Traffic Counts: | Brant Road to North Village Limit AADT – 5,250 (2015) Brant Road to South Village Limit AADT – 3,990 (2015) |
| Ownership/Maintenance: | NYSDOT |
| Planned Capital Improvements: | None |

N.Y. Route 249

Cars traveling through the village on this route generally experience free flow conditions at expected traveling speed (posted speed is 35 MPH) with little to no delays.

Access to this route is uncontrolled and includes side streets and driveways for access to properties abutting the street.

| | |
|-------------------------------|--|
| Traffic Counts: | West Village Limit to US Route 62 AADT – 1,106 (2015) US Route 62 to East Village Limit AADT – 725 (2015) |
| Ownership/Maintenance: | NYSDOT |
| Planned Capital Improvements: | None |

Spruce Street (between Main Street and Thiel Road)

Cars traveling through the village on this route generally experience free flow conditions at expected traveling speed (posted speed is 35 MPH) with little to no delays.

Access to this route is uncontrolled and includes side streets and driveways for access to properties abutting the street.

| | |
|-------------------------------|----------------------------|
| Traffic Counts: | 494 (2015) |
| Ownership/Maintenance: | Village of North Collins |
| Planned Capital Improvements: | Spring 2018, mill and pave |

Intersection of US Route 62 and NY Route 249

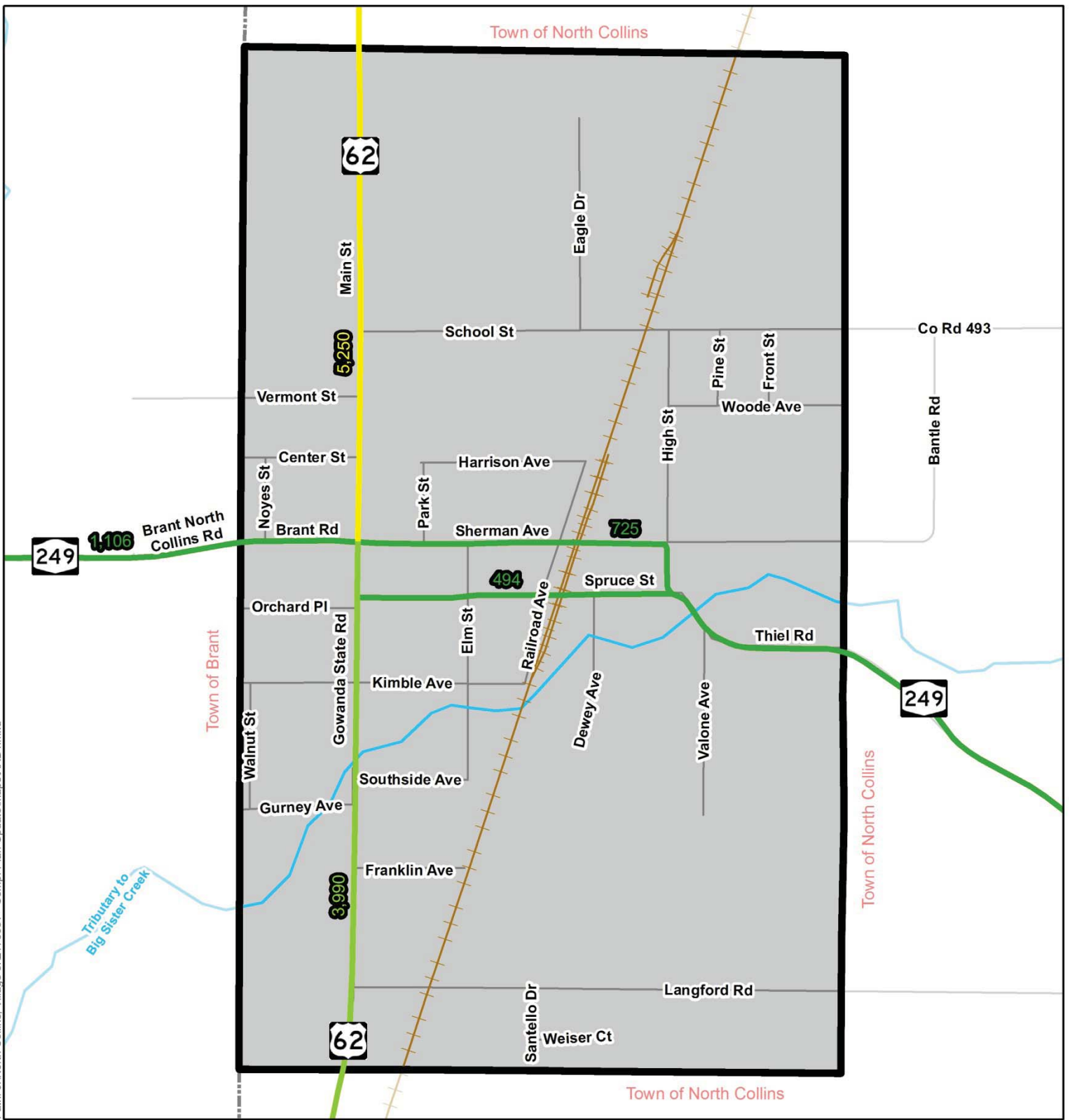
This intersection is the singular signalized intersection within the village limits. It includes two phases: one for US Route 62 traffic and pedestrians crossing NY Route 249, the other for NY Route 249 traffic and pedestrians crossing US Route 62. Although there are no dedicated lanes or phases for turning movements, traffic generally flows well through the intersection with cars waiting one cycle length or less to make their desired movements.

The signal is actuated by inductance loops at the NY Route 249 approaches of this intersection.

Pavement markings at this intersection look to have been recently installed and are in generally good condition.

Pedestrians are accommodated with signals that include push buttons and signage. Curb ramps are located on each corner of the intersection. There are curb extensions, also known as “bump-outs,” located at both corners of the western approach to the intersection which reduce the distance for pedestrians crossing NY Route 249. The existing concrete curb and sidewalk in the vicinity of this intersection is in poor condition. That is, much of the sidewalk and curb is spalled and misaligned. Vegetation is visible growing through the joints between the sidewalk and curb.

Of the eight traffic incidents which occurred on US Route 62 in the study period described below, one occurred at this intersection. This incident was caused by a vehicle turning left which failed to yield to the right-of-way of oncoming traffic. As this incident was a singular occurrence with no other related incidents occurring within the study window, it can be concluded that there are no abnormal patterns or clusters of accidents in this area.



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Sources:

1. Village Boundary, Town Boundaries, Other Roadways, Creek, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
2. Annual Average Daily Traffic: NYSDOT via NYS GIS Clearinghouse

Village of North Collins

Town Boundaries

Creek

Railroad

AADT Counts for 2015 (NYSDOT)

1 - 1,500

1,501 - 4,000

4,001 - 10,000

Other Roadways (No AADT Data)



0 400 800 Feet

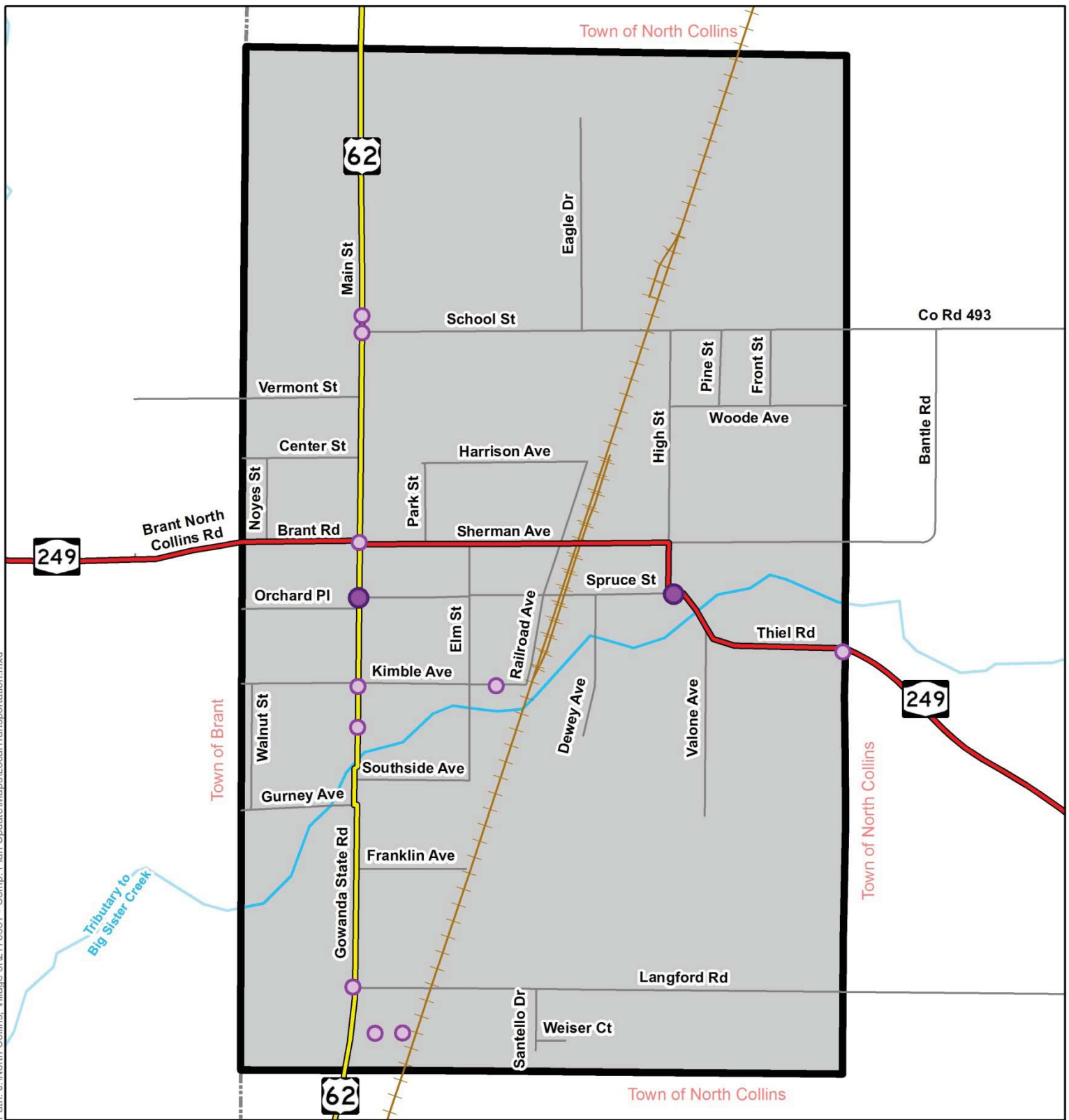
1:9,600

VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
PLAN UPDATE

**Map 16: Annual Average
Daily Traffic (AADT) Map**

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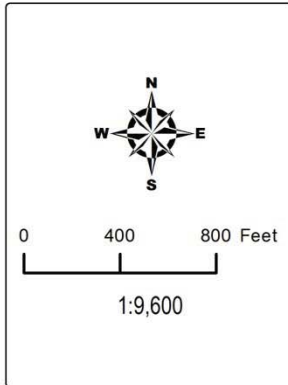
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- Sources:
- Village Boundary, Town Boundaries, Creek, US, State, and Local Roads, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
 - Motor Vehicle Accidents: Obtained from GBNRTC for the time period 3/1/14 to 2/28/17

- Village of North Collins
- Town Boundaries
- Creek
- Roads**
 - US Highway
 - State Highway
 - Local Roadways
- Railroad**
 - Railroad
- Motor Vehicle Accidents** (3/1/14 to 2/28/17)
 - One Accident
 - Two Accidents



VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE PLAN UPDATE

Map 17: Local Transportation Systems & Motor Vehicle Accidents Map

9.1.1.6 Accident History:

Accidents were reviewed for a three-year period from March 2014 through March 2017. The accident information was gathered from Greater Buffalo Niagara Regional Transportation Council (GBNRTC). There were 12 total incidents which occurred in the village within the three-year review period.

Accident analysis shows accidents within the village typically occurred along US Route 62 (eight out of the 12 total incidents), its major thoroughfare; however, the accident rates calculated from the available data are below the New York Statewide average (see Table 12).

Table 12. Accident Rate Summary

| Street Segment | Rate (Accidents per Million Vehicle Miles) | Statewide Average Rate (Accidents per Million Vehicle Miles) |
|---|--|--|
| US Route 62 from Brant Street to North Village Limit | 0.94 | 2.81 |
| Us Route 62 from Brant Street to South Village Limit | 2.30 | |

Source: Created by Watts Architecture & Engineering based on data from GBNRTC

One incident involving a car and a pedestrian occurred on Kimble Avenue. This was the only pedestrian accident on record. There were no accidents involving bicycle traffic.

The remaining three incidents occurred on NY Route 249 (Thiel Road), two of which were at the intersection of Thiel Road, Spruce Street, and High Street. The incidents at the intersection of Thiel Road, Spruce Street and High Street involve turning movements and may be representative of an abnormal accident cluster. The third incident occurred approximately ¼ mile from the intersection and was not related.

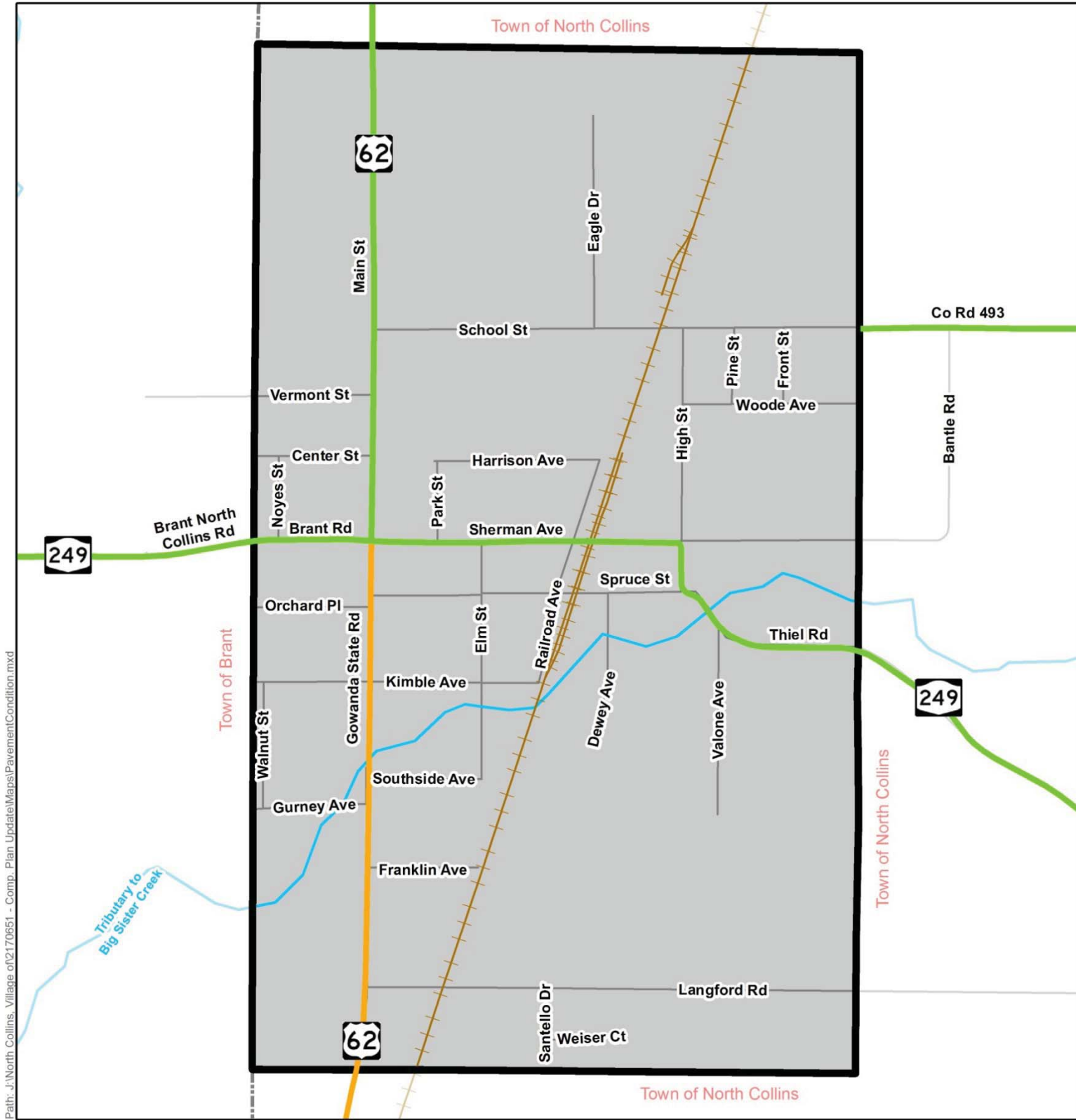
For additional reference, please refer to Map 17 on the preceding page.

9.1.1.7 Roadway Conditions:

All streets within the village are asphalt concrete, commonly called asphalt.

The Village DPW has indicated that School Street and Langford Road are in need of milling and inlay.

According to the GBNRTC, the roads within the Village limits of North Collins range from fair to good condition as of 2015. That is, if roads are in fair condition, riding quality is noticeably inferior to new pavements, showing infrequent to occasional signs of distress. Surface defects of flexible pavements may include moderate rutting and signs of distress. Surface defects of flexible pavements may include moderate rutting, cracking, and raveling: patching is apparent. Overlay pavements show evidence of slight to moderate cracking and raveling along cracks. If roads are in good condition, pavements give an excellent ride but show infrequent to occasional signs of surface deterioration. Flexible pavements begin to show very slight evidence of raveling, cracking, and wheel track wear. Rigid pavements begin to show very slight evidence of surface deterioration such as cracking, joint spalling, or scaling. Overlay pavements show evidence of very slight reflection cracking.



Path: J:\North Collins_Village of 2170651 - Comp_Plan Update\Maps\PavementCondition.mxd

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Sources:
1. Village Boundary, Town Boundaries, Other Roadways, Creek, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
2. 2015 Pavement Condition: GBNRTC

Village of North Collins

Town Boundaries

Creek

Railroad

2015 Pavement Condition

Excellent

Good

Fair

Poor

Other Roadways - No Rating

0 400 800 Feet

1:9,600

VILLAGE OF NORTH COLLINS

2017 COMPREHENSIVE
PLAN UPDATE

**Map 18: 2015 Pavement
Condition (GBNRTC) Map**

Crack sealing along the segment of US Route 62 has been performed to address deteriorated sections of the pavement. There are many locations along this section of the street where portions of the asphalt concrete pavement have been removed and patched, likely due to necessary utility repairs or alterations.

For additional reference, please refer to Map 18.

9.1.2 SIDEWALK NETWORK

The existing sidewalk network generally includes sidewalks on one side of the street throughout the majority of the village. Exceptions include:

Entire Streets: Langford Road, Gurney Avenue, Thiel Road, Woode Avenue, Pine Street, Front Street, Eagle Drive.

Spot Locations: Approximately 300 feet of US Route 62 at the southern limit of the village; Kimble Avenue between Elm Street and Railroad Avenue; Railroad Avenue from Kimble Avenue to Spruce Street; Railroad Avenue from Sherman Avenue to Harrison Avenue; sections of Dewey Avenue; sections of Valone Avenue; sections of Sherman Avenue; and sections of Vermont Street.

Curb ramps and detectable warning units are present at all intersections along US Route 62, as well as locations where sidewalk has recently been installed such as Orchard Place, Kimble Avenue and Franklin Street. There are several other spot locations where curb ramps with detectable warnings exist; however, the remaining sidewalks at intersection approaches are not ADA compliant (i.e. sidewalks that dead-end; asphalt concrete paved ramps; no detectable warning units; non-compliant slopes).

Schools and Other Major Pedestrian Generators: Currently, there are no sidewalks or curb ramps south of the elementary school on Bantle Road. The sidewalk on the north side of the school has been recently installed. It extends north to School Street and terminates with a curb ramp and detectable warning which directs pedestrians across Bantle Road to the existing sidewalk on the south side of School Street. Note that the elementary school lies just outside of the village limits and, therefore, any proposed improvements may require coordination with other municipalities.

Sidewalks exist on the north and south side of School Street in the vicinity of the high school; however, there are no sidewalks, curb ramps or crossings through the school's asphalt concrete driveways on the south side of the street. The high school generates a large amount of pedestrian traffic on School Street and US Route 62 at the beginning of the school day and at dismissal.

Many of the village's major pedestrian generators—the post office, town court and other local businesses and restaurants—are located on US Route 62 between the southern limit of the village and School Street. Sidewalks exist on both sides of the road throughout the majority of this area and are in fair to good condition; that is, little to no cracks or uneven spots and generally sound concrete. Additional crosswalks are needed in this area.

9.1.3 BICYCLE NETWORK

There are currently no provisions (i.e. shared lane pavement markings, signage, dedicated bicycle lanes, protected bicycle lanes) for bicyclists on any of the streets in the village.

TRANSPORTATION NETWORK

According to the GBNRTC, NY Route 249 is classified at a “Suitable” level of service as a bicycle route, which means that it is representative of a pleasant bicycling environment. Pleasant bicycling environments include roadway sections with smooth pavement, low traffic volumes, few storm drainage grates and little interference from turning vehicles. US Route 62 is classified as “Suitable” from the southern village limit to Sherman Avenue. Between Sherman Avenue and the northern village limit, US Route 62 is classified as a “Caution Advised” level of service. Caution advised indicates situations where the traffic is heavier than in a “Suitable” environment, travel is in closer proximity to adjacent motor vehicles and where there is a higher threat of vehicle encroachment.

9.1.4 TRAIL NETWORK

There are currently no publicly accessible, multi-use trails in the Village.

9.1.5 PUBLIC TRANSPORTATION NETWORK

The table below indicates the percentage of households in Erie County and the Village of North Collins with no cars. Generally, residents in these households benefit most from public transportation alternatives:

Table 13. No Vehicles Available by Households

| | 2000 | | 2010 | | 2015 | |
|---------------------------------|---------|---------|-------------------------------|---------|-------------------------------|-------------------------------|
| | # and % | # and % | % Change (2000 to 2010) | # and % | % Change (2010 to 2015) | % Change (2000 to 2015) |
| Erie County | | | | | | |
| Total Households | 380,873 | 378,080 | - | 382,846 | - | - |
| No Vehicles Available | 57,449 | 51,930 | -9.6% | 52,998 | 2.1% | -7.7% |
| No Vehicles Available | 15.1% | 13.7% | - | 13.8% | - | - |
| Village of North Collins | | | | | | |
| Total Households | 414 | 413 | - | 479 | - | - |
| No Vehicles Available | 33 | 39 | 18.2% | 45 | 15.4% | 36.4% |
| No Vehicles Available | 8.0% | 9.4% | - | 9.4% | - | - |

Source: 2000 Decennial Census (SF3), 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

The Niagara Frontier Transportation Authority (NFTA) is the principal provider of public transportation services in Erie County. The NFTA currently does not provide service within the Village of North Collins. As a rule of thumb, the agency follows industry standards for minimum population densities for contiguous areas before it will consider expanding the transit system. Those densities are at least 16 residents per acre and employment densities of eight employees per acre. Individuals from North Collins can park in North Boston and Farnham and take express routes towards downtown Buffalo.

At its special topic forum in June, the comprehensive plan steering committee learned that because of ride-hailing services such as Lyft and Uber, public transportation is taking on new forms, particularly in rural settings which do not have the densities to support traditional bus service. These services offer an opportunity for more rural municipalities – independently or in conjunction with

neighboring towns and villages – to form partnerships with ride hailing operators like Uber or Lyft to offer public transportation services (see sidebar, next page).

Greyhound and Coach also provide bus transit services in the vicinity of the Village; however, the closest stops are in Buffalo and Angola, respectively.

The Rural Transit Service (RTS) provides necessary transit for senior citizens, disabled and low/moderate income residents in the village by establishing transportation through volunteer and community support services.

9.1.6 RAILROAD NETWORK

According to the United States Department of Transportation’s Federal Railroad Administration (FRA), there is one active rail line which runs north-south through the village. This line carries Buffalo Southern Railroad, a freight carrier, with track rights belonging to the New York & Lake Erie Railroad.

There are at-grade railroad crossings within the village at Langford Road, Sherman and Spruce streets (two tracks), and School Street. All crossings include warning signs on either side with flashing lights that activate prior to a train crossing. The crossing at School Street includes gate arms attached to the warning sign assembly at both approaches.

9.1.7 AIRPORTS AND AIR TRANSPORTATION

According to the Federal Aviation Administration (FAA), there is one private airfield just west of the village limits. The airfield is operated by TTT Air. There are two runways, 1,500 and 549 feet in length, respectively. Three aircraft are based at the field: two single-engine craft and one multiple-engine plane.

The nearest airport providing both cargo and passenger transportation is the Buffalo Niagara International Airport in the Town of Cheektowaga, 35 miles north east of North Collins.

Uber Transit Service

The Town of Innisfil, population 36,566, on Lake Simcoe in rural northern Ontario is experimenting with using a ride-hailing service to offer its residents transit at a subsidized rate.

Although Innisfil has a much larger population than North Collins, it also does not have the density to justify the extension of the transit system to serve its residents. To address the need, the Town is going to pay Uber to provide rides to its residents.

“We want to encourage as many people as we can to leave the personal car at home, and rather than driving into other cities, connect to local transit hubs and think about connecting to public transit in that manner,” Uber Canada Public Policy manager Chris Schafer told the Toronto Globe and Mail according to vice.com.

Residents will pay \$3 for rides within town, about the cost of a bus ride. Rides to other destinations are priced according to distance. The Town pays the balance of an agreed-upon rate.

Bus service would run the Town \$270,000 for one bus and \$610,000 for two buses. The Town Council estimates that 20 percent of its population might use transit, not enough to justify an expenditure of more than half million dollars. The Uber experiment will last six months and is budgeted at \$100,000.

Accessed at: <https://news.vice.com/story/uber-teams-up-with-rural-ontario-town>

9.2 Findings and Implications

9.2.1 KEY ISSUES

9.2.1.1 Accident Analysis

- The accident analysis indicates a crash cluster at the intersection of Thiel Road, High Street and Spruce Street.

9.2.1.2 Other Findings

- The deteriorated condition of the concrete sidewalks and curbs near on US Route 62 near its intersection with NY Route 249 impacts a number of pedestrians as it is a heavily traveled route within the Village.
- To restore the bridge to its fully functional, non-deficient condition, the bridge carrying US Route 62 over the tributary to Big Sister Creek requires corrective maintenance or rehabilitation. This project has been scheduled for 2019.
- There is no regular public transportation service to North Collins. Transportation for seniors, disabled and low/moderate income residents is arranged through Rural Transit Service.
- US Route 62, the Village's major thoroughfare, is listed as a "caution advised" route for bicycle traffic, indicating that the road is more heavily traveled by vehicle traffic and there is a higher threat of vehicle encroachment on bicycle traffic.

9.3 Community Input

9.3.1 PUBLIC INPUT FROM MEETINGS

- Community members enjoy trails in close proximity to the Village.
- Community members enjoy the central location of North Collins, explaining that the Village is close to Metropolitan Buffalo and Lake Erie but still provides a small-town atmosphere.
- There have been concerns regarding the walking experience downtown. Residents have explained that the curbs and sidewalks are in poor condition here and that there is an overall lack of sidewalks in some places (sidewalks should be installed along both sides of all roads within the Village).
- There is a desire for reliable transportation solutions for travel outside of the Village and a general concern over the lack of public transportation options.

9.3.2 COMMUNITY SURVEY SUMMARY

Street lighting, bike lanes, trails and sidewalks are priorities for improvement according to survey respondents. While more than 50% of respondents agreed or strongly agreed that traffic and pedestrian safety were both problems, 44 and 38 percent, respectively, disagreed or strongly disagreed that they are problems. Respondents suggested that more police patrols to control speeding. The new crosswalk at the high school is in the wrong place, according to one respondent it should be on the other side of School Street and another suggested the crosswalk at the high school needs repainting. “Street lights (are) so dim streets are dark, could cause increase in break-ins,” said one respondent.

Table 14. Survey Results –Transportation

| | Strongly agree | Agree | Disagree | Strongly disagree |
|--|----------------|-------|----------|-------------------|
| Traffic safety is an issue | 20.0% | 36.0% | 40.0% | 4.0% |
| Pedestrian safety is an issue | 24.0% | 38.0% | 34.0% | 4.0% |
| Bicycle safety is an issue | 24.5% | 44.9% | 28.6% | 2.0% |
| More sidewalks are needed | 38.8% | 38.8% | 20.4% | 2.0% |
| More designated bike lanes are needed | 34.7% | 36.7% | 24.5% | 4.1% |
| More trails are needed for recreation and transportation | 36.7% | 46.9% | 12.2% | 4.1% |
| Electric vehicle charging stations are needed | 8.2% | 36.7% | 46.9% | 8.2% |
| The quality of street lighting in the village should be improved | 43.5% | 37.0% | 17.4% | 2.2% |

9.4 Recommended Actions

- The following is a list of **roadside safety improvements** that should be considered as a result of the accident analysis:
 - Stop bars should be considered at all legs of the intersection of Thiel Road, High Street and Spruce Street.
 - Advance warning signs should be considered on the Spruce Street and High Street legs of the intersections to alert drivers of the upcoming stop.
 - Mature trees should be trimmed back on a regular basis to prevent obscuring the existing stop signs, particularly at the Theil Road leg of the intersection.

Responsible entities – Village, Erie County, NYSDOT

- An **annual maintenance plan** coordinated by the Village DPW, Erie County and NYSDOT should be put into place to monitor the physical conditions of the roads and associated signs, pavement markings and other roadside safety features to insure their continued functionality.

Responsible entities – Village, Erie County, NYSDOT

3. **Complete a bicycle and pedestrian master plan** to identify opportunities for safe and efficient pedestrian and bicycle traffic integration and incorporate a network connecting neighborhoods to important business, economic, educational and recreational areas.

Responsible entity – Village

Partnering entities – Erie County, GBNRTC, NYSDOT

4. **Transportation alternatives** should be developed to increase the opportunity for safe and enjoyable bicycle and pedestrian travel. The Transportation Alternatives Program (TAP), which is locally administered by the New York State Department of Transportation (NYSDOT), is a program which enables funding that goes beyond routine transportation projects to enhance the quality of life in communities statewide. Through this reimbursement program, bicycle and pedestrian transportation alternatives such as scenic trails and pathways may be newly constructed or existing facilities such as sidewalks or on-street bicycle facilities (i.e. bicycle lanes, shared vehicular and bicycle traffic lanes, protected bicycle lanes or “cycle tracks”) may be improved.

Safe Routes to School (SRTS), once a stand-alone program, is now a part of the TAP. SRTS makes funding available for a wide variety of programs and projects, from building safer street crossings to establishing programs that encourage children and their parents to walk and bicycle safely to school. Improvements to the sidewalks and curbs in the downtown area may have the opportunity to be funded through this program.

The Village should coordinate with the NYSDOT to explore options for future improvements through this program.

Responsible entity – Village

Partnering entity – NYSDOT

5. The Village should consider converting the section of US Route 62 into a **complete street**. According to the NYSDOT, a complete street is “is a roadway planned and designed to consider the safe, convenient access and mobility of all roadway users of all ages and abilities. Complete Street roadway design features include sidewalks, lane striping, bicycle lanes, paved shoulders suitable for use by bicyclists, signage, crosswalks, pedestrian control signals, bus pull-outs, curb cuts, raised crosswalks, ramps and traffic calming measures.” A complete street project in the downtown area has the potential to calm traffic, beautify the Village right of way, and provide gateway treatments which entices travelers along US Route 62 to stop and spend time in the area. A complete street project in this location would also have the potential to heighten the bicycle Level of Service, which is currently listed at “caution advised.” The Village may apply for Federal or State transportation funding for a project of this nature.

Responsible entity – Village

Partnering entity – NYSDOT

6. As there are currently no **public transit** routes that pass through the Village on a regular basis, it is difficult for residents without a means of transportation to travel in and out of North Collins to destinations such as the Buffalo metro or the Southern Tier. The Village should

consider **contracting ride services** with companies such as Uber or Lyft for low density transport needs. These ride services also offer “pools” which can take multiple residents to a common destination.

Responsible entity – Village

Partnering entities – Uber, Lyft

7. The Village should **support and champion rail excursions and a return of passenger rail** service to North Collins as a source of tourism, transportation and commercial development at its train stop.

Responsible entities – Rail owners, rail enthusiasts

Partnering entities – Villages, Towns, Erie County

10 COMMUNITY FACILITIES AND SERVICES

10.1 Existing Conditions

The Village of North Collins contains numerous community facilities and a wide range of public services and amenities for its residents (see Map 19). These include governmental, emergency, cultural and civic, educational, religious, and health care facilities and services.

10.1.1 VILLAGE GOVERNMENTAL FACILITIES AND SERVICES

The Village of North Collins owns and maintains the joint Municipal Building / North Collins Volunteer Fire Hall located at 10543 Main Street. This space houses the Village Board, Mayor, Clerk, Police and Village code enforcement.

The Village of North Collins provides several basic municipal services to and for residents of the Village. These services include collecting water and tax bills and issuing permits, birth and death records, handicapped parking permits, etc. The Village Clerk's office also provides assistance and information to residents needing services that can be provided from County, State, or Federal agencies.

10.1.1.1 Village Department of Public Works

The Village's Department of Public Works garage is located southeast of the Village boundary at 1988 Halley Road in the Town of Brant. This area also provides for salt storage. The Department of Public Works is charged with paving, plowing, street maintenance, brush and leaf pickup, taking care of the Village water system and caring for Village properties.

10.1.1.2 Refuse Disposal

The Village of North Collins has contracted with Bestway Container Service out of Dunkirk for weekly curbside collection of refuse and recycling.

10.1.2 TOWN GOVERNMENTAL FACILITIES AND SERVICES

The Town of North Collins owns and maintains the Town Hall and Justice Court located at 10569 Main St. This space houses the Town Court, Town Board, Town Supervisor, Town Clerk, and other Town officials.

The Town of North Collins and Village share a dog warden and assessor. The Town and Village also have a joint Planning Board. The Village has a code enforcement officer on its staff and its own Zoning Board of Appeals.

10.1.3 OTHER GOVERNMENT FACILITIES AND SERVICES

This section describes other government facilities located in the Village of North Collins.

10.1.3.1 Postal Service

The Village of North Collins is served by one post office (Zip Code 14111) which is located at 10607 Main Street, north of Kimble Avenue.

10.1.4 EMERGENCY SERVICES

Emergency services available to North Collins residents include fire protection and emergency medical. The Law Enforcement Communications Division, a section of Erie County’s Central Police Services, supports an immediate response to emergency calls received through the Enhanced 9-1-1 system. Within Erie County’s Enhanced 9-1-1 services, the Central Police Services has established on-going support through 16 primary 911 Public Safety Answering Points and 5 secondary Public Safety Answering Points.

10.1.4.1 Police Protection

The Village of North Collins Police Department is a part-time agency with limited patrol hours. There are 10 part-time Officers. The force patrols the Village only and its patrol hours are: annually October through May, 6 p.m. Friday to midnight, 1 p.m. Saturday to 1 a.m. Sunday, and 8 a.m. to 2 p.m. on Sunday. From June through September the force also patrols 6 p.m. to midnight Monday through Friday. In addition, a North Collins officer is present at each Town of North Collins Court session, for four (4) court sessions per month. An officer provides a funeral escort for all Town of North Collins residents. The force also provides extra patrols for community events and when needed.

The Police Department has two (2) patrol vehicles with all necessities including radios in the patrol vehicles and three (3) portable radios and a computer at the station. The force responded to a total of 661 requests for police in 2016; calls are mostly for traffic enforcement. Also in 2016, the North Collins Police responded to 27 assists to other police agencies, 23 assists to emergency medical services, 24 community policing details, 18 suspicious vehicles, 22 alarms and 14 disturbances in addition various other responses. North Collins Police are dispatched by the Erie County Sheriff Department and Sheriff Deputies are generally dispatched as a back-up for all calls.

10.1.4.2 Fire Protection

The Village provides equipment, maintenance, training, and insurance to the North Collins Volunteer Fire Company in exchange for fire protection in the Village. The Fire Company also provides protection in a portion of the Town of North Collins and a portion of the Town of Brant. Table 15, below, summarizes the fire calls since 2010.

Table 15. Fire Department Call Statistics – Total Service Area

| Year | Total Calls | Fire | EMS | Service Calls | Good Intent | False Calls | Haz. Condition |
|------|-------------|------|-----|---------------|-------------|-------------|----------------|
| 2010 | 59 | 3 | 10 | 12 | 6 | 12 | 16 |
| 2011 | 77 | 3 | 12 | 28 | 6 | 12 | 16 |
| 2012 | 62 | 16 | 5 | 4 | 17 | 8 | 11 |
| 2013 | 104 | 14 | 7 | 36 | 11 | 18 | 18 |
| 2014 | 86 | 8 | 6 | 32 | 12 | 16 | 12 |
| 2015 | 62 | 13 | 12 | 10 | 7 | 17 | 3 |
| 2016 | 59 | 12 | 3 | 4 | 10 | 17 | 13 |

Source: North Collins Fire Company

10.1.4.3 Emergency Medical Service

The North Collins Emergency Squad provides emergency medical services to North Collins Town and Village as well as surrounding areas. The squad has two Advanced Life Support ambulances and an assortment of equipment to allow its paramedics to provide crucial life-saving care. The North Collins E.M.S. building/garage and ambulances are located on Sherman Avenue.

10.1.4.4 Parks and Recreational Facilities

Parks and recreational facilities in the Village of North Collins includes parkland owned and managed by the Village. In addition, the North Collins Central School District Jr./Sr. High School Campus provides facilities to help meet the community's recreational needs.

A small (approximately 0.3 acre) **Village Park** is located on the east side of Main Street south of the Town Hall and Justice Court. The park includes a large gazebo, benches, pathways, memorials, and a clock. The park is used for a Memorial Day celebration and free summer concerts. The gazebo is often used for outdoor wedding ceremonies. A large American flag is displayed in the park.

10.1.4.5 North Collins Central School Gymnasium, Athletic Fields and Playgrounds

The North Collins Central School District contains various **athletic and recreational facilities** at each of their two schools. The Jr./Sr. High School is located within the Village of North Collins while the Elementary School is located just east of the Village boundary. Facilities include an indoor gymnasium and outdoor athletic fields at the Jr./Sr. High School. The Elementary School includes an indoor gymnasium, two outdoor children's playgrounds and outdoor athletic fields. All of these facilities are available for the public to rent and require the submittal of a building and athletic field permit application.

10.1.5 EDUCATIONAL FACILITIES AND SERVICES

Educational facilities and services include public schools and nearby private schools.

10.1.5.1 Public Schools

All residents of the Village of North Collins are served by the North Collins Central School District. In addition, the North Collins Central School District includes portions of six other adjacent/nearby townships including the Towns of North Collins, Concord, Collins, Brant, Evans, and Eden.

The North Collins Central School District contains two campuses. The first campus is located on approximately 12 acres of land at 2045 School Street within the Village of North Collins. The campus houses the Jr./Sr. High School and associated athletic fields. The Jr./Sr. High School teaches grades 7 through 12 and offers traditional as well as Advanced Placement (AP) classes.

The second campus is located on approximately 19 acres of land at 10469 Bantle Road just outside of the Village boundary within the Town of North Collins. The second campus houses



North Collins High School

Photo: LaBella Associates

COMMUNITY FACILITIES AND SERVICES

the Elementary School, two children's playgrounds, and associated athletic fields. Erie 2 BOCES also leases space in the Bantle Road School. The Elementary School teaches grades Pre-K through 6. The District's transportation fleet (buses and other vehicles) are stored in the Elementary School parking lot.

The School District has a staff of 118 including 59 full-time teachers and 11 aides for a student population of 646. In addition, a number of students in the district are home schooled under district supervision while others are bused in from other districts to attend North Collins Schools.

Average class sizes are small, with Grade 8 English classes in 2014-15 having 25 students and most other sampled class sizes were between 18 and 20 students each. In 2014-15 there were no drop outs, all students completed high school, with 49 graduating, 41 of them received regents diplomas.

10.1.5.2 Private Schools

Although there are no private schools located within the Village of North Collins, there are several private schools in the nearby vicinity. The Saint Peter and Paul Community School located at 68 Main St. in Hamburg is a private Catholic School for Kindergarten through 8th grade students. The Southtowns Catholic School located at 2052 Lakeview Road in Lakeview is also a private Catholic School for Kindergarten through 8th grade students. The Blossom Garden Friends School located at 13961 Sisson Highway in Collins is a private Quaker school for Pre-K through grade 12 students.

10.1.6 CULTURAL AND CIVIC FACILITIES

Cultural and civic facilities include the North Collins Public Library, the Schoolhouse #8 History Center and Museum, the Enos Hibbard Estate and North Collins Historical Society, the Well that Never Runs Dry Community Center, the Eden-North Collins Food Pantry, and other community organizations.

10.1.6.1 North Collins Public Library



North Collins Public Library

Photo: LaBella Associates

The North Collins Public Library is located at 2095 School Street near the High School. It is a branch of the Buffalo and Erie County Public Library system. Besides having access to countless numbers of books, magazines, and other media resources through the larger public library system, the North Collins Public Library has public access computers and internet access, Microsoft Office applications, a copier, fax machine, and a meeting room. The library holds many different monthly activities for all ages, including year-round preschool story hour. There is an outdoor pavilion for summer programs.

10.1.6.2 Schoolhouse #8 History Center and Museum

The Schoolhouse #8 History Center and Museum is located at 2101 School Street across the parking lot from the North Collins Public Library. Schoolhouse #8 was originally built in 1857 at another site and was later moved. It was one of several one-room schoolhouses in the North Collins area. The school was closed in 1950 when centralization of the school district was finalized. The school has

been restored and includes period appropriate furnishings, teaching aids, and memorabilia. The museum is open to the public for tours and special events. Third grade Elementary School students get the opportunity to experience an immersive and interactive day at Schoolhouse #8, circa 1900. The Museum is operated by a private non-profit.

10.1.6.3 Enos Hibbard Estate and North Collins Historical Society

Located at the intersection of Route 62 and Center Street, this brick home was built by Enos Hibbard after he returned from serving in the Civil War. The brick carriage house next door now houses the North Collins Historical Society. The carriage house was the original North Collins Memorial Library and was dedicated to the memory of veterans in 1921. The Women's Relief Society, an auxiliary of the Grand Army of the Republic used the second floor as a meeting and exhibit space. The Historical Society also operates the 1851 Hicksite Quaker Meeting House located on Route 62 south of the Village. The North Collins Town Historian can be reached through Town Hall.



North Collins Historical Society

Photo: LaBella Associates

10.1.6.4 The Well that Never Runs Dry

The Well that Never Runs Dry is a community center that was founded in the fall of 2016. They have purchased and are currently renovating the former Masons' Fortune Lodge located at 10489 Main Street. It is a non-profit organization that cultivates strong family and community relationships using teachable events such as learning healthy habits and anti-drug awareness. The center hosts community events such as fish fry's, movie nights, and Zumba classes to name a few. In addition, the hall can be rented for private events.

10.1.6.5 Eden-North Collins Food Pantry

The Eden-North Collins Food Pantry recently dedicated a new building located at 2059 Franklin St. The new building gives the pantry the ability to distribute food to needy families every Wednesday afternoon. The Pantry serves approximately 130 families located throughout the North Collins (ZIP code 14111), Collins (14034), Collins Center (14035), Lawtons (14091), and Eden (14057) area.

10.1.6.6 Other Community Organizations

Below is a list of community organizations within the Village of North Collins.

- American Legion and Auxiliary – North Collins Post 1640
- Boy Scouts of America Troop 429 and Cub Scouts of America Troop 429
- Girl Scouts of U.S.A.
- North Collins Historical Society
- Meals on Wheels
- North Collins Senior Citizens Club
- Fire Company and Ladies Auxiliary

10.1.7 RELIGIOUS ORGANIZATIONS AND FACILITIES



First Congregational Church

Photo: LaBella Associates

Religious facilities located in the Village of North Collins include one church, the First Congregational Church located at 10385 Main Street. The church was founded in 1817. There are three additional churches located just outside of the Village boundary including:

- Holy Spirit Church, 2017 Halley Road in the Town of North Collins
- Sacred Heart of Mary Church, 1993 Brant Road in the Town of Brant
- North Collins Wesleyan Church , 10407 Bantle Rd, in the Town of North Collins.

There are no cemeteries located within the Village. Various cemeteries are located outside of the Village boundary and include those at the intersection of US Highway 62 and Shirley Road in the Town of North Collins and at the intersection of Brant-North Collins Road and Mileblock Road in the Town of Brant. Two other cemeteries located in the same distance are: North Collins Cemetery located on the Quaker House property on US 62 (across the road from Holy Spirit Cemetery) and a private cemetery (owned by Phillips Farms) located just north of Brant-North Collins Road on Mileblock.

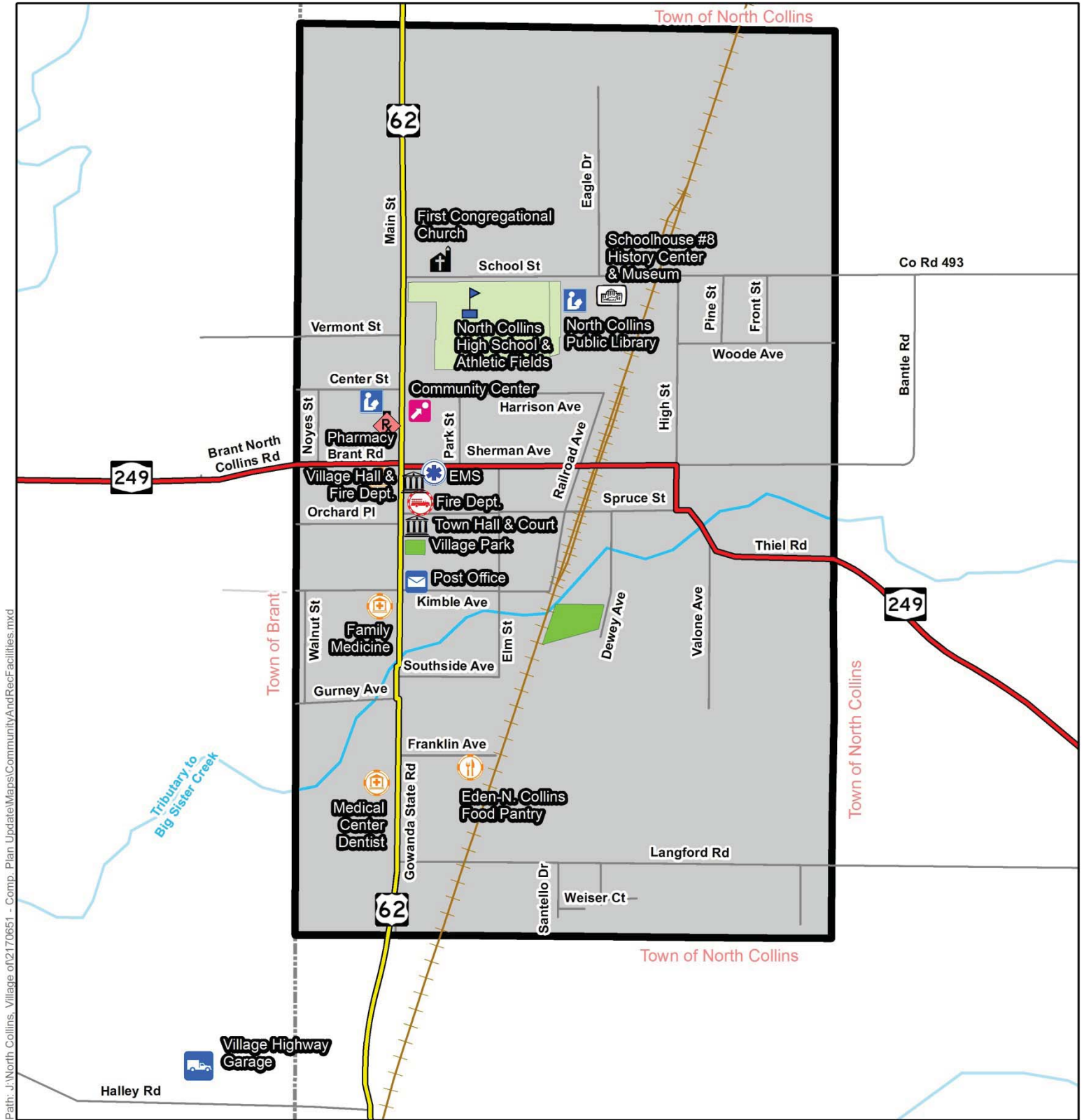
10.1.8 HEALTH CARE FACILITIES

Privately operated medical, dental and pharmacy facilities in the Village of North Collins are located along Main Street. Best Self Behavioral Health Inc. is located on Spruce Street. The nearest hospitals and urgent care facilities are located in the Village of Springville (Bertrand Chaffee Hospital), the Village of Gowanda (Gowanda Urgent Care & Medical Center) and in Irving (Lake Shore Health Care Center).

10.1.9 HISTORIC AND ARCHEOLOGICAL RESOURCES

Despite the presence of numerous historical buildings throughout the Village, including the Schoolhouse #8 History Center and Museum and the Enos Hibbard Estate, there are no buildings or historic districts included on the State or National Registers of Historic Places. Official nomination forms are required and can be obtained from the State Historic Preservation Office (SHPO). National Register bulletins and samples can provide guidance. Nominations are submitted to the SHPO and can be made by property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups.

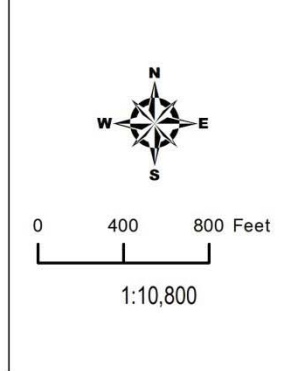
The process includes a comment period and a review by the SHPO and National Register Review Board. The final nomination and certifications are submitted to the National Park Service. Benefits of listing include access to incentives such as federal preservation grants for planning and rehabilitation, federal investment tax credits, preservation easements which are available to nonprofit organizations, International Building Code fire and life safety code alternatives as well as State tax benefit and grant opportunities. More information is available from the National Park Service website at nps.gov and from the SHPO at parks.ny.gov/shpo.



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Sources:
 1. Village Boundary, Town Boundaries, Creek, US, State, and Local Roads, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
 2. Community & Recreational Facilities: Created by Labella based on property class codes, aerial imagery, and site visits



VILLAGE OF NORTH COLLINS
 2017 COMPREHENSIVE
 PLAN UPDATE
**Map 19: Community &
 Recreational Facilities
 Map**

The majority of the Village is, however, located within an archeological sensitive area according to the New York State Historic Preservation Office (see Map 20). The New York State Historic Preservation Office (SHPO) designates certain areas as archeologically sensitive based on the number and spatial distribution of historic or pre-historic artifacts/sites that have been identified over time as a result of archeological surveys, among other indicators which are not shared with the general public. Certain projects which are subject to the State Environmental Quality Review (SEQR) and involve ground disturbance will need to coordinate with SHPO to determine whether or not an archeological survey is warranted.

In order to be considered for listing on the state and national registers of historic places, properties and districts must meet eligibility criteria including the property's age, integrity, and significance. The property must generally be at least 50 years old and look as it did when built. The property should be associated with historically significant events, activities, people or developments or have potential archeological significance.

10.1.10 FOOD SYSTEMS

A food system encompasses all of the stages of keeping a community fed, from growing and harvesting to packing and processing, from distribution, marketing, and retail to consuming, and ultimately disposing of food waste.

10.1.10.1 Production

Small portions of farms are located within the Village of North Collins, ultimately contributing to the regional food system in the production phase. Approximately 83 acres of the Village is classified as agricultural. While most of these fields appear to be involved in the production of hay and haylage, grass silage, and greenchop to feed local livestock, one field appears to be used to grow grapes. Lastly, a very small portion of and the entrance into the Awald Farms U-Pick Berry Farm is located on the western edge of the Village at the end of Gurney Street. All of these farm fields are in some way related to the production of food.

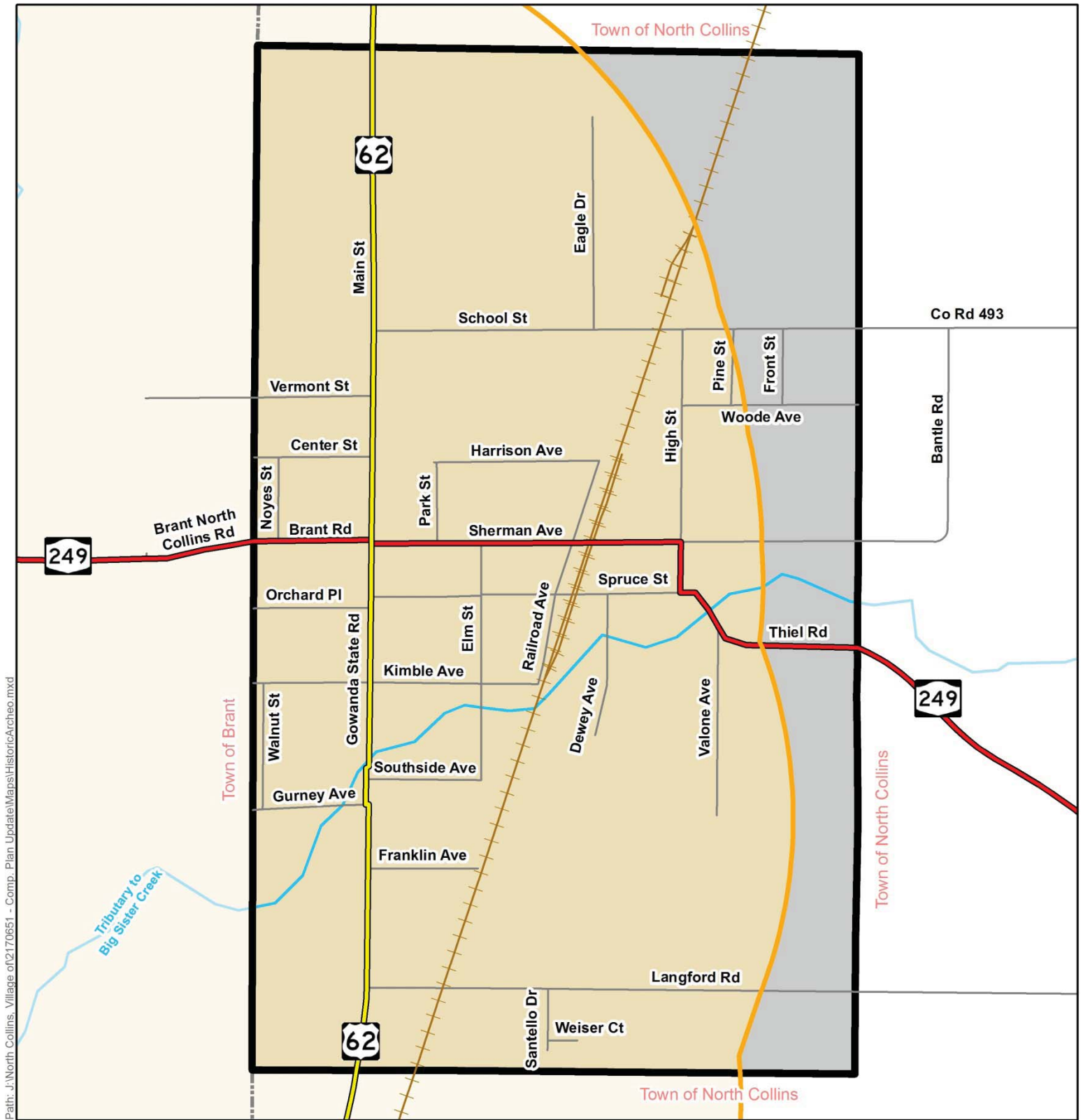
10.1.10.2 Processing

There is limited processing of food products within the Village of North Collins. Awald Farms, located just out of the Village limits in Brant, offers consumers the opportunity to pick their own berries or buy pre-picked fruits, vegetables, homemade jams, and jellies. The homemade production of the jams and jellies is part of the processing portion of the local food system. There are no food processing facilities within the Village.

10.1.10.3 Distribution, Marketing, and Consumption

Food reaches consumers through both the private sector (wholesalers and retailers) as well as the non-profit sector (emergency food services such as food banks and food pantries).

Considering the private sector, the Village of North Collins contains a full service Save-A-Lot grocery store. In addition, one can purchase basic necessities from Shelly's Convenience store within the Village or from the Dollar General just south of the Village. Otherwise the closest major grocery food chains (like Tops, Wegmans, or Walmart) are located in the town of Evans and Hamburg.



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Sources:
 1. Village Boundary, Town Boundaries, Creek, US, State, and Local Roads, and Railroad: Census Shapefiles from TIGER/Line database with minor edits to Village & Town Boundaries based on Property Boundaries
 2. Archaeological Sensitive Areas: Digitized from SHPO's CRIS

Village of North Collins
 Town Boundaries
 Creek
 Approx. Archeo Sensitive Areas

Roads
 US Highway
 State Highway
 Local Roadways

Railroad
 Railroad

0 400 800 Feet
 1:9,600

VILLAGE OF NORTH COLLINS
 2017 COMPREHENSIVE
 PLAN UPDATE
**Map 20: Archeological
 Sensitive Areas Map**

COMMUNITY FACILITIES AND SERVICES

As mentioned previously, Awald Farms contains a market where consumers can purchase fruits, vegetables, homemade jams, and jellies. Other major Farm Markets (such as Agle's and Braymiller) are located between six to eight miles north of the Village. The Village also includes a family-style restaurant, diner and a pizzeria.

Considering the non-profit sector, the Eden-North Collins Food Pantry recently moved into their new facilities within the Village of North Collins. The Village is also an active participant in Meals on Wheels for Western New York. The Well that Never Runs Dry also provides free soup and salad to anyone on Wednesday afternoon from 4:30 to 6:30 from at least October through May.

10.1.10.4 Disposal

According to the EPA's Advancing Sustainable Materials Management 2014 Fact Sheet, food waste is the second largest component (14.9%) of the solid municipal waste stream in the United States, behind only paper. About 38.5 million tons of food is thrown out at various stages of the food system. Approximately two-million tons of food waste is recycled/composted, seven-million tons of food waste is combusted with energy recovery, and 29.5 million tons of food waste is sent to landfills.

The Village of North Collins has contracted with Bestway Container Service for weekly curbside collection of refuse and recycling. Food waste that is thrown out for weekly curbside collection likely ends up in a landfill.

10.2 Findings and Implications

Residents of the Village of North Collins have access to a wide array of municipal services and community facilities.

10.2.1 KEY ISSUES

- The Village Hall is open during limited hours (Monday through Friday, 8 a.m. to 4 p.m.). These limited hours may make it difficult for residents to access needed municipal services, particularly given the fact that most residents work outside of the Village of North Collins and would not be able to stop in during their lunch breaks. A 24-hour lockbox is provided for residents' convenience in paying taxes and Village bills. : There is also 7 day 24 hour access by phone to the Village Clerk/Notary, Mayor, and DPW Supervisor.
- The Village is located adjacent to the Town of Brant as well as in the Town of North Collins. The communities share many services and facilities.
- Despite the nearly 40 percent growth in the number of youth residents (under 18 years old) between 2000 and 2015, the amount of public parkland and availability of youth-oriented community programming has remained underwhelming.
- Despite the presence of numerous historical buildings throughout the Village, there are no buildings or historic districts included on the State- or National-Register of Historic Places.
- There is little park land in the Village.
- Fire, police and EMS protection are large investments in equipment, training and professional and volunteer recruitment. Fire and Village police are funded by the Village; the EMS is an

independent organization. Fire and EMS provide coverage outside of the Village. The Village police is a part-time paid force; EMS and Fire services are all-volunteer.

10.3 Community Input

10.3.1 PUBLIC INPUT FROM MEETINGS

- The Village’s main strengths include:
 - The kids and the schools
 - Small, quiet, safe community atmosphere
 - Support and generosity of friends and neighbors, a willingness to go above and beyond the call of duty
 - Local activities
 - Services provided
 - Location is central – close to Buffalo and the lake but still a small-town atmosphere
 - Responsive Village government
 - Collegiality
- The Village’s weaknesses include:
 - Lack of family activities
 - Lack of recreational land
 - Fear of change
 - Lack of funding, particularly for youth programs
 - Large tax burden given the small tax base
 - There is poor participation in the life of the community and a general lack of interest by most residents
 - Outsiders perception that North Collins is too far away from the City of Buffalo
- The Village’s opportunities include:
 - Cooperation with the school district
 - Take advantage of cultural and historic resources
 - Invest in and improve parks
 - The Village gazebo would benefit from some improvements and should be programmed
 - Farmers market or festival of some sort
 - Continue to invest in the development of the Well that Never Runs Dry
 - Youth involvement through mentoring and tutoring
 - Bring back old and/or create new events (like the Strawberry Festival) to bring people to the Village, to promote the Village, and for local residents to enjoy their hometown
 - The Village needs to work on its sense of place and identity

10.3.2 COMMUNITY SURVEY SUMMARY

Respondents to the survey generally indicated satisfaction with community facilities, the library in particular. On another question respondents were somewhat evenly split (47 percent to 57 percent)

COMMUNITY FACILITIES AND SERVICES

on whether there are adequate community facilities for recreation, programming and events. Almost all respondents agree there should be more arts and culture in the Village and that the community's historic buildings are assets to the community that should be preserved and promoted.

Some survey respondents suggested there need to be more recreational activities for youths in the community; one suggested a pool, perhaps an indoor pool for year-round use. Several respondents suggested that festivals and events are needed.

There is general satisfaction with police, fire and emergency medical services although police and fire enjoy higher satisfaction ratings than does EMS/Ambulance.

Table 16. Survey Results –Community Facilities

| | Very satisfied | Satisfied | Neither satisfied nor dissatisfied | Dissatisfied | Very dissatisfied |
|----------------------|----------------|-----------|------------------------------------|--------------|-------------------|
| Library | 63.5% | 26.9% | 5.8% | 3.9% | 0.0% |
| Parks | 21.2% | 51.9% | 3.9% | 11.5% | 11.5% |
| Public School System | 36.5% | 36.5% | 11.5% | 11.5% | 3.9% |
| Village offices | 34.6% | 42.3% | 17.3% | 0.0% | 5.8% |

Table 17. Survey Results – Arts, Culture and Historic Preservation

| | Strongly agree | Agree | Disagree | Strongly disagree |
|---|----------------|-------|----------|-------------------|
| North Collins should bring more arts and culture into the village | 22.5% | 69.4% | 6.1% | 2.0% |
| There are adequate community facilities in North Collins for year round recreation, community gathering, programming and events | 4.1% | 38.8% | 46.9% | 10.2% |
| North Collins's historic buildings are an asset to the community | 47.9% | 43.8% | 6.3% | 2.1% |
| Historic resources in North Collins should be preserved and protected | 56.3% | 39.6% | 2.1% | 2.1% |
| North Collins should promote its historic assets as tourist attractions | 47.9% | 37.5% | 10.4% | 4.2% |

Table 18. Survey Results – EMS, Fire, Police

| | Completely satisfied | Satisfied | Neither satisfied nor dissatisfied | Dissatisfied | Completely dissatisfied |
|-----------------|----------------------|-----------|------------------------------------|--------------|-------------------------|
| EMS/Ambulance | 23% | 39% | 19% | 16% | 3% |
| Fire Protection | 43% | 48% | 8% | 0% | 2% |
| Police | 41% | 37% | 11% | 11% | 0% |

10.4 Recommended Actions

1. To ensure lines of communication are open and issues are addressed at the highest possible level, **the Village should meet regularly with North Collins and Brant town boards** to discuss issues of common interest

Responsible entities – Mayor, Village Board
Partnering entities – Town Supervisors

2. The Village should **re-evaluate the hours of the Village Offices**. The Village Clerk’s office is open from 8 a.m. to 4 p.m. Monday through Friday. It may want to consider shifting hours to create evening hours or weekend hours.

Responsible entity – Village

3. The Village should complete a **Parks and Recreation Master Plan** to identify needs for open space and recreational land as well as needs and potential sources of recreational programming.

Responsible entity – Village
Partnering entities – School District, Erie County

4. **Emergency service providers and first responders from the Town, Village and Town of Brant should coordinate** to ensure that service coverage is adequate and to ensure cooperation and collaboration among all agencies.

Responsible entities – Village Board, North Collins Emergency Squad
Partnering entities – Village Police, Village Volunteer Fire Fighters, Town of North Collins, Town of Brant, Lawtons and Langford first responders, County Sheriff, NYS State Police

5. The Village should **complete the Village website** and constantly keep it up to date.

Responsible entity – Village
Partnering entities – Volunteers

6. The Village should play an active role in the **historic preservation of key historic buildings**. The Village should encourage property owners to consider being listed on the State and National Register of Historic Places as well as to help with the application process.

Responsible entities – Village, North Collins Historical Society
Partnering entity – NYS State Historic Preservation Office

11 IMPLEMENTATION STRATEGY

11.1 Overview

Implementing the vision that the community has defined through the comprehensive planning process should energize the community and rally it around the priorities of economic development, downtown revitalization and community engagement. The implementation strategy for the Comprehensive Plan is organized in a way that is straightforward, useful and as comprehensive as the plan itself. The recommended actions are intended to guide the development of the character of the Village over the planning horizon. The recommendations range from items for immediate attention and those that are longer term. New actions for implementation should develop as others are successfully implemented. The recommendations to implement the plan resulted from the plan process including the inventory and analysis phase and the public input program. As the process evolved, the vision goals and objectives were developed as the “lens” through which the proposals that come before the Village will be evaluated and are also the driving force behind the recommendations.

11.2 Acronyms

AFT – American Farmland Trust

BENLIC – Buffalo Erie Niagara Land Improvement Corp (Land Bank)

CCE – Cornell Cooperative Extension

CDBG –Community Development Block Grant

CFA – Consolidated Funding Application

ECIDA – Erie County Industrial Development Agency

ESDC – Empire State Development Corp.

FHWA – Federal highway Administration

NRCS – Natural Resources Conservation Service

NYSDEC – New York State Department of Environmental Conservation

NYS DOT – New York State Department of Transportation

NYSERDA – New York State Energy Research Development Authority

NYSOCR – New York State Office of Community Renewal

REDC – Regional Economic Development Corp.

SWCD – Soil and Water Conservation Service

USDA – US Department of Agriculture

USEPA – US Environmental protection Agency

WNYLC – Western New York Land Conservancy

Timing:

- S= Short term, 1-2 years
- M= Medium term, 3-5 years
- L= Long term, 6-10 years
- O= Ongoing

Priority:

- H=High M=Medium
- L=Low

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|---|--------|----------|--------------------------|---|----------------|---------------------------|
| Overall recommendations | | | | | | |
| 1. Adopt the plan | S | H | Village Board | Planning Board; Steering Committee | NA | |
| 2. Appoint an implementation committee | S | H | Village Board | Planning board, Steering Committee | NA | |
| Priority Projects – Economic Development | | | | | | |
| 1. Identify business niches that will complement existing employers. | S | H | Village | Erie County, ECIDA, Businesses | NA | NA |
| 2. Generate a portfolio of development-ready sites | M | M | Land and building owners | Village, ECIDA, real estate professionals | | |
| 3. Commission an economic development study focused on the Route 62 corridor. | M | H | Village | | \$50,000 | ESDC |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|--|--------|----------|--|--|----------------|---|
| 4. Participate in regional efforts to increase tourism | | | Village, tourism orgs, rail enthusiasts, NYS | Complementary destinations | Varies | |
| Priority Projects – Neighborhood Revitalization | | | | | | |
| 1. Assist homeowners with funds for housing rehab | S | H | Village | Homeowners, Erie County, Housing Preservation Corps. | Varies | Erie County CDBG and HOME Consortium, Federal funds are also available through USDA Rural Development |
| 2. Make North Collins a garden spot. | M | M | Inspired gardeners | Cornell Cooperative Extension | N/A | |
| 3. Create a database of potentially available land for residential development | M | H | Village | Real estate professionals, Buffalo Erie Niagara Land Improvement Corp. (Land Bank) | Varies | Erie County, BENLIC |

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|---|--------|----------|----------------------|---|---|---|
| 4. Target neighborhoods to assist homeowners with exterior home and yard maintenance and assist the Village with maintenance of public open spaces. | M | H | Homeowners | Scout troops, school district, Village | NA | |
| Priority Projects – Main Street | | | | | | |
| 1. Create design standards for downtown buildings and streetscapes | M | M | Village | | Varies | Could be done with Main Street Technical Assistance grant (below) |
| 2. Seek TAP grant funding from the NYS Department of Transportation. | M | M | Village | NYS DOT, building and business owners, community groups | Varies, 25% match required – 2016 minimum project was \$312,500 with a \$62,500 match | |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|--|--------|----------|---|--|--|-----------------------------|
| 3. Consider applying for a NY Main Street Technical Assistance planning grant to set the stage for a successful NYMS Target Area grant | M | M | Village or grantee | Building owners and investors, NYSOOCR | Minimum \$1,000 match for \$20,000 study | NYSOOCR through CFA process |
| 4. Attract North Collins' on-line businesses to downtown "bricks and mortar" locations | M | M | Property and business owners | | NA | |
| Priority Projects – Community Engagement | | | | | | |
| 1. Become Citizen Planners and Champions for Change | H | S | Volunteers | UBRI | Tuition free | |
| 2. Channel frustration about nothing ever changing into community change. | O | H | Mayor, Trustees, Implementation Committee | | NA | |
| 3. Facebook and Neighbors Next Door pages | O | H | Volunteers | Building owners and investors | | |

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|--|--------|----------|---------------------------------------|--|----------------|---------------------------|
| 4. Festivals and events | S | H | Clubs and organizations, Scouts, etc. | | Varies | |
| Land Use | | | | | | |
| 1. Accommodate a balance of residential, business, industrial and civic uses as depicted in the Future Land Use Plan. | O | H | Village Board | Planning Board; Landowners; Businesses | NA | NA |
| 2. Revise the B-1 Business District boundaries to align with property boundaries in accordance with the Future Land Use Plan Map | M | M | Village Board | Planning Board; Erie County | TBD | |
| 3. Continue to accommodate a mix of residential, business and civic uses in the Village's downtown business district. | O | H | Village Board | Planning Board; Erie County | NA | |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|--|--------|----------|----------------------|-----------------------------|----------------|---|
| 4. Enhance walkability by maintaining sidewalks and street trees and managing vehicular access along roadways, and by linking neighborhoods to parks, schools and other community facilities. | M | M | Village Board | DPW | Varies | MPO; NYS DOT Transportation Enhancement Program |
| 5. Maintain communications with housing and other developers to encourage additional housing and mixed use development in undeveloped and underdeveloped areas of the Village. | M | M | Village Board | Planning Board; Erie County | None | NA |
| 6. Retain the natural character and ecological function of the Village's agricultural areas, woodlands, wetlands, and stream corridors by requiring consideration of impacts to these features in the design of new development. | O | H | Village Board | Planning Board; DPW; SWCD | NA | NA |

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|--|--------|----------|----------------------|---|----------------|---------------------------|
| 7. Protect prime farmland by requiring consideration of impacts to these lands in the design of any future development | O | H | Village Board | Planning board, builders and developers | NA | |
| Population and Housing | | | | | | |
| 1. Make referrals of deteriorating housing to the Erie County Department of Environment and Planning | S | M | Village | Erie County | N/A | |
| 2. Coordinate with other Erie County municipalities to form consortia to receive federal funds | O | M | Village | Erie County, neighboring municipalities | N/A | |
| 3. Work to ensure a diversity of housing for families and individuals | M | M | Village | Developers | N/A | |
| 4. Address persistent vacancies, problem properties and zombie houses | O | H | Village | Property owners, Erie County, BENLIC | Varies | BENLIC, CDBG |
| 5. Work to report and resolve unsafe and illegal activities | O | H | Property owners | Code enforcement, police, public safety officials | NA | |
| Economic Vitality | | | | | | |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|--|--------|----------|--|---|----------------|---------------------------|
| See Priority Projects – Economic Development | | | | | | |
| See Priority Projects – Main Street | | | | | | |
| Environmental Quality and Watershed | | | | | | |
| 1. Encourage development away from sensitive areas | O | H | Village Board, Planning Board, Zoning Board | NYSDEC | NA | |
| 2. Avoid impacts to natural assets | O | H | Village Board, Planning Board | SWCD, NRCS, Non-profits, WNYLC, Trout Unlimited | NA | |
| 3. Develop and implement Agriculture BMPs | S | H | Village Board, Village Board, Planning Board | SWCD, NRCS, AFT | NA | |
| 4. Incorporate stormwater management provisions | S | H | Village Board, Planning Board, Zoning Board/Code Enforcement | NYSDEC, SWCD | NA | |
| 5. Increase knowledge and awareness about the location of natural assets | O | H | Village Board, Planning Board, Zoning Board | USFWS, WNYLC | NA | |
| 6. Revise zoning to manage new construction | S | HS | Village Board | Planning board, Code enforcement | | |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|---|--------|----------|----------------------|---|-------------------|--|
| 7. Promote natural resources through recreation, ecotourism, design | M | M | Village Board | Erie County, Empire State Development (Regional), Buffalo Niagara Partnership, Planning Board | Varies | NYSCFA, NYSOPRHP, NYSESDC, NYSDEC |
| 8. Research options for daylighting streams | L | M | Village Board | Village Engineer | NA | NYSDEC, USDA RD |
| 9. Conduct drainage study, create water resource management plan | M | M | Village Board | Village Engineer | \$10,000-\$15,000 | NYSCFA, NYSDEC |
| Infrastructure and Utilities | | | | | | |
| 1. Continue to upgrade and expand water system | L | L | Village Board | Village Engineer | Varies | NYSDEC, NYSEFC, USDARD, CDBG |
| 2. Expand the publically available Wi-Fi locations | S | H | Village Board | School Board | Varies | Universal Service Schools and Libraries Program "E-Rate" http://www.universalservice.org/sl/ |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|---|--------|----------|---------------------------------|--------------------------------|----------------|---------------------------|
| 3. Reduce energy use in municipal facilities and operations. | | | | | | |
| a. Periodically conduct Energy Audits | S | H | | | | |
| b. Investigate feasibility of replacing heating/ cooling systems | S | M | Village Board; Highway Dept. | National Grid; NYSERDA | TBD | National Grid; NYSERDA |
| c. Replace outdoor lighting and street lights with LEDs | M | M | | | | |
| 4. Consider renewable energy at Village-owned buildings. | | | | | | |
| a. Investigate the feasibility of installing solar panels or other renewable energy generating capacity at municipal facilities | S | H | Village Board; Highway Dept. | National Grid; NYSERDA | TBD | National Grid; NYSERDA |
| b. Install solar energy at underutilized Village-owned properties | S | M | | Private installers | | |
| 5. Provide information about energy efficiency to Village residents, businesses and landowners | O | H | Village Board; Town Clerk | NYSERDA; UB Regional Institute | NA | NA |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|--|--------|----------|------------------------------|---|----------------|---------------------------|
| 6. Encourage Village residents and building owners to install additional renewable energy generation | | | | | | |
| a. Streamline permitting and revise zoning to eliminate unnecessary obstacles | S | H | | National Grid; NYSERDA | | National Grid; NYSERDA |
| b. Partner with other organizations to implement a program to coordinate bulk purchases of solar energy equipment (Solarize) | S | M | Village Board; Highway Dept. | National Grid; NYSERDA; UB Regional Institute NYSERDA; UB Regional Institute | TBD | National Grid; NYSERDA |
| c. Inform residents and businesses of incentives and benefits of installing solar, wind or other renewable energy generation capacity, including community solar options | M | M | | | | NYSERDA; Installers |

Transportation Network

| | | | | | | |
|--|---|---|-------------------------|------------------------|-------------------|---------------------------|
| 1. Roadside safety improvements | S | H | Village, County, NYSDOT | | Varies | Local funds, NYSDOT, FHWA |
| 2. Annual maintenance plan for roads, signs and safety features | O | M | Village, County, NYSDOT | | N/A | N/A |
| 3. Bicycle and pedestrian Master Plan | M | M | Village | County, NYSDOT, GBNRTC | \$15,000-\$20,000 | Local funds, NYSDOT, FHWA |
| 4. Transportation alternatives for bicycle and pedestrian facilities | M | M | Village | NYSDOT | Varies | TAP (with a local match) |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|--|--------|----------|-------------------------------|------------------------------|-------------------|--|
| 5. Make Route 62 a complete street | M | M | Village | NYSDOT | Varies | TAP (with a local match) |
| 6. Public transit, ride service opportunities | S | H | Village | Uber, Lyft | Varies | Local, paid by service usage through residents |
| 7. Support and champion rail excursions and a return of passenger rail | L | M | Rail owners, rail enthusiasts | Villages, Towns, Erie County | TBD | |
| Community Facilities and Services | | | | | | |
| 1. Meet with North Collins and Brant town boards on a regular basis to discuss issues of common interest | O | H | Mayor, Village Board | Town Supervisors | NA | |
| 2. Re-evaluate the hours of the Village Hall | S | L | Village | | | |
| 3. Complete a Parks and Recreation Master Plan | M | M | Village | School District, Erie County | \$10,000-\$15,000 | NYSDEC, NYSOPRHP |

IMPLEMENTATION STRATEGY

| Recommended Actions | Timing | Priority | Responsible Entities | Partnering Entities | Estimated Cost | Potential funding sources |
|---|--------|----------|--|---|----------------|---------------------------|
| 4. Convene emergency service providers and first responders to ensure that service coverage is adequate and to ensure cooperation and collaboration among agencies. | S | H | Village Board, North Collins Emergency Squad | Village Police, Village Volunteer Fire Fighters, Town of North Collins, Town of Brant, Lawtons and Langford first responders, County Sheriff, NY State Police | NA | |
| 5. Complete the Village website | O | H | Village | Volunteers | NA | |
| 6. Play an active role in the historic preservation of key historic buildings | O | H | Village, Historical Society | NYSHPO | NA | |

12 APPENDIX A. PUBLIC INPUT SUMMARY

12.1 Introduction

The Village of North Collins organized a Steering Committee of appointed and elected Village officials, Town and School representatives, business people and citizens. Erie County Department of Environment and Planning, as funder, also sat on the committee. The Steering Committee is an important element of the public input program and it met regularly during the plan process. Steering committee meetings were augmented by a public input program designed to give all North Collins residents ample opportunity to participate in the process. There were three public meetings designed in different formats to allow for maximum input.

The first public meeting was an “issues forum.” This forum was developed to address the steering committee’s four initial areas of technical investigation: Transportation, economic development, neighborhood revitalization and youth development. This forum included presentations by and dialog with outside experts on the four topics.

The second public forum was a Village Board/Steering Committee forum. This forum included an overview of the comprehensive plan and planning process and an open Q&A session with attendees, board and steering committee members. Goal and objectives of the plan were discussed along with the basics of the plan. Case studies of a comprehensive plan and New York Main Street program were also presented.

The final public forum also included the committee and board, this time in an open house format. The findings of the plan were summarized and the four “umbrella” project areas were introduced.

Comment cards and questionnaires were used to solicit additional, written feedback from attendees.

Augmenting the public meetings was the community survey which was completed by more than 60 people, about five percent of the population. The survey provided quantifiable feedback about important community topics.

Public input into the plan is summarized below.

12.2 Steering Committee

12.2.1 APRIL 19, 2017 STEERING COMMITTEE MEETING SUMMARY

In attendance:

| | |
|-------------------------------|---------------------------------|
| Mayor Vince George | Kitty Myers |
| Jan Hutchinson, Village Clerk | Joe Popjanevski |
| George Jablonski | Scott Taylor |
| Dicci Montaldi | Marie Thornton, Erie County DEP |
| John Mrozek | Eve Holberg, LaBella Associates |

Each of the attending committee members introduced him/herself and described what s/he hoped to get out of the Comprehensive Plan Update and Planning process. These generally included a wish for community improvements that would retain and grow the Village population, improve the downtown commercial area and preserve the Village as a great place to grow up with good schools and a safe, friendly and supportive atmosphere.

Marie Thornton of the Erie County Department of Environment and Planning described the Erie County comprehensive planning effort taking place in 2017. North Collins' is one of eight plans funded by a US Department of Housing and Urban Development Community Development Block Grant. The grant is helping communities come up to speed and address their local concerns and issues. A staff member from Erie County DEP is sitting on each of the comprehensive plan steering committees to help guide the process, assist with data gathering and compilation and to direct County resources toward Plan implementation.

The scope, workplan and schedule for the Update were discussed. These are attached. Because of the funding source, the Plan has to be concluded by March 1, 2018 and the consultant has presented a schedule that has the process wrapping up in mid-January 2018. This leaves enough time in the schedule to ensure the Plan is finished and adopted by March 1 while also allowing for any unforeseen circumstances that impact the schedule.

During a discussion about the public input process it was agreed that the following technical investigation topics would also be the subject of focus groups:

- Neighborhood revitalization/land use
- Economic development
- Transportation

And that a focus group of teen-agers would also be organized.

A public open house was scheduled for June 14 and it was agreed focus groups could take place that same week.

Following the discussion about the comprehensive plan, a Vision Session was conducted by the consultant. The session was a facilitated discussion around a series of four questions. An account of the session follows.

What are North Collins' main strengths? Finish this sentence: "The best thing about North Collins is ..."

- The kids and the school
- Small, quiet, safe community atmosphere
- Support and generosity of friends and neighbors, a willingness to go above and beyond the call of duty
- Local activities
- Services provided (water, DPW)
- Collegiality

What specifically would you like to see changed in North Collins? What's your least favorite thing about the village?

- Main Street
- Lack of family activities
- Lack of jobs, especially for youths
- Lack of businesses
- Lack of recreational land
- Abandoned and vacant buildings and homes
- Poor property maintenance
- Lack of sidewalks throughout village

What weaknesses prevent North Collins from thriving?

- Fear of change
- Absentee landlords
- Low incomes
- Lack of reliable transportation
- Funding
- Tax burden, small tax base
- Limited space
- Distance from Buffalo – the world ends at Hamburg
- Low housing values
- Funding for youth programs

What opportunities or trends can North Collins take advantage of to increase the quality of life and vitality here?

- Cooperation of school district
- Incentive for small business
- Community-wide wi-fi

APPENDIX A. PUBLIC INPUT SUMMARY

- Take advantage of cultural and historic resources: Old school house, library, historical society
- Senior housing
- Invest in and improve parks
- Public transportation
- Farmers market or festival of some sort
- Canalside and the momentum being generated by Erie County and Buffalo – we can ride the coattails of regional development. We can be a destination.
- Improve appearance
- Traffic counts
- A mechanism to incentivize businesses – ice cream shop, convenience store, crafts
- The Well development in the Masonic Temple for children and families
- Grants for development, beautification
- Youth involvement

Committee members were asked to write down the name of a community with which they would like to see North Collins favorably compared. The responses:

- Hamburg
- Westfield
- East Aurora
- Gowanda
- Orchard Park
- A community people will talk about in positive terms when they pass through
- Eden
- North Collins

12.2.2 JUNE 7, 2017 STEERING COMMITTEE MEETING SUMMARY

In attendance:

Jan Hutchinson, Village Clerk
George Jablonski
Dicci Montaldi
Kitty Myers

Josif Popjanevski
Scott Taylor
Phil Tremblay
Marie Thornton, Erie County DEP
Eve Holberg, LaBella Associates

The meeting began with a review of the minutes of the kickoff meeting held April 19. The minutes were accepted as complete and accurate with the following correction: Trustee Kitty Myers also attended the meeting. Her name will be added to the attendees.

Preliminary Draft

Project Manager Eve Holberg distributed and reviewed the Preliminary Draft Comprehensive Plan Update. She explained that this is the basic inventory of community resources that is the foundation

of the Comprehensive Plan. The inventory is useful because it provides a snapshot in time of the Village. Through an understanding of these existing conditions, along with the input of the public, the community's goals and objectives can be developed. These lead to the recommendations and implementation strategy of the plan. The committee members agreed to forward all feedback, corrections and recommendations for revisions through Clerk Jan Hutchinson by the end of the month.

Public Workshop

The public workshop is coming up in a week's time and Eve Holberg explained that working with the County and the Village, a new format for the meeting has been developed. Rather than hold a public open house as well as four focus groups as had been discussed at the kickoff meeting, there will be a public workshop with four panelists representing the focus group areas that were agreed to in April. They are:

- Mike Ball, ESDC, Economic Development
- Kelly Dixon, GBNRTC, transportation/smart growth
- Paul Kubala, Erie County Youth Bureau, youth services/development
- Henry Warren, UB School of Architecture & Planning, neighborhood revitalization

The meeting format will include an introduction from Mayor George, overview of the comprehensive plan by Eve Holberg and then brief presentations by each of the four panelists followed by breakout sessions for each topic. It is hoped that this format will help to spark community discussion and excitement about the plan.

Community Survey

Eve Holberg distributed a copy of the draft survey instrument. The survey will be posted online at Survey Monkey and paper copies will be available through the Village office for anyone who cannot or does not want to complete the online survey. The committee reviewed the survey instrument in detail and recommended some minor revisions for clarification. Committee members also agreed they want the option to "neither agree nor disagree" removed from the questions offering this option. However, they chose to retain the option "neither satisfied nor unsatisfied" in the questions that offered this option. The rationale the committee expressed was that the questions asking about the level of satisfaction could potentially be issues about which respondents might be ambivalent or not know about.

The survey will be promoted at the community workshop. Committee members were asked to promote the survey to their North Collins friends and acquaintances and through their networks such as church, social circles, clubs and organizations.

Following the formal meeting, the committee members who were available to stay a little later adjourned to Main Street to discuss the downtown. That discussion revealed that committee members generally agreed that Main Street is too wide, that cars and trucks go too fast and that it is noisy. The vacant storefronts and buildings make the place look sad and unkempt. The committee agreed that some landscaping and better curbing could help a lot. Main Street is a State Road, hence the traffic volume, and any changes would have to be made in partnership with the New York State DOT.

12.2.3 SEPTEMBER 6, 2017 STEERING COMMITTEE MEETING SUMMARY

In attendance:

Jan Hutchinson, Village Clerk
George Jablonski
Dicci Montaldi
Kitty Myers

Josif Popjanevski
Scott Taylor
Eve Holberg, LaBella Associates

Survey/Public Input

Project Manager Eve Holberg went over the preliminary survey results. So far there are 26 responses to the survey. It was agreed that the survey should be left open until there were enough responses to gauge public sentiment. Jan Hutchinson put an item in the newsletter urging residents to take the community survey.

The next public meeting is scheduled for September 18. It is a meeting for the public to learn about the plan and discuss it with the village trustees and steering committee. To publicize the meeting and the survey, Eve will make posters that will be displayed at the Village polling stations on Primary Day September 12. She will drop them off on Monday the 11th.

It was agreed that there should be a PowerPoint presentation about the plan at the public meeting. In addition to an overview of the plan, Eve should include a case study of the very successful Lakewood Village comprehensive plan as well as some examples of New York Main Street projects.

Project Schedule

The revised project schedule was discussed. The final public meeting was scheduled for November 20. There is still plenty of flexibility in the schedule.

Preliminary Draft

The next iteration of the draft plan was distributed and highlights of the changes to the inventory reviewed. The Vision, Goals and Objectives were also reviewed, as was the Future Land Use Plan. The Future Land Use Plan does not propose changes to the land use patterns currently in place in the Village. Rather, it suggests some conservation overlays as well as some changes to the zoning to bring district lines consistent with lot lines.

Discussion

A discussion about inter-municipal cooperation and the affordability of services, particularly emergency medical service began. Steering committee members directed two recommendations be included in the plan. One recommendation is that the Town and Village should meet regularly to discuss issues of common interest. The other recommendation is that the local EMT services should work together (not consolidate) to ensure that they are as effective and efficient as they are able and that they are providing an appropriate level of coverage for residents.

12.2.4 OCTOBER 25, 2017 STEERING COMMITTEE MEETING SUMMARY

In attendance:

Mayor Vincent George
George Jablonski
Dicci Montaldi

Jan Hutchinson, Village Clerk
Scott Taylor
Kitty Myers
Marie Thornton, Erie County DEP
Eve Holberg, LaBella Associates

The meeting began with an overview of the corrections and revisions discussed during a September 27 informal meeting with the consultant and members of the steering committee. The group did a page-by-page review of the draft and offered up recommendations for revisions and edits. An objective is being added regarding the potential for revival of the railroad.

There are now 52 survey responses. It was agreed that the Village would send a postcard to all Village water account holders to urge them to complete the survey and attend the November 10 public meeting.

The rest of the meeting was spent discussing big picture ideas for the plan and presentation to the public on Nov. 10. The steering committee's first public meeting had revolved around four categories: neighborhood revitalization, downtown revitalizations, economic development and youth development. For the final plan, it was determined that the first three of these were still priorities of the group but that community engagement should replace youth development as a topic area. Eve Holberg will prepare a poster for each of the four topic areas with the corresponding recommendations. A fifth poster will summarize public input into the plan.

It was agreed that the final draft iteration of the plan will be delivered on Dec. 1. The next steering committee, the last, is scheduled for Jan. 10.

12.3 Public Meetings

12.3.1 JUNE 14, 2017 PUBLIC MEETING SUMMARY

The meeting began with a welcome from Mayor Vince George.

Eve Holberg, the Comprehensive Plan Project Manager from LaBella Associates, discussed the background of the plan to set the context for the evening's discussion. She discussed the need for a comprehensive plan and the products of the plan: The inventory, goals and objectives, projects and recommendations with phasing and priorities as well as funding strategies and the Future Land Use Plan which forms the basis for future zoning.

She also provided a quick overview of the last comprehensive plan, which was adopted in 1969. That plan was based on continuing growth in Erie County that would be fueled by the completion of two east-west expressways. Neither of these was to have exits in North Collins, but they were projected to continue community growth nevertheless; the population of the Village was projected to be 2,300 in 1990. The expressways were never built and there were actually 1,335 people in North Collins in 1990. There are 1,350 people in North Collins now, which is against the trend of most Erie County communities which are shrinking in population.

The 1969 plan estimated that there would be 112 acres of land that would remain undeveloped in perpetuity for a variety of reasons. However, at the present time, there are just 62 acres that are not developed. The 1969 plan estimated that the community would need 29 acres of parks and open space – which includes the Bantle Road School even though it is outside the village limits. In 2017 there are 1.9 acres of parks and about 16 acres of school grounds that include more building and parking than they did in 1969.

The questions before the community as it tries to “grow forward” are where it is going to accommodate additional population, how is it going to accommodate future open space needs and how does the community adjust its notions of land use to support a thriving business district. To address these and other issues, the evening's activities include discussions by four panelists invited to address specific topics and to listen to North Collins residents' concerns and ideas. The topics for the panel were chosen by the plan steering committee to reflect topics of concern to the community. The panelists were:

Transportation: Kelly Dixon, Principal Planner, Greater Buffalo Niagara Regional Transportation Council (GBNRTC)

Kelly joined the GBNRTC in 2010 and in her current role as principal planner is involved in the development of the region's Long Range Transportation Plan for 2050, a plan which is prerequisite for the receipt of both federal transit and federal highway funding for Erie and Niagara Counties. Kelly works on Coordinated Human Services Transportation Planning which focuses on the specific transportation needs of seniors, individuals with disabilities and persons with limited incomes in reaching employment opportunities, medical appointments and other basic services.

Neighborhood Revitalization: Harry L. Warren, Associate Professor, School of Architecture and Planning SUNY Buffalo

Harry has been with UB for eight years. He previously worked for over 30 years as an Architect and Design Principal, most recently, 18 years at Cannon Design, a multi-national A/E firm with 16 offices around the world. His current academic work includes teaching Environmental Design and

Architectural Design. Environmental Design Studios most recently focused on small suburban and rural towns, including park system plans for the towns of North Collins and Wilson.

Youth Development: Paul Kubala, Deputy Commissioner of Youth Services, Erie County

Paul has worked with at-risk youth for more than 20 years. In his current job his responsibilities include:

- Supervising the Erie County Youth Bureau
- Supervising Erie County Secure Youth Detention Center
- Supervising the Juvenile Delinquents Service Team which focuses on linking juvenile justice involved youth with community based programs in order to help these youth make positive progress in their lives
- Supervising the placement process for any Erie County youth who is being placed in a Residential Treatment Center

Economic Development: Michael Ball, Deputy Regional Director, Empire State Development

Mike joined Empire State Development in October 2012 as the Western New York Deputy Regional Director. Mike assists in the management of Empire State Development’s Buffalo-based Western New York regional office and its efforts to promote a vigorous and growing regional economy, encourage business investment and job creation, and support diverse, prosperous local economies in Allegany, Cattaraugus, Chautauqua, Erie and Niagara counties. He is also charged with the implementation of the Western New York Regional Economic Development Council and assisting with the Buffalo Billion strategic initiatives.

Each of the panelists gave a brief overview of their respective topic areas.

Kelly Dixon discussed the challenges facing the region’s transportation infrastructure in a time of dwindling federal funding for roads and bridges. The region has to make do with less, repairing and maximizing the infrastructure already in place. She urged the attendees to think about ways to “grow smarter” and offered a handout from One Region Forward on the Five Big Ideas for the region. These are:

- Create great places and a thriving economy through efficient land use
- Connect places by expanding and diversifying transportation choices
- Provide housing choices in neighborhoods that are great places to live
- Conserve energy and prepare for climate change
- Strengthen food systems

Harry Warren discussed the need for communities to be sustainable over time and to actively engage in economic development. He encouraged the attendees to continue to engage people from outside of North Collins to help provide a set of fresh eyes on the challenges faced by the community.

Paul Kubala discussed the need to get youths to mentor other youths and engage leaders from among the community’s youth population. He said it is important that young people have activities to keep them busy including sports, arts, entertainment, computers and peer-to-peer programs. He said that not every young person is destined for college and that youths should be encouraged to pursue a trade if that’s what they want.

Michael Ball discussed strategies for economic development. Local communities should ensure that their projects are consistent with regional economic development strategies when they seek grant funding. He used the Village of Springville as an example. The Village has used numerous grant sources to revitalize its downtown, create new streetscapes and otherwise make the community more of a hub and attraction. He noted that economic development ties all the aspects of the community together and that New York State offers numerous programs to help communities realize their goals.

Rather than break out into discussion groups as had been the plan, the group engaged in a wide-ranging discussion about the topics and the Village in general. The discussion revealed the following strengths, weaknesses, opportunities and threats.

Strengths:

- Schools
- Quiet place
- Historical locations like Schoolhouse 8 and the museum
- Trails in close proximity
- Village offers water, sewer and garbage pick-up
- Location is central – close to Buffalo and the lake but still a small-town atmosphere
- Affordable housing
- Responsive Village government

Weaknesses:

- Walking experience along the Village's downtown
- Village looks "unfinished"
- Need to give more attention to downtown (curbs, definition)
- Sidewalks needed on both sides of the street throughout the Village
- Should host more events and successfully get the word out for them
- General lack of interest by residents

Opportunities:

- Enhancing the Well community center
- Involve young people – mentoring and tutoring
- Events like Strawberry Festival that brought people here in the past could be revived
- Help market home-based businesses in the Village
- Promote North Collins through events like festivals and use as a platform to involve people in planning for the future, display boards of how the Village could look

Threats:

- Lack of internet connectivity; Time Warner only choice for broadband

- Lack of transportation choices
- Isolation

Some general suggestions that were discussed (repeating some themes from above):

- Possible to address transportation limitations by offering an “Uber Pool” with Lyft or Uber to transport small groups
- Wi-Fi is available at the library branch and the school will have it soon
- Communities have contracted with ride hailing services to provide transportation needs for isolated residents
- NYS EDC has many resources for building renovation
- Need to be patient, change is slow
- Village needs to work on its sense of place, of identity
- The Village gazebo should be improved and programmed
- Fill vacant buildings with small businesses
- Think about the type of businesses that would appeal to local residents in the current culture where everyone shops online

12.3.2 SEPTEMBER 18, 2017 PUBLIC MEETING SUMMARY

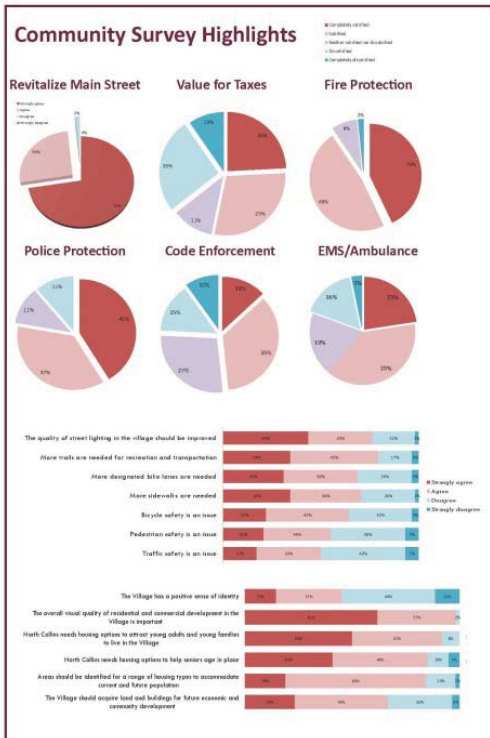
Members of the steering committee and board of Village Trustees attended the meeting along with a very few members of the public. Project manager Eve Holberg presented a PowerPoint presentation summarizing the draft plan and discussing a case study from Lakewood Village, NY as well as case studies of New York Main Street projects. An overview of survey results to date was also presented.

There was a brief question and answer period following the presentation.

12.3.3 NOVEMBER 20, 2017 PUBLIC MEETING SUMMARY

The five posters (below) created for the meeting were reviewed in detail during the meeting. The follow-up discussion involved some questions about the plan process and particularly about the survey methodology.

Overview of Public Input



Public Meeting Highlights

Weaknesses:

- Walking experience along the Village's downtown
- Village looks "unfinished"
- Need to give more attention to downtown (curbs, definition)
- Sidewalks needed on both sides of the street throughout the Village
- Should host more events and successfully get the word out for them
- General lack of interest by residents

Opportunities:

- Enhancing the Well Community Center
- Involve young people – mentoring and tutoring
- Events like Strawberry Festival that brought people here in the past could be revived
- Help market home-based businesses in the Village
- Promote North Collins through events like festivals and use as a platform to involve people in planning for the future, display boards of how the Village could look

Threats:

- Lack of internet connectivity; Time Warner only choice for broadband
- Lack of transportation choices
- Isolation

Strengths:

- Schools
- Quiet place
- Historical locations like Schoolhouse 8 and the museum
- Trails in close proximity
- Village offers water, sewer and garbage pick-up
- Location is central – close to Buffalo and the lake but still a small-town atmosphere
- Affordable housing
- Responsive Village government

What's the best thing about living in North Collins?



Members of the Steering Committee on a Main Street "walkabout" in June

Recommendation – Revitalize Main Street

Residents overwhelmingly agree that Main Street is key to revitalizing the community and should be a priority. A strategy for downtown revitalization is needed.



| | | | |
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| <p>Create design standards for downtown buildings and streetscapes.</p> <p>Design standards can preserve the integrity of the historic commercial buildings and encourage infill development that complements the existing buildings. Streetscape standards promote an attractive and well-maintained public realm for a dense, walkable and lively downtown district.</p> <p><i>Responsible entity – Village</i></p> | <p>Make downtown safer and more pedestrian friendly.</p> <p>Seek TAP grant funding from the NYS Department of Transportation. Work with local gardeners and civic groups to make downtown a lush garden spot with planters and hanging baskets.</p> <p><i>Responsible entity – Village Partnering entities – NYS DOT, building and business owners, community groups</i></p> | <p>Obtain funds for downtown building renovations.</p> <p>The NYS Main Street Target Area Program reimburses up to 75% of eligible expenditures for commercial and mixed-use building improvements up to a max of \$50,000 plus an extra for rehabilitating affordable residential units.</p> <p><i>Responsible entity – Village or NYS Main Streets grantee Partnering entities – Building owners and investors</i></p> | <p>Encourage North Collins businesses to collaborate on downtown tenancies.</p> <p>Attract North Collins’ on-line businesses to downtown “bricks and mortar” locations by offering co-tenanting and flexible rental rates. Encourage coordinated marketing, promotions, beautification, physical improvements and festivals/ events.</p> <p><i>Responsible entities – Property and business owners</i></p> |
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Recommendation – Create Jobs

Bringing new jobs to North Collins will make it an employment destination. New commercial and retail businesses, and new residents, will follow.



| | | | |
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| <p>Identify business niches to complement existing employers.</p> <p>Meet with local employers to determine businesses that would be complementary to their operations and target these with the help of Erie County and the Erie County Industrial Development Agency (ECIDA).</p> <p><i>Responsible entity – Town Partnering entities – ECIDA, Erie County</i></p> | <p>Develop a portfolio of development-ready sites.</p> <p>The Village should work with regional economic development agencies to market existing vacant buildings and to present vacant industrial land as “shovel ready”.</p> <p><i>Responsible entities – Land and building owners Partnering entities – Village, ECIDA, real estate professionals</i></p> | <p>Commission an economic development study focused on the Route 62 corridor.</p> <p>Route 62 through North Collins is generally low density, poorly organized and underutilized. The study should look at potential future land uses and zoning including open land and buildings, design standards, businesses to attract and should also consider residential development and impacts.</p> <p><i>Responsible entity – Village</i></p> | <p>Participate in regional efforts to increase tourism.</p> <p>North Collins’ potential tourism attractions include the compact downtown, nearby recreational resources and historic architecture. Revived interest in commuter and excursion rail also hold potential for North Collins to build its visitor economy.</p> <p><i>Responsible entities – Village, tourism orgs, rail enthusiasts, NYS Partnering entities – Complementary destinations</i></p> |
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Recommendation – Engage the Community

Foster an environment of civic engagement and shared community responsibility to encourage North Collins’ sustainability as a vibrant and vital small town.



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| <p>Become Citizen Planners and Champions for Change.</p> <p>The UB Regional Institute offers its Citizens Planning School and Champions for Change programs to help citizens learn to be leaders and turn their ideas into action for more vibrant, sustainable and livable communities.</p> <p><i>Responsible entities – Citizens who want to help improve the community they love</i> <i>Partnering entities – UB Regional Institute</i></p> | <p>Just start talking to one another and working together.</p> <p>Channel frustration about nothing ever changing into community change. Start community conversations at easily accessible times and places. Go do something to improve the community with a friend. Invite others to join in! Identify and implement projects and reward effort and outcome.</p> <p><i>Responsible entities – Mayor, Trustees, Comprehensive Plan Steering Committee</i></p> | <p>Connect, virtually and in person.</p> <p>Recruit volunteers to administer Facebook and Neighbors Next Door pages to connect people and fulfill needs and wants. Establish a community bulletin board at the Village Office, Save-A-Lot or other popular destination.</p> <p><i>Responsible entities – Volunteers</i></p> | <p>Party on!</p> <p>Festivals and events celebrate what is unique about the community, aid in economic development and revitalize downtowns; they are fun, bring people here and benefit worthy causes. North Collins was known for its canning factories. Does anyone else have a Canned Foods Festival or Canning Competition?</p> <p><i>Responsible entities – Local clubs and organizations, scouts, churches, etc.</i></p> |
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LABELLA

Recommendation – Revitalize the Neighborhoods

To continue to attract new families and households, the Village should be more attractive and consider ways to acquire land for redevelopment and open space.



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| <p>Assist homeowners with funds for housing rehab.</p> <p>The Village of North Collins is part of the Erie County CDBG and HOME Consortium. Eligible homeowners can apply to the County to receive federal funds from loan and grant programs for housing rehab.</p> <p><i>Responsible entities – Homeowners, Erie County</i></p> | <p>Show off beautiful gardens.</p> <p>Western New York has many wonderful garden walk and open garden programs. Consult with other community associations about how to get started with garden tours. Invite vendors and entertainers to make a day of it.</p> <p><i>Responsible entity – Inspired gardeners</i> <i>Partnering entities – Cornell Cooperative Extension</i></p> | <p>Create a database of potentially available land.</p> <p>North Collins needs land for housing as well as for park and open space if it is to continue to grow. The Village should assemble a database of all land the Village owns and may not need, vacant land and foreclosure-ready properties to determine priorities for acquisition and land assembly.</p> <p><i>Responsible entity – Village</i> <i>Partnering entities – Real estate professionals, BENLIC</i></p> | <p>Engage volunteers to help clean up and maintain properties.</p> <p>Volunteers such as scouts and school-based service groups should target neighborhoods to assist homeowners with exterior home and yard maintenance and assist the Village with maintenance of public open spaces.</p> <p><i>Responsible entities – Homeowners</i> <i>Partnering entities – Scout troops, school district, Village</i></p> |
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12.4 Survey Demographics

Survey responses are present throughout the Plan document. This section addresses the demographics of the respondents. The Comprehensive Plan Steering Committee and consultants struggled with turnout to the public input sessions throughout the plan process –hence the recommendations regarding community engagement. The survey also had a low response rate. However, the survey results were very helpful, particularly in terms of the frank responses to open-ended questions.

Respondents to the North Collins community survey are older and less likely to have children under 18 living at home than the community as a whole. Two thirds of respondents were over 51 years of age and 42 percent were over 65 years of age. Village residents' median age is 32.9 and 11 percent are over age 65. In keeping with the age of respondents, almost three-quarters had no children under age 18 living at home and two-thirds were two-person households. According to the Census, 55 percent of North Collins households are one- or two-person households with no children under 19 present.

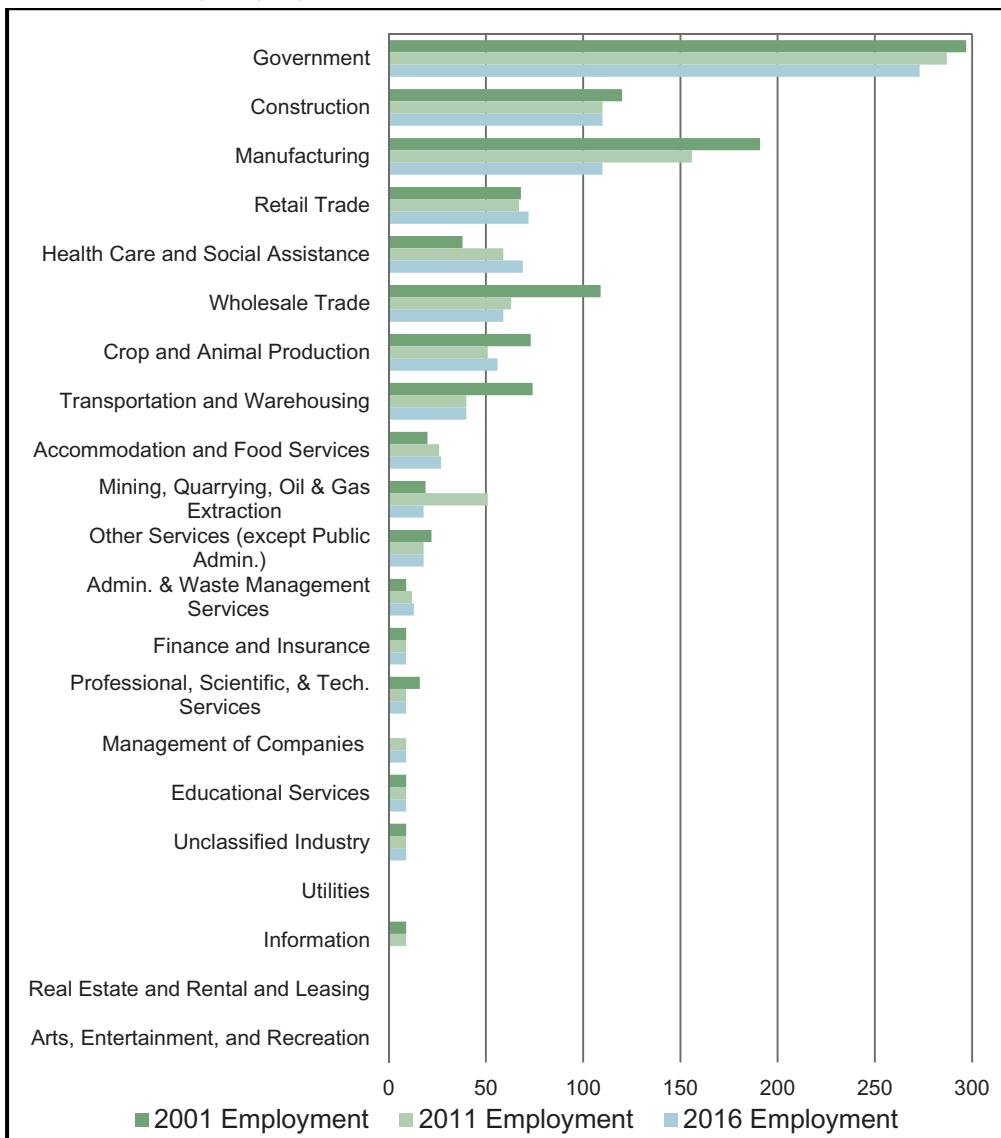
Respondents to the survey tended to be long-time residents with almost 70 percent saying they have lived in North Collins for more than 20 years.

More than a third of survey respondents have educations that include at least an associate's degree and 29 percent have bachelors and master's degrees. Among residents a third have at least an associate's degree, and 19 percent have bachelor, masters or other advanced degrees.

13 APPENDIX B. ECONOMIC ANALYSIS

The top industries for employment in 2001 in the 14111 ZIP code (which includes all of the Village of North Collins, about half of the Town of North Collins, the eastern half of the Town of Brant, and small portions of the Towns of Evans and Eden) were Government, Manufacturing, and Construction (Chart 7). Despite decreases in raw numbers, Government has remained the largest employer. The Manufacturing industry lost more than 80 jobs between 2001 and 2016. It is currently the third largest employer within the ZIP code area. Construction rose to the second largest employer, despite decreases in raw numbers. Retail Trade and Health Care and Social Assistance round out the top five employers. Overall, the 14111 ZIP code lost more than 180 jobs between 2001 and 2016.

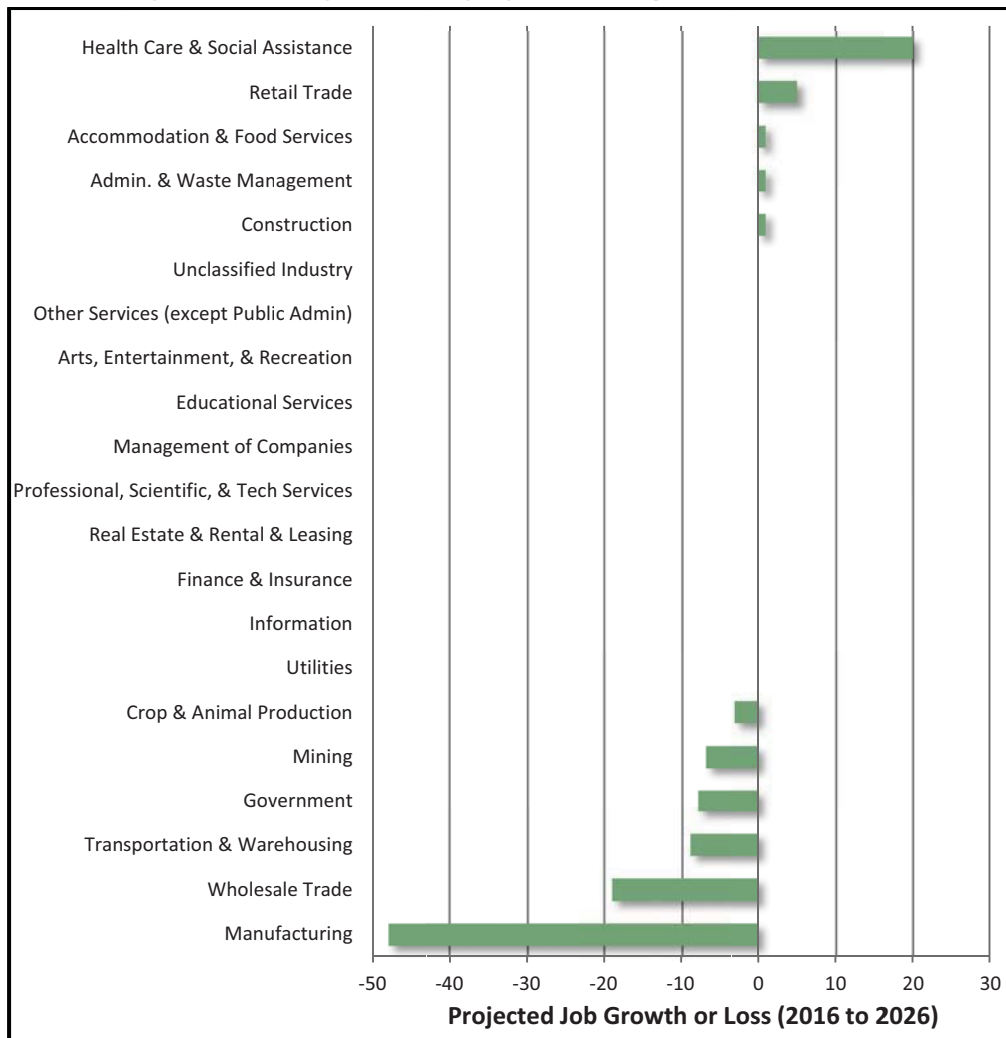
Chart 7: Industry Employment Trends - 14111 ZIP Code - 2001-2016



Source: Economic Modeling Specialist International (EMSI) – New York State Department of Labor

Based on employment projections obtained from the New York State Department of Labor, Health Care and Social Assistance, Retail Trade, Accommodation and Food Services, Administrative and Waste Management Services, and Construction employment in the 14111 ZIP code are expected to grow through 2026 (Chart 8). Major loses are expected in Manufacturing and Wholesale Trade employment. Overall, employment within the 14111 ZIP code is expected to decline by nearly 70 jobs between 2016 and 2026.

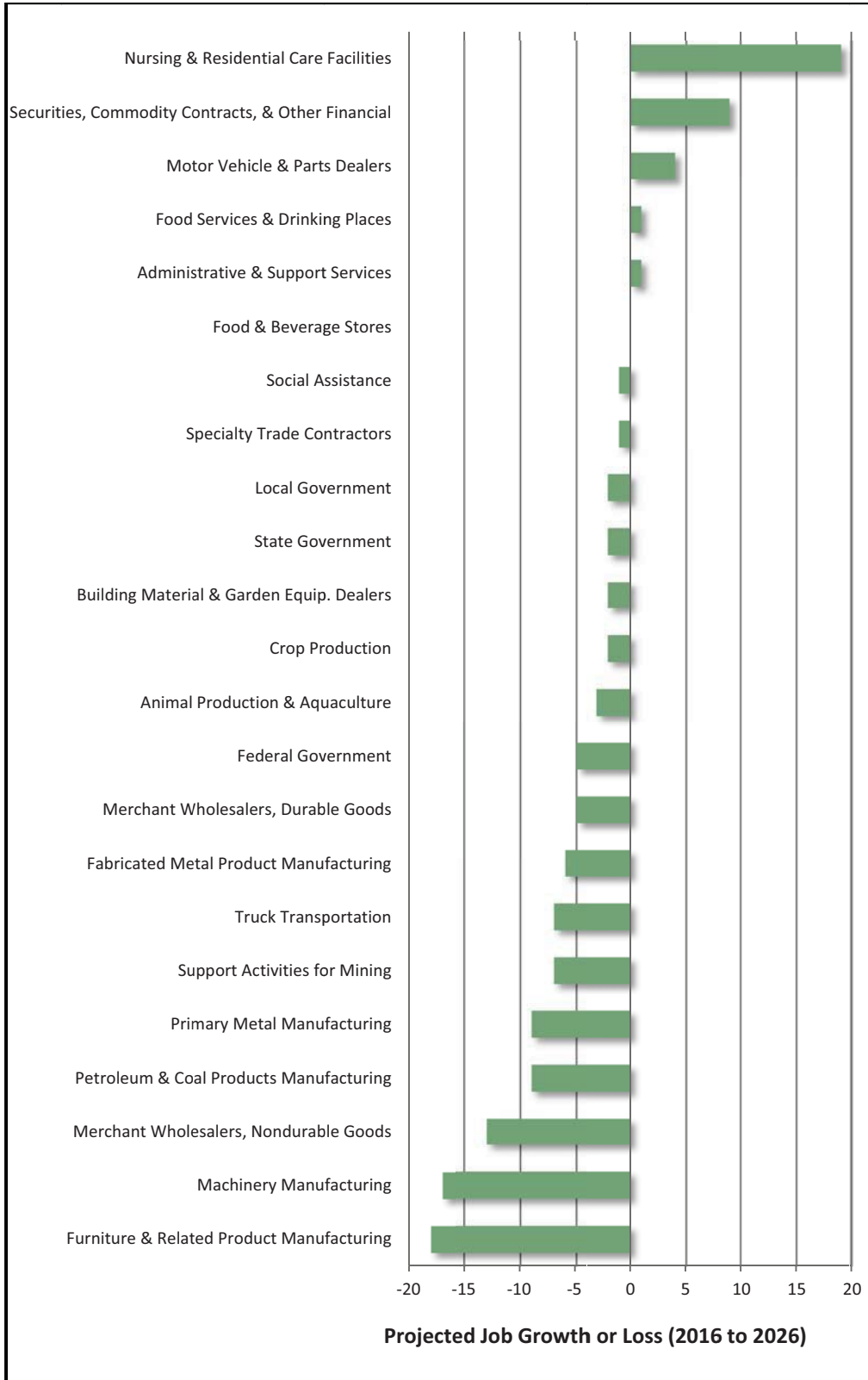
Chart 8: Projected Industry Sector Employment Change – 14111 ZIP Code - 2016-2026



Source: Economic Modeling Specialist International (EMSI) – New York State Department of Labor

Chart 9 depicts the projected job changes in the 14111 ZIP code for various sub-industries. These sub-industries help to narrow down the specific industries which may be appropriate to locate within the Village of North Collins.

Chart 9: Projected Industry Sub-Sector Employment Change – 14111 ZIP Code - 2016-2026



Source: Economic Modeling Specialist International (EMSI) – New York State Department of Labor

13.1 Target Industries

A location quotient (LQ) is a ratio that compares a local area's share of employment by industry to that of a larger base area's share of employment in that same industry. In other words, the location quotient can tell us what industries are prospering in a local area compared to national trends in that industry.

In this instance, Chart 10 is comparing the share of employment by industry sector in the Buffalo-Niagara Metropolitan Statistical Area (MSA) with the share of employment by industry sector in the United States for the years 2005 and 2014. If the LQ is near 1.0, this indicates the share of employment in the Buffalo-Niagara MSA is similar to that of the United States in that particular industry sector. A LQ greater than 1.0 indicates a greater share of employment in the Buffalo-Niagara MSA compared to the United States, suggesting that particular industry sector is stronger locally. The following observations were made:

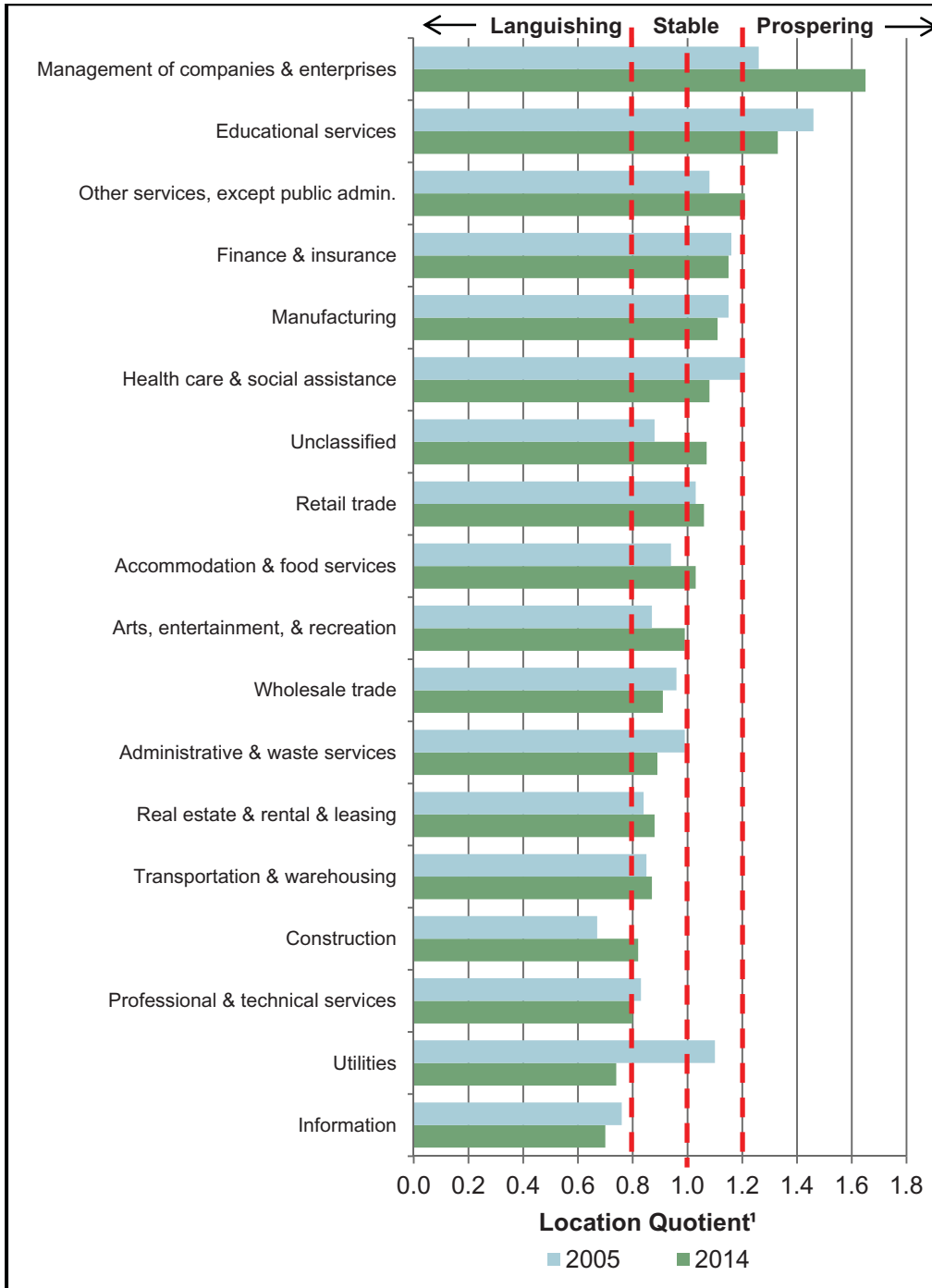
In 2014, there were nine industry sectors in the Buffalo-Niagara MSA which had a greater employment share relative to the United States. Of these nine industry sectors, three had significantly greater employment share relative to the United States (LQ greater than 1.2). These included management of companies and enterprises, educational services, and other services.

In 2014, there were nine industry sectors in the Buffalo-Niagara MSA which had a lesser employment share relative to the United States. Of these nine industry sectors, three had significantly lesser employment share relative to the United States (LQ less than 0.8). These included information, utilities, and professional and technical services.

The greatest LQ changes between 2005 and 2014 were experienced in the management of companies and enterprises (0.40 increase in LQ) and utilities (0.35 decrease in LQ) industry sectors.

Charts 11 and 12 show select sub-sector industries that either have a high or low share of employment within the Buffalo-Niagara MSA market at a specific point in time (2014). This is measured by the previously described location quotient. Those sub-sector industries with a high location quotient not only have a high relative employment share in the Buffalo-Niagara MSA compared to the US overall, but they are likely exporting goods or services outside the market area and also have a competitive advantage, or perform well, in that industry because they are in the Buffalo-Niagara MSA. A low location quotient, on the other hand, is not necessarily a negative factor. Some sub-sector industries with low location quotients may just be emerging businesses with employment growth that do not have a large share of employment in the region yet.

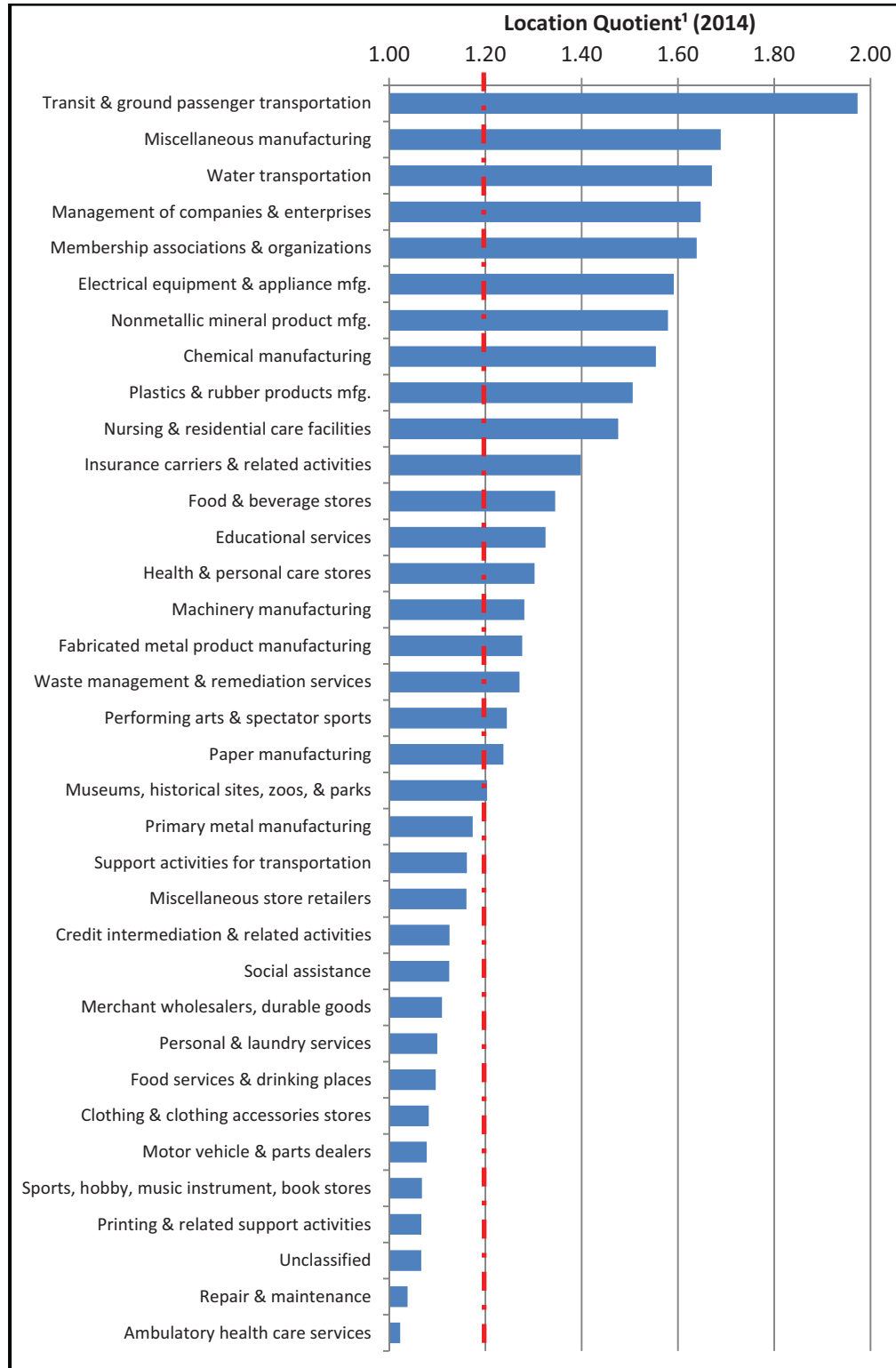
Chart 10: Location Quotient Share of Employment by Industry Sector - Buffalo-Niagara MSA relative to the United States - 2005-2014



Note: ¹ The Location Quotient (LQ) is a ratio comparing the Buffalo-Niagara MSA’s share of employment by industry sector with the United States share of employment by the same industry sector.

Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages

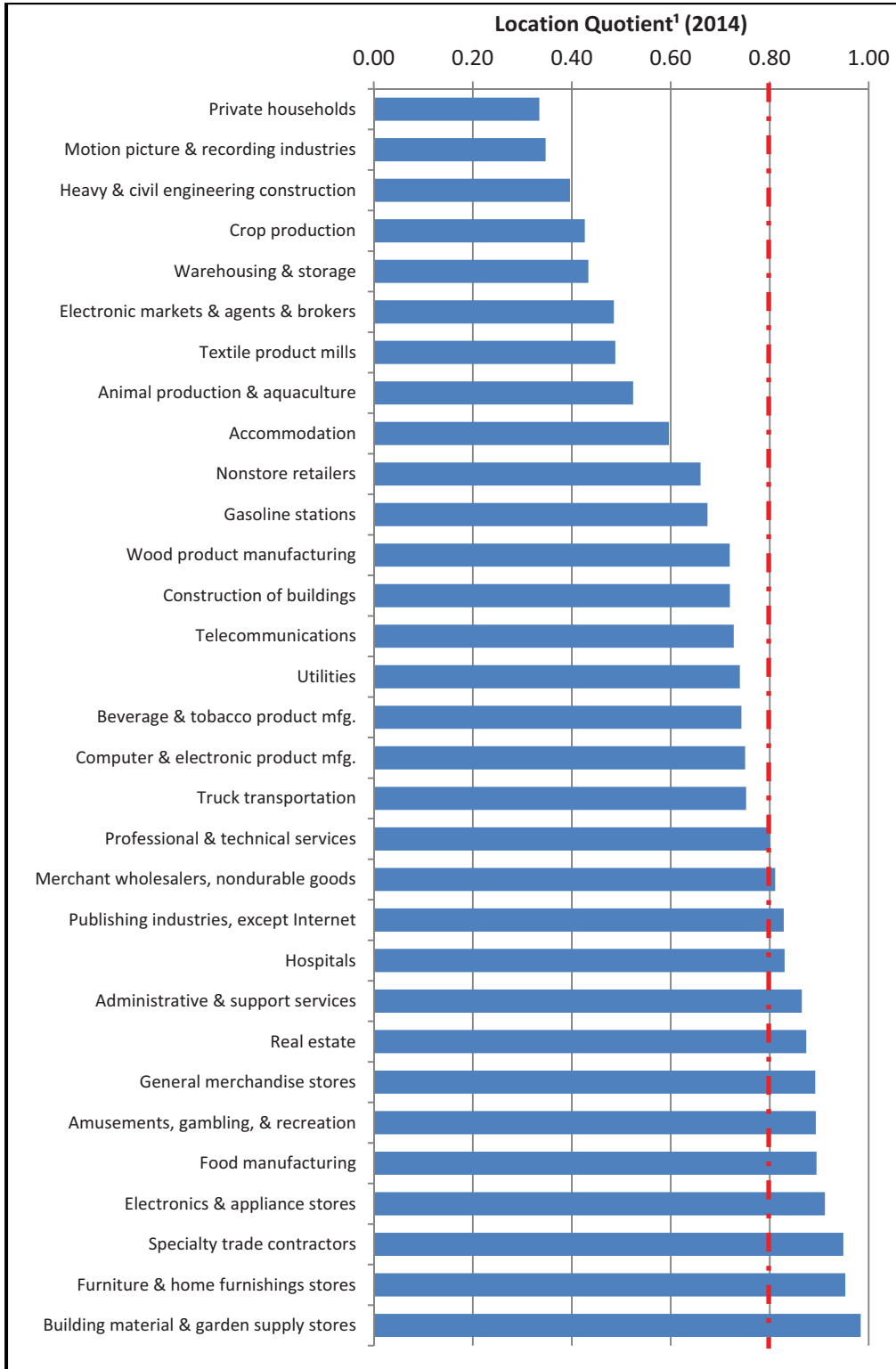
Chart 11: Industry Sub-Sectors with High Employment Share - Buffalo-Niagara MSA - 2014



Note: ¹ The Location Quotient (LQ) is a ratio comparing the Buffalo-Niagara MSA’s share of employment by industry sub-sector with the United States share of employment by the same industry sub-sector.

Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages

Chart 12: Industry Sub-Sectors with Low Employment Share - Buffalo-Niagara MSA - 2014



Note: ¹ The Location Quotient (LQ) is a ratio comparing the Buffalo-Niagara MSA’s share of employment by industry sub-sector with the United States share of employment by the same industry sub-sector.

Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages

APPENDIX B. ECONOMIC ANALYSIS

Table 18 is known as a Shift Share Table and it measures select sub-sector industry employment strengths in a different manner. It shows how much of the employment change in the Buffalo-Niagara MSA over time (2005 to 2014) in a particular sub-sector industry is attributable to national, industry wide, and regional growth factors. For instance, some industries, such as construction of buildings, are usually related to or dependent on how well the national economy is doing. Other industries, such as specialty trade contractors, are growing because they have a regional competitive advantage in the Buffalo-Niagara MSA likely because their skills align well with the specific construction needs of Western New York industries.

Utilizing information from Table 18, Chart 13 displays those sub-sector industries within the Buffalo-Niagara MSA that have a high regional employment growth rate (some may be losing employment overall, but that is due to national and/or industry-wide factors). Chart 14 shows the opposite – those industries that are not growing regionally.

Table 19: Shift Share Analysis for Select Sub-Sector Industries - Buffalo-Niagara MSA relative to the US - 2005-2014

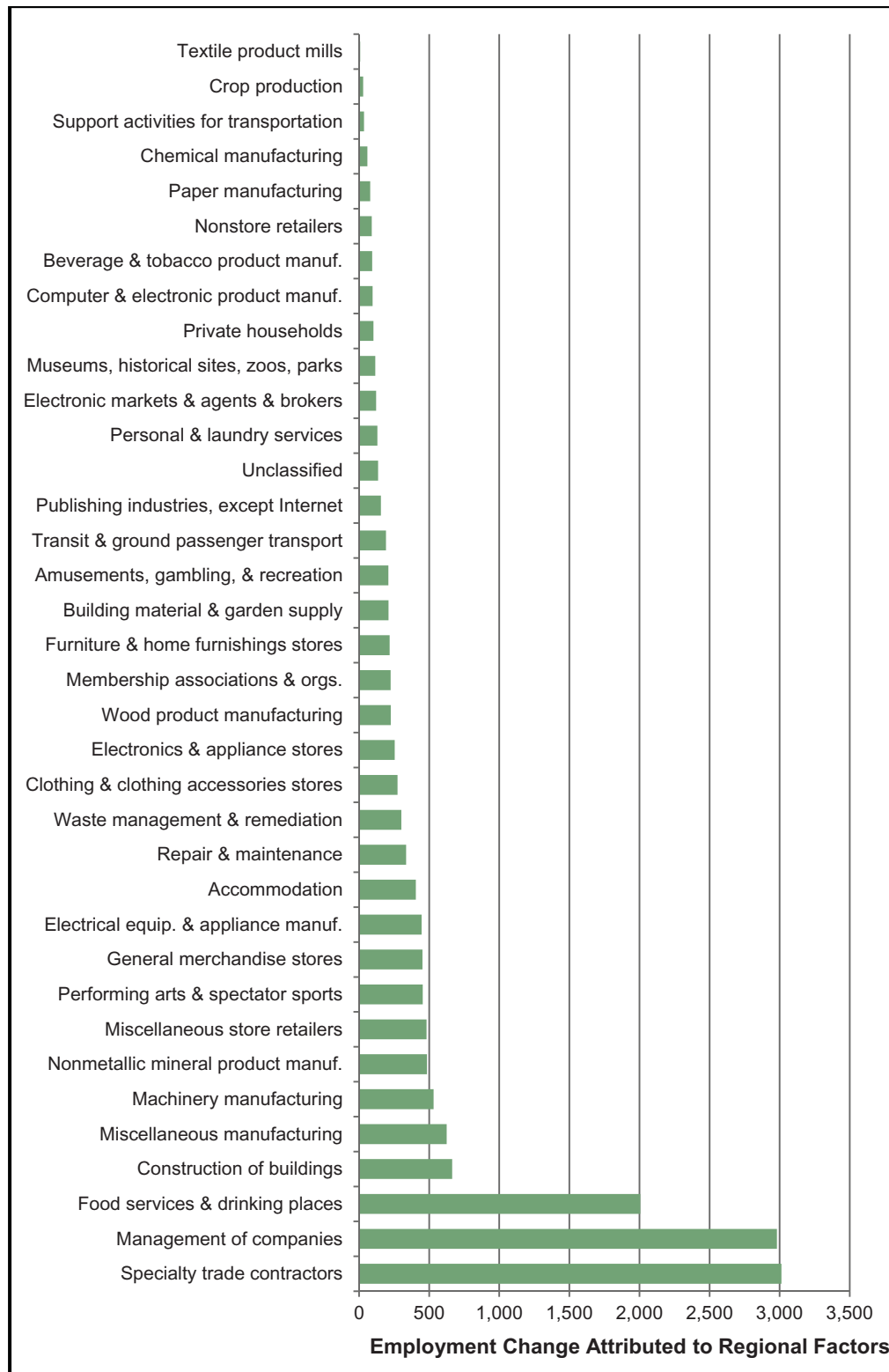
| Select Sub-Sector Industry | Employment | | | | | | Shift Share | | |
|--|---------------------|--------|--------|---------------|-----------|----------|----------------|----------------|----------------|
| | Buffalo-Niagara MSA | | | United States | | | National Share | Industry Share | Regional Share |
| | 2005 | 2014 | Change | 2005 | 2014 | Change | | | |
| Crop production | 873 | 915 | 42 | 548,715 | 557,083 | 8,368 | 39 | -26 | 29 |
| Animal production & aquaculture | 483 | 495 | 12 | 212,248 | 245,269 | 33,021 | 22 | 53 | -63 |
| Utilities | 2,378 | 1,564 | -814 | 550,593 | 548,993 | -1,600 | 107 | -113 | -807 |
| Construction of buildings | 3,896 | 3,735 | -161 | 1,709,983 | 1,347,846 | -362,137 | 175 | -1,000 | 664 |
| Heavy & civil engineering construction | 1,947 | 1,379 | -568 | 931,031 | 903,137 | -27,894 | 87 | -146 | -510 |
| Specialty trade contractors | 13,301 | 14,099 | 798 | 4,628,303 | 3,857,690 | -770,613 | 596 | -2,811 | 3,013 |
| Food manufacturing | 6,392 | 5,116 | -1,276 | 1,477,142 | 1,484,674 | 7,532 | 286 | -254 | -1,309 |
| Beverage & tobacco product manuf. | 465 | 602 | 137 | 192,468 | 210,401 | 17,933 | 21 | 22 | 94 |
| Textile product mills | 307 | 215 | -92 | 169,339 | 114,385 | -54,954 | 14 | -113 | 8 |
| Wood product manufacturing | 1,207 | 1,024 | -183 | 559,063 | 369,645 | -189,418 | 54 | -463 | 226 |
| Paper manufacturing | 2,199 | 1,772 | -427 | 482,922 | 371,784 | -111,138 | 99 | -605 | 79 |
| Printing & related support activities | 3,366 | 1,856 | -1,510 | 645,055 | 451,547 | -193,508 | 151 | -1,161 | -500 |
| Chemical manufacturing | 5,158 | 4,790 | -368 | 872,419 | 800,204 | -72,215 | 231 | -658 | 59 |
| Plastics & rubber products manuf. | 5,047 | 3,905 | -1,142 | 799,774 | 673,098 | -126,676 | 226 | -1,026 | -343 |
| Nonmetallic mineral product manuf. | 2,427 | 2,323 | -104 | 504,116 | 381,871 | -122,245 | 109 | -697 | 485 |
| Primary metal manufacturing | 2,265 | 1,797 | -468 | 464,836 | 397,520 | -67,316 | 102 | -430 | -140 |
| Fabricated metal product manufacturing | 8,072 | 7,127 | -945 | 1,515,902 | 1,449,371 | -66,531 | 362 | -716 | -591 |
| Machinery manufacturing | 5,162 | 5,528 | 366 | 1,157,661 | 1,120,463 | -37,198 | 231 | -397 | 532 |
| Computer & electronic product manuf. | 3,659 | 3,027 | -632 | 1,307,944 | 1,047,449 | -260,495 | 164 | -893 | 97 |
| Electrical equipment & appliance manuf. | 2,147 | 2,316 | 169 | 433,676 | 377,794 | -55,882 | 96 | -373 | 446 |
| Miscellaneous manufacturing | 3,519 | 3,789 | 270 | 647,817 | 582,445 | -65,372 | 158 | -513 | 625 |
| Merchant wholesalers, durable goods | 13,828 | 12,436 | -1,392 | 2,994,870 | 2,908,780 | -86,090 | 620 | -1,017 | -995 |
| Merchant wholesalers, nondurable goods | 6,723 | 6,281 | -442 | 2,015,228 | 2,010,794 | -4,434 | 301 | -316 | -427 |
| Electronic markets & agents & brokers | 1,287 | 1,675 | 388 | 742,705 | 896,418 | 153,713 | 58 | 209 | 122 |
| Motor vehicle & parts dealers | 8,022 | 7,717 | -305 | 1,913,998 | 1,858,280 | -55,718 | 360 | -593 | -71 |
| Furniture & home furnishings stores | 1,832 | 1,661 | -171 | 574,378 | 452,560 | -121,818 | 82 | -471 | 218 |
| Electronics & appliance stores | 1,606 | 1,715 | 109 | 536,940 | 488,412 | -48,528 | 72 | -217 | 254 |
| Building material & garden supply stores | 4,614 | 4,632 | 18 | 1,275,533 | 1,222,385 | -53,148 | 207 | -399 | 210 |
| Food & beverage stores | 15,536 | 15,531 | -5 | 2,808,154 | 2,997,605 | 189,451 | 696 | 352 | -1,053 |
| Health & personal care stores | 4,795 | 5,105 | 310 | 948,720 | 1,017,850 | 69,130 | 215 | 134 | -39 |
| Gasoline stations | 2,522 | 2,283 | -239 | 864,710 | 878,931 | 14,221 | 113 | -72 | -280 |
| Clothing & clothing accessories stores | 5,629 | 5,707 | 78 | 1,418,212 | 1,368,842 | -49,370 | 252 | -448 | 274 |
| Sports, hobby, music, book stores | 3,168 | 2,529 | -639 | 651,010 | 614,676 | -36,334 | 142 | -319 | -462 |
| General merchandise stores | 9,660 | 10,759 | 1,099 | 2,935,500 | 3,131,981 | 196,481 | 433 | 214 | 452 |
| Miscellaneous store retailers | 3,506 | 3,660 | 154 | 903,002 | 818,720 | -84,282 | 157 | -484 | 481 |
| Nonstore retailers | 1,006 | 1,255 | 249 | 426,183 | 493,468 | 67,285 | 45 | 114 | 90 |
| Water transportation | 401 | 437 | 36 | 58,779 | 67,910 | 9,131 | 18 | 44 | -26 |
| Truck transportation | 4,645 | 4,086 | -559 | 1,389,007 | 1,410,245 | 21,238 | 208 | -137 | -630 |
| Transit & ground passenger transport | 2,765 | 3,481 | 716 | 385,015 | 458,038 | 73,023 | 124 | 400 | 192 |
| Support activities for transportation | 2,435 | 2,771 | 336 | 551,290 | 619,332 | 68,042 | 109 | 191 | 35 |
| Warehousing & storage | 1,016 | 1,238 | 222 | 583,958 | 741,178 | 157,220 | 46 | 228 | -52 |

APPENDIX B. ECONOMIC ANALYSIS

| Select Sub-Sector Industry | Employment | | | | | | Shift Share | | |
|--|---------------------|----------------|--------------|--------------------|--------------------|------------------|----------------|----------------|----------------|
| | Buffalo-Niagara MSA | | | United States | | | National Share | Industry Share | Regional Share |
| | 2005 | 2014 | Change | 2005 | 2014 | Change | | | |
| Publishing industries, except Internet | 2,687 | 2,302 | -385 | 903,136 | 721,444 | -181,692 | 120 | -661 | 156 |
| Motion picture & sound recording | 528 | 514 | -14 | 373,561 | 384,294 | 10,733 | 24 | -8 | -29 |
| Telecommunications | 3,238 | 2,384 | -854 | 991,709 | 850,976 | -140,733 | 145 | -605 | -394 |
| Credit intermediation & related activities | 13,485 | 11,082 | -2,403 | 2,870,855 | 2,556,382 | -314,473 | 604 | -2,082 | -926 |
| Insurance carriers & related activities | 11,641 | 11,702 | 61 | 2,138,432 | 2,172,696 | 34,264 | 522 | -335 | -126 |
| Real estate | 4,948 | 5,006 | 58 | 1,455,715 | 1,487,275 | 31,560 | 222 | -115 | -49 |
| Professional & technical services | 22,970 | 25,732 | 2,762 | 7,055,427 | 8,347,995 | 1,292,568 | 1,030 | 3,179 | -1,446 |
| Management of companies & enterprises | 8,649 | 13,669 | 5,020 | 1,743,214 | 2,154,136 | 410,922 | 388 | 1,651 | 2,981 |
| Administrative & support services | 29,944 | 27,273 | -2,671 | 7,733,031 | 8,186,469 | 453,438 | 1,342 | 414 | -4,427 |
| Waste management & remediation | 1,391 | 1,888 | 497 | 338,180 | 385,677 | 47,497 | 62 | 133 | 302 |
| Educational services | 12,361 | 13,622 | 1,261 | 2,144,340 | 2,668,917 | 524,577 | 554 | 2,470 | -1,763 |
| Ambulatory health care services | 22,714 | 26,083 | 3,369 | 5,107,959 | 6,619,412 | 1,511,453 | 1,018 | 5,703 | -3,352 |
| Hospitals | 16,674 | 15,201 | -1,473 | 4,300,860 | 4,754,852 | 453,992 | 747 | 1,013 | -3,233 |
| Nursing & residential care facilities | 17,680 | 18,525 | 845 | 2,838,955 | 3,258,450 | 419,495 | 792 | 1,820 | -1,767 |
| Social assistance | 10,980 | 14,175 | 3,195 | 2,087,367 | 3,271,506 | 1,184,139 | 492 | 5,737 | -3,034 |
| Performing arts & spectator sports | 1,433 | 2,133 | 700 | 379,825 | 444,972 | 65,147 | 64 | 182 | 454 |
| Museums, historical sites, zoos, & parks | 456 | 678 | 222 | 118,531 | 146,251 | 27,720 | 20 | 86 | 115 |
| Amusements, gambling, & recreation | 4,522 | 5,172 | 650 | 1,369,639 | 1,503,392 | 133,753 | 203 | 239 | 208 |
| Accommodation | 3,771 | 4,326 | 555 | 1,811,371 | 1,883,761 | 72,390 | 169 | -18 | 404 |
| Food services & drinking places | 36,571 | 44,987 | 8,416 | 9,060,100 | 10,648,180 | 1,588,080 | 1,639 | 4,771 | 2,006 |
| Repair & maintenance | 4,606 | 4,953 | 347 | 1,235,368 | 1,238,394 | 3,026 | 206 | -195 | 336 |
| Personal & laundry services | 5,274 | 5,800 | 526 | 1,273,360 | 1,368,873 | 95,513 | 236 | 159 | 130 |
| Membership associations & orgs. | 7,970 | 8,519 | 549 | 1,296,675 | 1,349,400 | 52,725 | 357 | -33 | 225 |
| Private households | 477 | 359 | -118 | 518,612 | 278,723 | -239,889 | 21 | -242 | 103 |
| Unclassified | 911 | 883 | -28 | 261,876 | 214,881 | -46,995 | 41 | -204 | 135 |
| TOTAL ALL JOBS | 437,291 | 445,162 | 7,871 | 110,611,016 | 115,568,686 | 4,957,670 | | | |

Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages

Chart 13: Sub-Sector Industries Gaining Regional Employment Share - Buffalo-Niagara MSA - 2005-2014



Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages; LaBella Associates, D.P.C.

Chart 14: Sub-Sector Industries Losing Regional Employment Share - Buffalo-Niagara MSA - 2005-2014



Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages; LaBella Associates, D.P.C.

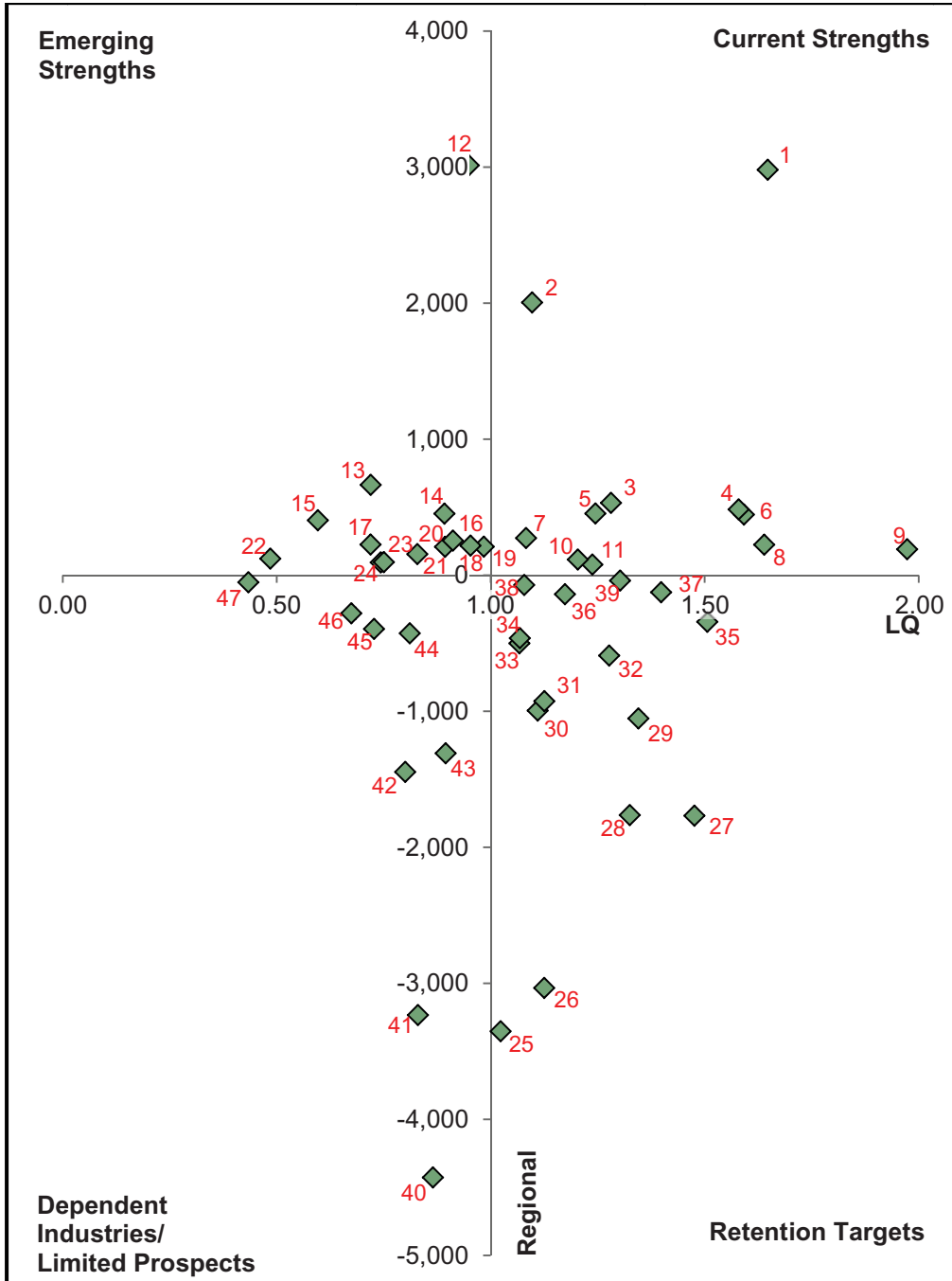
Combining the two factors together (Chart 15) – current employment share and changes in regional employment share – a “menu” of potential industries to select for attraction, retention or expansion emerges as shown in Table 20, and divided into:

- *Current Strengths* – those industries that currently have a large employment share (relative to the US) and also have strong regional growth over time.
- *Emerging Strengths* – those industries that currently have a relatively low employment share but have shown strong regional growth over time.
- *Retention Targets* – industries with a large employment share that are starting to lose their regional share of employment. Because of their significant employment base these industries should be targeted for retention.
- *Dependent Industries/Limited Prospects* – these industries do not have a large employment share in the market relative to the share of that industry in the US and they are losing their regional share of employment. Industries in this category are mostly “dependent” industries – meaning that their growth or decline is dependent on the overall performance of the area’s economy- while others are industries that would need (or already have) significant economic development incentives to succeed in the Village of North Collins.

The list is a “menu” because the Village can strategically choose which industries to focus on.

Another factor to consider in selecting targeted industries for attraction and retention are number of jobs, total wages generated and the average wage of workers for the Buffalo-Niagara MSA (Table 20). Generally, economic development efforts should be focused on those industries that will create the greatest number of jobs and wealth in the economy. Niches with significant numbers of jobs such as food services and drinking places have a very low average wage but are important for the tourism sector and will create vitality downtown. In short, Table 20 should be used as a guide for economic development targeting but careful consideration should be given to each industry and the potential direct and indirect benefits each provides to the local economy.

Chart 15: Industry Clusters - Buffalo-Niagara MSA - 2014



Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages; LaBella Associates, D.P.C.

Table 20: Industry Clusters - Buffalo-Niagara MSA – 2014

■ - Village of North Collins inclined industries

| ID | Sub-Sector Industry | 2014 | | |
|---|--|------------|-----------------|--------------|
| | | Employment | Total Wages | Average Wage |
| CURRENT STRENGTHS | | | | |
| 1 | Management of companies and enterprises | 13,669 | \$1,172,299,884 | \$85,763 |
| 2 | Food services and drinking places | 44,968 | \$720,507,240 | \$16,023 |
| 3 | Machinery manufacturing | 5,501 | \$344,069,774 | \$62,547 |
| 4 | Nonmetallic mineral product manufacturing | 2,323 | \$122,519,758 | \$52,742 |
| 5 | Performing arts and spectator sports | 2,113 | \$288,663,652 | \$136,613 |
| 6 | Electrical equipment and appliance mfg. | 2,316 | \$197,019,880 | \$85,069 |
| 7 | Clothing and clothing accessories stores | 5,709 | \$91,752,800 | \$16,072 |
| 8 | Membership associations and organizations | 8,518 | \$182,906,074 | \$21,473 |
| 9 | Transit and ground passenger transportation | 3,481 | \$71,962,353 | \$20,673 |
| 10 | Museums, historical sites, zoos, and parks | 678 | \$17,956,223 | \$26,484 |
| 11 | Paper manufacturing | 1,773 | \$91,432,842 | \$51,570 |
| EMERGING STRENGTHS | | | | |
| 12 | Specialty trade contractors | 14,093 | \$725,217,457 | \$51,459 |
| 13 | Construction of buildings | 3,735 | \$186,950,759 | \$50,054 |
| 14 | General merchandise store | 10,762 | \$192,963,012 | \$17,930 |
| 15 | Accommodation | 4,316 | \$83,528,997 | \$19,353 |
| 16 | Electronics and appliance stores | 1,715 | \$59,460,460 | \$34,671 |
| 17 | Wood product manufacturing | 1,022 | \$38,861,377 | \$38,025 |
| 18 | Furniture and home furnishings stores | 1,661 | \$46,806,848 | \$28,180 |
| 19 | Building material and garden supply stores | 4,628 | \$129,581,697 | \$28,000 |
| 20 | Amusements, gambling, and recreation | 5,171 | \$84,163,761 | \$16,276 |
| 21 | Publishing industries, except Internet | 2,301 | \$114,039,416 | \$49,561 |
| 22 | Electronic markets and agents and brokers | 1,675 | \$120,997,404 | \$72,237 |
| 23 | Computer and electronic product manuf. | 3,026 | \$176,460,306 | \$58,315 |
| 24 | Beverage and tobacco product manufacturing | 602 | \$28,917,915 | \$48,036 |
| RETENTION TARGETS | | | | |
| 25 | Ambulatory health care services | 26,026 | \$1,351,946,521 | \$51,946 |
| 26 | Social assistance | 14,174 | \$315,646,596 | \$22,269 |
| 27 | Nursing and residential care facilities | 18,526 | \$519,214,002 | \$28,026 |
| 28 | Educational services | 13,628 | \$454,793,029 | \$33,372 |
| 29 | Food and beverage stores | 15,529 | \$312,358,700 | \$20,115 |
| 30 | Merchant wholesalers, durable goods | 12,428 | \$760,489,269 | \$61,192 |
| 31 | Credit intermediation and related activities | 11,088 | \$644,727,242 | \$58,146 |
| 32 | Fabricated metal product manufacturing | 7,124 | \$397,041,100 | \$55,733 |
| 33 | Printing and related support activities | 1,856 | \$72,798,964 | \$39,224 |
| 34 | Sports, hobby, music instrument, book stores | 2,530 | \$42,583,460 | \$16,831 |
| 35 | Plastics and rubber products manufacturing | 3,906 | \$250,657,985 | \$64,173 |
| 36 | Primary metal manufacturing | 1,797 | \$128,432,563 | \$71,471 |
| 37 | Insurance carriers and related activities | 11,703 | \$716,533,249 | \$61,226 |
| 38 | Motor vehicle and parts dealers | 7,720 | \$337,632,658 | \$43,735 |
| 39 | Health and personal care stores | 5,104 | \$169,889,247 | \$33,286 |
| DEPENDENT INDUSTRIES / LIMITED PROSPECTS | | | | |
| 40 | Administrative and support services | 27,287 | \$807,519,132 | \$29,594 |
| 41 | Hospitals | 15,201 | \$845,914,629 | \$55,649 |
| 42 | Professional and technical services | 25,726 | \$1,535,417,682 | \$59,683 |
| 43 | Food manufacturing | 5,121 | \$254,582,107 | \$49,713 |
| 44 | Merchant wholesalers, nondurable goods | 6,281 | \$325,291,751 | \$51,790 |
| 45 | Telecommunications | 2,384 | \$163,345,167 | \$68,517 |
| 46 | Gasoline stations | 2,284 | \$38,255,559 | \$16,749 |
| 47 | Warehousing and storage | 1,225 | \$52,982,016 | \$43,251 |

Source: NYS Department of Labor – Quarterly Census of Employment and Wages; LaBella Associates, D.P.C.

