

FINAL DRAFT
March 2018

TOWN OF ELMA 2018 Comprehensive Plan Update



TOWN OF ELMA COMPREHENSIVE PLAN UPDATE

ACKNOWLEDGEMENTS

The Town of Elma Comprehensive Plan Update was made possible through the efforts of the following:

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CHAPTER 1: INTRODUCTION

A comprehensive plan carefully assesses strengths and opportunities inherent in the community in order to develop a rational basis for proposed policies, codes and other activities. In New York State, the right to zone land is premised on having a comprehensive plan for the community. Land development is strongly influenced by zoning, public investment, and availability of infrastructure and transportation access. A comprehensive plan addresses all of these issues.

In order to develop a meaningful and useful comprehensive plan, many sources of background information must be provided. This strong basis in data helps local legislative and administrative boards determine where growth should take place and how it should be phased. These background elements comprise an updated inventory of planning data and mapping of various features, followed by careful analysis of trends and issues. Based upon the findings of these basic elements, along with significant input from Town residents, goals and objectives are developed to guide future development. Then specific recommendations are made intended to help the Town make progress toward achieving those goals.

This document is a Comprehensive Plan update for the Town of Elma. The project was funded through the Housing and Urban Development's (HUD) CBDG (Community Block Development Grant) funding program, which was acquired by Erie County. The Town of Elma has identified specific goals and objectives that are unique to its locale and this Comprehensive Plan update will help the Town to accomplish them.

This plan is designed to be consistent with other regional planning documents including, but not limited to: *One Region Forward: Regional Framework for Growth, A New Way to Plan for Buffalo-Niagara* (2014); *Western New York Regional Sustainability Plan* (2012), *REDC: A Strategy for Prosperity in Western New York* (2011), and *Erie-Niagara Framework for Regional Growth* (2006). In addition, this plan seeks to build upon the previous Comprehensive Plan completed for five communities (Aurora, East Aurora, Elma, Holland and Wales) in February of 2004. It will act as a stand-alone update for the Town of Elma, but the existing Regional Comprehensive Plan should still be referred to when utilizing this update.

1.1 REGIONAL AND LOCAL SETTING

The Town of Elma is located in eastern Erie County, approximately 12-miles from downtown Buffalo. In 2010, the U.S. Census Bureau calculated the population of the Town of Elma at approximately 11,317 residents. From 1980 to 2015, the Town has seen a net increase in population, from 10,574 in 1980 to an estimated 11,610 in 2015, an increase of 1,036 residents over the 35-year span.

The Town of Elma is characterized in the *Erie-Niagara Framework for Regional Growth* as being both a "Developing Area," which are rural and sparsely settled areas experiencing development pressure and demand for extensions of public sewer, water, and

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transportation, and a "Rural Area," which are the regions least densely developed lands and include large tracts of forest and farmland. Approximately 50% of the Town is a Developing Area and 50% of the Town is a Rural Area. It should be noted that a very small portion of the Town's western edge in the Transit Road area near West Seneca, is designated a "Developed Area" (areas described as being developed areas that have grown out of the City of Buffalo and the first ring suburbs that are serviced by water, sewer, and transportation systems). The *Framework for Regional Growth* recommends that Towns can better define the locations of these referenced areas in their Towns.

Historically, the Town of Elma was largely a rural, agricultural community. This began to shift as the community transitioned to being a second-ring suburb of the City of Buffalo during the latter half of the 20th century. Farming remains a fixture of Elma's economy, but it has started to give way to some rural, residential growth.

1.2 PREVIOUS COMPREHENSIVE PLANNING ENDEAVORS

The Town of Elma last completed a comprehensive planning process in 2004, more than 12-years ago. The plan was regionally focused, encompassing the Towns of Aurora, Elma, Holland, Wales, and the Village of East Aurora. The previous plan was completed by Wendel Duchscherer and was titled *Regional Comprehensive Plan: Towns of Aurora, Elma, Holland, and Wales and Village of East Aurora*. The plan identified eight (8) regional goals and objectives and seven (7) Town of Elma specific goals and objectives, which were:

1. *Preserve the Rural Community Character;*
2. *Encourage Orderly Growth and Development;*
3. *Preserve and Promote Recreational Opportunities;*
4. *Provide for Economic Development;*
5. *Protect Significant Environmental Resources;*
6. *Minimize the Loss of Remaining Prime Farmland Soils to Development; and*
7. *Provide a Safe and Efficient Transportation System.*

1.3 REASONS FOR PREPARING A COMPREHENSIVE PLAN UPDATE

It is important for each community to have an effective Comprehensive Plan to guide future growth and development. New York State Law dictates that Town and Village planning, zoning, capital budgeting and other decisions should be based on a comprehensive plan that represents the community's vision for its future.

The goal of this Comprehensive Plan update is to develop recommendations for future development in the Town, while recognizing the community's unique assets and considering impacts upon surrounding communities. This Plan is intended to serve as a

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framework within which the community will be able to evaluate future land use and development issues. It examines the environmental, demographic, physical, and development aspects of each community and the regulatory setting guiding these factors. It addresses the issues and concerns specific to each community, based on citizen input from local residents through a variety of forums. The goals and objectives, recommendations, and implementation steps included in this Plan are designed to address the community's individual concerns, and reflect its unique and distinctive vision for its future.

At the same time, however, it is clear that the Town shares many of the same goals and faces many of the same challenges and opportunities as neighboring communities. In addition, it became clear that many issues couldn't be adequately addressed from a purely local perspective. They cut across jurisdictional boundaries, and are best approached on an inter-municipal basis. Therefore, this Plan identifies overarching regional issues and articulates goals, makes recommendations, and suggests implementation items that apply to more than one municipality. Nonetheless, specific goals and objectives were developed to address the Town of Elma's needs for this Comprehensive Plan update, as the focus of this update was on the Town.

Once adopted by the Town, the Plan will become its blueprint for continued growth and economic development in designated, planned areas, while at the same time preserving working agricultural lands and farming as a way of life well into the 21st century. It provides a variety of tools and options that can be used immediately or in the future. Implementation of the revised comprehensive plan is the responsibility of elected officials and appointed boards serving the Town of Elma. The Implementation Section provides a range of recommended actions that the Town could undertake, including zoning and other land use codes; capital improvements; economic development activities and other actions.

1.4 HOW THE PLAN WILL BE UTILIZED

In accordance with Section 272-a of Town Law, Towns have the power to undertake comprehensive planning and to adopt a plan to help promote the health, safety, and general welfare of the Town and to give due consideration to the needs of the people of the region of which the Town is a part.

By law (Section 272-a), the adoption of a comprehensive plan has the following effect:

- a. All Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to Section 272-a.11.(a); and
- b. All plans for capital projects of another government agency on land included in the Town comprehensive plan, adopted pursuant to Section 272-a, shall take such plan into consideration.

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Once adopted, the Town would begin to implement the plan by amending its land use regulations to conform to the comprehensive plan, and consider the plan in all of its land use decisions (site plans, subdivisions, and re-zonings). Yearly, the community would utilize the plan in determining its capital project plan and in helping to determine what projects and other implementation actions should be undertaken in the following year. Copies of the adopted comprehensive plan must be filed with County and State agencies, and would be utilized by those agencies in planning projects and actions that could affect the planning community.

This Comprehensive Plan update is the community's message to its residents, to developers, to industry, and to other levels of government, that the Town of Elma has given consideration to its environs and has proposed a program of development based upon sound planning principles and direction, with public input and support. It is important for the Town to have such a statement of policy, with supporting documentation that led to that policy. This ensures that the Town's interests are clearly stated, and provides guidance for the Town in evaluating proposals that come before it. Adoption of a Comprehensive Plan also lends weight to the Town's position when conflicts arise, because this position is based on sound planning and has public consensus behind its findings.

Policies, plans and capital improvement programs instituted by higher levels of government -- at the national, state, regional and county levels-- often play a significant role in shaping the future of local communities. The Town's Comprehensive Plan clearly communicates the Town's consensus in regard to its preferred future. This Plan has been prepared with an understanding of regional and State trends and policies. Where appropriate, it is consistent with these higher government programs; where there are variations, it explains the rational basis for any differences. The Joint Comprehensive Plan completed for the Towns of Aurora, Elma, Holland, and Wales and the Village of East Aurora in 2004, was used as a reference point and guidepost for this plan update.

The recommendations and policies in this comprehensive plan grew out of existing land use patterns, its strategic location in the greater Buffalo metropolitan area, future vision, and practical considerations of access to infrastructure and transportation, with an eye to preservation of important natural features. Business and industrial firms and, to some extent, individual homeowners are all engaged in looking into the future from time to time in order to provide some direction to their day-to-day activities. Most businesses, for instance, project their anticipated needs and goals for at least a five-year period. A community likewise must have some direction to its day-to-day activities. In fact, it is even more important for a community to think ahead, due to its size and complexity; the environmental importance of its assets; and the enduring and long-reaching nature of its decisions, particularly in regard to land use. A comprehensive plan can provide insight and direction for the future of the community, to protect its resources; plan for prosperity and provide improved local quality of life.

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A comprehensive plan provides a number of benefits:

- Dealing with minor problems so that they do not become major problems in the future;
- Limiting the impact of changes which can be foreseen and which will occur in the future;
- Shaping new development to the community's needs and preferences;
- Guiding both public and private action to save money, time, and effort;
- Improving coordination between municipalities; and
- Providing a unifying focal point for the efforts of all community interests.

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CHAPTER 2: DEMOGRAPHICS/EXISTING CONDITIONS

The primary source of data for the information presented below comes from the U.S. Census Bureau. Two primary U.S. Census Bureau datasets are utilized when aggregating data for comprehensive planning purposes: the Decennial Census and the American Community Survey (ACS). The Decennial Census has been conducted every ten years since 1790, as required by Article I, Section 2 of the U.S. Constitution. It counts every single U.S. resident and it is the primary instrument used to determine apportionment, the process of dividing seats up in the U.S. House of Representatives. In addition, the U.S. Census Bureau, through scientific sampling, selects households to complete surveys. The data collected from these surveys serve as a scientific sample for producing estimates for the entire population.

The ACS data is the most up-to-date information available on the community. Approximately 1 in 38 U.S. households per year receive an opportunity to participate in the ACS, either by completing it online or filling out a paper copy and sending it in by mail. The U.S. Census Bureau aggregates this data and publishes reports based on the information contained therein online. The Federal government then utilizes this information aid with the decision-making process of allocating funds (approximately \$400,000,000,000 annually) back to individual communities for any number of projects such as school, road, and hospital improvements and/or construction.¹

In some instances, the data collected by the ACS is not 100% accurate, it's not intended to be, but it does represent what is widely regarded by social scientists as some of the best information available on a given community for gaining a generalized understanding of major demographic issues and topics.

2.1 POPULATION

The U.S. Census Bureau calculated the Town of Elma's population at 11,317 in 2010. In 2015, the U.S. Census Bureau's American Community Survey (ACS) estimated that the Town's population had grown during that five-year gap by approximately 293 residents to reach a total of 11,610.

Elma, like several other communities in Erie County, is beginning to serve as a second-ring suburb of the City of Buffalo. Over the last 35-years the Town of Elma's population has grown from 10,574 in 1980 to 11,610 in 2015, an increase of 1,036. The Town of Elma's population growth is not necessarily being driven by birth rate or immigration, but rather by second-ring suburban development, with increased subdivision activity. Residents previously residing in the City of Buffalo or first-ring suburbs are moving further afield in Erie County, often times, building low-density, residential subdivisions on lands that were previously agricultural/farmland.

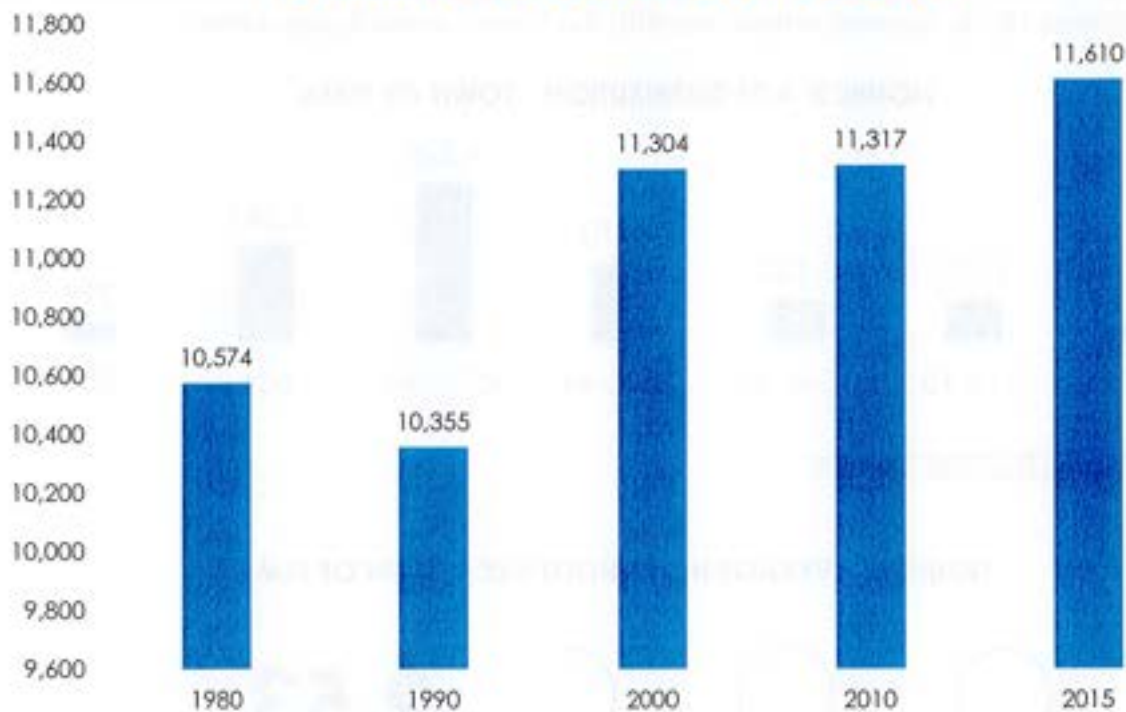
¹ U.S. Census Bureau, *How the American Community Survey Works for Your Community*, <https://www.census.gov/programs-surveys/acs/about/how-the-acs-works.html>

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It is anticipated that the Town will continue to experience development pressure and population growth for the foreseeable future. The development pressures are tangible in their impact on the community and, as a result, the Town placed a moratorium on new subdivisions in November 2015, until such a time that the Town's subdivision ordinance could be amended to adequately address the issues associated with new growth. Based on building permit data provided by the Town, 244 new single-family detached homes were built between 2010 and 2017, an average of approximately 35 new single-family detached homes per year.

FIGURE 1: POPULATION TREND – TOWN OF ELMA



2.2 HOUSEHOLD INCOME

Median household income in the Town of Elma was estimated at \$78,424 in 2015. When compared to Erie County as a whole, where median household income was estimated at \$51,247, the Town of Elma's estimated median household income was significantly higher. The +\$27,177 in median household income for Elma's residents provides them with significantly more liquid spending power and economic capital than their county-wide peers. To provide some further regional context, the estimated median household income of residents in the City of Buffalo's municipal limits was estimated at \$31,918, approximately \$46,506 less than the Town of Elma's.

2.3 POVERTY LEVELS

The ACS estimated that poverty levels in the Town of Elma fell for both families and people from 2010 to 2015. Poverty levels are estimated by the number of families and the number

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of people whose income 12 months prior to survey was below the poverty level. From 2010 to 2015, poverty levels in the Town of Elma decreased for families, from an estimated 5.2% to 1.0% and for people, from an estimated 5.2% to 2.9%.

2.4 AGE DISTRIBUTION

In the Town of Elma, seniors, age 65 and over, accounted for an estimated 22.1% of the Town's population, approximately 6 percentage points higher than the percentage of seniors (16.2%) found in Erie County's collective population. The number of seniors in the Town of Elma has increased by 6.15 % since the year 2000, when seniors accounted for 16.0% of the Town's population. In 2015, the percentage of the Town residents under the age of 20 was 18.8%, approximately one-fifth the Town's overall population.

FIGURE 2: AGE DISTRIBUTION – TOWN OF ELMA



2.5 HOUSEHOLD COMPOSITION

FIGURE 3: AVERAGE HOUSEHOLD SIZE – TOWN OF ELMA



The average household size in the Town of Elma is 2.53 persons, while the average family size is 2.94 persons. The number of householders living alone (941) accounted for over one-fifth (21.1%) of the Town's populace. Family households (families) accounted for 75.2% of the types of households in the Town of Elma, while non-family households represented just under one-quarter (24.8%). Just over one-quarter of family households (27%) have children under the age of 18 living in the household.

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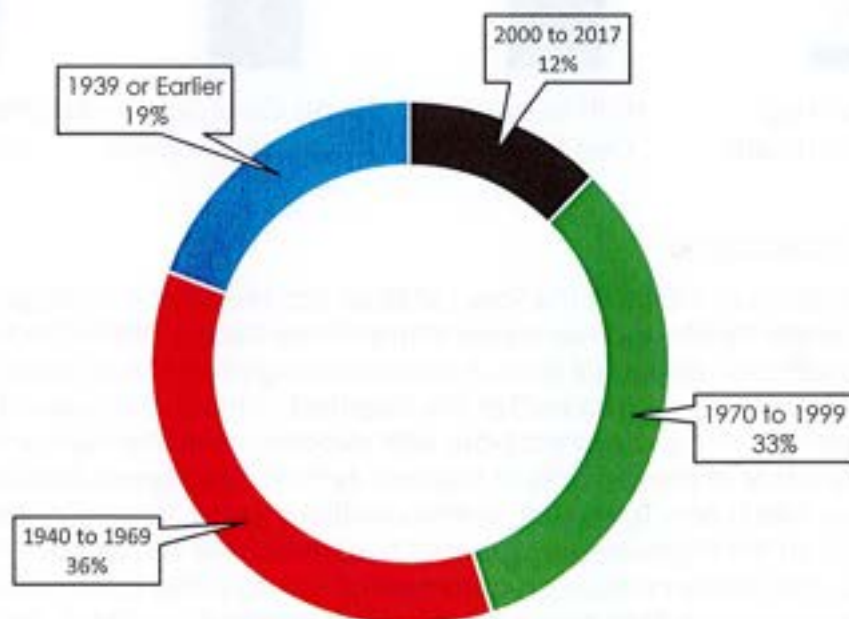
These household composition numbers are similar to what is found in Erie County as a whole, although there were some key differences. The Town of Elma has a higher average household size at 2.53 persons than the 2.32 persons average household size found in Erie County. The percentage of householders living alone in the Town of Elma, 21.1%, was significantly less than the 33% countywide.

In addition, the percentage of family households and non-family households in the County, 60% and 40% respectively, were different than what was found in the Town. The 60% of family households in the County was less than the 75.2% in the Town and the 40% of non-family households in the County was greater than the 24.8% found in the Town of Elma.

2.6 HOUSEHOLD UNITS

In 2015, the Town of Elma had an estimated 5,048 housing units and an estimated 237 of those units were vacant. The vast majority (4,511, 89.3%) of those units were single-family detached homes. Approximately 2,876 (57%) of the housing units in the Town were constructed prior to 1970 and approximately 1,009 (20%) pre-date 1940. The U.S. Census Bureau estimated that there were 32 buildings in the Town that contained 20 or more units in (e.g. apartment buildings). An additional five (5) housing units in the Town were mobile homes.

FIGURE 4: HOUSING UNITS (YEAR BUILT) – TOWN OF ELMA



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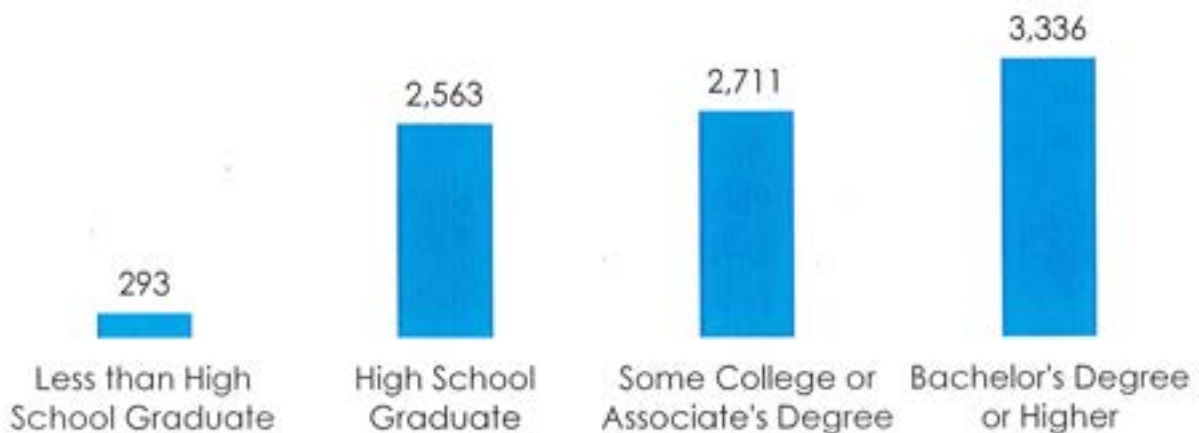
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2.7 EDUCATIONAL ATTAINMENT

It was estimated that 96.7% of the Town of Elma's residents age 25 and over were high school graduates (or have earned their GED) and approximately 20.3% of that same group hold a bachelor's degree.² By comparison, 90.3% of Erie County's residents ages 25 and over were high school graduates and approximately 31.5% of persons within this age range held bachelor's degrees.

It was estimated that 96.7% of the Town of Elma's residents ages 25 and over were high school graduates (or have earned their GED) and approximately 37.5% of that same group hold a bachelor's degree. The Town's residents had generally higher levels of educational attainment than the residents of Erie County as a whole. Their significantly higher than average median household incomes reflect this education gap.

FIGURE 5: EDUCATIONAL ATTAINMENT – TOWN OF ELMA



2.8 EXISTING CONDITIONS

Since the adoption of the RCP, the Town of Elma has seen some changes to the community. Single family and two family homes have been constructed at a low rate, resulting in additional residential units. A senior housing project has been constructed and new businesses have been built in the targeted commercial areas. The Town has also seen a growth in their Industrial base with expansions at Steuben and Moog. The Town has made improvements to the park system, fixed sewer lines, upgraded pump stations, has a new Town Hall, made additions to the Senior Center, completed improvements at the Highway garage, and has taken over Springbrook Shores. The Town has completed studies on commercial zoning in the Town and in accordance with the Comprehensive Plan made zoning code and map revisions. The Town has also evaluated multi-family residential and its subdivision code that resulted in additional Code and zoning map revisions.

² The 2015 ACS estimated the number of the Town of Elma's residents age 25 and over at 8,903.

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The existing zoning map is not greatly different than the zoning that existed at the time of adoption of the RCP, but includes the targeted changes associated with the above referenced studies (see attached Existing Zoning Map).

The existing land use conditions (based on assessment records- as they were done in the RCP) of the Town are illustrated in the Existing Land Use map of this Plan Update. It should be noted that although the predominant land use category is "Residential", many of the lands that are demarcated as residential are large parcels of land that have a single family home on them (this is one of the reasons why the Town has such a rural character). Commercial and Industrial development follow the zoning of the Town. It is noted that there are probably more agricultural properties than as shown on this map as assessment information is a poor way to identify agricultural lands. The Plan includes an Agriculture Map that illustrates the NYS/County Agriculture Districts, where prime farmland soils are located and the Ag parcels (again based on assessment records). The County's Ag Protection Plan illustrates more farms, and the Town should complete a better assessment of existing Ag lands.

This Plan update includes a new Environmental Features Map, which has, as expected, not changed since the RCP.

Also included is an Updated Community Features map and an updated Transportation Map. The new transportation map indicates Average Annual Daily Trips on the major roads of the Town. As would be expected, there have been significant increase in traffic on sections of the Major highways/roads in the Town; Transit road and Route 400. Some roads show a decrease and some show small increases. In general, it appears that major roadways carrying people to the Town and places outside of the Town (driving through) have more traffic, but the general roads within the Town are about the same. As reported by individuals, there are problem spot areas not showing up under volume increases but may be related to localized problems or roadway configuration or operation issues.

The existing RCP document should still be referenced concerning other information about the Town and most importantly how it fits into the planning of the other RCP communities (Aurora, East Aurora, Holland and Wales).

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CHAPTER 3: GOALS AND OBJECTIVES

This chapter of the Comprehensive Plan update presents the goals and objectives that were updated for the Town of Elma under the guidance of the Comprehensive Plan Committee (CPC) and the community. This update sought to build upon and where necessary, amend, the goals and objectives outlined in the 2004 regional comprehensive plan, as they pertained to the Town of Elma.

In addition, this update was designed to expand upon the 2004 goals and objectives, ensuring consistency with regional planning documents including, but not limited to: *One Region Forward: A New Way to Plan for Buffalo Niagara* (2014), the *Framework for Regional Growth: Erie & Niagara Counties, New York* (2006), the *Western New York Regional Sustainability Plan* (2012), the *Regional Economic Development Council: A Strategy for Prosperity in Western New York* (2011), and the *Erie County Broadband Feasibility Study* (2017).

With the goals and objectives from the 2004 regional comprehensive plan in place, additional goals and objectives were created and, in some instances, the goals and the objectives from 2004 regional comprehensive plan were updated or removed altogether. For example, there were some goals and objective from the 2004 regional comprehensive plan that did not pertain to the Town of Elma, as they were more geared towards specific issues in neighboring communities. The goals and objectives focus on the major issues and concerns of the Town's residents and are aimed at helping to guide future growth and development in the Town of Elma. In *Chapter 5* (Findings and Recommendations) of this plan, specific actions that the Town can implement to achieve the intent of these goals and objectives.

3.1 DEFINING GOALS AND OBJECTIVES

The goals of a Comprehensive Plan establish what is most important to a community. They represent local values and priorities and provide insight into what the community will focus on for its future. The objectives listed below each goal help to clarify that overarching goal by providing more detail to what the community is trying to accomplish. As such, goals and objectives are used to help guide future decisions about growth, development, budgets, etc. in the Town so that individual decisions are made with an understanding about how they relate to the community's preferred future. The goals and objectives also provide guidance for decision makers at the County, Regional and State levels. The goals and objectives are general in nature, so they can remain relevant over the long-term. These goals and objectives also form the foundation for the specific actions – the recommendations of the Plan – that the Town will undertake achieve the vision. In general, goals and objectives are developed with a horizon of approximately **10-years**.

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3.2 PUBLIC INPUT

The original Regional Comprehensive Plan was designed from the ground up with extensive public input. Public participation is the critical element of the planning process, as such, a variety of avenues were utilized to solicit public input. For this update and specifically to help with any updates to the Goals and Objectives of the Town, there were two public information meetings with participatory features such as photo boards where attendees could leave comments and questions, traditional comment sheets, and formal and informal question and answer sessions. Additional public input was solicited through CPC meetings (the CPC was formed entirely of members of the community), electronic submission of comments via e-mail, press releases, and a survey. Within the Appendix of this Comprehensive Plan update there are examples of the materials that were utilized to solicit public input and the results of that input.

The goals and objectives updated and newly developed as part this update were, thus, born from the input received from members of the general public, committee members, and elected officials. Nothing was decided on or created in a vacuum or behind closed doors. To do so would have been to jeopardize the integrity of the comprehensive plan update itself. It is a planning document that is born from and dependent upon public input and feedback.

3.3 GOALS AND OBJECTIVES

1. Land Use

Goal: Preserve the Rural Community Character (*Remained as one of the highest Priorities of the Town*).

Objectives:

- Properly manage growth and development to control sprawl and preserve the rural character of the Town;
- Maintain the existing quality of life by properly managing traffic and preserving open space areas;
- Promote the preservation and reuse of culturally and historically significant structures, such as the former Town Hall building;
- Promote development that is at a size and a scale compatible with the surrounding community;
- Encourage architectural designs and development styles that are in harmony with the character of the area;
- Seek to boost community pride and promote a focus on property maintenance;

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- Understand and emphasize the importance of Agriculture in Elma's character;
- Avoid standard residential subdivisions that do not fit into the character of the Town.

Goal: Encourage orderly growth and development (*This helps to preserve the Town's character and meet the objectives of regional planning initiatives*).

Objectives:

- Effectively buffer residential uses from the impacts of commercial and industrial development (correctly defining what a buffer is, and what it is not);
- Support and uphold the goals and objectives of the Regional Comprehensive Plan to properly manage growth in the Town;
- Monitor and understand the impact of growth in the community;
- Plan for a balance and diversity of uses in the Town to control the cost of and need for services;
- Encourage the use of alternative development techniques that manage density, minimize the adverse impacts of residential development, and control sprawl;
- Allow for the provision of adequate infrastructure that addresses public needs without encouraging excessive growth;
- Encourage the preservation of important natural and scenic features on lands that are proposed for commercial and industrial development;
- Investigate and encourage the accommodation of creative senior and affordable housing;
- Promote the renovation and reuse of existing developed properties;
- Utilize this plan to guide land use decision;
- Continue to utilize the Town's strong subdivision standards to control unwanted growth in the Town.

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2. Community Facilities

Goal: Preserve and promote recreational opportunities.

Objectives:

- Maintain existing recreational resources and provide increased opportunities for public recreation;
- Where economically feasible, promote the establishment of bike and pedestrian pathways and interconnections between recreational facilities within the Town and the region;
- Encourage the provision of recreational space in all types of new residential development; and
- Provide increased and easily accessible recreational opportunities to address the needs of the Town's youth, as well as seniors.

3. Economy

Goal: Provide for economic development.

Objectives:

- Focus industrial and commercial development in existing facilities before new areas are established;
- Provide adequate areas for existing industrial and commercial enterprise to expand and grow in context with the overall development patterns of the Town;
- Coordinate industrial development with Route 400 and the railroad line;
- Ensure industrial growth occurs in areas with adequate utilities and infrastructure; and
- Investigate the potential for an industrial incubator to promote new business and entrepreneurial development.
- Encourage and support the revitalization and success of the Seneca Street corridor;
- Allow for appropriate commercial development in the areas currently demarcated by the Town.

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4. Environment

Goal: Protect significant environmental resources.

Objectives:

- Properly plan development to preserve areas identified as important open space, including stream corridors, wildlife habitat and corridors, and farmland;
- Protect and preserve important viewsheds and scenic resources in the Town;
- Discourage clear cutting to preserve natural vegetation on private lands sited for development and maintain the rural character of the Town;
- Preserve and protect lands that recharge groundwater resources;
- Minimize adverse impacts to surface and groundwater resources from non-point source pollution and failing septic systems;
- Minimize the loss of remaining prime farmland soils to development;
- Continue and promote the use of creative tools such as conservation easements to encourage the protection of important resources.

5. Infrastructure

Goal: Provide a safe and efficient transportation system.

Objectives:

- Provide for a more pedestrian friendly roadway system by providing wider and safe right-of-way areas;
- Focus on maintaining existing roadways and repairing those that are dilapidated (e.g. Seneca Street);
- Ensure safe roads for automobile travel as well as for bicycle, pedestrians, and other modes of travel, through proper roadway maintenance throughout the Town and the improved enforcement of speed limits and other existing safety regulations;
- Properly manage growth and development to minimize exiting traffic volumes on already congested roads (e.g. Clinton Street, Bullis Road, and Bowen Road) and avoid congestion on other Town roadways;

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- Encourage use of acceptable north-south and east-west travel routes to alleviate traffic congestion;
- Focus any appropriate residential development around activity centers in the Town to encourage hamlet activity and reduce automobile dependency; and
- Strive to better accommodate the transportation needs of the elderly population in the Town.

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CHAPTER 4: FINDINGS AND RECOMMENDATIONS

4.1 INTRODUCTION

Based on the five (5) major goals and the objectives identified in Chapter 3 of this Plan, generalized findings, specific recommendations, and a vision plan have been created. These findings, recommendations, and vision plan are designed to help the Town of Elma successfully implement the goals and objectives from Chapter 3 and are organized into the following subsections of this chapter:

FINDINGS

- Subsection 4.2 Findings

RECOMMENDATIONS

- Subsection 4.3 Preserve Rural Community Character
- Subsection 4.4 Encourage Orderly Growth and Development
- Subsection 4.5 Preserve and Promote Recreational Opportunities
- Subsection 4.6 Provide for Economic Development
- Subsection 4.7 Protect Significant Environmental Resources
- Subsection 4.8 Provide a Safe and Efficient Transportation System

VISION PLAN

- Subsection 4.9 Vision Plan

The basis of the findings and recommendations came from a number of sources that include: committee input, public meetings, first-hand field research, consultant input and the findings and recommendations outlined in the 2004 *Regional Comprehensive Plan*. Again, it should be noted that this plan update seeks to build upon the ideas laid out in the 2004 Comprehensive plan, not replace them. Similarly, this plan should serve as a "check-up" in terms of how well the 2004 plan has been implemented.

Additional ideas and further revisions were formulated based on the consultant's experience in other communities (what has been shown to work and what hasn't) and topical research.

The last subsection of this chapter contains the Vision Map, along with its supporting narrative. The Vision Map and supporting narrative are tools to help illustrate the ideas and recommendations generated in this chapter and can only be utilized in conjunction with the Comprehensive Plan (not a stand-alone document).

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4.2 FINDINGS

The following subsections provide a synopsis of the major findings, opportunities/constraints/conclusions, and issues confronting the Town of Elma.

- Subsection 4.2.1 Relevant Facts
- Subsection 4.2.2 Summarized Needs/Desires of Community
- Subsection 4.2.3 Opportunities/Constraints/Concerns
- Subsection 4.2.4 Zoning Specific Opportunities/Constraints/Concerns

4.2.1 Relevant Facts

- Agricultural uses are not the predominant land-use categories in the Town of Elma, although it remains a focal point of the community's collective vision and character;
- A commonly expressed opinion was the concept of preserving the rural character of the Town and the importance of avoiding the suburbanization of the Town. Residential uses make up most of the uses;
- It must be noted that many of the residential properties in Town are single-family detached homes set on large tracts of land, rather than what would be considered "typical" first or second-ring suburban subdivisions;
- When describing rural character, "farming" was not the first word utilized by Town residents, words such as "large lots" and "open space" were more commonly mentioned;
- Commercial development is concentrated on Transit Road and Bullis Road. Additional areas of commercial development are located on Seneca Street and Bowen Road;
- Industrial uses are located in Jamison Road and State Route 400 area. Much of the Town continues to maintain a rural, undeveloped quality;
- Roadways in the Town are predominantly two-lane, rural roads with little to no curbing and no sidewalks. The roadways do not have shoulders and are, generally, unlit;
- Traffic pressures (according to AADT provided the NYSDOT) are increasing, especially from the north (Town of Lancaster) and from the west (Town of West Seneca);
- Increase in cars on the road can also be attributed to the increase in the number of cars per household, which has consistently increased;

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- All of the Town of Elma is serviced by public water lines. In addition, there are small portions of the Town serviced by public sewer lines (there have been some requests to extend sewer for development purposes);
- State Route 400 serves as a major transportation connector/corridor for the Town to the wider region;
- The Norfolk Southern railroad runs directly through the Town, connecting it to the City of Buffalo and points further south, including Olean, and into the Commonwealth of Pennsylvania;
- The Town has completed zoning updates that identify where, what type and how commercial development can take place in the Town. The Town has also completed zoning updates relating to where, what type and how multi-family housing can occur. The Town also updated their subdivision regulations (keeping the restrictive components of the law) and have change their laws not to allow flag lots;
- The Town continues to see some requests for rezoning and residential development; and
- 244 new single-family detached homes were built between 2010 and 2017, an average of approximately 35 new single-family detached homes per year.

4.2.2 Summarized Needs/Desires of the Community

- Public sentiment is quite clear – the preservation of rural character, along with the retention of open space and natural resources, are of paramount importance and, if the issues were ranked, would be at the top of the list for the majority of Elma's residents. Maintaining the quality of life associate with the Town's rural setting is of the utmost importance;
- The residents of Elma also indicate a collective desire to support existing businesses and the growth of business, especially in those parts of Town that have existing commercial and/or industrial land uses. The quality of that development and how it fits into the character of the Town is also very important;
- Elma's residents recognize the importance of the environment to the community, in terms of both its function in providing natural resources and providing opportunities for passive recreation;
- Elma's residents, in general, do not support the conversion of rural open space into residential or commercial development, they prefer the re-development of existing residential and commercial developments over greenfield development;

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- The community believes that a safe, functional, and efficient transportation system is essential to the Town. Addressing problem areas and preventing the creation of new problem areas should be a focus; and
- The public wants to ensure that existing recreational services provided by the Town are preserved and improved, and passive recreational opportunities (open space) are expanded where feasible. There was not strong support raised at public meetings concerning the addition of trails and pathways in the Town; unlike in the RCP which includes trails and pathways connecting the participating communities.

4.2.3 Opportunities/Constraints/Concerns

The following summary of opportunities/constraints/conclusions are included to provide the reader with an overview of the challenges and opportunities identified during the course of the year-long development of this comprehensive plan update. They are not intended to be exhaustive in description, but rather to serve as highlights of those issues that have been identified during the process.

- Elma still exhibits the greatest development pressures in the communities represented in the Regional Comprehensive Plan. This pressure comes from Lancaster to the north and West Seneca and Orchard Park to the west. Development pressures have not resulted in large subdivision growth, though, due to lack of sewer services and most importantly the Town's restrictive zoning and regulations;
- There are three exits to the Route 400 expressway in the Town: Transit Road, Jamison Road and Maple Street. This is beneficial in one respect, but also increases the chances of development pressures;
- The Town has a well-developed industrial area located around Route 400, between the Maple Street and the Jamison Road exit. This area is also accessible to the Norfolk Southern railroad and includes a major rail siding. This area is an important component of the community, providing jobs and tax dollars. It should be protected and areas for expansion determined;
- Although there are three rural service centers, or hamlets, in the Town (Blossom, Springbrook and Elma Center), there is really no Town center. The Village of East Aurora provides many needs of the Town of Elma residents, especially in the southern part of the Town, and to a great extent acts as its Village;
- Water service is provided throughout the Town of Elma, with little problems or complaints (there have been some complaints about flows and pressures in certain areas). It has been noted as one of the best water systems in the County. Sewer service is provided in several small areas throughout the Town by package type wastewater treatment plants (some in need of future upgrades). There was little

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interest expressed in meetings or surveys to extend sewer service, except in and around existing commercial/industrial growth areas;

- Some interesting components of the Town's subdivision regulations help to direct growth: major subdivisions are only allowed in Residential A or B, and lots must have percolation of 1 inch in 30 minutes or better. If they do not, they can be split under the chapter entitled "Acreage Lot Development" (these require lot sizes of five acres or more). The Town also has a regulation on the books that restricts the number of lots that can be split off of the lot of record when the law was created (the four split rule). These regulations have helped to slow development in the Town;
- Three large stream corridors run through the Town. These corridors contain significant open space. The Buffalo Creek flows along the eastern boundary of the Town, where there are agricultural areas (within State Agriculture Districts), and environmental restrictions. This area is also abutted by the rural agrarian Town of Marilla. The stream then runs westerly through the northern part of Town, joining the Pond Brook branch of the creek and continuing westward into West Seneca. This stream corridor acts as a buffer to the development in Lancaster. The Pond Brook branch flows from the Village of East Aurora north through the Town and joins with the Buffalo Creek as described previously. The Pond Brook stream corridor contains important open space and acts as a buffer to the industrial areas in the Jamison Road area. Finally, the Cazenovia Creek runs through the southwest corner of the Town, providing an area of large open spaces;
- Primarily the northern section of the Transit Road corridor (and areas off of this corridor), Seneca Street (Route 16), Bowen Road near Bullis, and the Maple Street exit area are the only commercial areas in the Town. Isolated commercial zonings have been removed over the years (some remaining along Clinton). Each area is unique. The northern Transit Road area contains more intensive uses. The Bowen Road area has a retail plaza. The Maple Road area has automobile-dependent businesses and mixed uses, and the Seneca Street corridor is generally characterized by small businesses, although in the Spring Brook area there many automobile related businesses;
- Agricultural properties are spread throughout the Town, but with concentrations along the eastern side of Town. This area also includes a State Agricultural District. Another grouping of farms exists in the western/northwestern part of Town. Again a State Agricultural District extends from the northwest corner into the southwest corner of the Town. The County considers much of the Town of Elma (excluding the northwest area) an agricultural transition zone. The northwest corner of the Town is the area most under development pressures and is therefore most likely to lose its farms and open space features;
- Most of the Town of Elma contains prime farmland soils or prime farmland soils (when drained). Typically prime farmland soils are also soils that are conducive for development; and

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- Residential C – Agricultural zoning is the predominant zoning in the Town. This zoning is the least restrictive but generally results in residential development with homes on lots of one to five acres in size (due to percolation problems and avoiding reviews.) Residential C only allows residential and agricultural uses. Pockets of lower density residential zoning (Residential A and B) occur in the northeast corner of the Town (Elma Center to the north, south and west), the southern portion of the Town between the industrial area and the Town of Aurora, and in the southwest corner along North Davis Road. These zonings allow residential uses and business uses by special permit. Development usually occurs at lower densities, but changes to the code could better ensure these results.
- The Town has three parks, and a great library and Town Hall. These municipal services and others are provided with no general Town tax. The Town is financially sound and has a good fund balance.
- The Town has some roads that are in poor condition (mainly County roads) and have some poor intersections (noted in our public outreach meetings). Some also have complaints about speed limits and speeding.
- There have been issues raised about reduced memberships in the Fire Departments and how they can provide protection to the Town.
- The Town is primarily automobile dependent with little public transportation and opportunities for biking and walking.
- Since the last Comprehensive Plan the Town has seen the continued growth of Steuben and Moog; a senior housing project was constructed (Sylvia's Place); completed some park expansions and updates (and added walking trails to the park); built the new Town Hall; completed an addition to the Senior Center; made upgrades to the water and sewer systems; and conservation easements have been obtained on several parcels.

4.3 RECOMMENDATIONS: PRESERVE THE RURAL COMMUNITY CHARACTER

In an effort to help preserve the rural community character of the Town of Elma, certain measures should be undertaken. Major issues of concern with regard to community character include limiting future (potential) sewer line extensions, preserving remaining agricultural uses and prime farm soils and limiting residential development. Appropriate lands for open space preservation, including creek corridors, should be identified. To avoid sprawl-inducing development practices, rural development guidelines should be adopted and enforced (for any residential development that could take place).

Site clearance standards should be considered to preserve open space. The establishment of design standards for industrial development would be useful to avoid uniformity of design and insure that these uses are designed to fit with the character of

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the community. Emphasis should also be placed on the preservation of historic structures in the Town. Growth around the Elma Plaza area should be minimal, and protection of significant environmental resources in this area should be an objective.

- Although there are good tools in place to control where development could occur, where there is any development, there should be controls in place to direct the design of that development. Therefore it is recommended that the Town implement non-traditional development techniques, such as open development areas, overlay districts and adopt rural development guidelines, to control growth, manage sprawl and preserve open space. Open development area regulations should state limitations on usage and design guidelines (it should not be a tool to encourage growth);
- Enforcement, codification and potential updates to the existing overlay districts/design guidelines for the Elma Plaza (Town center) area, the Transit Road corridor (north of Route 400) and for the Seneca Street (Route 16) corridor. Overlays for other areas should be considered such as for the Maple Road/Route 400 interchange. These overlays could also include the design issues in other recommendations;
- Future sewer line extensions should be controlled to manage growth and, in turn, preserve the character of the community. Sewer lines may be extended for Industrial/commercial development. Only in extreme extenuating circumstances would they be extended for residential development. In those cases, two things need to occur; one, a fiscal analysis should be completed (is it financially sound in the short term and long term) and, two, standard subdivision designs that are not consistent with the character of the surrounding area should be discouraged;
- Institute appropriate programs to preserve the remaining important areas of farmland and prime farm soils. Farming is no longer a dominant industry in Elma but certain farming uses and areas of important soils exist that should be protected through conservation easements and other such appropriate mechanisms. A farmland protection plan should be considered to identify the best ways of protecting the remaining aspects of this important resource;
- Expand upon the existing conservation easement program and consider the creation of a purchase of agricultural conservation easements program (PACE) for agricultural lands. Local farmers and owners of large agricultural lands (including fallow properties) should be approached once an Agricultural protection plan is established;
- Aggressively promote the use of the Town Conservation Easement Program. Work with the Land Conservancy to seek out grants to purchase greenspace and protect important lands such as wetlands;

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- Create an Open Space plan that would identify significant lands for open space preservation and protection, particularly along creek corridors, where limited access could be provided (in some areas). Emphasis should be added to those lands identified on the regional and Town vision maps. It is not the intent of this objective for the Town to own all of these lands; some may only require conservation easements or the Land Conservancy can get involved (or other such organization). Most of these areas that are being protected will not have public access. Only areas around existing public spaces should be considered for public ownership and access;
- Adopt architectural guidelines to control the quality of design in the Town and to ensure that it is compatible with the character of existing development, and historic preservation standards to preserve and protect important structures, particularly in the historic Elma Village area. For non-residential structures, the guidelines will provide general requirements to ensure that structures are complementary to surrounding uses. It is not the intent of these guidelines to require certain types of buildings. Residential structures will not be regulated, except under the zoning code that requires certain sizes, setbacks, etc.;
- The Town's present zoning and density requirements, combined with the objectives of the vision map, should help in controlling the growth in the Town to levels that will not require major roadway improvements. Improvements to the industrial corridor should be evaluated for their impact to local roadways; and
- Necessary roadway improvements to address drainage and safety concerns, that are undertaken in rural areas of the Town, should not include sidewalks, curbing and/or street lighting as part of the overall project, where the addition of such amenities would not be in keeping with the rural character of the area.

4.4 RECOMMENDATIONS; ENCOURAGE ORDERLY GROWTH AND DEVELOPMENT

The Town of Elma is under the greatest growth pressure of the five communities. Pressure points include the Town of Lancaster to the north, the Transit Road corridor, and West Seneca to the west. Although these pressures exist, the Town has seen small/moderate growth rates from 2010 to 2017 (approximately 35 new single-family, detached homes were built per year during that time, for a total of 244).

The Town's zoning ordinance limits residential growth rates. In addition, public sewers are not available in most of the undeveloped portions of the Town. Commercial and industrial uses are limited to a handful of targeted/specific areas.

The Town seeks to maintain this balance. Directed/targeted commercial and industrial growth, with limited, tightly controlled residential growth (limited density and specific form).

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- The industrial area and commercial area around the Maple Road interchange of State Route 400 should take advantage of the transportation features in that area, but compete with the Village of East Aurora's central business district. Development in this area should complement, and not duplicate, the types of development currently found in the Village of East Aurora. The small commercial area in the Hamlet of Elma Center is a neighborhood type business area, and the Transit Road corridor is outside of the Village's service area;
- Further sewer extensions in the Town should only be considered for commercial/industrial uses in the Jamison Road corridor, or within existing sewer districts. The top priority is for industrial uses in the area in the vicinity of Route 400 and existing light manufacturing uses, which has been targeted for additional uses of this nature;
- Large-scale commercial development should be limited to the areas identified in the recent zoning revisions made in the Town. The zoning overlay along the Transit road corridor should continue to be updated to properly address aesthetic issues (give it an Elma flavor – different than West Seneca, possibly rural guidelines), access management, landscaping, signage, and sizes of structure;
- The commercial zoning that exists around the Maple Street exit of Route 400 should be continued, but should be evaluated to target appropriate uses and include aesthetic and improved design standards. In other words, create a new zoning category or design a zoning overlay district that would allow uses different from what is permitted along Transit Road. This area should accommodate more transportation dependent uses and small businesses rather than full-scale commercial uses (e.g., supermarkets, department stores, etc.) and not present direct competition with the Village of East Aurora;
- The new zoning regulations developed for commercial development along Seneca Street should be re-evaluated every couple of years to see if it is accomplishing the goals of this area. The Town should also encourage the investment in this area through potentially creating an "enhanced 485 b" tax program for this area;
- The Elma Plaza is in the Elma Center area and is the focus of this important rural service center. Expansion of this commercial area should be permitted in a focused/targeted manner, with no commercial rezoning outside of this area. This area should be targeted for development as the Town center, with emphasis on improved walking and biking opportunities, and increased opportunities for commerce, convenience retail, and public services;
- Rural cluster development regulations and rural development guidelines should be considered to address low-density residential clustering in non-sewered areas of Town (if development is allowed in these areas). These regulations should allow for small decreases in lot sizes and creative lot layouts to accomplish the preservation

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of important open space features and rural atmosphere (non-standard lots). These clusters would not be allowed in areas with the poor soils;

- Additional lands should be targeted for industrial development (in a campus style) in the Maple/Jamison Road/Route 400 area. In determining these areas, care should be taken to buffer any surrounding residential uses (see vision map for areas to be studied);
- Areas around the Aurora boundary near the Village should have improved non-automobile accessibility to the Village. This area, as denoted on the vision map, is an area under direct influence from the Village of East Aurora. Although this area is uniquely Elma, it should be tied into the village to afford the areas residents the ability to take advantage of the Village atmosphere (improved accessibility);
- The components of the subdivision regulations that limit major subdivisions to Residential A and B zones, and require a 1-inch in 30 minutes percolation, are appropriate and should continue to be enforced. These are excellent controls for residential growth issues, and for the protection of resources;
- Zoning overlays (Environmental Protection Overlay Districts- EPOD's) should be established along the three major creek corridors (Buffalo Creek, Pond Brook and Cazenovia Creek). These overlays will establish buffer areas, incorporation of open space into designs, and requirements for access or conservation easements. They will not take away the right to develop, just control how it could be done;
- To accomplish protection of important environmental features, and agricultural and open space features, the Town should consider zoning modifications in the southwest corner, and along the eastern border of the Town. These areas should be considered for an agricultural/conservation zoning category or a zoning overlay (instead of the present mix of Residential B and Residential C.) The southwest corner of the Town could keep its present zoning layout if a zoning overlay were placed over the area. This overlay would accommodate the mixture of uses, zones and features (farms, Residential B and C categories, state agricultural district, creek corridors, etc.) of the area but provide a continuity of design and a protection of character. The eastern border of the Town, in areas presently zoned Residential C – Agricultural, would also likely benefit from a strengthened Agricultural/Conservation zoning district. This area includes a state agricultural district, a grouping of farms, and is adjacent to the Town of Marilla (a strong agricultural community). This zoning could also help in the protection of the important stream corridor through this area;
- The Residential C – agricultural zoning should remain in the areas through the center part of Town extending to the northwest corner. This area also has a state agricultural district and some remaining farms, and therefore should keep this zoning category. There are other areas of the Town with the Residential C – agricultural zoning and these should remain. In the area along the Lancaster

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border (between the creeks and the border – see Vision Map), the Town should also consider a zoning overlay. This overlay would give design and layout requirements (rural development guidelines) that would keep this area rural and help to buffer the suburban residential development taking place in Lancaster;

- The Town may also want to consider increasing lot size and frontage requirements in these sensitive areas;
- Establish a means of monitoring growth in the community and provide a yearly report to the Town Board;
- Consider promulgating new laws or amending the existing Town's laws to encourage creative (not large scale apartment type buildings) senior and affordable housing (see the appendix for the Erie County program on this subject);
- Amend the zoning laws to properly define how to buffer residential uses from industrial and commercial uses;
- Establishing design review and use requirements for pole barns, clearly distinguishing between personal uses versus commercial uses;

4.5 RECOMMENDATIONS; PRESERVE AND PROMOTE RECREATIONAL OPPORTUNITIES

The quantity and quality of recreational opportunities in the Town is a quality of life issue that is supported by the public. Residents want existing recreational opportunities to be maintained and, where appropriate, improved upon. There is a demand for additional park space (both programmed and passive).

Recreational sports are run by private organizations (EMW) that receive some funding from the Town to help with operating expenses.

Maintaining open space and finding ways for residents to utilize passive open spaces is an issue that is important to the Town. There is also demand for trails and bike paths in the Town.

- Analyze the capacity and usage of existing facilities. Collaborate with the school system(s) to find ways to utilize school facilities for recreational needs;
- Continue to collaborate with neighboring communities in order to offset programming costs. In addition, continue collaboration with neighboring communities for existing and new facility-sharing opportunities;
- Consider making open space areas and stream corridors Critical Environmental Areas, under existing NYS law provisions;

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- Make targeted existing roadways bike and pedestrian friendly to the fullest extent possible;
- Find ways for residents to access open space areas and stream corridors. This can take the form of pocket parks and/or scenic overlooks;
- The Town of Elma should prepare an Open Space/Recreation Plan to identify appropriate lands for future recreational use and/or environmental conservation. The plan should address demographic trends, which show increased in the number of young people and elderly in Elma. This plan should also examine the current usage of existing Town recreational properties and other recreational facilities in the area;
- The Elma Town Park on Creek Road will continue to have improvements made. The ball fields at this site should be continued to meet demands but should explore off-site alternatives such as the Wales Town Park and others;
- The Town property owned on Knabb/Handy Roads is currently unimproved and could be developed with play fields and picnic areas. A plan should be developed for the improvement of this site;
- The lands behind the senior center should be considered for additional recreational opportunities, including picnicking and community events and concerts;
- Where feasible, sites for public access should be identified and provided to the creek corridors for passive recreation and scenic viewing. Walkways should be provided wherever possible along creek corridors, especially along Buffalo Creek, where there is an existing pathway;
- Some roadway shoulders could be striped to accommodate hiking and biking throughout the Town;
- Walking trails could be provided at various community facilities, and investigated at other locations;
- Utility easements should be examined as potential means of trail connections within the Town and between the other regional planning communities;
- Provisions for recreational space should be incorporated in all new residential development. Where feasible, land should be provided within the development for recreational use; and

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- The Town should continue to support the private organizations that are providing recreation activities in the Town; EMW, the Boys and Girls Club, Football leagues, etc.
- The Town continues to support the use of Elma Meadows, a County Park, by residents for golfing and sledding.

4.6 RECOMMENDATIONS; PROVIDE FOR ECONOMIC DEVELOPMENT

There is a desire in the Town of Elma to provide sufficient economic development activity to provide diverse job opportunities for residents, to provide needed services to the community, and to balance the tax base. This has to be done in conjunction with maintaining rural character and controlling growth.

Manufacturing jobs have continued their decline, with a disproportionate amount of new jobs being in the service sector. Elma has benefited from the decentralization of jobs away from the City of Buffalo and into suburban areas. The Town's industrial areas have high concentrations of employment.

Elma has the infrastructure in place, with the convergence of State Route 400 and the Norfolk Southern railroad, to be a competitive advantage in terms of industrial and commercial development. Elma also has utilities and larger parcels of land, both of which could serve further industrial development. The Hamlet of Elma Center has some commercial retail development and the northern Transit road corridor offers additional retail and business development opportunities.

The Town of Elma has strong economic development potential along the existing industrial corridor that runs along the Route 400 Expressway. This area has water, sewer and rail service, and excellent access to the interstate system via Route 400. The Maple Road industrial area (Jamison and Route 400) is the most promising industrial development area in the region. The presence of Moog and other industries provides an anchor for industrial development, creating an identifiable and marketable industrial area.

Commercial centers in Elma are primarily convenience retail. Retail concentrations include the small plaza near Elma Center and scattered retail uses along Route 16, especially in the hamlet of Springbrook area near Transit Road. Some commercial uses also extend along Transit Road. These are not primarily geared to the convenience retail market, but consist of a mixture of larger uses, such as auto sales. Some retail and commercial development is also occurring in the vicinity of the Maple Road exit off Route 400.

- The retention of existing businesses should be a priority. It is easier to retain existing businesses than to recruit new industry;

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- The economic development priority of the Town is to strengthen existing businesses and industrial areas through in-fill development, expansion, and redevelopment;
- New commercial and industrial development should only occur where there is sufficient capacity, in terms of roads, sewer, water, and other infrastructure, to accommodate growth;
- The Town should coordinate and collaborate with the local business community and the school system(s) to ensure the availability of a local labor pool with appropriate employee skill;
- The area around the Jamison Road and Maple Road exits on the Route 400 Expressway should be reserved for light industrial development, and land uses not compatible with industrial uses should be discouraged. In addition, consideration should be given to careful site planning to maximize the regional economic development potential of this area;
- Any new retail development in the Town of Elma should be concentrated near where existing retail is already located (in accordance with the recently developed changes to the code and zoning map. These areas include the immediate Elma Plaza area, Transit Road, Seneca Street in the vicinity of the Spring Brook hamlet, and in the immediate vicinity of the Maple Road exit of Route 400;
- The area in the vicinity of the Plaza should be developed as a Town center or more distinct hamlet-like area. Additional retail development in this area should be encouraged in a manner that promotes a walkable scale, and serves surrounding residential uses. The area should contain a mix of land uses, including residential and public uses, to help support the retail and better form a Town center;
- As previously noted, additional commercial development could be accommodated at the Maple Road exit of Route 400, although such development should be balanced with the need for industrial land and should not include uses that would directly compete with the Village of East Aurora business districts. This location is appropriate for more automobile-oriented uses, such as those that already exist in the area;
- It is recommended that larger scale retail uses be concentrated at the northern end of Transit road, and not be allowed south of the Route 16 intersection;
- As started in the recent commercial zoning modifications, smaller scale commercial and retail uses are appropriate for Seneca Street (Route 16), particularly in the vicinity of the Spring Brook hamlet. However, these uses should be controlled and designed to be in character with the rural nature of the surrounding area. Commercial sprawl and strip development should be avoided along this roadway; and

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There are a number of agricultural properties (Agriculture is a business) in Elma, providing large amounts of open space in the Town. These properties contribute significantly to the community's identity, and should be preserved. To accomplish this and to help the farmers continue to farm, the Town should investigate how it can help support the farms and their business. This can be done through a local Agricultural Protection Plan, but in the meantime, the Town should meet with the farming community and find out their needs.

4.7 RECOMMENDATIONS; PROTECT SIGNIFICANT ENVIRONMENTAL RESOURCES

The Town of Elma has a variety of significant environmental features. These include watersheds, creek corridors, tributary streams, wetlands and hydric soils, floodplains, open spaces, and large expanses of mature woodlands. Many of these resources provide important wildlife habitat for numerous species of fish, birds, amphibians, reptiles, and mammals. Although the town contains significant environmental resources that would severely limit development.

Three large stream corridors run through the Town. These corridors contain significant open space. The Buffalo Creek flows along the eastern boundary of the Town, where there are agricultural areas (within State Agriculture Districts), and environmental restrictions. This area is also abutted by the rural agrarian Town of Marilla. The stream then runs westerly through the northern part of Town, joining the Pond Brook branch of the creek and continuing westward into West Seneca. This stream corridor acts as a buffer to the development in Lancaster. The Pond Brook branch flows from the Village of East Aurora north through the Town and joins with the Buffalo Creek as described previously. The Pond Brook stream corridor contains important open space and acts as a buffer to the industrial areas in the Jamison Road area. Finally, the Cazenovia Creek runs through the southwest corner of the Town, providing an area of large open spaces.

The stream corridors are typically surrounded by floodplains (please see the Environmental Features Map). Significant areas of floodplains are situated along Buffalo Creek and Cazenovia Creek. Wetlands are also present in the Town (please see Environmental Features Map). Although the Town contains areas of wetlands regulated by the NYS Department of Environmental Conservation, they are limited in extent. Small areas of identified federally regulated wetlands exist in the Town as well.

The entire Town is serviced by public water systems, although public sewers are much more limited and confined to a few small areas. Most of the Town is un-sewered and, as such, failing and poorly maintained septic systems threaten water quality. Stormwater drainage in the community is primarily handled through a network of culverts and roadside ditches that ultimately drain into local creeks and streams. As a means of preventing localized flooding in the community, drainage and erosion control measures should be implemented.

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All planning decisions in the Town of Elma, whether through SEQR or through routine policy, must take environmental impacts into account.

- The Town should prepare an open space plan to assess where priority lands exist for protection and conservation, including areas along important creek corridors;
- The prominent stream corridors in Elma are important components of its rural character. They should be preserved and utilized in ways that preserve the Town's rural character. In addition, connections between existing parks, open space areas, and these stream corridors should be provided where feasible;
- Elma should consider the adoption of local wetland regulations to further protect federal and state wetlands, particularly where septic systems are in use;
- The Town should also consider the adoption and site clearance standards to prevent sites from being completely cleared of vegetation during development or redevelopment;
- Elma should continue to work with neighboring municipalities to adopt watershed management strategies, including best management practices (see the watershed management plan completed through Erie County). Some of these recommendations are already included in this section: wetlands regulations, Overlay districts, open space inventory/plan, improved site clearance/erosion and sediment control, Farmland protection plan, etc. Another recommendation includes incorporating more low impact/green infrastructure requirements into the Town's Codes;
- The Town should work to educate staff and residents (and help farmers) as to the best practices involving site development, the use of fertilizers, pesticides, road salts, and the disposal of hazardous materials (HAZMAT) in order to further protect surface and groundwater quality. The United States Natural Resource Conservation Service (East Aurora) could be of great assistance in this;
- The Town should work to ensure that private septic systems are properly maintained and that failing systems are detected and properly mitigated; and
- Elma should adopt stricter sediment and erosion control regulations in order to help protect stream corridors. Similarly, stronger drainage requirements would help alleviate erosion within roadside ditches/culverts.

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4.8 RECOMMENDATIONS; PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM

State Route 400 has excess capacity and will adequately service the Town for the foreseeable future. The Maple Road and Jamison Road interchanges along State Route 400 provide two of the Town's primary industrial and commercial areas with direct connections to the wider region.

The Town's roadway systems are typically rural, two-lane roads that support local travel. These roads typically have narrow or no shoulders, no curbing, no lighting, and are served by roadside drainage ditches. Public transportation (by bus) is minimal and not a realistic option for most residents. There are some on-street bicycle routes that run through the Town. These include: Girdle Road (North/South), Bowen Road (North/South), Seneca Street (North/South), Pound Road (North/South), Northup Road (North/South), Transit Road (North/South), Clinton Street (East/West), and Rice Road (East/West).

The Town of Elma is dealing with increased volumes on its roadways due to growth pressures from the west (West Seneca) and from the north (Lancaster). This presents a challenge, as the widening of these roadways would negatively impact the rural character of the community.

The NYSDOT continually identifies certain locations where accident rates and/or design deficiencies are resulting in congestion or other traffic problems. Since these priority investigation locations (PILs) and priority investigation intersections (PIIs) are always changing, the communities should annually work with the NYSDOT (and Erie County) to help prioritize these problem areas. In doing this, consider the areas and intersections that were raised during the public outreach for this Plan Update (see appendix). Yearly meetings with residents should help to keep this list up to date.

The Norfolk Southern railroad line runs through the Town and has an active switch near Jamison Road. The railroad is another connection to the regional economy that can be harnessed to drive opportunities for industrial development.

- The railroad is a valuable asset for the transport of freight and should be protected. The Town should exert political pressure to ensure that the railroad is continued and expanded upon, where appropriate;
- The Town should collaborate with neighboring municipalities to conduct a corridor/access management traffic study to effectively address future growth and roadway usage in and around the Town. Funding should be sought from Erie County, with the support of the Greater Buffalo Niagara Regional Transportation Council. This should be region-wide in scope, as the roadways in the Town cross municipal boundaries and, in many cases, so to the traffic problems;
- The Town should work with the NYSDOT and Erie County to address the traffic issues occurring on NYS, County and Town roadways (see areas identified during the public meetings);

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- Bike and pedestrian access options, and expansion opportunities, on County roads should be explored by the Town (in collaboration with Erie County). Similarly, bike and pedestrian access options, and expansion opportunities, on State roads should be explored by the Town (in collaboration with the NYSDOT);
- In other parts of this Plan update, the use of zoning overlay districts have been recommended. These should be designed with traffic flow kept chiefly in mind. Traffic issues go hand-in-hand with land use decision making. Access management should be considered (curb cuts, setbacks, timing/location of traffic lights, siting and separation distances, etc.) should be considered. The Town should look at the adoption of access management regulations (samples can be provided through the NYSDOT);
- Protecting community character is the principal concern of the Town's residents. In order to do so, strict site planning and subdivision review should be observed, taking into full account: density, site orientation, existing roadway capacity, existing traffic patterns, access management, etc. Plans should be referred to the NYSDOT and the County early in the development process to ensure their input is properly considered by the prospective developer. The SEQR process is an excellent tool for starting such an evaluation and making sure the project has minimal impacts or mitigates impacts;
- Roadway widening and other such capacity expansion projects should not be undertaken outside of established sewer districts or within agricultural districts. Development should be encouraged in developed areas, where biking and walking are more feasible and where adequate public facilities already exist;
- Industrial development should occur (and be targeted) in and around State Route 400. This additional development should be tied to the examination of Route 400 interchange improvements; and

4.9 THE VISION PLAN

The Vision Plan for the Town of Elma, created for the original Regional Comprehensive Plan (RCP), provides the overall description of the specific planning areas of the Town. This map, along with the RCP, helped the Town in making zoning decisions and zoning code revisions over the last 15+ years.

Based on public and committee input, and the concepts of the regional planning documents created since the last plan, the Vision map of the Town now includes the following changes/clarifications.

The primary "growth" areas still include the Transit Road area and the Industrial area of the Town. The Transit Road growth area has been further refined to only include a

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smaller area primarily focused on the northern sections of Transit Road (Approximately the "developed area" as illustrated in the Regional Framework for Growth, RFG). The Industrial area of the Town has been refined (from what is illustrated in the RCP) to include only those areas currently zoned Industrial. This area is a very important economic engine of the Town and it should be understood that the areas surrounding these noted lands (the larger area shown on the RCP Vision map) need to be carefully planned to not impact the Industrial base (these areas could be long term Industrial areas).

To help with defining what is truly the "developing area" of the Town (as discussed in the RFG; which allows Communities to better define these areas), the vision map has been amended to not illustrate the larger growth area around Transit Road, and has removed the reference to a "Hamlet Growth Transition Area" (this is not a growth area) and further refined this Hamlet area. There is really very little of the Town that the Community would define as "developing".

The area in the center of the Town previously denoted as "Agricultural/Open Space Transition Area" has been removed. This area is similar to the remainder of the Town; the "Rural Residential" classification. This "Rural Residential" area, as its name implies, includes the more rural residential areas of the Town. These areas are not planned for additional growth.

The Vision Map still illustrates the "Rural/Resource Protection Area" and the "Agricultural Protection Area". These areas have important resources that should be considered in any decisions by the Town. The Plan also notes that most areas of the Town (even outside of these specific areas) should have their rural resources and character, and any agricultural lands, protected.

The "Community Character Protection Area" is still shown at the northern end of the Town, and is important to help keep the character of that area, as it transitions into Lancaster.

The "Village Transition Area" just identifies the fact that this area is close to the Village of East Aurora and should be connected to that rural center. This area has been reduced in size to better reflect the area that is within the "direct influence" area of the Village.

It should be noted that all of these areas; "Community Character Protection", "Agricultural Protection", "Village Transition", "Rural Resource Protection", and "Rural Residential" all are rural areas of the Town, and must be managed to protect rural character and control growth to meet the goals of the Plan.

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CHAPTER 5: IMPLEMENTATION

5.1 INTRODUCTION

The preparation and adoption of the Comprehensive Plan update is a continuation of the planning process. The Comprehensive Plan update is an active document and should continually be updated. Therefore, the Town of Elma must take the necessary steps to ensure that the recommendations of this Plan update are implemented. Thus, this chapter of the Plan update outlines an implementation strategy for accomplishing some of the recommendations set forth in Chapter 4 and for achieving the some of the goals and objectives outlined in Chapter 3. This chapter does not include all the recommendations outlined in the Plan (see Chapter 4 for all discussions), just those recommendations that must occur in a planned order or are strongly prioritized. The following implementation strategy includes a step by step approach with established priorities.

Upon adoption of the Plan update, the Town of Elma should prioritize the designation of an Advisory Committee, or a designated committee, as the entity(s) responsible for the Plan update's implementation. The information contained in this Comprehensive Plan update must be kept current so that the recommendations, as well as the implementation process, are based on, and reflect, existing conditions. An annual or bi-annual review process should be established to allow for the continuing review and updating of this Plan.

In addition, members of the Advisory Committee (or designated committee) should meet with local, county, and state agencies to discuss the Plan update and to determine how these agencies can help with its implementation.

5.2 UTILIZATION OF THIS CHAPTER

This chapter breaks down the implementation actions into Priority 1 Actions, Priority 2 Actions, and Priority 3 Actions. Priority 1 Actions should be completed first and are anticipated to take place in the first two (2) to three (3) years after plan adoption. Priority 2 Actions are those that can take place after a particular Priority 1 Action takes place, or as the community desires, in the first five (5) years after plan adoption. Priority 3 Actions are considered long-term actions or toolbox items, those that may or may not be necessary depending on future scenarios, or are alternative ideas for certain Priority 1 and Priority 2 Actions (that may not have achieved the desired results). Priority 3 items are considered "Tool Box" actions that can be utilized by the Town when needed -or never utilized- if so desired.

For Priority 1 and Priority 2 Actions, there are four (4) categories that the actions have been broken into: Zoning, Other Codes and Regulations, Cooperative Actions, and Other Actions. The first two categories, "Zoning" and "Other Codes and Regulations," are those actions most utilized by the Town Board to control land use in the Town. The next category, "Cooperative Actions" are those actions that should be done with, or in cooperation with,

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neighboring communities, Erie County, the School District(s) and/or New York State. The final category, "Other Actions," are those to be undertaken by the Town itself.

Under each of the categories, there is also a methodology section that explains who should complete these actions and how they should be accomplished. Finally, a general estimate of cost is given for these actions and potential sources of funding.

5.3 PRIORITY ONE ACTIONS

- Adopt the Comprehensive Plan update and continue, or form a new, Advisory Committee to oversee the implementation and updating of the Plan; and
- Establish a budget (update each year) for the implementation of the Comprehensive Plan update.

A. Zoning Issues

- Research and draft rural development guidelines for the Town;
- Research and draft an environmental protection overlay zoning district (EPOD) for the southwestern region of the Town (Rural/Resource Protection Area);
- Evaluate and draft a steam corridor EPOD (utilize the watershed plan and other sample overlays);
- Build upon the design guidelines already created for the Town to include other areas of the Town such as the Elma Center area and Seneca Street. These could also be Overlay districts that include design standards;
- Continue to enforce the current subdivision restrictions in the Town. Create a document that represents a synopsis of these rules and regulations to present to individuals who are proposing subdivisions.

Responsibilities/Methodologies

The Town Board through its Planning Board or a committee (with the assistance of a consultant or other Planning agencies) would research and draft these new regulations. The Town Board, once they were found to be acceptable, would follow normal zoning code amendment procedures to adopt these changes (public hearings, SEQR, notifications, referrals, etc.).

B. Other Codes and Regulations

- Amend the site plan review regulations to lend more focus to issues of community, character, traffic impacts, aesthetics and historic preservation;
- Work with the Town Attorney to create a Policy memo that describes the 4 lot split law and other subdivision restrictions in the Town; and

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- Adopt a policy concerning sidewalks, curbing, and street lighting for rural areas;
- Consider the creation of rural/road frontage cluster development regulations;
- Reinforce the requirements in the subdivision regulations (zoning code) limiting major subdivision in A and B zones and restrictions due to percolation rates (poor soils).

Responsibilities/Methodologies

The regulations and text amendments could be formulated through the Planning Board with the assistance of a consultant or an organization such as the New York Planning Federation. For those codes being adopted, the Town will need to follow the regular procedures for code revisions.

Funding/Costs

The costs of implementation would range from approximately \$3,000 to \$10,000 and could be funded locally or through NYS Grant monies.

C. Cooperative Efforts

- Recreational planning should be continued to be coordinated with the schools, the private organizations running recreation programs and with the neighboring municipalities;
- Zoning and Code implementation actions could be coordinated with neighboring communities that are considering similar neo-traditional planning tools;
- Agricultural protection programs/plans could also be coordinated with neighboring communities (see "other recommendations");
- All zoning and code revisions and large development projects should be referred to neighboring municipalities for their input;
- The Advisory Committee should meet two (2) times per year for the first two years, and then annually thereafter, to discuss implementation, issues and problems, potential revisions to the Plan update, and possible joint projects or agreements with neighboring municipalities;
- Work with neighboring municipalities to pursue a regional open space protection plan;
- Continue participation in the Southtown's Water Consortium Plan;

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- Work cooperatively with neighboring communities to develop neo-traditional zoning techniques and rural development guidelines that are compatible in nature;
- Consider amending the site plan review and subdivision regulations to allow for a better review of transportation impacts to the region. Work with neighboring municipalities to ensure that amendments are similar and achieve the same results;
- Work with the neighboring municipalities to adopt consistent site clearing standards and other development requirements with the goal of protecting watersheds;
- Work with neighboring municipalities to promulgate and adopt best management practices (BMP's) for use of fertilizers and pesticides, road salt use and application, and disposal of hazardous materials. For these BMPs, the communities should seek the assistance of agencies such as the U.S. Natural Resources Conservation Service;
- With assistance from the U.S. Natural Resource Conservation Service, work with the neighboring municipalities to continue to improve erosion and sediment control guidelines to protect stream corridors from the impacts of development and excessive stormwater runoff; and
- Work cooperatively with neighboring municipalities to approach tourism from a regional perspective.

Responsibilities/Methodologies

In most cases the Town Board or appointed committees (including Town Board members) will lead and facilitate these activities.

Funding/Costs

These planning activities will have minimal costs, but involve a great deal of time (volunteers and boards). The costs of implementation would range from \$1,000 to \$5,000 and would probably be funded by the Town.

D. Other Actions

- Work with the U.S. Natural Resource Conservation Service to establish program(s) to educate residents on the maintenance of wells and septic systems. The Town should also investigate potential funding sources to assist homeowners with the improvement or replacement of these facilities;
- Apply for a grant from NYS Agriculture and Markets for a grant to complete an Agricultural Protection Plan (may be difficult due to the amount of farms);
- Create a plan for the area of the Elma Plaza (Town Center) and for the Maple road/ Route 400 Interchange area;

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- Create a marketing plan for the Town's Conservation Easement program;
- Research the use of an enhanced 485 b program for the Seneca street corridor;
- Create a tool for monitoring the growth in the Town;
- Study and evaluate the recreational needs of the children and senior citizens of the community. Set up strategies to accommodate these needs; and
- Create improvement plans for the Town's recreation and park facilities.

Responsibilities/Methodologies

The Town Board would initiate these actions, and appoint or assign this to an appropriate committee. The committee, possibly working with a consultant, would make recommendations to the Town Board for their acceptance and implementation. The Town could also work with the University at Buffalo for concept designs for the Town Center and Route 400 interchange area. Grant applications may need the assistance of a grant writer.

Funding/Costs

The cost of implementation would be a broad range and could be funded through Town funds or applicable NYS grants. The Agricultural Protection Plan could cost \$30,000 or more and would require some matching funds.

5.4 PRIORITY TWO ACTIONS

- Complete a Comprehensive Plan update annual report and especially note those Priority 1 Actions that have not been completed. Target and reprioritize those actions. Assess any subdivision and site plan activity that occurred in the previous year to assess overall compliance with Comprehensive Plan update. Also, evaluate the impact (desired results) of the Priority 1 implementation items that were completed. Recommend the Priority 2 Action items that should be undertaken in the coming year;
- Establish a new budget for the implementation of the Comprehensive Plan update.

A. Zoning Issues

- Formulate a new zoning category, and/or adopt a zoning overlay for the commercial area around Maple Road/Route 400 interchange (based on the plan created);
- Consider and possibly adopt a new zoning district (agricultural/conservation) for area along the eastern border of the Town, or consider an overlay district (with or without the completion of an Agricultural Protection Plan); and

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- Consider a zoning overlay along the Lancaster border to protect character.

Responsibilities/Methodologies

The Town through its Planning Board, possibly with the assistance of a consultant, would draft new regulations, and prioritize land to be zoned to these new zoning categories. The Town Board would then follow normal rezoning procedures to adopt these changes (public hearings, SEQR, notifications, referrals, etc.).

Funding/Costs

The cost of implementation would range from \$8,000 to \$15,000 and would be funded by the Town.

B. Other Codes and Regulations

- Research and create Architectural design guidelines;
- Evaluate the need for changing lot size and frontage requirements in the rural areas of the Town; either through an Overlay or through modifying the existing zoning districts;
- Amend the zoning code to properly define the buffers between residential and commercial/Industrial uses;
- Research (use County Program) the need for alternative forms of senior/affordable housing options. Draft potential code amendments that would allow some creative alternatives.

Responsibilities/Methodologies

The actions should be led by the Town Board, but could be assigned to the Planning Board or a committee to research them and to complete the code revisions. This may necessitate the need for hiring a consultant, but many sample codes exist to minimize this need. For those codes being adopted, the Town will need to follow the regular procedures for code revisions.

Funding/Costs

The cost of implementation would range from \$1,000 to \$4,000 and would be funded by the Town.

C. Cooperative Efforts

- Continue to implement watershed management strategies and best management practices for Pond Brook, Buffalo Creek, and Cazenovia Creek. This effort should include a public education component and coordination with surrounding communities;

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- The Town should work with neighboring communities to implement the farmland protection strategies outlined in the *Erie County Agricultural and Farmland Protection Plan (and the local plan if completed and adopted)* and to be proactive in adopting strategies including, but not limited to: tax incentives, financing packages, and economic development grants. Implement policies that ensure that farms are treated as businesses and that they get support like the businesses in the communities;
- Based on research and preliminary planning done in the Priority 1 Actions, the Town should coordinate with neighboring municipalities to complete an open space/corridor protection plan;
- The Town should work independently and with the neighboring communities to implement the strategies outlines in the Greater Buffalo Niagara Regional Transportation Council's (GBNRTC) *2040 Metropolitan Transportation Plan Update and any updates to this document*;
- The Town should work with neighboring communities to explore possibilities for increased public transportation or creative alternative modes of transportation;

Responsibilities/Methodologies

These are all actions that require strong Town Board leadership. Once the actions to be started for that year are determined, assignments can be made to boards, committees, or groups. These groups will work with appropriate agencies and/or consultants to address this action. Recommendations would be made to participating legislative boards for their implementation.

Funding/Costs

The cost of planning would be a wide range depending on the results of these investigations and would be primarily funded by the Town. The cost of implementation is unknown. There are grant programs available for planning activities, but most of these monies would be for implementation (open space protection, public access, farmland protection, etc.).

D. Other Actions

- Work to ensure continued rail service throughout the Town;
- Evaluate the need for a complete streets program/law;
- Begin evaluation of the possibility of sewer extensions in the proposed industrial expansion area in the Town. Based on these results more accurately define the for possible industrial zone expansion;

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- Continue planning improvements for the Town owned lands at Knabb and Hardy Roads. Also evaluate and plan additional passive recreational opportunities at the lands behind the senior center; and

Responsibilities/Methodologies

The Town Board should take the lead in these actions, but work with Recreation or other committees to help implement these actions. Law changes or additions to laws require standard requirements for local laws. Work with the County in evaluating possible sewer extensions. Capital expenditures will require the normal procedures to accomplish funding. The Town Board should work with their State and Federal representatives to research possible grant programs for septic system improvements.

Funding/Costs

The cost of planning (and conceptual design work) would be a wide range; the cost of implementation (sewer extensions, park upgrades, public access, etc.) is unknown. There are grant programs available for utilization of public parks and public access to them, these funds should be pursued. Sewer components need to be coordinated with Erie County and the cost of upgrades could be paid for at the expense of the prospective developer or through Town bonding (low interest loans or grants).

5.5 PRIORITY THREE ACTIONS

- Possible sewer line extensions in areas that would allow residential subdivisions (not a recommendation of this Plan), would necessitate the need for a zoning overlay to control the types of subdivisions to be built;
- Adopt architectural guidelines to control quality of design in the Town. Historic preservation standards should be evaluated for areas containing structures of historic significance. Design guidelines should also be adopted for non-residential structures;
- If a major road corridor becomes adversely affected by increases in traffic, consideration should be given to decreasing residential densities in that area;
- Expand the commercial area in the Elma Plaza area, to accommodate additional support businesses;
- Provide improvements for walking and biking opportunities in the Elma Center area;
- Begin expansion (rezoning) of the industrial zone as discussed in the Vision Plan section, or as determined in previous studies;
- Provide walking, biking, hiking opportunities in the "growth area" around the Village to accommodate connections into the Village;

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- Consider adding an agricultural/conservation zoning in the southwestern portion of the Town;
- Consider amending the Residential C zoning district to be based on densities (i.e., allow 3/4 to one-acre lots, with an overall density allowance of one dwelling unit per five acres, which would result in a certain amount of open lands that could be deed restricted for farming or preservation);
- There should be greater coordination between the business community and the school system (particularly BOCES) to ensure the availability of a local labor pool;
- Protect the railroad corridor from incompatible uses, and lobby with appropriate agencies to maintain service. Consider commuter usage and the possibilities of intermodal transport;
- Consideration should be given to reconstructing the Route 400 interchange at Maple Road (full service access);
- Expansion of public transportation or the addition of other forms of transportation should be explored;
- Consider a regional recreation facility such as a pool, skating rink, etc.;
- Consider acting with surrounding communities in designating important stream corridors as Critical Environmental Areas (CEAs);
- Investigate trails to link Knabb Road Park, Elma Senior Center Park, Iroquois School facilities and other features in the Town;
- Investigate improving designated roadway shoulders to accommodate pedestrians and bicycles; and
- The communities should pursue joint efforts to address issues that affect the regions by pooling resources, filing joint grant applications for funding, undertaking mutual studies, establish joint committees, etc.

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CHAPTER 6: ENVIRONMENTAL

A Comprehensive Plan is categorized as a Type 1 action under the State's Environmental Quality Review (SEQR) Act. As such, the Town, as Lead Agency, is required to examine the potential environmental impacts of the plan. To facilitate this requirement, the comprehensive plan itself can be set up to represent the components of a GEIS (see §272-a.8 of Town Law). This format enables the reviewers, the Lead Agency, all involved and interested agencies, and the public to review one comprehensive document that outlines plans for the future and the potential environmental implications of these plans. The inclusion of this chapter is intended to help in the environmental evaluation.

POTENTIAL SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS

The underlying purpose and a major goal of a Comprehensive Plan is to promote appropriate land use and avoid significant adverse environment impacts in the community that it covers. The Part 2 of the EAF does not identify any potentially moderate to large impacts and no significant environmental impacts. However, it is important here to acknowledge and discuss potential adverse impacts.

SHORT TERM/LONG TERM AND CUMULATIVE IMPACTS

Based on the environmental setting of the Town of Elma, the following potentially significant adverse environmental impacts could occur if the community does not plan adequately and provide the proper tools for the management of growth and development. The comprehensive plan is designed to properly guide growth in the Town to lessen the negative impacts of land use and development decisions.

A. Impacts on Land (see Environmental Features and land use Maps)

- The Town of Elma is rural in nature, a characteristic that is valued by area residents. Inappropriate planning and development actions could negatively impact the land resources of the Town.
- The Town of Elma has areas of hydric soils, and some wetlands and floodplains. There are also some areas in the Town with slopes greater than 15 percent. Improper development of these areas could result in drainage, flooding and/or erosion problems within the Town and in downstream areas.

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- There are some areas in Elma where the soils are categorized as prime farmland, or prime farmland when drained. There are extensive areas covered under agricultural districts and many farms. Development of these areas could displace irreplaceable resources.
- Some locations in the Town of Elma contain significant areas of mature woodland. Inappropriate development of these areas could have a negative impact on the rural character of the Town and important open space.

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Impacts on Water (See Environmental Features Map)

- Buffalo Creek, Little Buffalo Creek, Cazenovia Creek, and numerous other tributaries of these waterways run through the Town of Elma. Floodplains surround some portions of these waterways. Inappropriate development could lead to flooding or drainage problems, and hazards to public safety. These creeks are also important for environmental protection, open space preservation, drainage, wildlife habitat and aesthetics.
- Most residences in the Town use groundwater for the discharge of sanitary waste (septic systems).
- There are areas of wetlands and hydric soils. Inappropriate development in these areas could lead to flooding and drainage problems, and adversely impact groundwater resources.

B. Impacts on Flora and Fauna

- The Town's expansive areas of non-developed lands, fields and woodlands, steep slope areas, as well as the wetlands and creek corridors, support many non-threatened and non-endangered plant, avian and animal species. These areas provide important habitat for many resident species, and are an important element of the rural character of the Town. Over-development and poor site planning decisions could adversely impact these resources.

C. Impacts on Agricultural Land Resources (See Agricultural Map)

- Portions of the Town are located in a State designated agricultural district. One of the important land uses and economic activity in the Town is agricultural.
- Agricultural uses have been declining over the last decades, although agriculture remains important in the Town.

D. Impacts on Aesthetic Resources

- The aesthetic resources of the Town of Elma include significant views (especially in areas around the creek corridors), open spaces, parks, and historic buildings. These resources contribute to the atmosphere and character of the Town, and could be negatively affected by inappropriate development.

E. Impact on Open Space, Parks and Recreation

- Parks and recreation resources in the Town of Elma are identified in Section III.
- The Town also has important open space resources, with large portions of the Town including undeveloped woodlands and meadows.

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- Inappropriate development, including increased demands caused by population increases, could have an adverse effect upon these resources.

F. Impact on Critical Environmental Area

- There are no designated critical environmental areas in the Town.

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G. Impact on Transportation

- The transportation system in the Town of Elma is heavily based upon roadways and automobiles. Public transportation is very limited, and the rail line is used for very limited commercial and freight uses only. No passenger rail is available.
- The major roadway corridors in the Town are described in Section III.
- Travel for pedestrians and bicyclists can be difficult in the Town.
- Poorly planned development in the Town has the potential to adversely impact the transportation network. Although the roads are mostly level of Service A, localized problems could occur if development is not planned and designed properly. Development in the surrounding communities may also have impacts on the Town's transportation system.
- Additional development may also increase potential conflicts between automotive and non-automotive modes of transportation.

H. Impact on Growth and Character of Community or Neighborhood

- The population of the Town of Elma has been relatively stable. While there was population growth between 1990 and 2000, recent Census data indicate population has returned to 1990 levels.
- The rate of new households being generated in Elma experienced a similar trend, strong growth between 1990 and 2000, partly reversed between 2000 and 2010.
- The growth in number of households has been strongest in the Town, which saw an 8 percent increase between 1990 and 2010, compared to a 4 percent decline within the Village.
- The Comprehensive Plan supports limited residential growth.
- The Town supports commercial and industrial growth in targeted designated areas of the Town in order to support tax base and employment opportunities.
- With targeted, well planned growth, the Town's character should not be adversely affected.

ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

With or without the adoption and implementation of a Comprehensive Plan, the region will continue to have new development that will impact the environment. The adoption of this plan and implementation of the suggested actions will allow the Town to better manage growth and development, and reduce potential environmental impacts. All development actions taking place after the completion of this study will still be subject to the State Environmental Quality Review (SEQR) process on a site specific basis. This plan can assist with the review of those future development actions.

GROWTH INDUCING ASPECTS OF THE PLAN

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Most of the implementation actions outlined in this study will help to control and moderate growth within the Town, and encourage growth in specific areas where it can be best supported. The Plan does not include any recommendations to encourage additional growth.

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MITIGATION MEASURES

It is the objective of any comprehensive plan to help to reduce the potential impacts that could be caused by the present development trends in the planning community. This can be accomplished by providing techniques for changing the development trends of a community, such as amending zoning or other development regulations, or by providing tools to help mitigate the possible impacts of those development trends, such as providing for improved infrastructure, increased/improved standards for development, etc. A good comprehensive plan will supply techniques for modifying or clarifying the direction of the community, and the tools for reducing the impacts of development that themselves do not create other adverse environmental impacts. The following section discusses the study's recommendations and the logic as to why and how they help mitigate the potential impacts of future growth.

A. Impacts on Land

- The plan recommends a number of measures to protect the land and environmental resources of the community.
- The plan supports the protection of agricultural lands in the Town. Techniques include completing an Agricultural Protection Plan strengthening the economic viability of farms, encouraging agricultural support services,

B. Impacts on Water

Surface Water

- The plan supports directing development away from the designated stream corridors, and recommends an overlay zone to protect these resources.
- The plan supports increased drainage standards and avoidance of poor soil areas to further reduce impacts to surface waters from development. It also supports the implementation of recommendations from the watershed management plan.
- New requirements, when necessary, will also help to protect these resources.

Groundwater

- Directing growth to areas with public infrastructure will help in the protection of groundwater resources in the Town of Elma. Current laws provide excellent protection.

C. Impacts on Plants and Animals

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- As discussed previously, the Elma community will be taking efforts to protect and preserve the stream corridors and open spaces in the community. By targeting these important habitats for protection, the Town is minimizing impacts to the flora and fauna of the region.
- The plan also identifies important features like floodplains, wetlands and unique environmental features, so that they can be incorporated into designs and/or preserved.

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D. Impacts on Agricultural Land Resources

- As previously discussed, the Town will be coordinating activities to protect and preserve agricultural land and agricultural operations.
- Other programs and ideas will be attempted as needed to try and assist farmers to stay in business. If the economics of farming (related to Agriculture) can be helped, farming may continue which will assist with the agricultural land preservation.

E. Impacts on Aesthetic Resources

- The preservation of community character is one of the major goals of this Plan. Community character includes the aesthetic resources of the community such as significant views, open spaces, farmland, important structures and the Towns' overall rural character. The community has identified these resources and the plan identifies actions to be taken by the community to protect these features. Development guidelines will help to maintain the rural character of this community.

F. Impacts on Open Space, Parks and Recreation

- The plan identifies these resources and provides methodologies to protect and preserve them during development.
- Major features are identified in the Plan and some are incorporate into the vision map and are considered an integral part of the Town's future.

G. Impacts on Critical Environmental Areas

- There are no CEA's in the Elma community.

H. Impacts on Transportation

- Transportation in the community is heavily based on roadways and automobiles. Generally, traffic counts are low and there is not significant congestion, except there are localized problems along major routes coming in from Lancaster and off of Transit road.
- One of the other issues of transportation relates to the region's accommodation of pedestrians and bicycles. The plan recommends continuing to improve pedestrian and bicycle access to the Village of East Aurora.
- Public transportation in the region is minimal and Elma will continue to work with the County and Niagara Frontier Transportation Authority in trying to improve public transportation.

TOWN OF ELMA 2018 COMPREHENSIVE PLAN UPDATE

- The railroad running through Elma is an important asset to the region. The community has planned around this feature (continuing access to industrial areas and preventing encroachment of incompatible uses), and is strongly interested in the railroad being improved and remaining active.

TOWN OF ELMA

2018 COMPREHENSIVE PLAN UPDATE

I. Impact on Growth and Character of Community or Neighborhood

- Population trends suggest that the growth rate in the Town of Elma will remain modest.
- Economic development and local jobs has become a larger issue, and the plan attempts to proactively support additional locations for job supporting development.

EVALUATION OF ALTERNATIVES

Throughout the planning process, alternatives for helping the Town achieve its Goals and Objectives were evaluated. These recommendations and implementation alternatives were evaluated for not only their desired results, but also their impact to the environment, the needs of local residents, private property rights, and the vitality of the community.

It must be noted that long term recommendations were not thoroughly evaluated in this section since these actions are only to be considered in extenuating circumstances where the Town is seeing greater levels of growth pressure or where short term recommendations are not achieving the desired results.

Under the present growth conditions in the Town, the "No Action" alternative was considered. However, to enable the Town to properly plan for its chosen future, to prepare for potential development activity over the next 15 years, and to better direct and manage such growth and development, this alternative was deemed inappropriate. Furthermore, the chosen action plan will provide greater protection to the environment than the present course of action.

COMPREHENSIVE PLAN MAPPING

AGRICULTURE

COMMUNITY FACILITIES

ENVIRONMENTAL FEATURES

LAND USE

TRANSPORTATION

VISION

EXISTING ZONING

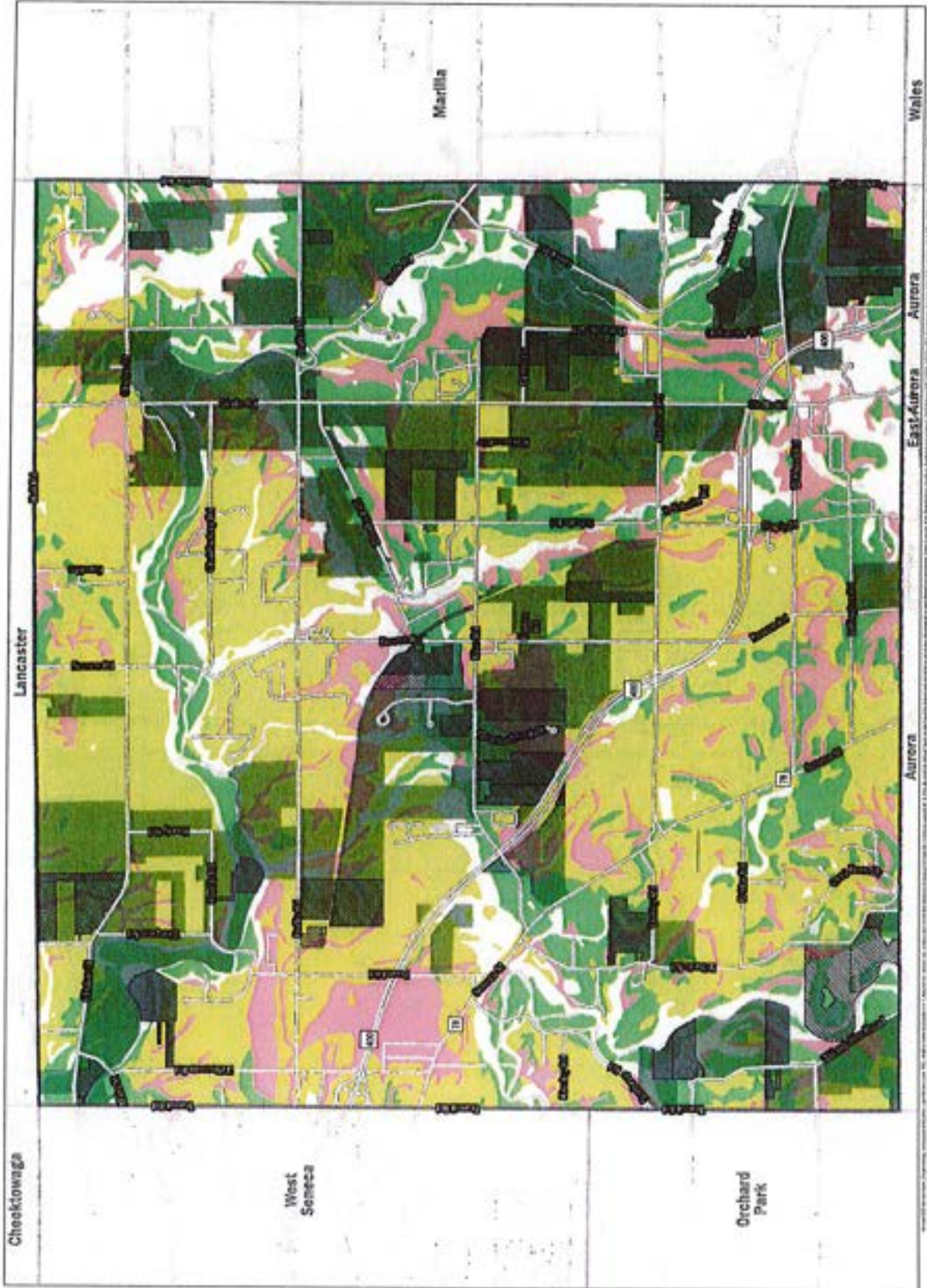


Town of Elma Comprehensive Plan Agriculture



LEGEND

- Municipal Boundary
- Agricultural District Permits
- Agricultural District ID
- Favorable Soil Classification
- All areas are prime farmland
- Favorable of croplands opportunities
- Prime farmland if desired





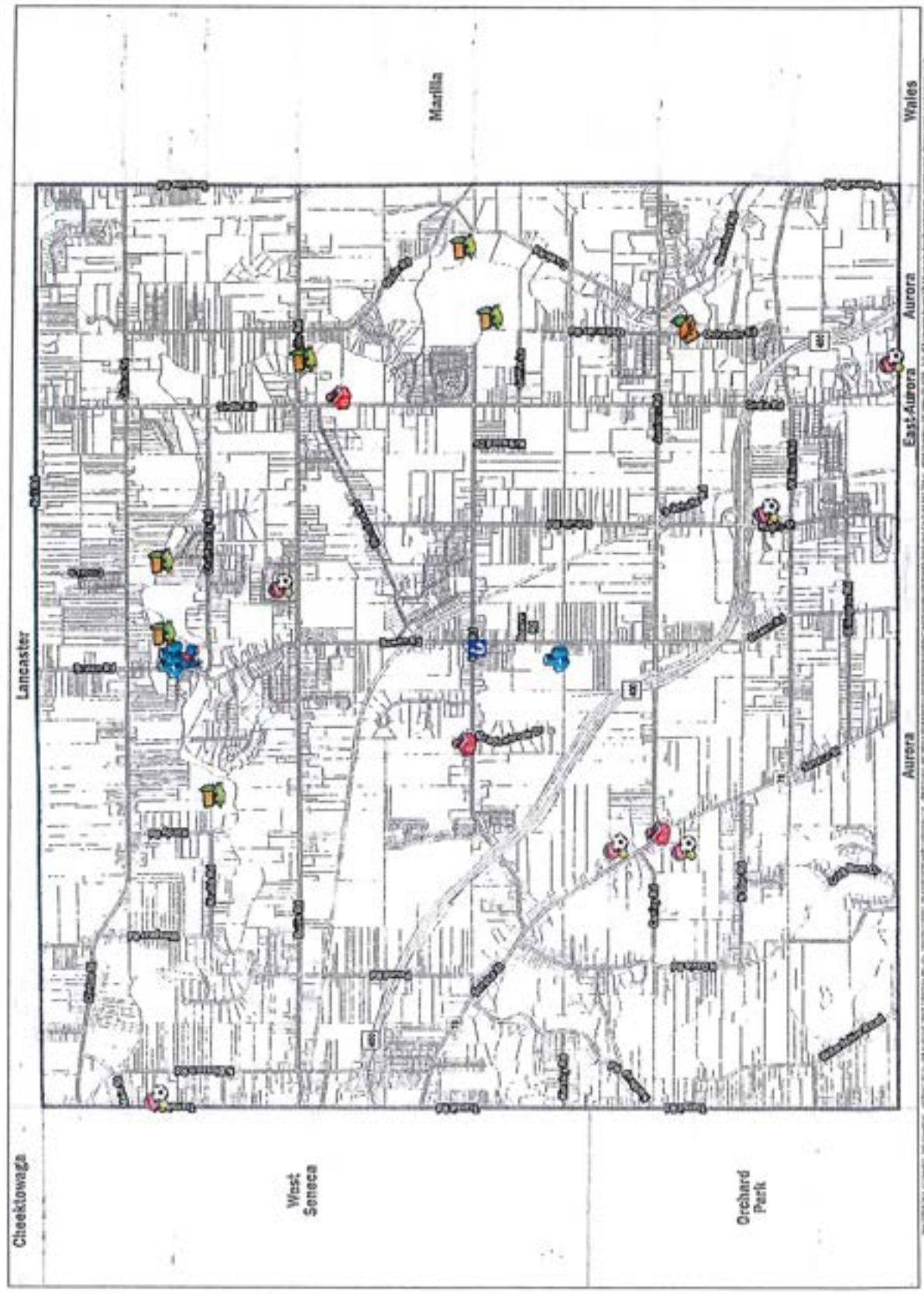
Town of Elma Comprehensive Plan Community Features



LEGEND

- Municipal Boundary
- Playground
- Park Site
- Cultural
- Recreation
- Emergency Services
- Park
- Educational Facility
- Government
- Library
- Health Facility

1" = 100' 0"



DATE: 10/15/2014 10:58:10 AM

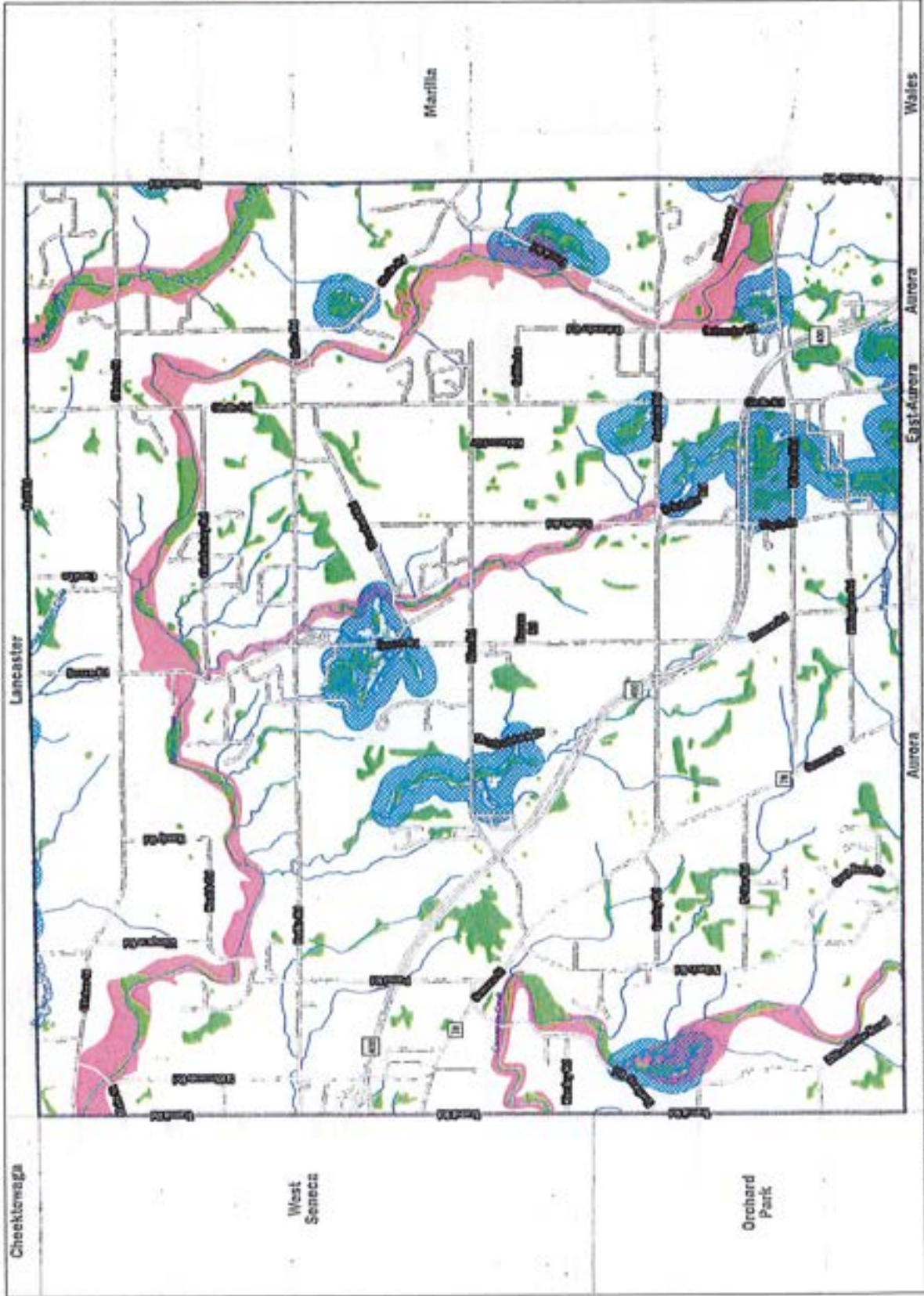


Town of Elma Comprehensive Plan Environmental Features



LEGEND

- Municipal Boundary
- Stream Edge
- State Wetlands
- State Wetlands Checklines
- Federal Wetlands
- FEMA 100 Year Floodzone



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Town of Elma Comprehensive Plan Existing Land Use

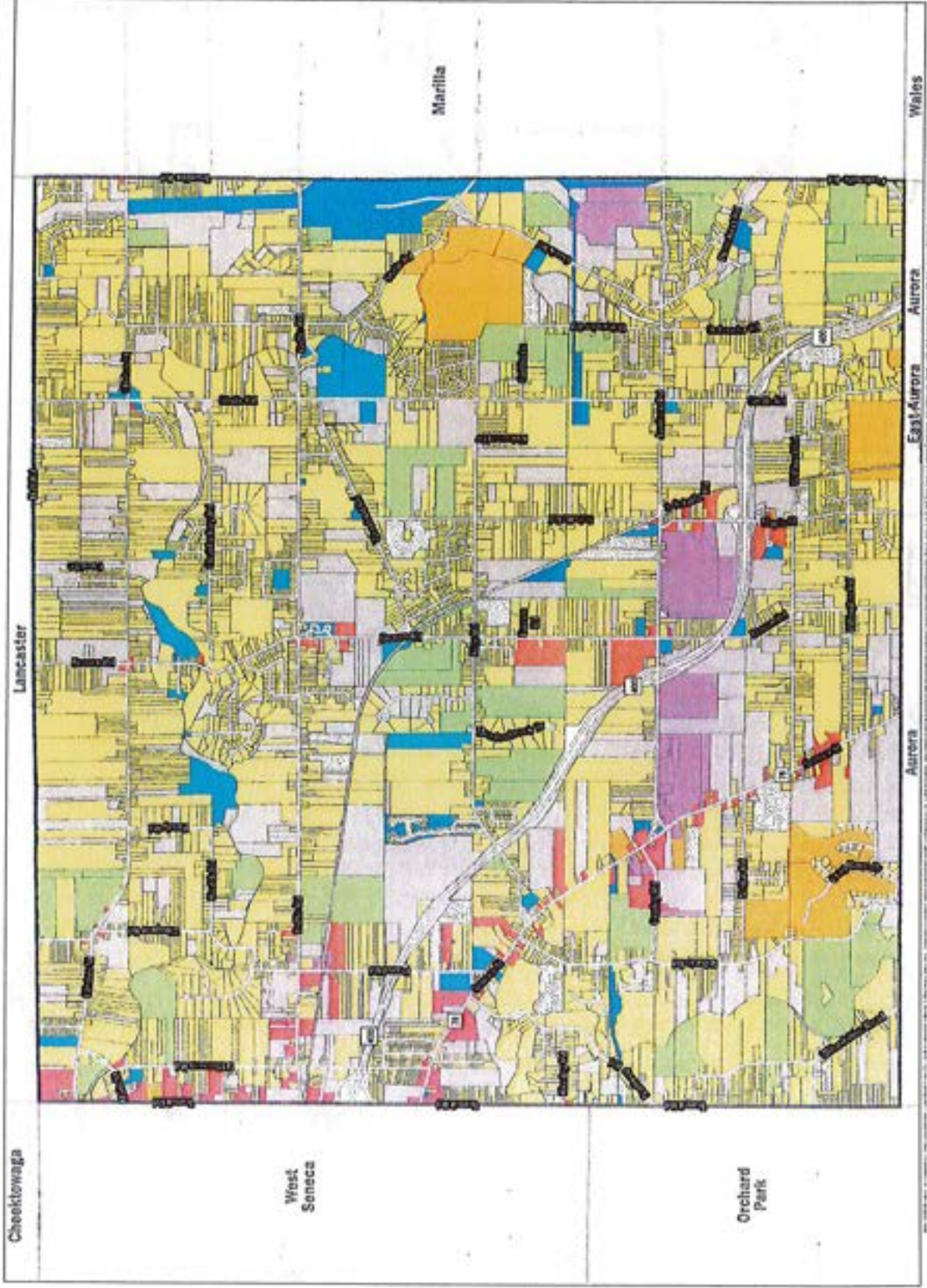
Existing Land Use



LEGEND

- Municipal Boundary
- Existing Land Use (2016)
- No Data
- Agriculture
- Residential
- Water
- Commercial
- Recreation & Entertainment
- Community Services
- Industrial
- Public Services

0 0.5 1.0 2.0 Miles



Map Date: 08/2017. Map prepared by Wendel Consulting, Inc. for the Town of Elma. All rights reserved. No part of this map may be reproduced without the prior written permission of Wendel Consulting, Inc.

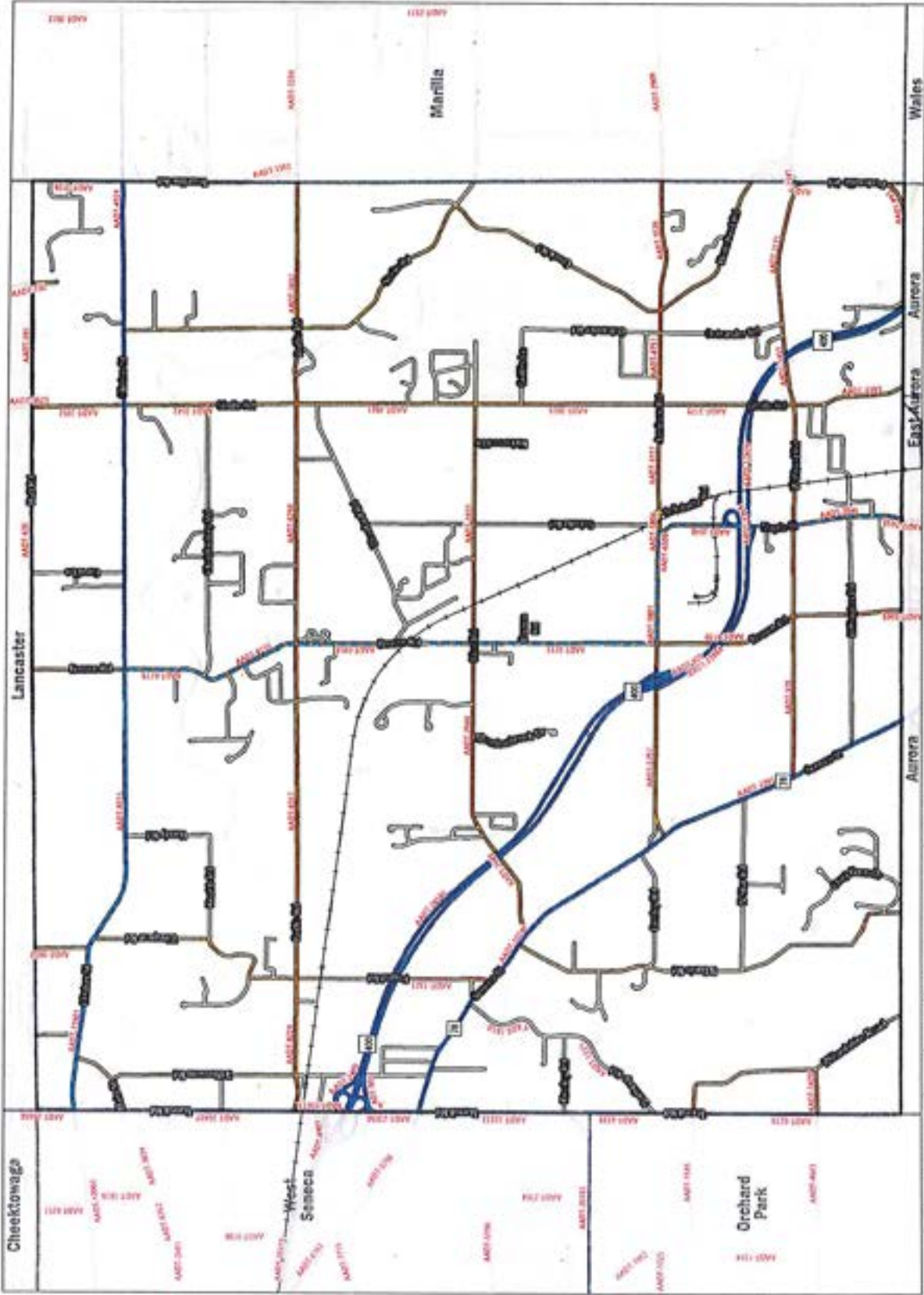


Town of Elma Comprehensive Plan Transportation



- LEGEND**
- Municipal Boundary
 - Faded
 - MTA Metro Bus Route
 - AONT 2015 Public Counts
 - Road
 - State Route
 - County Road
 - Local Road

Scale: 1" = 1 Mile



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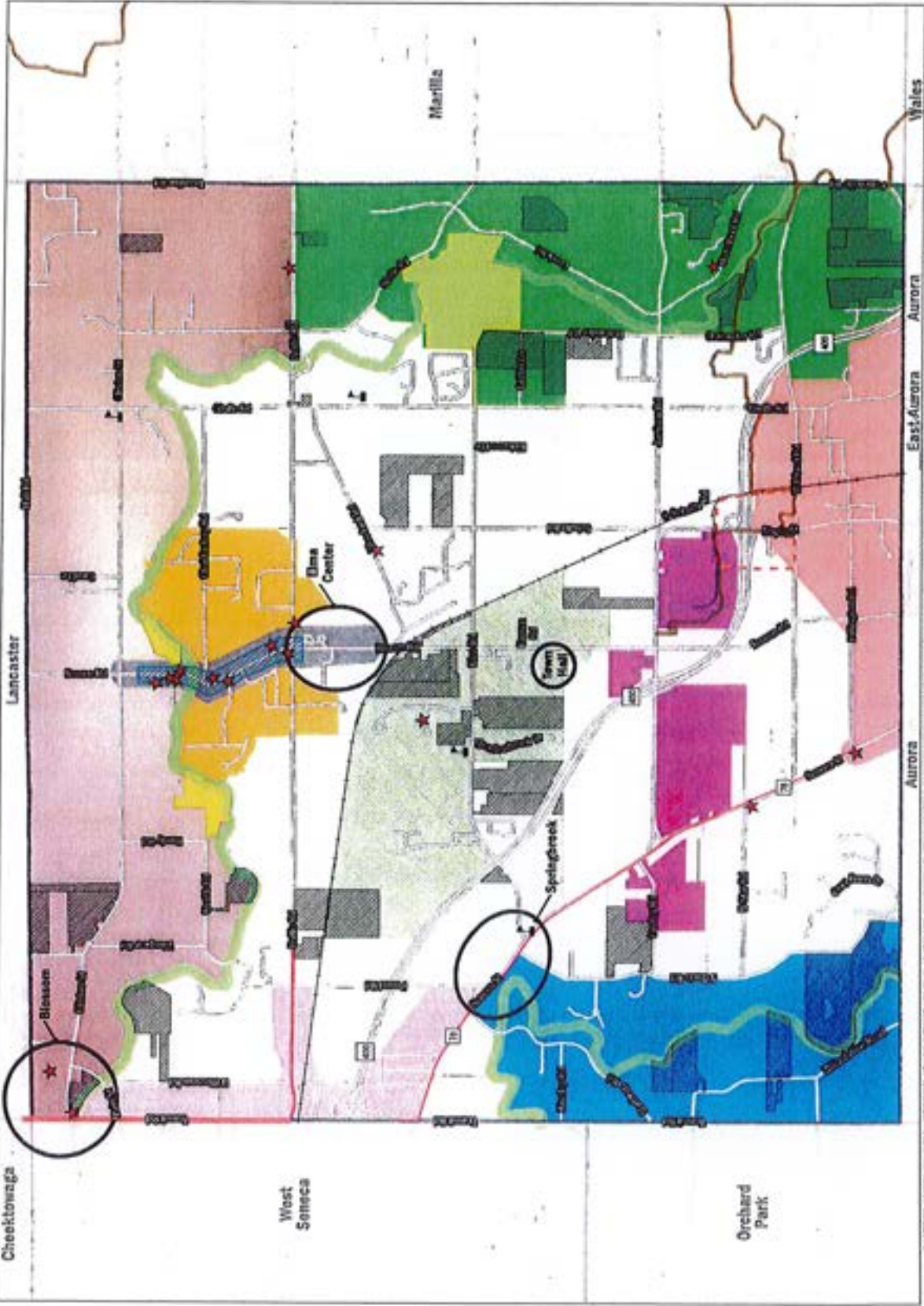


Town of Elma Comprehensive Plan Vision



LEGEND

- Historic Sites
- Schools
- NYS Streamable Trail
- Historic/Archaeological Significant Area
- Commercial/Transportation
- Dependent Areas
- Large Scale Social
- Small Scale Social
- Agricultural Classified
- Parks
- Stream Corridor
- Comprehensive Plan Vision
- Agricultural Production Area
- Agricultural/Open Space Transition Area
- Hamlet Area
- Hamlet Transition Area
- Village Transition Area
- Rural Residential
- Community Character Protection Area
- Rural/Bioscience Production Area
- Mixed Use Area
- Industrial Area





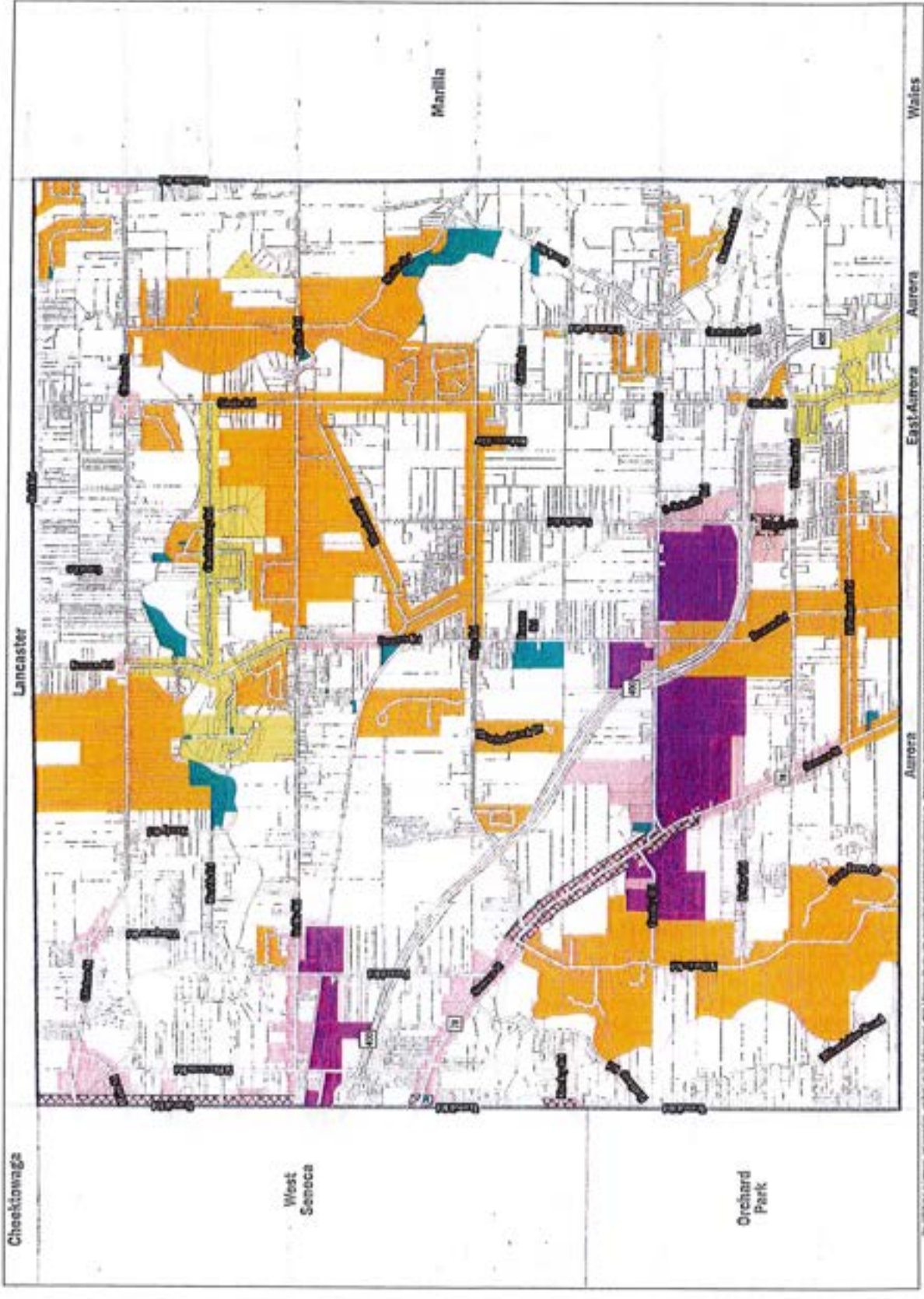
Town of Elma Comprehensive Plan Existing Zoning



LEGEND

	Municipal Boundary
	Precinct 2015
	Administrative Sides
	Town-Owned
	Residential B
	Residential C
	Commercial
	Industrial

0 100 200 300 Feet



Cheektowaga

West Seneca

Orchard Park

Aurora

East Aurora

Aurora

Wales

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APPENDIX

PUBLIC MEETING INFORMATION

SURVEY RESULTS

WATERSHED MANAGEMENT PLAN – ELMA
SECTION

REGIONAL FRAMEWORK FOR GROWTH MAP

RCP 5 COMMUNITY VISION MAP

APPENDIX

PUBLIC MEETING INFORMATION

**TOWN OF ELMA
COMPREHENSIVE PLAN**

**PUBLIC
OPEN HOUSE**

WHEN

July 25th

TIME

Doors open – 6:00pm

Presentation – 6:30 pm

WHERE

Elma Town Hall

1600 Bowen Road, Elma, NY 14059

**COME PLAN
YOUR
FUTURE**

- Community Character
- Economic Development
- Parks and Recreation
- Environmental Protection
- Zoning

**WHAT ARE
YOUR
IDEAS?**

The Comprehensive Plan will help guide zoning and development decisions in the Town of Elma

GET INVOLVED:

Tonight's Meeting: This meeting is the first opportunity for the public to offer input to the Plan. Your comments will be used to develop goals, identify issues and suggest opportunities and projects for the communities to pursue.

Please let us know what you think about the major issues the communities will face over the next five to ten years. What are your concerns? What are your priorities? What should our priorities be? We want **your** opinions and ideas about the future of your community.

For future input:

If you think of additional ideas later, please send your comments to:

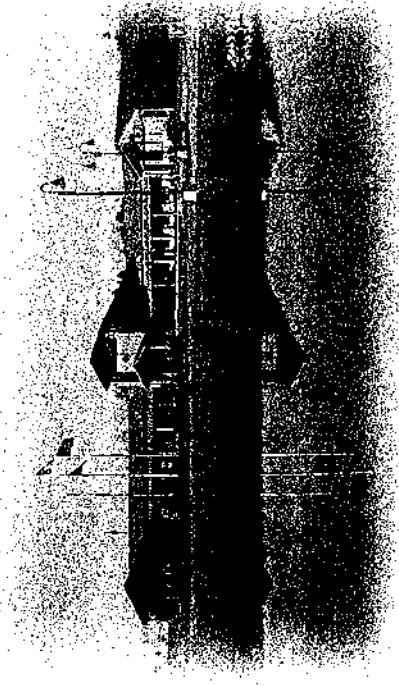
Wendel
375 Essjay Road, Suite 202
Williamsville, NY 14221

Attention: Lancaster/Depew Joint Comp Plan
e-mail: Elma@wendelcompanies.com

Project Info will also be posted on the Town website.

<http://www.elmanewyork.com>

TOWN OF ELMA COMPREHENSIVE PLAN UPDATE



PUBLIC INFORMATION MEETING

July 25, 2017
Elma Town Hall

WELCOME.

Thank you for taking the time to attend this meeting!

What is a Comprehensive Plan? A Comprehensive Plan looks at the community's past and present in order to develop a preferred vision for its future. The Plan helps guide and control future growth and development, and is the basis for zoning in the Town.

Why Update the Comprehensive Plan? The Town of Elma last underwent and adopted a Comprehensive Plan in 2004 (the Regional Plan completed with East Aurora, Aurora, Holland and Wales). At this time (2017), it is important to take a fresh look at what the community wants for the future, and to create a plan that reflects our current conditions and goals.

What will the Plan Update do? The Comprehensive Plan Update will examine what has changed in the Town, get input from citizens about your preferred vision, set adjust the goals for the future, and outline strategies to help achieve those goals. The updated Plan will help us identify future actions and projects, obtain funding to achieve our goals, and promote better coordination between the Town, the County, the region and the State.



AGENDA

OPEN HOUSE (6:00PM – 6:30PM)

- Maps
- Activities
- Comment Sheets
- Opportunity for informal discussions

PRESENTATION (starting at 6:30PM)

- Welcome/ Introductions
- Comprehensive Planning
 - What is a Comprehensive Plan?*
 - What information is in a Comprehensive Plan?*
 - How will it help the communities?*
 - Relationship to Regional Plans*
- Process – *what we will be doing for this project*
- Opportunity for Public Input- Questions and Comments from the audience
- How to keep in touch
- Closing Remarks / Thank You

Thank you for your input tonight!

Sign-In Sheet

43 people signed in.

Issues Identified to Date

1. Allow home owners more than four (4) splits;
2. Lot size lowered;
3. Can Elma continue to support no growth in tax revenue;
4. Meeting clearly defined there is very little land left;
5. Age in Elma more senior;
6. Adequate running/support for fire/EMS services;
7. More affordable housing for younger people - your volunteer fire companies depend on this...;
8. Maintain/support agriculture in Town; and
9. Discourage large developments who want to do away with "protecting rural character" (#1 on issues identified list).

Elma Specific Goals and Polices from 2001 Plan

	# of Votes
Preserve the Rural Community Character	1
Properly manage growth and development to control sprawl and preserve the rural character of the Town;	19
Maintain the existing quality of life by properly managing traffic and preserving open space areas;	5
Promote the preservation and re-use of culturally and historically significant structures, such as the building that currently houses Town Hall;	1
Promote development that is at a size and scale compatible with the surrounding community;	0
Encourage architectural designs and development styles that are in harmony with the character of the area; and	3
Seek to boost community pride and promote a focus on property maintenance.	1
Encourage Orderly Growth and Development	2
Effectively buffer residential uses from the impacts of commercial and industrial development;	6
Support and uphold the goals and objectives of the Comprehensive Plan to properly manage growth in the Town;	0
Plan for a balance and diversity of uses in the Town to control the cost of and need for services;	2
Encourage the use of alternative development techniques that manage density, minimize the adverse impacts of residential development, and control sprawl;	0
All for the provision of adequate infrastructure that addresses public needs without encouraging excessive growth;	1
Encourage the preservation of important natural and scenic features on lands that proposed for commercial and industrial development;	11
Promote the renovation and re-use of existing developed properties; and	2
Promote the development of affordable housing to accommodate the needs of senior citizens and other moderate-income residents	1

Preserve and Promote Recreational Opportunities	1
Maintain existing recreational resources and provide increased opportunities for public recreation;	0
Promote the establishment of bike and pedestrian pathways and interconnections between recreational facilities with the Town and the Region;	0
Encourage the provision of recreational space in all types of new residential development; and	0
Provide increased and easily accessible recreational opportunities to address the needs of the Town's youth, as well as seniors	0
Provide for Economic Development	3
Focus industrial and commercial development in existing facilities before new areas are established;	1
Provide adequate areas for existing industrial and commercial enterprise to expand and grow in context with the overall development patterns of the Town;	0
Coordinate industrial development patterns of the Town;	0
Ensure industrial growth occurs in areas with adequate utilities and infrastructure; and	2
Investigate the potential for an incubator to promote new business and entrepreneurial development	1
Protect Significant Environmental Resources	1
Properly plan development to preserve areas identified as important open space, including stream corridors, wildlife habitat and corridors, and farmland;	2
Protect and preserve important viewsheds and scenic resources in the Town;	0
Discourage clear cutting to preserve natural vegetation on private lands sited for development and maintain the rural character of the Town;	3
Preserve and protect lands that recharge groundwater resources;	0
Minimize adverse impacts to surface and groundwater resources from non-point source pollution and failing septic systems; and	1
Minimize the loss of remaining prime farmland soils to development	9
Provide a Safe and Efficient Transportation System	0
Provide for a more pedestrian friendly roadway systems by providing wider and safer right-of-way areas;	1
Ensure safe roads for automobile travel as well as for bicycles, pedestrians, and other modes of travel, through proper roadway maintenance throughout the Town and the improved enforcement of speed limits and other existing safety regulations;	2
Properly manage growth and development to minimize existing traffic volumes on already congested roads, such as Clinton Street, Bullis Road, and Bowen Road and avoid congestion on other Town roadways;	3
Encourage use of acceptable north-south and east-west travel routes to alleviate traffic congestion;	0
Focus residential development around activity centers in the Town to encourage hamlet activity and reduce automobile dependency; and	0
Strive to better accommodate the transportation needs of the elderly population in the Town.	1

Sticky Note Comments

1. Safe green space and leave agricultural;
2. Regulate traffic between areas of East Aurora and West Seneca on Seneca Street, speed?;
3. Traffic signal at intersection of Maple Street and West Blood Road;
4. Traffic on Bowen Road;
5. Existing traffic flow issues on Bowen Road during rush hour;
6. Avoid excessive development in the form of large patio home developments that would greatly increase traffic in those areas;
7. Preserve open space and greenery where possible;
8. Buffer existing residential;
9. Preserve green space;
10. Preserve green space;
11. Preserve green space;
12. Preserve green space at the Elma Village Green;
13. No over-developing of field area on Carol Lane or cut-through to hall; and
14. Lot 74 on Bullis Road is a working farm, preserve agriculture.

Town of Elma Comprehensive Plan Update -- Easel Notes f/Meeting

Traffic -	Bowen/Bullis intersection Bowen Transit
Sewage -	Mostly septic, concerns if it fails New sewer lines = growth
Senior Housing -	Springbrook Shores Housing Diversity - Age in Place
Development -	Denser development will be cookie cutter Under current rules not a lot of land that can be subdivided Buffers for residential or business - greater distances (residential only 2' for driveway from lot line) Commercial areas need reinvestment (could be the landlord) - Seneca, Transit, and other areas How to create incentives to invest, especially small businesses Seeing better investment in Seneca Street Avoid spec. buildings - encourage re-use of existing buildings first Housing that appeals to younger families - "starter homes"
Agriculture/Open Space -	Character Farm lot subdividing - flag lots/odd shapes, home fronting your backyard Prefer large lots

We want it to stay rural

Excellent, keep rural character, but commercial areas need reinvestment

Town Center -

Post office

Grocery store

Economy -

How do we support Elma's tax base?

70% of residents have no children in school

Tax base from businesses & industry

Transit Road (north of 400), okay for larger commercial, 300' deep only

Code Enforcement -

Zombie homes, but not a lot of homes

Community Services -

5 fire departments (Elma and Marilla), with 1 having paramedic level of care (working with Towns to address this issue)

AMR has contract with East Aurora, but not Elma

F.D. volunteers aging

ELMA COMP PLAN 7/25th

- Traffic - increasing - Bowen Bullis > esp. intersection
Bowen Transit
Can wait 2-3 light

- Sewage - Mostly septic
Concerns if it fails / Concern -
sewers = grow

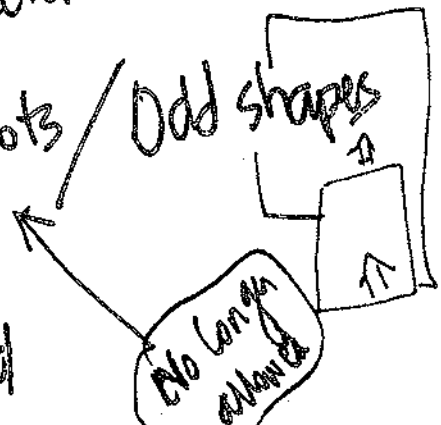
- Springbrook Shores - Senior Housing

- Concern about denser development / cookie cutter

- AG + Open Space → character

- Farm lot subdividing → Flag lots

Homes fronting your backyard



Prefer larger lots * *

WE WANT IT TO STAY RURAL

Town Center" - Post Office
Grocery Store

How do we support Elma's tax base?

✓ 70% of residents have no children in school

Tax Base from businesses + industry
(Elma has)

⇒ Need to consider the economy also.

focusing Diversity
"Age in Place"

TRANSIT RD. (Northern)
OK for larger commercial
300' deep only

ex
N. of 400

Under current rules - Not a lot of
land that can be subdivided

BUFFERS - Residential or Business -

Greater distances (Res. only 2' for driveway
from lot line)

Excellent keep rural character But

Commercial areas - need reinvestment
(Seneca, Transit, other areas)

How to create incentives to invest?
Esp. small businesses

Could be the
Landlord

Seeing better investment in Seneca St.

"Zombie Homes" An issue but not a lot of homes

Avoid SPEC Bldgs -

Encourage reuse of existing bldgs first

SERVICES

5 Fire Depts: Elma + Marilla

1 has paramedic level of care

AMR. contract w. East Aurora - Not Elma

F.D. ~~staff~~ volunteers aging

→ Working w/ Towns to address this issue

Housing Attractive to Younger families
"Starter homes"

TOWN OF ELMA

COMPREHENSIVE PLAN UPDATE

PUBLIC MEETING

COME PLAN FOR OUR JOINT FUTURE!

NOVEMBER 16 – 6:00PM

ELMA SENIOR CITIZEN CENTER
3007 BOWEN ROAD



WHAT ARE
YOUR
IDEAS?

- Open Space
- Economic Development
- Parks and Recreation
- Environmental Protection
- Zoning
- Agriculture

The Comprehensive Plan update will help guide zoning and development decisions in the Town for the next five (5) to ten (10) years.

Town of Elma Comprehensive Plan Update

Goals and Objectives

LAND USE

Goal #1: Preserve the Rural Community Character

Objectives:

- Properly manage growth and development to control sprawl and preserve the rural character of the Town;
- Maintain the existing quality of life by properly managing traffic and preserving open space areas;
- Promote the preservation and reuse of culturally and historically significant structures, such as the former Town Hall building;
- Promote development that is at a size and a scale compatible with the surrounding community;

LAND USE

Goal #1: Preserve the Rural Community Character

Objectives (Continued):

- Encourage architectural designs and development styles that are in harmony with the character of the area;
- Seek to boost community pride and promote a focus on property maintenance;
- Emphasize the importance of Agricultural Districts (Erie County);
- Aggressively promote the use of the Conservation Easement Program to Town landowners, seek to make more lucrative for participants; and
- Clearly delineate uses to avoid, for example, industrial uses abutting residential uses and conflicts between residential uses and commercial uses.

LAND USE

Goal #2: Encourage orderly growth and development

Objectives:

- Effectively buffer residential uses from the impacts of commercial and industrial development and correctly defining what a buffer is, and what it is not;
- Support and uphold the goals and objectives of the regional comprehensive plan to properly manage growth in the Town;
- Implement growth control measures: measure growth from year-to-year and monitoring the impact of growth in the community;
- Amend dimensional requirements for new lots (e.g. increase frontage requirement and size) to reduce density and lessen the impact on area schools;

LAND USE

Goal #2: Encourage orderly growth and development

Objectives (Continued):

- Plan for a balance and diversity of uses in the Town to control the cost of and need for services;
- Encourage the use of alternative development techniques that manage density, minimize the adverse impacts of residential development, and control sprawl;
- Allow for the provision of adequate infrastructure that addresses public needs without encouraging excessive growth;
- Encourage the preservation of important natural and scenic features on lands that are proposed for commercial and industrial development;

LAND USE

Goal #2: Encourage orderly growth and development

Objectives (Continued):

- Establish design review requirements to lessen “conflicts” when a property has a residential use on the front of the lot and a commercial use on the rear of the lot;
- Actively encourage the development of more senior housing and more affordable housing, develop incentives to do so;
- Promote the renovation and reuse of existing developed properties; and
- Promote the development of affordable housing to accommodate the needs of senior citizens and other moderate-income residents.

COMMUNITY FACILITIES

Goal #1: Preserve and promote recreational opportunities

Objectives:

- Maintain existing recreational resources and provide increased opportunities for public recreation;
- Promote the establishment of bike and pedestrian pathways and interconnections between recreational facilities within the Town and the region;
- Encourage the provision of recreational space in all types of new residential development; and
- Provide increased and easily accessible recreational opportunities to address the needs of the Town's youth, as well as seniors.

ECONOMY

Goal #1: Provide for economic development

Objectives:

- Focus industrial and commercial development in existing facilities before new areas are established;
- Provide adequate areas for existing industrial and commercial enterprise to expand and grow in context with the overall development patterns of the Town;
- Coordinate industrial development with Route 400 and the railroad line;
- Ensure industrial growth occurs in areas with adequate utilizes and infrastructure; and
- Investigate the potential for an industrial incubator to promote new business and entrepreneurial development.

ENVIRONMENT

Goal #1: Protect significant environmental features

Objectives:

- Properly plan development to preserve areas identified as important open space, including: stream corridors, wildlife habitat and corridors, and farmland;
- Protect and preserve important viewsheds and scenic resources in the Town;
- Discourage clear cutting to preserve natural vegetation on private lands sited for development and maintain the rural character of the Town;

ENVIRONMENT

Goal #1: Protect significant environmental features

Objectives (Continued):

- Preserve and protect lands that recharge groundwater resources;
- Minimize adverse impacts to surface and groundwater resources from non-point source pollution and failing septic systems; and
- Minimize the loss of remaining prime farmland soils to development.

INFRASTRUCTURE

Goal #1: Provide a safe and efficient transportation system

Objectives:

- Provide for a more pedestrian friendly roadway system by providing water and safe right-of-way areas;
- Focus on the implementation of interconnected street grids;
- Maintain existing roadways, repair those that are dilapidated (e.g. Seneca Street);
- Ensure safe roads for automobile travel as well as for bicycle, pedestrians, and other modes of travel, through proper roadway maintenance throughout the Town and the improved enforcement of speed limits and other existing safety regulations;

INFRASTRUCTURE

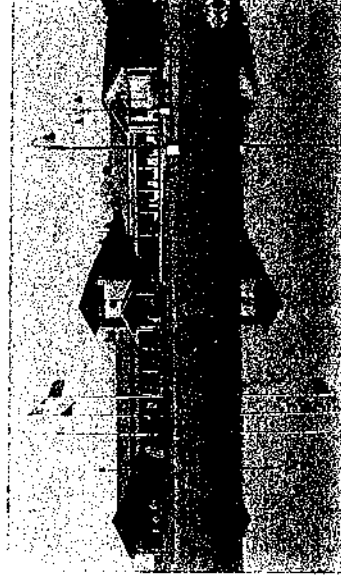
Goal #1: Provide a safe and efficient transportation system

Objectives (Continued):

- Properly manage growth and development to minimize existing traffic volumes on already congested roads (e.g. Clinton Street, Bullis Road, and Bowen Road) and avoid congestion on other Town roadways;
- Encourage use of acceptable north-south and east-west travel routes to alleviate traffic congestion;
- Focus residential development around activity centers in the Town to encourage hamlet activity and reduce automobile dependency; and
- Strive to better accommodate the transportation needs of the elderly population in the Town.

Questions and Comments?

We Need Your Input!



Elma@wendelcompanies.com



16 NOV 2017

ELMA
PIM #2

TRAFFIC

- only by CAR.
- Access to Hamlets
- Bikes / Rollerblades

Grocery Store

History & notes

Trash @ Specific Issues

Water - source, distribution

10/14

Speed Limits

Frank & Thelma road - Town road
Needs maintenance!

- Town Park

Streets

Road - People

Westview

Selling at KAM -> Sub.

No Subd. (OF FARMS)

- LARGE LOTS → CONSERVATION EASEMENTS - 3-ACRES?
- RIGHT TO FARM → AG. PLAN
- FLAG LOTS (NO) - OCT 2016
- RESIDENTIAL ≠ TAX (DOESN'T PAY F/ITSELF)
↳ NEED MIX
- 4 LOT SPLIT
- FIND WAYS TO IMPLEMENT

↓ CITIZENS ↓ FUNDING

↳ GRANTS

• HYDRAULIC FRACTURING

↳ TAXES?

- HISTORIC OVERLAY
- DESIGN GUIDELINES
- SIGNAGE LAW/GUIDELINES
- SCHOOLS ENROLLMENT FALLING

ENV. Commission Input
Needed

Hard Copies

**Town of Elma
Comprehensive Plan Update
Public Meeting #2
November 16, 2017**

A second public meeting for the Town of Elma Comprehensive Plan update was held at the Town of Elma Senior Center to gather further input from the community. This meeting was advertised in local newspapers, the posting of fliers around the community, word-of-mouth, and through the Town of Elma Code Red notification/messaging system. There were approximately 80 attendees (+/-). Meeting participants provided feedback to the project team by marking up the following maps:

1. Place a dot where you live;

Nearly every part of the Town was represented, although the vast majority of attendees were from locations north of the Aurora Expressway (NYS 400) with high concentrations from Elma Center, Bowen/Woodward Road, and Clinton Street. Attendees from south of the Aurora Expressway were predominantly from northwestern portions of Seneca Street.

2. Identify where the problem intersections are;

Participants noted that speed was an issue on Bowen Road, in particular between Rice Road and Jamison Road. The following intersections were identified as being problematic:

Northeast Quadrant

*Bullis Road/Stolle Road, and
Stolle Road/Clinton Street*

Northwest Quadrant

*Bowen Road/Bullis Road,
Clinton Street/Bowen Road,
Clinton Street/Main Street, and
Transit Road/Bullis Road*

Southwest Quadrant

*Seneca Street/Pound Road and
Willardshire Road/Transit Road*

Southeast Quadrant

Maple Street/West Blood Road

3. Tell us where there are land use conflicts; and

Participants noted two errors on the Land Use Map: a parcel near the intersection of Bowen Road and Jamison Road that is currently classified as "Residential," but is utilized for agricultural purposes and a series of parcels north of the Bowen Road/Woodard Road intersection that are classified as "Vacant," but are being marketed by real estate developers as commercial properties.

4. Describe any zoning issues that currently exist.

Attendees identified a number of zoning conflicts most of which were centered on/around Bullis Road where residential properties abut or are located near/adjacent to commercial or industrial properties.

Following introductions, Drew Reilly led an interactive presentation titled "Did We Hear You Correctly?" The presentation provided the audience with an overview of the comprehensive planning process thus far and highlighted those areas in which the project team heard from general public, including a rating of the goals (top responses):

1. Control Sprawl and Preserve Rural Character;
2. Preserve Natural and Scenic Features;
3. Protect Prime Farmland f/Development; and
4. Buffer Residential Uses f/Industrial and Commercial Uses.

Drew Reilly then provided a summary of the written comments received from the public:

1. Save Greenspace and Agriculture;
2. Traffic Problems in Central Areas;
3. No Over-Developing;
4. Four Split Rule f/Subdivisions;
5. Lot Sizes/Dimensional Requirements;
6. Some Growth Needed to Support Taxes;
7. Elma is Aging; and
8. Affordable Housing is Needed f/Younger Adults.

The presentation went over the draft goals and objectives of the Town and the Town's strengths and weaknesses as they relate to them. The presentation concluded by providing the audience with an overview of recommendations/ideas made as result of the feedback received up to that point and the technical investigations completed during the comprehensive planning process.

Throughout the presentation members of the audience participated by providing direct feedback, critiquing ideas, and asking questions. Following the completion of the presentation, attendees engaged in one-on-one conversations with each other, the project team, and members of the Town's Comprehensive Planning Committee.



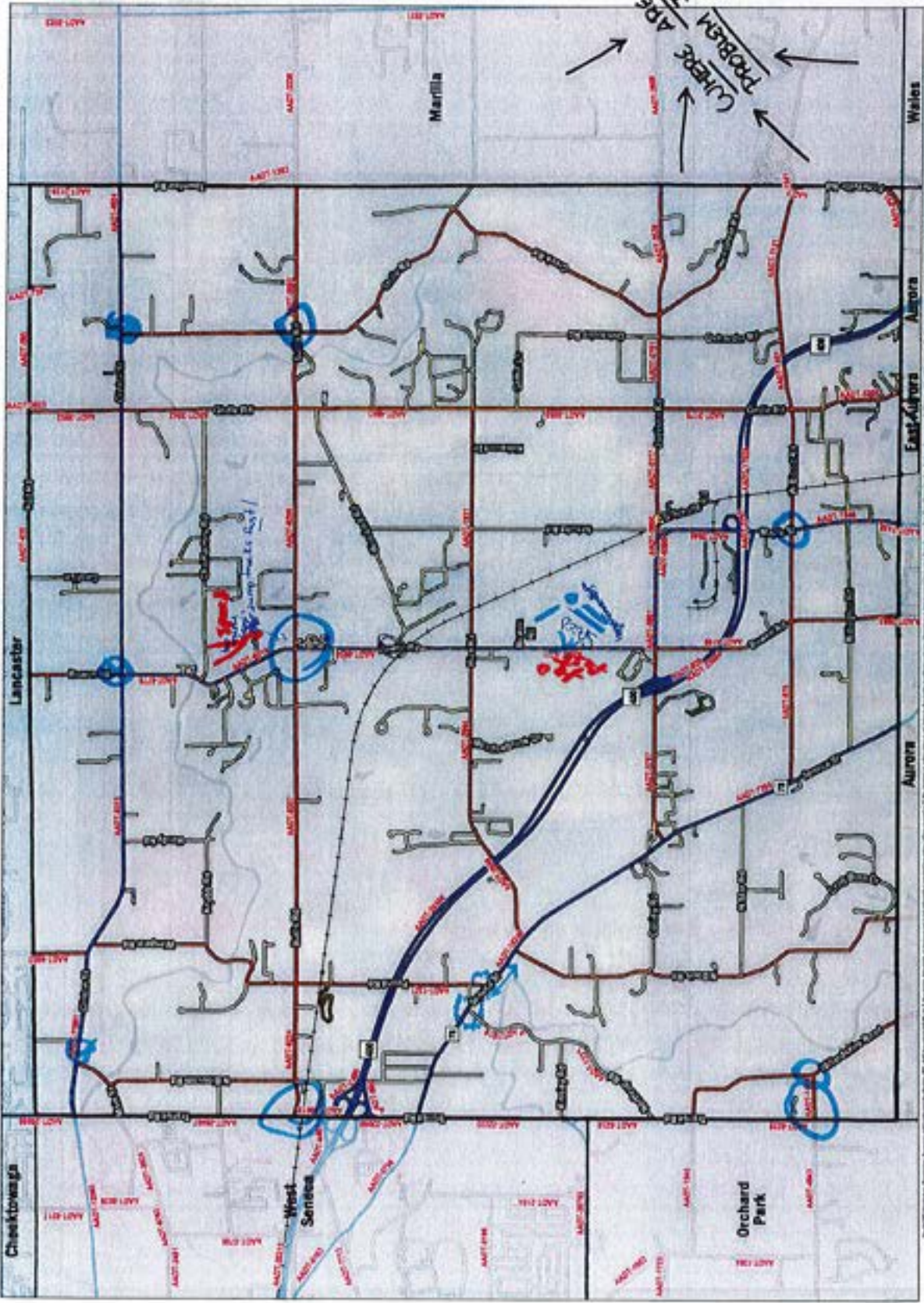
Town of Elma Comprehensive Plan

MAP X Transportation



LEGEND

- Municipal Boundary
- Railroad
- NYTA Metro Bus Route
- AASHTO 2010 Traffic Counts (Labelled)
- Road Subdivision
- State Route
- County Road
- Local Road
- Parking Lot
- Private Road



CHECK ARE THE PROBLEM INTERSECTIONS?

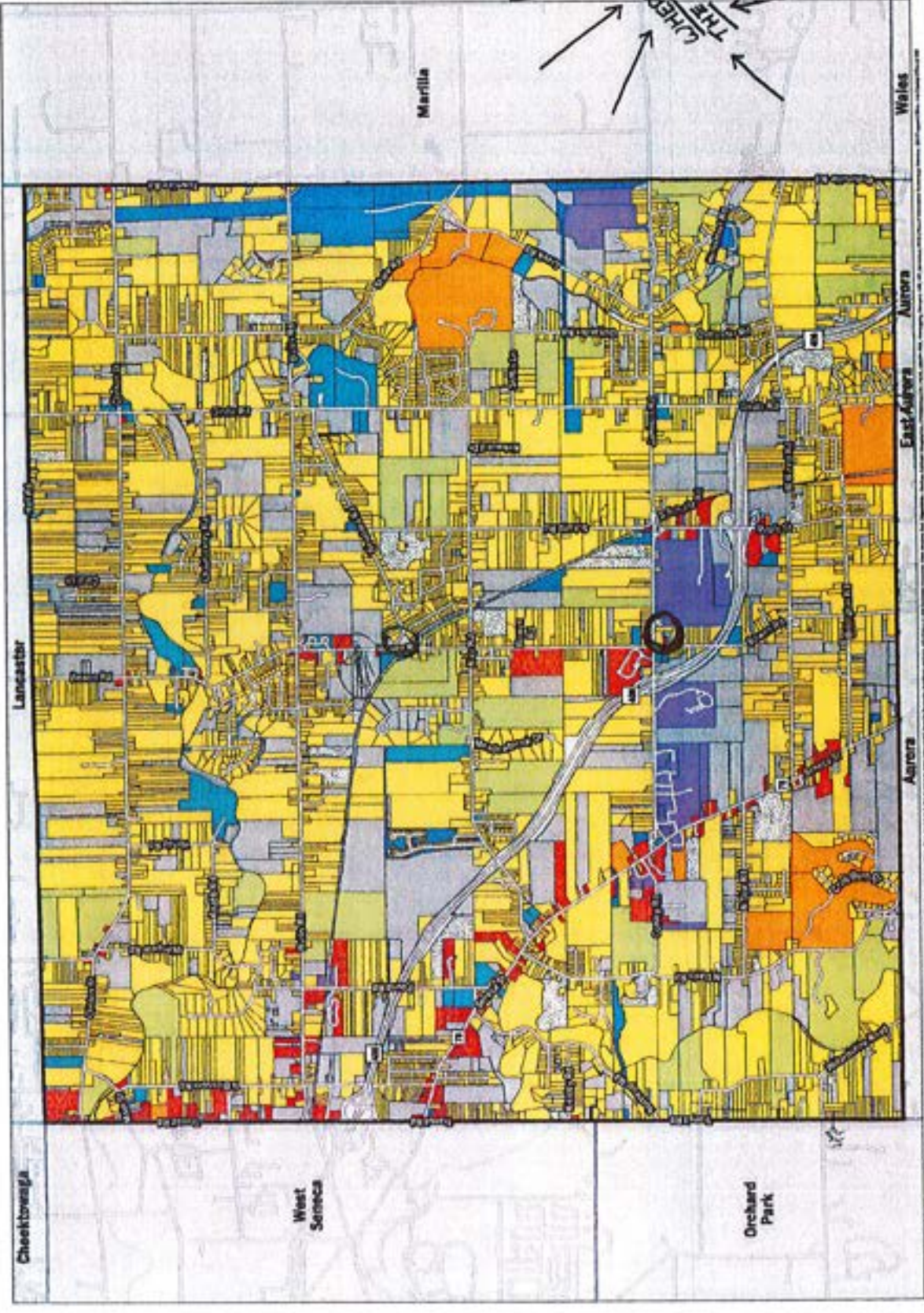
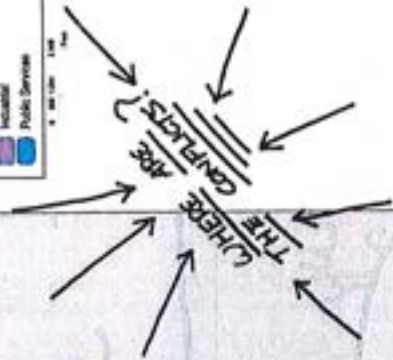


Town of Elma Comprehensive Plan

MAP X
Existing Land Use



LEGEND	
	Municipal Boundary
	Existing Land Use
	No Data
	Agriculture
	Residential
	Neighborhood
	Commercial
	Recreation & Entertainment
	Community Services
	Industrial
	Public Services



Cheektowaga

West Seneca

Orchard Park

Lancaster

Marilla

Wales

Aurora

East Aurora

Aurora



Town of Elma Comprehensive Plan

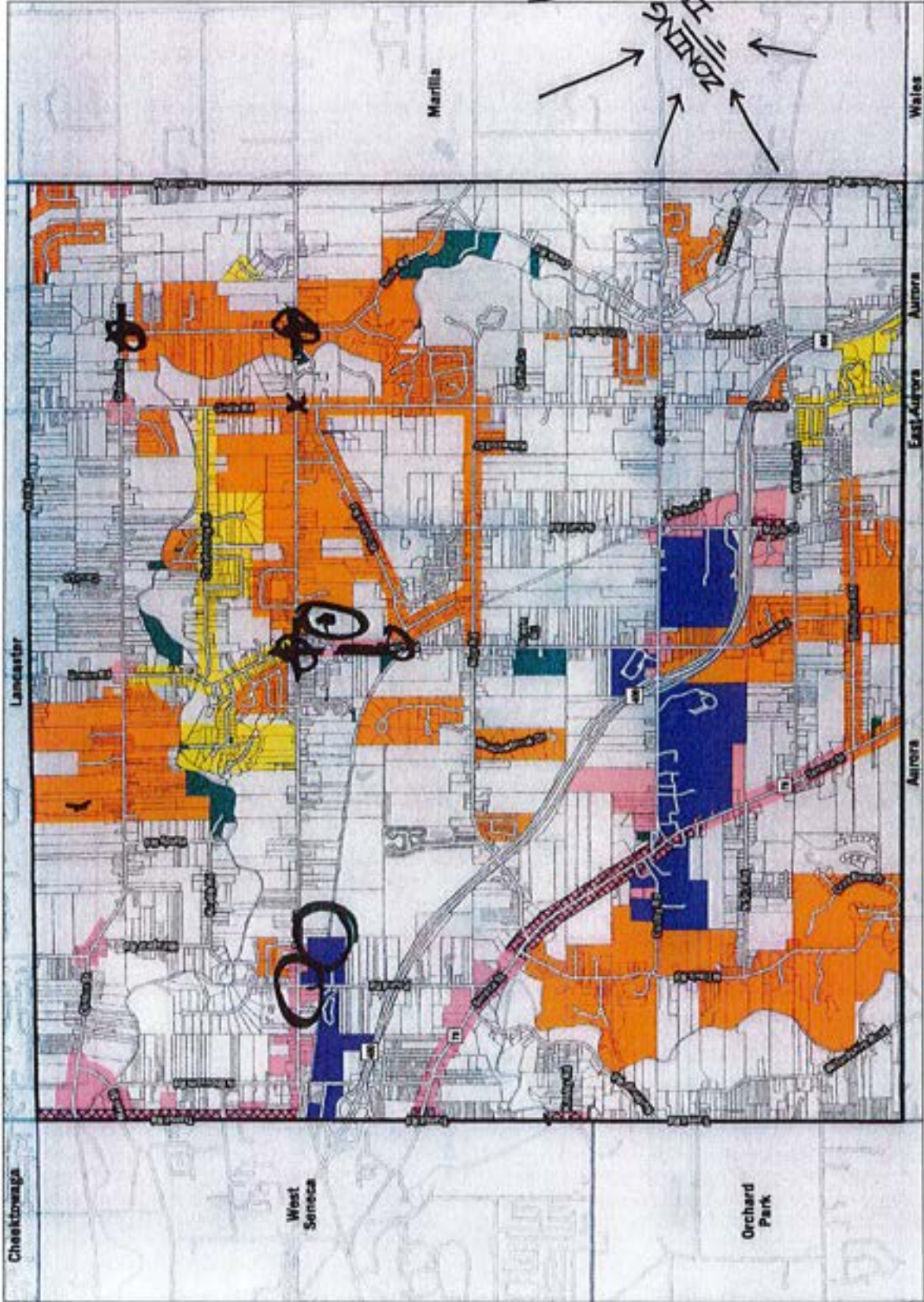
MAP X
Existing Zoning



LEGEND

	Municipal Boundary
	Form 2016
	Administrative Sites
	Open Space
	Residential B
	Residential C
	Commercial
	Industrial

1" = 100' 0"



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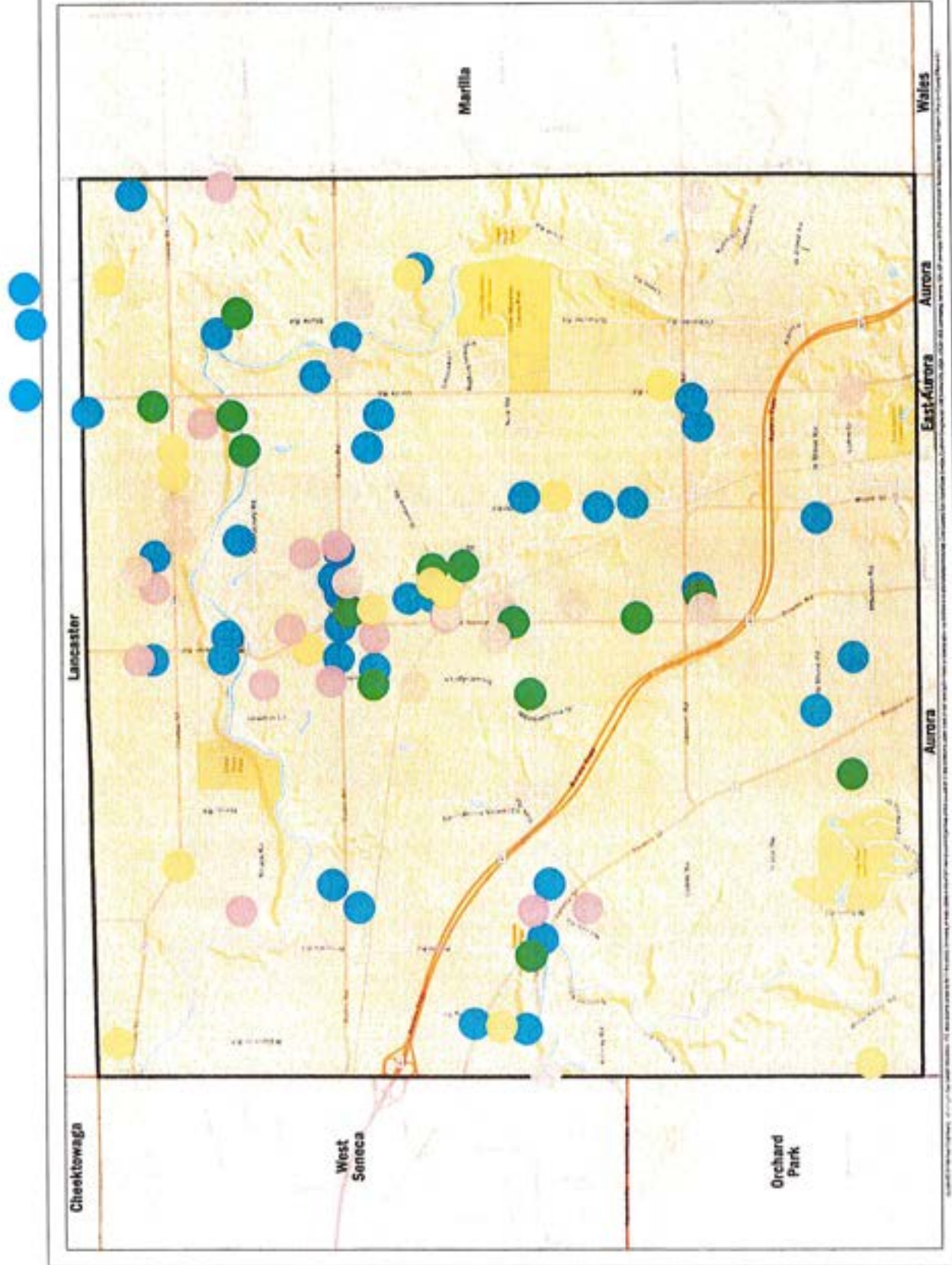
Town of Elma Comprehensive Plan

Where Do You Live?



LEGEND

- Municipal Boundary
- Parcels (2016)



TOWN OF ELMA COMPREHENSIVE PLAN UPDATE

ISSUES THAT HAVE BEEN IDENTIFIED TO DATE

(Do you have any others to add?)

1. Protecting Rural Character
2. Improving Buffers, Correctly Defining "Buffer"
3. Seneca Street Dilapidation
4. Importance of Agricultural Districts
5. Lot Sizes, Street Design - No Cul-De-Sacs
6. More Senior/Affordable Housing
7. Town Should Promote Conservation Easement Program
8. Variance Requests (4 Split Rule)
9. Controlled Growth (Measure and Monitor)
10. Visual Harmony b/t Residential and Commercial Uses
11. Regional Approach to Planning (Previous Plan)
12. Expand Utilities w/o Encouraging Sprawl (Previous Plan)
13. Increased Recreational Opportunities (Previous Plan)
14. Focus Development in Activity Centers (Previous Plan)
15. _____
16. _____
17. _____
18. _____

TOWN OF ELMA COMPREHENSIVE PLAN; SWOT

COMMITTEE INPUT: 10/19/17 and 11/2/17

STRENGTHS

Rural character
Public water complete
Good Industrial Base
Unique Codes
Proactive Town
Three Parks
The people of Elma
Fiscally Sound- Fund Balance
Great Library and Town Hall
Good controlled growth
No general town tax

WEAKNESSES

Mixed zoning/ land use conflicts
Three WWTP's/ sewer districts
Poor roads (County)
No Fence Code
Noise and leash laws
Poorly designed roads (Bullis)
Reduced memberships in Fire Depts.
Understaffed Enforcement
Dangerous intersections
Enforcement of speed limits
Water pressures and flows in some areas

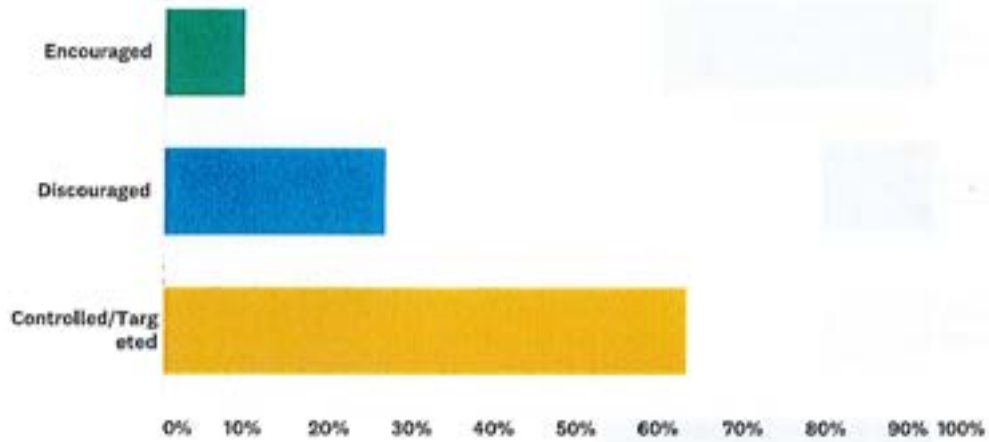
- Lack of Public transportation -

APPENDIX

SURVEY RESULTS

Q1 Do you think new residential growth should be...?

Answered: 807 Skipped: 4



ANSWER CHOICES

Encouraged

Discouraged

Controlled/Targeted

TOTAL

RESPONSES

9.91% 80

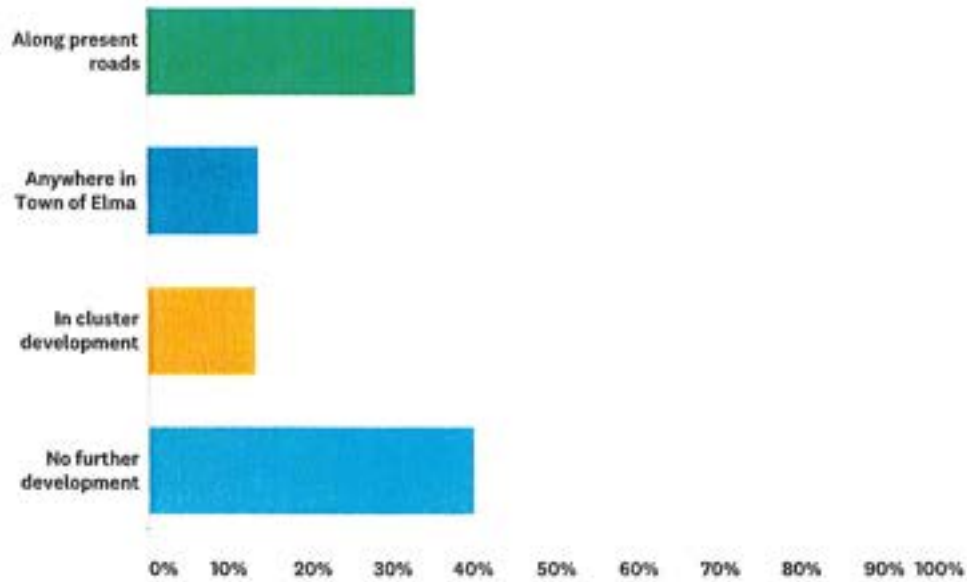
26.77% 216

63.32% 511

807

Q2 Where would you like future residential development to take place?

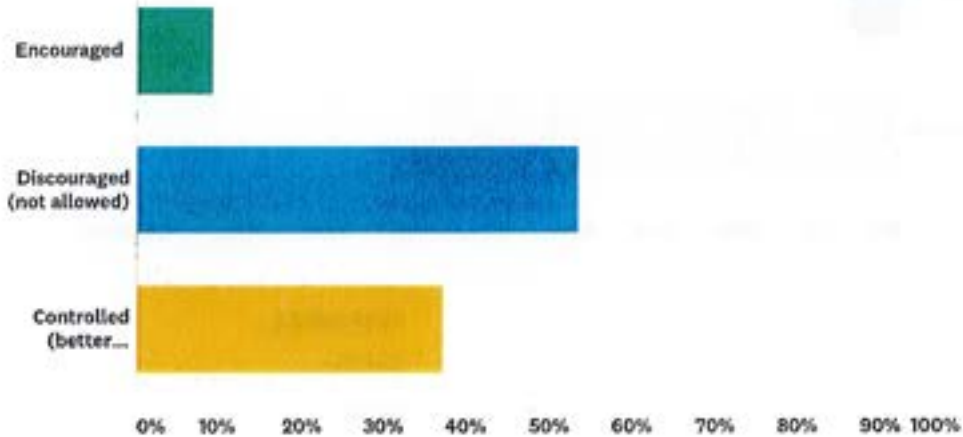
Answered: 801 Skipped: 10



ANSWER CHOICES	RESPONSES	
Along present roads	33.08%	265
Anywhere in Town of Elma	13.61%	109
In cluster development	13.23%	106
No further development	40.07%	321
TOTAL		801

Q3 Do you feel Residential Cluster Development should be...?(Cluster Development, for example, is where approx. 20 homes are allowed by Code but the applicant is allowed to build those 20 homes on smaller lots creating clustered housing and a larger percentage of green space is preserved).

Answered: 808 Skipped: 3



ANSWER CHOICES

Encouraged
Discouraged (not allowed)
Controlled (better regulated)

RESPONSES

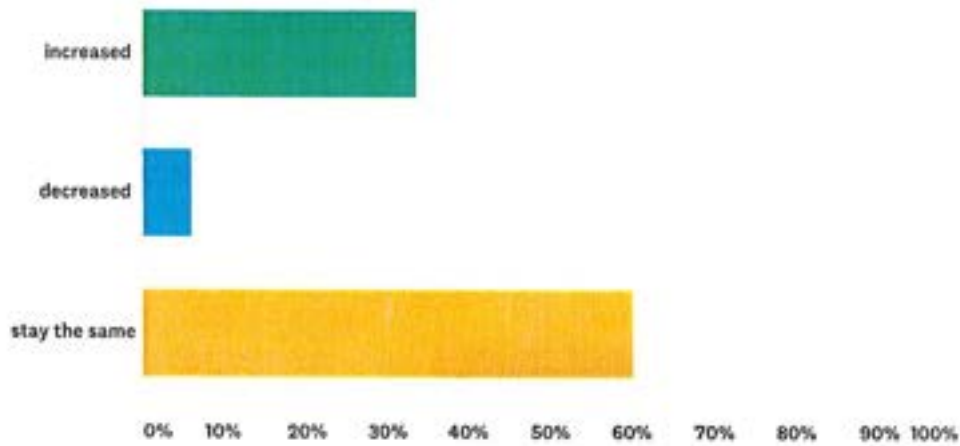
9.28% 75
53.47% 432
37.25% 301

TOTAL

808

Q4 Going forward do you feel residential building lot sizes should be...?

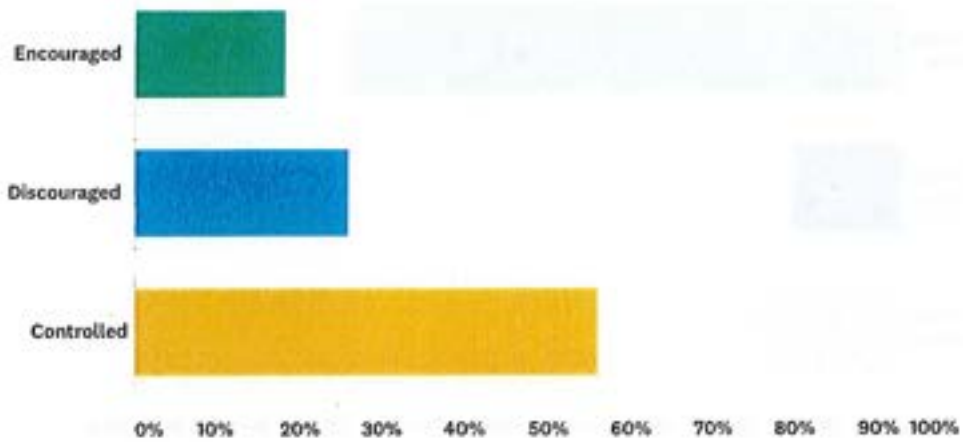
Answered: 798 Skipped: 13



ANSWER CHOICES	RESPONSES	
increased	33.71%	269
decreased	6.02%	48
stay the same	60.28%	481
TOTAL		798

Q5 Do you think new commercial growth should be...?

Answered: 808 Skipped: 3



ANSWER CHOICES

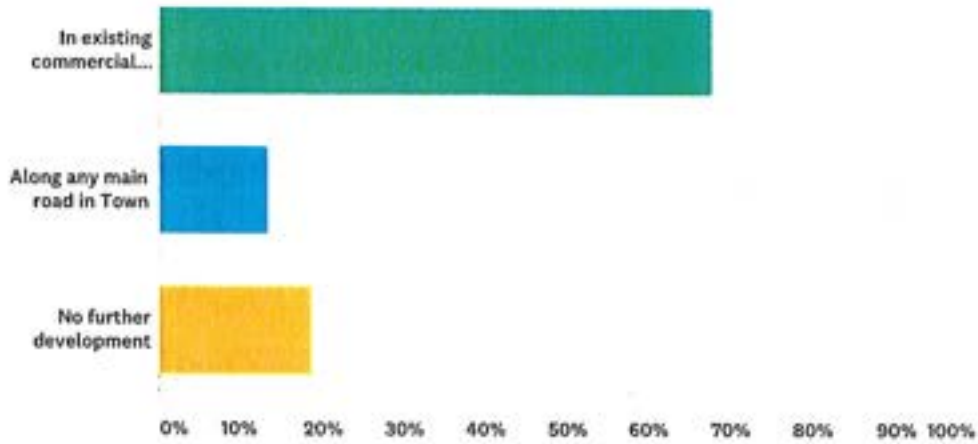
Encouraged
Discouraged
Controlled
TOTAL

RESPONSES

Encouraged	18.19%	147
Discouraged	25.99%	210
Controlled	55.82%	451
TOTAL		808

Q6 Where would you like future commercial development to take place?

Answered: 807 Skipped: 4



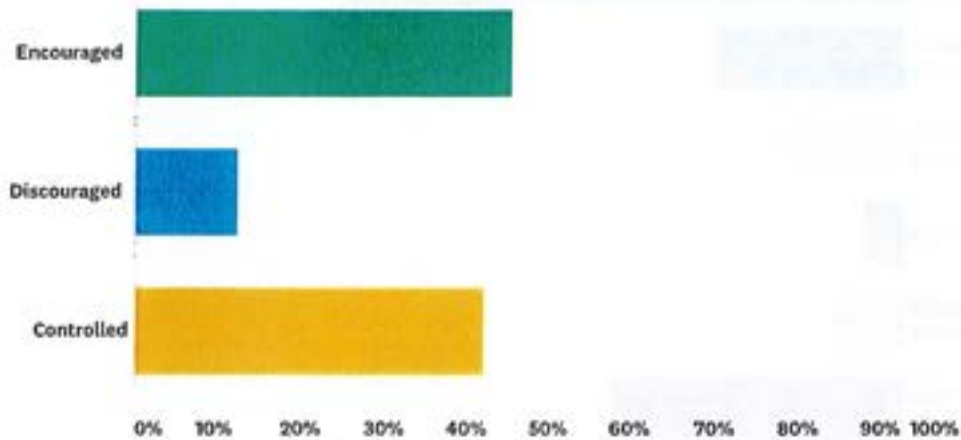
ANSWER CHOICES

RESPONSES

In existing commercial areas or buildings	68.03%	549
Along any main road in Town	13.38%	108
No further development	18.59%	150
TOTAL		807

Q7 New development and redevelopment in the core Elma Center near the Elma Plaza should be...?

Answered: 810 Skipped: 1



ANSWER CHOICES

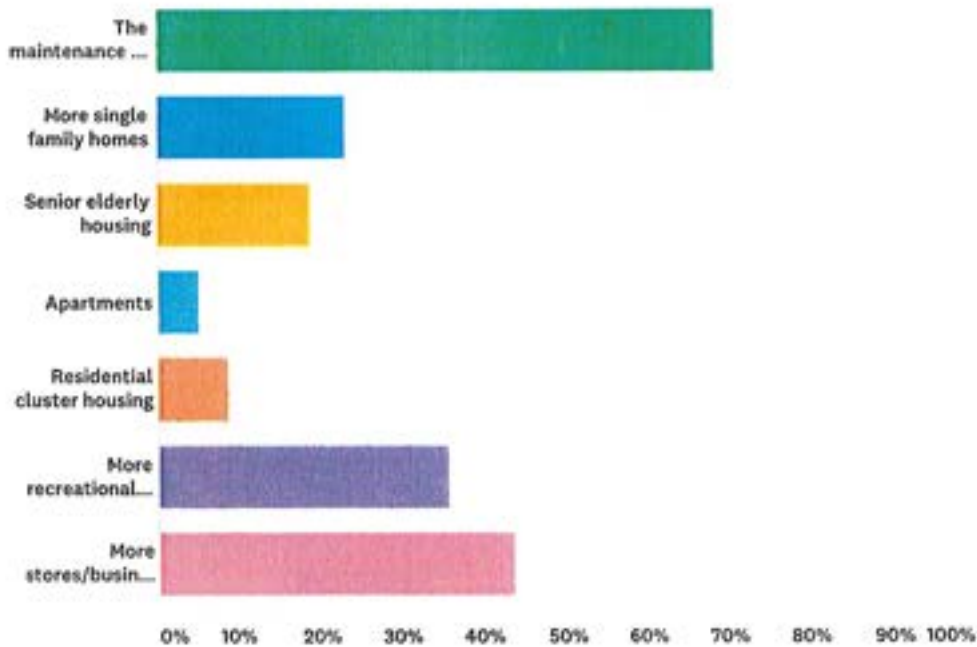
Encouraged
Discouraged
Controlled
TOTAL

RESPONSES

45.43%	368
12.47%	101
42.10%	341
	810

Q8 What do you think the Town of Elma needs most? "Select up to three"

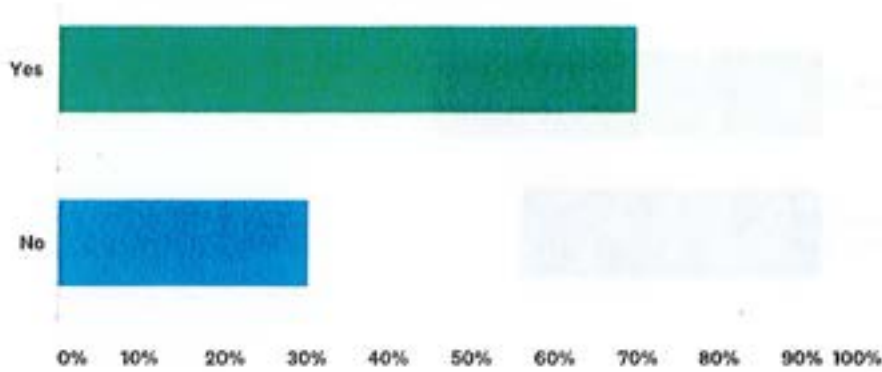
Answered: 800 Skipped: 11



ANSWER CHOICES	RESPONSES	
The maintenance of rural open space	68.63%	549
More single family homes	23.13%	185
Senior elderly housing	18.88%	151
Apartments	5.00%	40
Residential cluster housing	8.50%	68
More recreational facilities	35.75%	286
More stores/businesses	43.50%	348
Total Respondents: 800		

Q9 Would you be in favor of using tax dollars to preserve open space?

Answered: 798 Skipped: 13



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

69.80%

30.20%

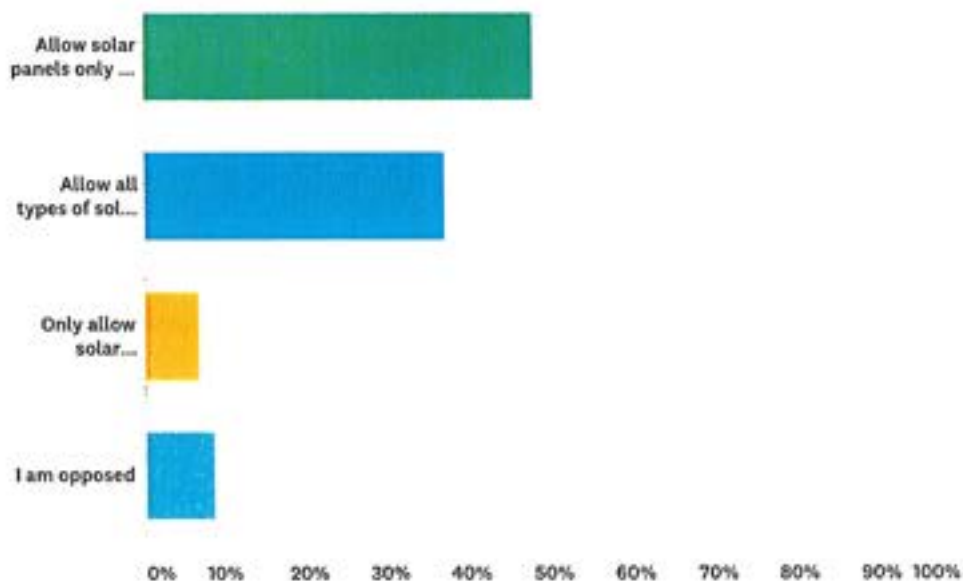
557

241

798

Q10 As a resident of the Town of Elma how do you feel about the use of solar panels?

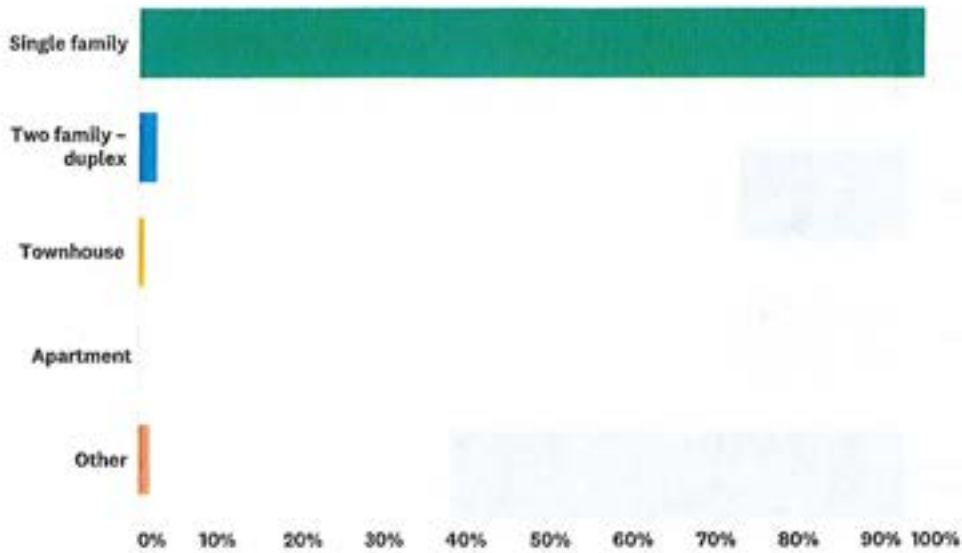
Answered: 798 Skipped: 13



ANSWER CHOICES	RESPONSES	
Allow solar panels only on the roof of your primary residence	47.87%	382
Allow all types of solar; rooftop panels and ground mounted solar panels	36.97%	295
Only allow solar installations on lands with large acreage	6.64%	53
I am opposed	8.52%	68
TOTAL		798

Q11 What type of residential housing do you currently reside in?

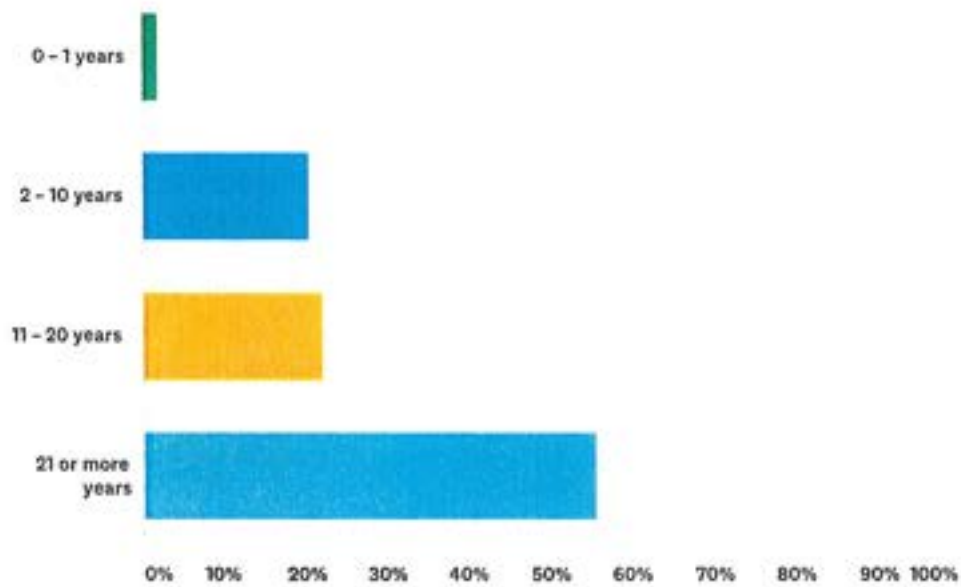
Answered: 808 Skipped: 3



ANSWER CHOICES	RESPONSES	
Single family	95.42%	771
Two family - duplex	2.35%	19
Townhouse	0.74%	6
Apartment	0.12%	1
Other	1.36%	11
TOTAL		808

Q12 For how many years have you lived in the Town of Elma?

Answered: 806 Skipped: 5



ANSWER CHOICES

- 0 - 1 years
- 2 - 10 years
- 11 - 20 years
- 21 or more years

RESPONSES

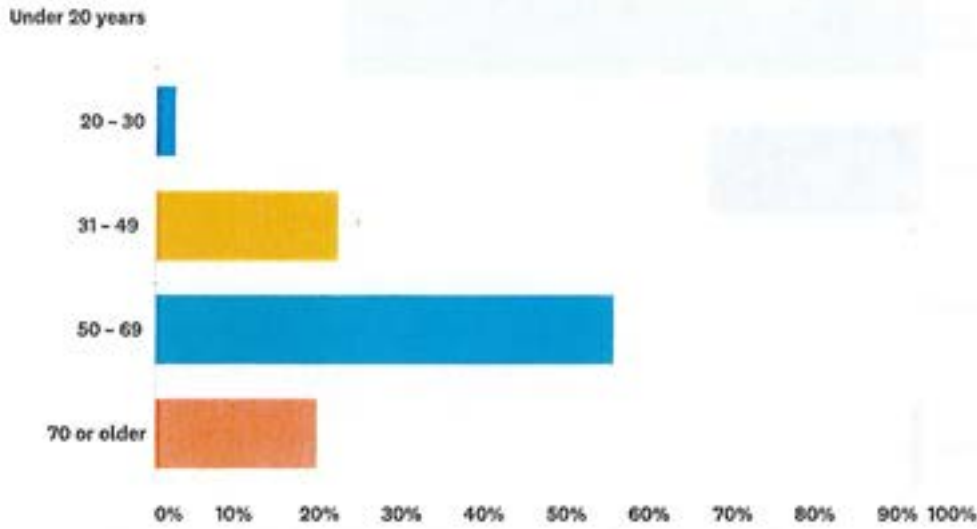
0 - 1 years	1.86%	15
2 - 10 years	20.47%	165
11 - 20 years	22.08%	178
21 or more years	55.58%	448

TOTAL

806

Q13 How old are you?

Answered: 808 Skipped: 3



ANSWER CHOICES

Under 20 years

20 - 30

31 - 49

50 - 69

70 or older

TOTAL

RESPONSES

0.00%

2.48%

22.28%

55.57%

19.68%

0

20

180

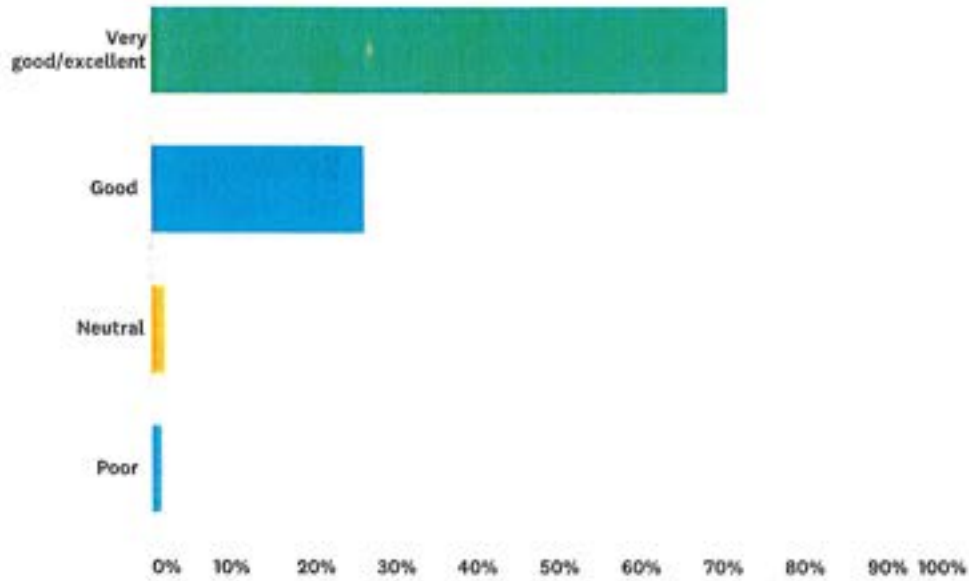
449

159

808

Q14 How would you rate the quality of life in the Town of Elma?

Answered: 807 Skipped: 4



ANSWER CHOICES	RESPONSES	
Very good/excellent	70.88%	572
Good	26.15%	211
Neutral	1.73%	14
Poor	1.24%	10
TOTAL		807

Q15 Please add any additional comments, suggestions or information you would like to share.

Answered: 455 Skipped: 356

#	RESPONSES	DATE
1	Consider purchasing Elma Meadows park from the county. Very happy with police (state & sheriff) and fire departments. Also, DPW is 'second to none'.	3/4/2018 1:50 PM
2	I would like to see a community pool, also a better situation for walking down busier streets such as Bullis Road. More town activities and better communication.	2/14/2018 9:57 AM
3	Keep Elma rural. Support existing farms and encourage new ones. I support the towns purchase of vacant land.	2/8/2018 4:12 PM
4	Patio homes like springbrook shores, but a lower price point and with condo status for seniors would be welcomed. \$300,000+ is out of line for many senior budgets.	2/6/2018 4:21 PM
5	FLAG LOTS SHOULD BE BANNED ALONG WITH ANY MORE VISUALLY NOTICEABLE DUPLEX HOMES	2/5/2018 11:23 AM
6	I feel most of these questions are rather ambiguous. Each situation warrants much more information to give a definitive answer. I did answer most questions, but must say the towns interpretation could skew decisions made in any direction it chooses ?? But thank you for the opportunity. Please keep community advised on any further information and involvement! I find the community alerts very helpful even in situations that might not directly involve me! TY!	2/2/2018 12:16 PM
7	Develop a code for residential properties to store excessive amounts of work related vehicles, equipment and machinery out of sight.	2/1/2018 10:50 PM
8	Elect new town Board members. Current members are old school types who totally dismiss the input of Elma citizens who attend Board meetings and and voice their concerns at the microphone. The pipeline fiasco was a true representation of the Board's ineptitude and attitude in favor of corporate outsiders. We need and will achieve a totally new Town Government that will listen to the people who live in Elma and have a vested interest in the survival of the quality of life we had in the past and want to safeguard it for our children and our grandchildren. Dr. Patrick J. Carmody	2/1/2018 10:29 PM
9	No more flag lots. No more uneven setbacks. If there has to be residential development, attractive clustered housing sounds like a better option than the uneven sprawl we have so much of. Preservation of green space should be given a very high priority. You can't get that back once it's gone. Would be in favor of recreational area that was just for nature appreciation, hiking trails, etc. Don't need more sports fields & sports complexes. Elma should have attractive signage and distinctive lighting along its main commercial areas. Elma needs beautification and unifying elements along its commercial areas (lighting, signs, plantings). Outside of main commercial areas, we need preservation of green space and parkland (not for sports).	2/1/2018 10:20 PM
10	as a senior, i support the elma senior center and the elma historical society. both organizations are a plus to elma and the social health to our community.	2/1/2018 6:11 PM
11	Girdle Road and Bowen Road are in desperate need of new pavement; this "bandaid" fix (especially on Girdle Road between Iroquois School and Porterville) has resulted in a very dangerous drive) during the winter months. God bless those school bus drivers for getting our kids to school safe and sound.	2/1/2018 4:25 PM
12	I think we need some kind of grocery store and would like to see small businesses planned in the Elma Plaza area. I would like to have it so well planned as to be a destination much like East Aurora and walkable.	2/1/2018 2:30 PM
13	I would like to see "wild" open areas and roadside growth cut and maintained better, some evergreens planted to camouflage the Highway Dept. barn, graffiti removed from the railroad bridge on Bowen and the road in the Transfer Station leading to brush disposal covered over with mulch to reduce excessive muddiness due to rainy weather. The Town does do a good job of keeping roads cleared in winter.	2/1/2018 2:01 PM
14	I'd like to see more bike paths	2/1/2018 1:46 PM

15	We moved to Elma for the rural atmosphere and open spaces. I am opposed to cluster developments/subdivisions for this reason. We have had much development and houses built in the past decade. I understand people wanting to move to our lovely town, but please don't allow overbuilding for the sake of \$.	2/1/2018 12:05 PM
16	Disclaimer: We are not responsible for any financial loss, data loss, downgrade in search engine rankings, missed customers, undeliverable email or any other damages that you may suffer upon the expiration of www.surveymonkey.com . For more information please refer to section 17.c.1a of our User Agreement. This is your final notice to renew www.surveymonkey.com : https://netcentraldomain.com/?n=www.surveymonkey.com&r=c In the event that www.surveymonkey.com expires, we reserve the right to offer your listing to competing businesses in the same niche and region after 3 business days on an auction basis. This is the final communication that we are required to send out regarding the expiration of www.surveymonkey.com Secure Online Payment: https://netcentraldomain.com/?n=www.surveymonkey.com&r=c All services will be automatically restored on www.surveymonkey.com if payment is received in full before expiration. Thank you for your cooperation.	2/1/2018 9:49 AM
17	Disclaimer: We are not responsible for any financial loss, data loss, downgrade in search engine rankings, missed customers, undeliverable email or any other damages that you may suffer upon the expiration of www.surveymonkey.com . For more information please refer to section 17.c.1a of our User Agreement. This is your final notice to renew www.surveymonkey.com : https://domainxweb.com/?n=www.surveymonkey.com&r=c In the event that www.surveymonkey.com expires, we reserve the right to offer your listing to competing businesses in the same niche and region after 3 business days on an auction basis. This is the final communication that we are required to send out regarding the expiration of www.surveymonkey.com Secure Online Payment: https://domainxweb.com/?n=www.surveymonkey.com&r=c All services will be automatically restored on www.surveymonkey.com if payment is received in full before expiration. Thank you for your cooperation.	2/1/2018 2:04 AM
18	Small business--not big box type stores or chains	2/1/2018 1:36 AM
19	We love to have open rural area in town. Increase taxes if you want, but please keep it that way. Buffalo has so many areas to built and need to rebuilt like downtown and other like close to the old railroad central station. So the question why to destroy green areas in our town. Thank you.	1/31/2018 7:53 PM
20	Too many new builds and duplexes. Disappointed at camp center land being torn down. That could have been a town park. Wish there was a convenient store in Elma plaza again. We need to preserve green space and increase lot size so we don't turn into Lancaster or orchard park. If I liked those towns then I would live there	1/31/2018 7:37 PM
21	Better code enforcement is needed to prevent the spread of zombie homes and to "encourage" current residents to maintain their homes and perform regular maintenemce	1/31/2018 6:28 PM
22	There has been a tremendous amount of building new homes in Elma, Elma seems to be the Place to build right now, everyone wants to move to Elma but with all of this building and future building you will lose the Country atmosphere in Elma, if building continues there will be no more farms, wildlife , woods , open spaces etc.	1/31/2018 1:52 PM
23	My husband and I moved to elma to get away from the crazy building that is going on in lancaster. I would be extremely disappointed to see elma head in the same direction. Thank you	1/31/2018 1:49 PM
24	The tax structure is excellent.	1/31/2018 1:08 PM
25	During my 40 years in Elma I believe the planning board has done a respectable job. Then as time marches on the board should be able to make appropriate changes in the planning to accomodate changes in	1/31/2018 12:32 PM
26	Once the land is developed, you can't get it back. Better to preserve the rural character of the town, that is what makes it such a great place to live!	1/31/2018 12:21 PM
27	When approving new home construction, water runoff and drainage should be reviewed so it does not affect surrounding existing properties.	1/31/2018 11:58 AM
28	PLEASE, PLEASE, PLEASE... don't let Elma start looking like Lancaster or Amherst or Williamsville or what is happening to Clarence. Maintain the rural 'feel' to the town. If people want to settle here make them maintain the authentic, history of Elma as a 'rural' community.	1/31/2018 11:55 AM
29	I'd love to see a community pool in the Village Green Park	1/31/2018 11:42 AM

30	I think a house should have 2-3 acres for their lot size. 5 acres can be too large to take care of properly. I would like to see residential areas stay residential. Businesses should stay in areas already designated for that purpose. This is a very desirable area to live in and I feel it should remain more rural in nature and not just one house after another. Also I don't mind seeing houses behind other houses. They are currently building them across the street from me on Bullis Rd. near Girdle. It maintains green space. I can still see the woods behind those new houses. I appreciate that. Thanks for the opportunity to comment. Donna Leach	1/31/2018 10:51 AM
31	I moved to Elma from Lancaster because of the uncontrolled, irresponsible over building of residential developments. I would really hate to see them take over Elma. But we could use a few more choices for shopping in the area of the Elma Plaza only. We could use a small food store that carries more than a gas station. Otherwise the plaza offerings now fit the bill just great.	1/31/2018 10:44 AM
32	Not in favor of any more flag building lots. Satisfied with town tax rates. Have been very happy living in Elma for the past 45 years!	1/31/2018 1:20 AM
33	Why is the building inspector conducting so much personal development within the town?	1/30/2018 10:57 PM
34	We need to use the tax dollars on repaveing our roads from chairfactory, Treehaven bullies Bowen ext	1/30/2018 10:47 PM
35	Walking trails would be good. I am not opposed to new business, but no big box stores that would threaten the few small businesses we have. A small grocery store like Dash's would be great.	1/30/2018 10:37 PM
36	Delete town supervisor joe schmuck from all those phone calls to residents. have calls made by employees who are involved directly in the work being called about.	1/30/2018 10:34 PM
37	Please keep Elma rural!! This is why we moved here exactly 10 years ago. We have plenty of shopping and recreational activities in surrounding towns.	1/30/2018 10:32 PM
38	small general store market	1/30/2018 10:30 PM
39	When we moved to our old home (late 1800's) Home on 4+ acres I was under the impression that new builds were required to be built on 5+ acres. I think I misunderstood or if I didn't, it didn't take long for the new government to loosen the restrictions. What I find in the new and improved Elma is that there have been increased accidents, New doubles and rentals have popped up at rapidly, farms are being sold off, many houses are run down and our once thriving Plaza has lost it's butcher, deli, dry cleaner and bakery. Elma might have financial reserves, but it is definitely moving in an uncomfortable direction. No disrespect but it seems like the career town political boys on the bench should have paid more attention to the Comprhensive Plan 12 years ago than their fattening wallets. Glad you are using robo-calls and surveys to include your constituents instead of shaming them for not reading the Elma Review. A sincere thank you.	1/30/2018 10:25 PM
40	Discount on taxes for the seniors	1/30/2018 10:05 PM
41	Better management of town employees to stop misusing time while being paid with tax dollars. Unnecessary OT in the highway department is the simple inability of being able to manage a department & schedule properly.	1/30/2018 9:54 PM
42	Traffic light at corner of bullis and stolle Dump days are treacherous	1/30/2018 9:15 PM
43	I am sick of seeing so much green space turned into housing. I moved here to get away from the building everywhere else and I am disappointed that Elma is turning into Lancaster. I like the fields near Cy's pharmacy are beautiful and love driving past it on the way to my home. I love the green space we see while driving through our town and I don't want to see continued building everywhere!	1/30/2018 9:10 PM
44	Don't turn Elma in to Lancaster! Regulate and keep growth moderate, slow growth rate is better then no growth. I forsee a viable town that can keep its small town feel	1/30/2018 9:07 PM
45	We moved here from Amherst because it was more of a rural area and for the great school district, Iroquois! Please do not get rid of the green space by over building. Thank you!	1/30/2018 9:05 PM
46	I am begging you, PLEASE stop patching Girdle road and PAVE the rest of it. The road is nearly dangerous to operate a car on and impossible to safely operate a motorcycle on.	1/30/2018 8:17 PM

47	We need a grocery store, Aldi's, or shurfine, something other than going into East Aurora, we need a main Street with shops. Also was very dissatisfied with town of Elma during the wind storm last March. I live on Jamison and was without power for 5 days. I get text alerts from the town but received nothing about services to help me when without electricity so long. But the same day the power finally came back on, I got a text from the town telling me a bridge was going to be out in a month. Unreal, no communication when in need	1/30/2018 8:17 PM
48	In this survey you do not designate what size lots are "normal" when you ask: larger, smaller, etc. Question: are cluster homes what we call subdivisions? We need more subdivisions and not "houses behind houses" which look ridiculous.	1/30/2018 8:10 PM
49	I would like to see some one come up with a way to build something similar to the patio homes off rice rd. But at a more reasonable price . For the amount of land you get, they are so overpriced.	1/30/2018 6:42 PM
50	Please reassess speed limits to protect residential roads or encourage appropriate agency to do so. (e.g. myriad voices say 45 is way too high for N Blossom Rd.) Protect communities!--for better quality of life.	1/30/2018 6:29 PM
51	Control of black flies needs to be addressed in the town.	1/30/2018 6:08 PM
52	I love living in Elma. When I moved here 20+ years ago, I did so because it was a quiet, peaceful town. I could enjoy my home and yard and its peacefulness. Over the last few years Elma has become a much less enjoyable and peaceful place to live. The use of 4-wheelers and mini bikes has grown to unlivable proportions. These vehicles disturb the peace and quiet many residents like me moved to Elma for. The constant noise interferes with my ability to enjoy my home, yard, and land. Something needs to be done about this problem! This senseless noise sometimes goes on for hours. This problem needs to be addresses and soon. It is ruining our peaceful town.	1/30/2018 5:58 PM
53	Please prevent development of subdivisions with lots less than 5 acres!	1/30/2018 5:49 PM
54	Elma is a great community. We need to encourage and help people to come to our town overseeing the growth.	1/30/2018 1:16 PM
55	control and minimize urban creep.	1/30/2018 11:42 AM
56	Additional income from business addition and controlled residential developments should be used to reduce town taxes, maintain town roads, and create additional recreational services (such as supporting the Iroquois sports complex which has the potential to benefit most families within the town in some way.	1/30/2018 11:13 AM
57	We need more ways to generate income to lower residents taxes but monitor the growth of business. We need to grow but also keep the small town feel.	1/30/2018 11:03 AM
58	Our lovely town of Elma is like a "jewel" in Western New York because we have not allowed significant development, either residential or commercial. Keep taxes stable please.	1/29/2018 8:27 PM
59	I would like to see our beautiful little town remain quaint and peaceful. I would like to see business development in the elma center as well. I do not want to have tax increases however to do that.	1/29/2018 8:26 PM
60	Better paved roads. They are in atrocious shape especially Girdle Rd. Between West Blood & Bullis. Horrible that school buses have to use this route. Better plowing of roads in the winter & accurate pick up of trash & debris when scheduled.	1/29/2018 6:38 PM
61	Keep the town the same	1/29/2018 3:00 PM
62	Keep Elma Green! No cluster development. No more apartments, senior housing, commercial development. Do not bring sewers into the town. Keep growth down to limit impact on MSGP/MS4.	1/29/2018 2:46 PM
63	Encouraging small commercial development by support through tax incentives and Town Board support will be a benefit to all residents.	1/29/2018 1:43 PM
64	There is a huge safety issue for bike riding and running in Elma. I would pay more in my taxes for off-road trails like surrounding towns get to enjoy.	1/28/2018 3:53 PM
65	better road maintenance speed enforcement	1/28/2018 2:07 PM
66	We moved here for cleaner, quieter living. I hate seeing the loss of green space and farm land going to housing. We love this town and all the services are great, and would love to see it stay great. Thank you.	1/28/2018 8:12 AM
67	There should be walk ways on the busy streets so people can ride bikes, walk dogs or walk or run safely.	1/28/2018 12:51 AM

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68	Flag lots should be STOPPED Slow down housing or we will be like lancaster	1/27/2018 10:24 AM
69	Doubles should be owner occupied	1/27/2018 9:27 AM
70	Elma is becoming an awfully noisy town: lots of shooting guns, racing motorcycles, snowmobiles late at night etc. Snowplowing is not frequent enough in winter.	1/26/2018 8:50 PM
71	I hope Elma never gets too populated - it is what makes this area so desirable - need to keep it that way - or it will be like every other town	1/26/2018 8:44 PM
72	we need at least one small grocery store and senior housing that is affordable	1/26/2018 4:50 PM
73	The shoots itself in the foot by not allowing re-development of existing structures. The building inspector has their own agenda and routinely can not show regulations that are sited. It appears we have a town that does not allow home owners to own their own homes.	1/26/2018 10:18 AM
74	I like the mix of suburb/rural in the town, and would like to maintain that. Every time I drive through Lancaster, I'm glad we don't have subdivision after subdivision.	1/25/2018 6:44 PM
75	Lost count - Same PC, same Windows User, same internet browser (Chrome), had to clear cookies to retake survey in incognito mode. It seems anyone, including non-residents/contractors/developers/vendors can easily complete this survey many times simply by using different PC; or, different Windows user ID's (different cookie) on the same PC; or, using different web browsers on the same account/user; or, simply clearing cookies on their web browser. Please do not put too much weight on the results of this survey on making decisions for the future of Elma.	1/25/2018 6:37 PM
76	T6 (same PC, same Windows User, same internet browser Chrome, used 'incognito windows' (did not need to clear cookies))...	1/25/2018 6:26 PM
77	T5 (same PC, same Windows User, same internet browser (Chrome) - able to retake survey after 'clearing cookies').	1/25/2018 6:21 PM
78	T4 (same PC, same Windows User, third internet browser (T2 Edge, T3 Explorer, T4 Chrome)).	1/25/2018 6:15 PM
79	T3 (same PC, same Windows User, different internet browser (T2 Edge, T3 Explorer)).	1/25/2018 6:11 PM
80	T2 (same PC, different windows user, which can be created easily)	1/25/2018 6:07 PM
81	T1	1/25/2018 5:53 PM
82	None	1/25/2018 5:39 PM
83	Work with the county and state to install left turn lanes at intersections with signal lights (Clinton/Bowen, Clinton/Girdle, Bullis/Bowen, Bullis/Girdle, Jamison/Bowen). So much traffic from Lancaster/Clarence use Bowen and Girdle to get to Jamison corridor along with truck traffic detouring around villages of Lancaster and Depew tie up many intersections. Bottle neck at Bullis/Girdle every day due to Iroquois school traffic. Everybody drives around left turn vehicles on the shoulder at all these interesections.	1/25/2018 4:19 PM
84	Love living in Elma	1/25/2018 3:36 PM
85	Please keep the taxes low.	1/25/2018 3:18 PM
86	Businesses should only be allowed in commercial areas and existing illegitimate businesses in residential areas should be scrutinized and ended for the quality of life and character of neighborhoods	1/25/2018 3:03 PM
87	I like the rural/farm lifestyle. I help part time on local farms. Owning land for a farm is good, owning large land for a house is a waste. Our parks are simple and nice. Is it possible to cohabit public access land with schools? Moved here in 95 to escape the overdevelopment in Amherst.	1/25/2018 2:58 PM

88	<p>I know we cant turn back time on the building that has already recently taken place here in the last 5 or so more years, however, I would hate to see ELMA just turn into another overpopulated, overbuilt, over busy, over noisy, both by adding more residential & commercial buildings, with a irreversible non-rural overall appearance like the towns of: Lancaster, Clarence, East Amherst, Orchard Park, Hamburg, East Aurora etc., have all done, over the last 20 years, especially so, in the last 5 to 10 years. That's what makes ELMA uniquely different, is we are not a way far out drive to "boonyville", but we are still a rural town in our appearance, bordering Transit Rd., close enough to all the activities and business that anyone could want or need. Keep ELMA a peaceful, low crime, low issue, low noise, low traffic, town, its nice to see in 2018 and beyond, around our town; wildlife and woods and fields and farms, and crops and farm animals with barns and in some cases big distances between homes, hunting, horses, snowmobiles etc.. Everything in life is not just about money and additional tax revenue. If we keep building we will eventually need more: schools, more roads, more police, more firemen, more highway workers with trucks, plows, salt, more paving and maintenance, more stores, more jobs, additional town hall employees, and with all of that comes more and more higher property and school taxes, remember, nothing in life is free and nothing comes without increased problems. For our town officials, keep your life simple, you think you don't have enough free time, quite time and sleep and time with your families and hobbies currently, you can all say goodbye to all of that if the town allows massive growth both in residential and commercial settings, you don't believe me, call some long serving officials from: Cheeklowaga, West Seneca, Amherst, Clarence, Depew, East Aurora and Lancaster, ask them how their work and private life is now, compared to 10-15-20 years ago, its much more stressful and time consuming, they are on call 24/7, its constant problems, concerns, time, ideas, issues, crime, law changes, policy changes, zoning issues and challenges. That is a true reality of extensive town growth, over any period of time. Even if the growth is stretched out over many years, once its added and done, the peace is over and the pain comes into your life as town officials and as home owners. I do appreciate you asking for the residents opinion on this very important matter, hats off to all of our town officials for actually caring about the current residents, tax payers and voters opinions, again this is what is uniquely different about Elma compared to the other surrounding towns. Keep it all simple, leave well enough alone, keep everyone's life and homelife; simple, quiet, rural, safe, low key, and pleasant. Thanks for reading my ideas and concerns, I hope it makes a difference. Have a great day, and lets all have a great future together, in our great unique town of Elma, let us be different from all the other towns around, lets not make the same misstate they already made over recent years. Just ask yourself, why change at all? Its already truly great now. Consistency is very enjoyable in life. Why change a good thing. Why ruin a good thing. Ask yourself, don't you already just LOVE living in Elma, the way it already is, if you don't, or any resident doesn't, then they should move to anyone of the towns I have listed above. I love Elma as it already is; rural, quiet, peaceful, low crime, wooded, low stress, low traffic, laid back, old fashioned, different, low key etc.. Just enjoy it.</p>	1/25/2018 2:28 PM
89	<p>I feel that there needs to be a big push to recruit younger people into the fire/EMS service in the town. Incentivize the fire service to ensure our protection in the future.</p>	1/25/2018 1:47 PM
90	<p>Overall, I enjoy living in Elma. I would not be opposed to new businesses in the Elma Center if they were quaint and controlled like East Aurora. I do NOT ever want to see cluster type homes in the Elma Center. I would be more in favor if these types of homes were further out. I already have to wait at the light on Bullis and Bowen for two turns as it is at times. Thank you for listening.</p>	1/25/2018 12:18 PM
91	<p>Just do not want to see cluster housing and actually apartments would be ok but need to be highly maintained</p>	1/25/2018 12:04 PM
92	<p>keep Elma rural</p>	1/25/2018 11:34 AM
93	<p>Thank You</p>	1/25/2018 11:27 AM
94	<p>Love Elma,NY!</p>	1/25/2018 11:24 AM
95	<p>this survey is very difficult to read. anyone with any kind of visual impairment or the elderly will have a problem discerning the question and more importantly it is very difficult to find on the Town of Elma website. other than that, we are very fond of our town and we appreciate the effort of the town's officers and staff in the town hall in making and preserving the quality of life in the town. Thank you so very much.</p>	1/25/2018 10:48 AM
96	<p>Solar panels for commercial use should also be limited to the roof tops. Should a business wish to use solar panels over a parking area, as long as it is tastefully designed, that would also be acceptable.</p>	1/24/2018 10:27 PM
97	<p>I think we should encourage commercial development along Transit Rd, and work towards building bike/walking trails/paths connecting schools and parks.</p>	1/24/2018 9:12 PM

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98	I would like to see a park/walking trails behind town hall, as advertised when property was bought.	1/24/2018 9:05 PM
99	If you build senior housing make it affordable for lower incomes	1/24/2018 8:33 PM
100	We are new to Elma and have enjoyed the experience so far. People are very kind, helpful, and accommodating. We left Lancaster because of the over development and I would hate to see that happen to Elma. We enjoy the country feel but still close to many necessities.	1/24/2018 8:29 PM
101	I like elma for its down home , quiet, country.I also like this town because its close proximity to everything. I don't want it to become another Lancaster. I like this nice quiet town, but I would like another road built, so there isn't so much traffic on bullis rd, where I live.	1/24/2018 8:27 PM
102	Stop the flag lots and over development	1/24/2018 8:22 PM
103	keep it as it is.What a great place to live THANK YOU	1/24/2018 8:22 PM
104	Lets keep it a rural community that's why I chose to live here.	1/24/2018 7:54 PM
105	Please do not let Elma become another Lancaster. Keep it rural	1/24/2018 7:26 PM
106	Better control of flood districts	1/24/2018 7:09 PM
107	1) Discontinue building of homes on scattered lots with no approved common streets as off Bullis Road. 2) The cluster of duplexes on Bullis near Town Line look like seeds of a future slum. Discontinue allowing this type of clustered construction. 3)Why not permit the development of patio homes off Bullis Road near Bowen? it would provide a larger tax base for the town. 4)Voting districts within the Town of Elma should be consolidated into one. perhaps the Town Hall could be used for this purpose. Why can't the Town and the County work together to save money and avoid the waste of so many voting districts? 5)The Senior Center for the Town needs to inform residents of activities and trips for seniors through more aggressive news media and the Town website. 6)Encourage Wegman's or Aldi's to build a grocery store in Town. We are deprived of good grocery and retail businesses. 7)Put an END to the "keep Elma rural" campaign. There is nothing rural about a cluster of duplexes on Bullis Road. There does not appear to be any rhyme or reason to permits for housing locations/size/number of units. 8)The park adjacent to the Elma Golf Course is underutilized and in sad shape. It would be prime real estate for single family homes adjacent to the golf course. After all, the Town does have other park facilities. 9)Road maintenance of the Town's main and residential roadways is substandard when we view roads in similar towns.	1/24/2018 6:59 PM
108	Most people like the open, rural feel of Elma. If to much building is allowed Elma will look like every other town or village, so keep building to a minim, especially with business. When our home value keeps going up because of our rural feel and low taxes, the town will also benefit. We are happy with no sewer and the availability of using the dumps. Also, with increased building over the years tragic has dramatically increased. This is yet another concern that is often overlooked. We want to keep hearing how lucky we are to live in Elma from people we meet. Town officials are doing a good job of keeping our small town rural feel. PLEASE RESIST the pressures from investors who want to make money from this beautiful small town. Thanks for doing this survey and please think seriously about the input residences are making.	1/24/2018 6:44 PM
109	I am looking to move to a patio home in the near future but would want condo tax status so I may have to relocate out of Elma. Hopefully you will allow more development of patio homes with condo tax status so I can stay in this lovely area.	1/24/2018 6:09 PM
110	We need places in our community that young families can move into. Controlled growth is fine but you have to start allowing new developments in the area. And "Residential cluster housing" sounds like a very negative term for new Developments.	1/24/2018 4:30 PM
111	We have a beautiful Town, free of the congestion and overgrowth which has stricken much of the northtowns and even south, such as Orchard Park (where we moved from due to traffic congestion, over-building, etc.). Please discourage the new residential developments which have been the downfall of so many quasi-rural and otherwise peaceful communities. Thank you!	1/24/2018 4:06 PM
112	Too much building in the last few years would like to see the town stay rural	1/24/2018 3:53 PM
113	I think everyone is doing a good job.	1/24/2018 3:52 PM
114	I think that Elma could greatly benefit from a grocery store. Tops in East Aurora is a terrible place to shop and most people that I know will go to Transit Rd. and Wegmans.	1/24/2018 3:29 PM
115	Would like to see Elma remain a Rural Community.	1/24/2018 2:26 PM
116	I,m sure that the present offical people will continue to do a good job.	1/24/2018 1:23 PM

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117	please stop building apartments, townhouses, and rentals.	1/24/2018 12:25 PM
118	I understand the concept of cluster development and how it can save on infrastructure costs and preserve green space. I'm concerned though with wastewater treatment and how each cluster needs it's own packaged treatment system. Is there a long range plan for wastewater collection and treatment Town wide? Having multiple small plants and collection systems will be a maintenance and labor problem if the Town takes on the responsibility. Also drainage with clusters can be an issue if there is no Town wide general plan developed as opposed to site specific plans only. My neighborhood has drainage issues and the Town has been negligent in addressing any type of fix. Could be a sign of future problems.	1/24/2018 12:17 PM
119	Look at what has happened to Lancaster with its rapid uncontrolled development. At certain hours the traffic is out of control. Lancaster has out grown their roads. Elma should learn from Lancaster's dilemma. A rural atmosphere is why people enjoy living in Elma.	1/24/2018 11:56 AM
120	Seneca St is a eyesore. Too much building started, and left unfinished. Also the Cy's plaza needs to be cleaned up.	1/24/2018 11:41 AM
121	elma is a great place to raise a family . don't over develop it would make the dump site be too busy causing more pollution be green for the future of our kids	1/24/2018 11:19 AM
122	I would like to have more opportunities to vote in similar items. I would like there to be a mechanism to increase public safety for the Elma Park (at the senior center)for residents. Maybe just a camera on the parking lot would increase safety. As a women, walking at the far end of the park feels a bit isolating and unsafe, but it is such a beautiful town asset to not take advantage of.	1/24/2018 10:57 AM
123	Elma is solid	1/24/2018 10:20 AM
124	Maintain the integrity of the community as is. Very controlled growth with no increase in taxes or governmental services.	1/24/2018 9:54 AM
125	I'd suggest limiting sub-developments. I'd live in Lancaster or Clarence if I wanted to be around thousands of cookie cutter houses on <1/4 acre lots. I'd suggest the town take a hard look at subdividing any lots to less than 1 acre	1/24/2018 9:45 AM
126	Put a moratorium on townhouses,duplexes and apartments	1/24/2018 9:21 AM
127	resurfacing roadways with crushed stone and tar should be stopped.	1/24/2018 9:17 AM
128	Drainage still a major issue an not maintained well in the area of Winspear and Oakgrove - drainage district was established by town but nothing addressed properly - this is a draw back of building not being controlled or monitored	1/24/2018 9:03 AM
129	Anyone can take this survey....the results could be extremely biased. Why is there no sign-in to limit it to real Elma residents? Dan Little 1391 Billington Rd. Nancy and I love Elma, Thank you for keeping it the best kept secret in WNY	1/24/2018 8:09 AM
130	We moved to Elma because of the rural quality of life. DO NOT CHANGE IT!!! Thank you for sending this survey.	1/24/2018 8:07 AM
131	single family homes should not be built on 5 acre lots. The cluster of houses on bullis rd, looks terrible. It should of been a subdivision just like Kettle Run. Subdivisions should be allowed. It's 2018! Solar panels should also be allowed.	1/24/2018 8:03 AM
132	Get the county to maintain roads better and clean ditches more often to allow better drainage	1/24/2018 1:30 AM
133	Need leaf pickup	1/23/2018 11:26 PM
134	I like houses to be distinct- not 3 models a builder used	1/23/2018 11:26 PM
135	stop flag lot developing and stop building doubles. creating water problems on schwartz road. wet land doubles should not have been allowed on schwartz road.	1/23/2018 11:13 PM
136	Need to encourage a convenient store to return to Elma Center.	1/23/2018 10:51 PM
137	I moved to Elma when I was three years old and live here now with my husband and our children. I love this town, always have. I definitely don't want to see it destroyed by money grubbing people who want to profit by building unorganized low quality housing that will not preserve the beauty that is Elma.	1/23/2018 9:45 PM
138	As someone who is now suffering due to the approval of flag lots, I discourage any type of growth in Elma. You will lose the small town charm with over development.	1/23/2018 9:32 PM

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139	No more rentals, town houses and duplexes.	1/23/2018 9:07 PM
140	I left several questions blank because I believe the choices for answering were incomplete. For example, the issue of solar panels- While I generally favor the IDEA of solar energy, I believe solar panels have a way to go , developmentally, before I would even consider putting them to use on my property. You also omitted what I feel is the most pressing need in our town- the condition of our roads. They are DEPLORABLE. The town board would do well to do a thorough review of the condition of our infrastructure, and formulate a plan for fixing/ maintaining it, before it does anything else. G W Radka. 50 Terrace Lane.	1/23/2018 8:44 PM
141	For safety, reduce speed limits at dangerous turns such as Bowen near Chairfactory, change level of Bullis - Bowen intersection so that auto head lights do not shine up to incoming cars, landscape major intersections in town with new trees etc. and maintain it. thank you for giving us this opportunity	1/23/2018 8:27 PM
142	I would like to see developments of homes that will add to the tax base...surrounding towns (West Seneca) have small homes that either single parent families or elderly live in, so the entire tax burden is on the young families...we want to encourage larger new homes to spread the tax base and commercial businesses in designated areas.	1/23/2018 8:21 PM
143	Love Elma, would like a "town" or plaza area to go to for shopping.	1/23/2018 8:11 PM
144	More street lights would be nice.	1/23/2018 8:06 PM
145	No sidewalks if possible. Keep up the good work. Happy with Elma's development currently	1/23/2018 8:03 PM
146	We appreciate the phone messages/ updates	1/23/2018 7:53 PM
147	No more building getting to built up here in the last few years rather see it stay rural	1/23/2018 7:45 PM
148	Solar Panels in Western NY. Not enough sun year around.	1/23/2018 7:36 PM
149	I live on a main road that traffic wasn't bad when we moved in and now it could take us 5/6 min. just to get out . I know there is always going to be development but keeping it to a minimum would be nice. I have a lot of friends who work for the town and it would be nice if they could keep the developers with the deep pockets in check.	1/23/2018 7:29 PM
150	I think people in the town are paying higher taxes compared to other townships. I think people prefer a quieter town with a small town environment and the the town should be able to run with the amount of money it collects from taxpayers already. There are plenty of businesses and stores to shop in within very close driving distances. Not really necessary to lose Elma's small town feel.	1/23/2018 7:01 PM
151	Would like to see open space preserved....housing developments are great, but it's important to maintain the "country-feel" quality of life that represents a core component of elma's Culture and foundational essence.	1/23/2018 6:49 PM
152	I would like to see FASTER and SIMPLER ways of getting the NUMEROUS amounts of burned out street lights taken care of.	1/23/2018 6:09 PM
153	I would like to see a review of the lighting districts in town where some lighting needs to be reduced and where some should be added !	1/23/2018 6:04 PM
154	In my 20+ years as a resident in the town of Elma, I've noticed, especially recently, how much more traffic there is. I would hate to see our little Elma turn into a Lancaster or West Seneca. I understand the benefits of development, but is nothing sacred anymore? That being said, "fixing up" existing structures, such as the property across from Cy's Elma Plaza and or the plaza itself would be a plan I could get behind. A cute, locally owned coffee shop would be a great addition to said property. Thank you	1/23/2018 5:51 PM

155	Elma is not a town for subdivisions and cluster developments. Look at Cheektowaga and Lancaster, those types of developments have taken over the towns to an extreme extent. Elma needs to remain the rural town that it is. That being said, I understand that development is necessary in the town. Approve residential development in a controlled matter. Absolutely no parcel should be re-zoned to allow for subdivisions. People with large amounts of property within the town should not participate in any board/committee decisions that involve re-zoning districts for subdivisions - they could be encouraging these decisions to seek financial gain. We should focus improving existing commercial areas that are currently run-down. The Elma Plaza, Seneca Street, and the areas towards Transit are all in need of attention and improvement. Instead of approving new commercial sites, encourage businesses to repair/use existing buildings. Perhaps we could develop some type of tax incentive. There should be controlled growth of residential homes. We are not in need of any additional senior housing, we need residents that wish to build families within the community and increase the enrollment rate within the district. Additionally, placing more senior housing will be a burden to our already stressed emergency and fire response resources.	1/23/2018 5:48 PM
156	We are sick and tired of our street, North Star Road, not being paved. The majority of residents are fed up with the tar and cinders. If the town continues with this option, maybe you could come everyday to remove all the cinders that get pulled into our driveways, garages and homes.	1/23/2018 5:43 PM
157	Too rural, looking to move	1/23/2018 5:40 PM
158	After living in a commercialized urban area for 60 years, we moved to Elma for some peace and quiet. Keep Elma rural, peaceful and quiet!	1/23/2018 5:39 PM
159	No more senior housing, no more flag lots. No windmills, no solar panel fields. Keep the town rural. Controlled growth!!!!	1/23/2018 5:37 PM
160	My wife and I are both lifelong residents of Elma. We grew up here and decided to stay here after college. We don't want uninformed or unsupervised growth. We don't want developers flying in under the radar without the public's knowledge or input.	1/23/2018 5:33 PM
161	Roads in need of improved repair	1/23/2018 5:32 PM
162	I feel some of the commercial roads do not project a very good image. Seneca street, parts of Bowen road and I think there should be rules for businesses to maintain a decent appearance.	1/23/2018 5:17 PM
163	I would like to see the rural structure of the town remain. Open fields, farming where allowed, NO heavy building of residential properties. Lets keep Elma a quiet, peaceable community where families feel safe. We don't need another Lancaster here.	1/23/2018 5:12 PM
164	Elma is becoming less and less rural. We need to stop building to preserve the rural living that we moved here for.	1/23/2018 5:11 PM
165	Need to get sewers in the town to help develop residential growth and remove the Elms Water Department and go with Erie County Water.	1/23/2018 5:09 PM
166	There is a need for small deli's small businesses. Urgent need to repair our roads especially Bullis road from Stolle Road to Townline. Also more town activities especially around the holidays. Elma is a wonderful town to raise a family. Close to downtown.	1/23/2018 5:07 PM
167	elma is known for its rural but excellent quality of life. very good schools, and reasonable taxes. growth should slow and steady so elma doesnt end up like some of the other suburban towns.	1/23/2018 5:02 PM
168	I love Elma but my biggest problem is with the condition of the roads. The portion of Bullis (out past Stolle) I live on is atrocious, and has been for years damaging the suspensions and tires of my visitors and myself. Girdle is terrible as well. For what I pay in taxes, I feel this is unacceptable. Our roads are much poorer than many other local municipalities when I consider us one of the nicer towns. One of the big impression makers on people coming here are the conditions of the roads, and I am ashamed of ours.	1/23/2018 5:00 PM
169	Could use a deli/small grocery to avoid the long drive to alden or depew..	1/23/2018 4:58 PM
170	Decrease the creation of flag lots and disallow the construction and usage of cheap metal buildings in the town.	1/23/2018 4:52 PM
171	Please do something about the plowing of Seneca St.. It's been in very dangerous condition for the last few years. Talk to the county about it.	1/23/2018 4:50 PM

172	Traffic has increased in the 9 years of us living in Elma. Every new house I think great 4 more cars on the road. Wish there was a plan to keep the farm land and fields. I am proud to live in Elma for the low taxes and can live without perfect roads and other town amenities.	1/23/2018 4:46 PM
173	The housing developments are a disaster. The corner of Girdle and Bullis is a disaster.	1/23/2018 4:40 PM
174	I like the way that growth in Elma has been controlled. It doesn't look like Lancaster or Amherst. I think that is one of the reasons that cost has been controlled. We still have a lot of open space. That control should continue.	1/23/2018 4:30 PM
175	More stores in center of town - plaza	1/23/2018 4:20 PM
176	Abandoned and deteriorated homes to be inspected and action taken if needed	1/23/2018 4:20 PM
177	fix the roads they are in bad condition	1/23/2018 4:16 PM
178	No more patio homes!!!	1/23/2018 4:10 PM
179	Term limits	1/23/2018 4:09 PM
180	I grew up in town of Pendleton, my husband grew up in town of Wheatfield. My parents still live in Pendleton. We lived in Tonawanda for 7 years, then purchased an existing home in Elma approx. 8 years ago. Elma's rate of growth / location reminds us of Pendleton & Wheatfield - very close to populated areas & conveniences, yet far enough away to still be rural, have an agricultural presence and a better quality of life. Pendleton & Wheatfield are barely rural anymore... they have become the "suburbs" of Amherst / North Tonawanda / Niagara Falls, and are now highly populated with housing developments, patio homes, new housing, apartments, senior housing, commercial & more, popping up left & right! it's unfortunate that we can see this is the same exact direction that Elma is headed in. In just the 8 years we have lived here, we have seen a huge increase in new builds, senior housing & more. There needs to be a time when the town says "enough is enough" or the Elma that folks have known & love will rapidly change and it won't be for the better. Take a drive up to Pendleton and see for yourselves... it's one housing development after another, and barely any green space anymore. What was once loved farmland and open spaces has been replaced by new home after new home, high taxes & a loss of agricultural and rural / green space. We urge the town board, don't cave into pressure from developers... please don't end up like Pendleton.	1/23/2018 4:01 PM
181	None	1/23/2018 3:44 PM
182	Return of a grocery store would be appreciated.	1/23/2018 3:32 PM
183	Preserving the remaining open space in Elma would be fabulous. There has already been plenty of development in the last 20 some years. Let us keep the rural feel of Elma and allow the animals a place to live along with the children a place to run around and be free. I am not opposed to reusing of existing structures.	1/23/2018 3:32 PM
184	None	1/23/2018 3:29 PM
185	I would like to see some of roads re-paved this year especially Winspear Road.	1/23/2018 3:29 PM
186	None	1/23/2018 3:28 PM
187	Town officials / employees that are also developers should not be on committees that affect changing of town codes	1/23/2018 3:25 PM
188	I would love to see residential clusters that were a mix of Towne homes and senior homes promoting family togetherness	1/23/2018 3:10 PM
189	Grocery stores are needed & coffee shops	1/23/2018 3:08 PM
190	Generally love Elma. Would like to see a little more code enforcement on homes, bulk trash items at driveway, cars not registered on a driveway for years.	1/23/2018 3:04 PM
191	More park land and public recreational space is needed.	1/23/2018 2:58 PM
192	Solar panels should be encouraged, but controlled	1/23/2018 2:55 PM
193	Now, I feel we need potholes repaired. These up & down temperature swings are really damaging our roads.	1/23/2018 2:51 PM
194	I love the town and all it offers. I would not like to see it overpopulated like surrounding towns. This was our reason to live here, it took three years to find our home, worth the wait.	1/23/2018 2:49 PM
195	I LOVE LIVING IN ELMA. I HAVE BEEN HERE MY ENTIRE LIFE. LIFE IS GOOD!!!! :)	1/23/2018 2:49 PM

196	Town lands surrounding town hall need better enforcement ... town ordinance enforcement non existent	1/23/2018 2:47 PM
197	We need to boost and encourage younger families to come out to our area to increase our school enrollment therefore raising interest in bettering our recreational facilities/playing fields. I do not want to become like Lancaster with enrollment or with houses piled on top of each other but it would be nice to have more development and kids in the area!	1/23/2018 2:44 PM
198	If we are going to do commercial development we should do it near the Elma plaza, however not much is needed because of the nearness of Transit Road Commercials development. Let's keep Elma the town it is today. I think the biggest waste of space are these flag lots. It is ridiculous to see three driveways next to one another.	1/23/2018 2:43 PM
199	Consolidate the Volunteer Fire Services in town. No need for so many.	1/23/2018 2:40 PM
200	I don't like people living behind peoples homes and taxes need to stop rising every year and Elma town center needs new businesses like coffee or a brewery.	1/23/2018 2:40 PM
201	The semi rural quality of Elma needs to be maintained. The lure of Elma is its small town feel. Commercial development should be limited to areas where it already exists, but no big box stores unless it's on Transit.	1/23/2018 2:38 PM
202	The Elma Highway Department does an excellent job maintaining roads and plowing in the winter.	1/23/2018 2:37 PM
203	we are very happy with our lifestyle in Elma. Country and quiet but not far from everything you need. Excellent school district.	1/23/2018 2:18 PM
204	Preserve the rural aspects.	1/23/2018 2:11 PM
205	My family loves living here in Elma !!!	1/23/2018 2:09 PM
206	In this survey, you never explained the size of residential lots now, so its kind of hard to decide if we want them smaller or larger or left the same.	1/23/2018 2:09 PM
207	All town owned green space should be open to residents not as a buffer to near bye McMansions ! eg Natural walking paths at Handy Rd	1/23/2018 2:03 PM
208	For Elma to progress you need to focus on a "Main Street" like area. A walkable area with shops and boutiques that would benefit the community. The Elma plaza has potential but not alot of stores that offer this. Commercial development areas should focus on already commercial zoned areas. Transit Road, Seneca Street, parts of Bowen Road and Bullis Road and Clinton Street. There should be regulated use of housing development. Avoiding the large house small lot look and development. Less expansion of large apartment buildings. The idea of apartments is for the Landlord to be profitable. Once the facility is older the Landlord typically does not maintain property unless they are required to. In the owner's defense if they don't have to fix something and can still get top dollar why would they. I do believe that Elma has a larger senior population so smaller/down size housing should be available. I think there should be more recreational activities in town for families. It could be a dog park, walking trails, bike trails, or exercise in the park. We also need shops/boutiques for public attraction and more restaurants. The challenge is you can do all these items but it doesn't always mean the community will support them once they are open. Solar panels: They can be allowed but should be limited. The mounting or installation type should be clearly defined. Large fields of solar panels may sound like a good idea but its can cause property depreciation if someones house is next to it. The research really needs to be put in to see if there are any health related concerns prior to letting a mass area of them be installed. I would hate to see them installed and fine out that it contributes to birth defects and cancer years later. You should also check into what happens when a solar panel has to be replaced and what happens to the old solar panel. Is it recycled or just put in a land fill? What are the components of the solar panel if it ends up in a land fill? Will is cause issues as it breaks down.	1/23/2018 1:57 PM
209	I think that the town has done an outstanding job of offering a great community at a good value. Growth, in my opinion shown be such that we can maintain this level of life vs tax cost going forward.	1/23/2018 1:49 PM
210	I know change is inevitable, but would like to keep it to a minimum. Children need fields and woods to explore and play in.	1/23/2018 1:48 PM
211	No solar farms. No windmills. No more satellite towers. Big lots for single-family homes. We have enough "senior housing."	1/23/2018 1:30 PM
212	Fantastic place to live. Great board. Prudence and care should be exercised in moving forward.	1/23/2018 1:24 PM

213	I am not a fan of residential developments. I absolutely do not like the look of taking farm land and putting several homes with individual driveways and multiple utility poles! Jamison and Bullis used to be country farm land and now there are ridiculous looking home developments.	1/23/2018 12:55 PM
214	Stay Elma Strong	1/23/2018 12:41 PM
215	Is anything being done to require property that is in a state of delapidation be removed or renovated in a reasonable time period?	1/23/2018 12:41 PM
216	Keep Elma rural. More attention to infrastructure, ie, road maintenance especially.	1/23/2018 12:15 PM
217	I love the libertarian feel of Elma and the lack of rampant development that you see in many locations in Western New York.	1/23/2018 12:13 PM
218	Affordable senior houses would be a great addition to Elma. Springbrook Shores are too expensive for seniors of modest means. Thanks.	1/23/2018 12:10 PM
219	Stop the development of two family homes in Elma	1/23/2018 12:01 PM
220	Would love to participate in more community/family events and spend more dollars on local Elma businesses, ie. markets, etc. if we had more retail/food market options.	1/23/2018 11:58 AM
221	I believe growth is inevitable so it must be controlled. Commercial and industrial growth is necessary to offset the loss in services v taxes in residential properties. Cluster housing is a way to end massive areas of green space which is not accessible to the public. Solar panels should be allowed on roofs and on the ground in commercial and industrial areas as well as on roofs on residences.	1/23/2018 11:53 AM
222	It is recommended that a traffic signal light be installed at the corner of old Transit and Milestrip Road or a circle in order to make this a safer intersection	1/23/2018 11:39 AM
223	I am NOT in favor of low income housing development in the town of Elma. Another get after the county to repair the roads in the town, ex: Girdle Rd. , thank you.	1/23/2018 11:30 AM
224	houses built behind other houses. jammed in, traffic unbearable. Poor planning over the 31 years I have lived here. Most green space (why I moved here)gone of going. looks just like Amherst NY. Is this how we want to live in elma?? I think not. 6:15 am and I have to wait for sometimes 14-20 cars coming out of Marilla just to get from Schultz rd to Jamison. Just sad how the rural town has been ruined.	1/23/2018 11:26 AM
225	-make Bullis road safer (in the last few years too many have lost their lives), I shouldn't be fearful driving in my neighborhood. -less building, I like that Elma has green space, we don't want to see it taken away -regulations for businesses close to homes, they shouldn't need to light up their business all night when not open and disturb the peace of the homeowners nearby -more options to occupy our kids -I am frequently signing them up in nearby towns because we lack affordable and abundant programs for them. -more programs for kids/adults with disabilities. -programs for soon to be seniors like us that still have younger children at home	1/23/2018 11:13 AM
226	Eliminate the use of flag lots.	1/23/2018 11:08 AM
227	School taxes are outrageous	1/23/2018 11:04 AM
228	I don't believe Elma caused this problem and I don't have a solution but, I live on Bowen Road and the traffic volume has increased to a point that is almost unbearable. Between 6:30 AM and 9:00 AM I wait 2 to 3 min to get out of my driveway also at the end of the day. This is not country living any more. This traffic needs to be controlled.	1/23/2018 10:56 AM
229	I'm all for controlled development so long as the resulting tax benefit is put to use in either more town services or lower taxes across the board.	1/23/2018 10:53 AM
230	Don't become Lancaster or Orchard Park	1/23/2018 10:50 AM
231	Secondary road maintenance is almost non existent Why aren't roads repaired and repaved on a regular basis? One glaring example is Winspear Road between Clinton and Bullis Roads.it has been deteriorated to such a point as not even qualify as a paved road. Forget about more development until roads are improved and can handle any additional traffic.	1/23/2018 10:49 AM
232	Controlled development is fine. However, once green space is gone, it's gone. Try to hang on to it as much as possible.. I'd rather not turn into Cheektowaga.	1/23/2018 10:45 AM
233	Population is declining and towns around us (OP, WS, etc...) already have cluster mcmanions. What they rarely have is good sized lots with privacy. That is why my family and I moved to Elma.	1/23/2018 10:41 AM

234	Elma is not the place for patio homes and apartment buildings- increases traffic, need for sewage treatment, higher taxes. It is also not a place for McMansion villages. It's a historic rural community that is slowly loosing it's character and quality of life.	1/23/2018 10:27 AM
235	Our roads need to be maintained better. The possibility of fall leaf pickup	1/23/2018 10:24 AM
236	Farmland should be preserved not parceled out for buildings. A suggestion is for the farmer to lease the land if they wish to no longer farm it. We need more our farms!!!!!!! animal or vegetable/fruit. Traffic and noise is increasing with the ongoing development - needs to be stopped!	1/23/2018 10:10 AM
237	I would like Elma to remain rural in nature. I don't want to see another Lancaster with houses on top of each other in development after development.	1/23/2018 10:10 AM
238	I would like to maintain the "semi-rural character" of Elma. Let's not over develop like Lancaster	1/23/2018 9:57 AM
239	Do not let the town become like Lancaster where any open land is being used for subdivisions.	1/23/2018 9:45 AM
240	Elma Center plaza needs to be updated.	1/23/2018 9:35 AM
241	Don't follow the Amherst model of expansion of roads & housing. If you build it, it will be filled and the cycle will repeat.	1/23/2018 9:35 AM
242	I moved to Elma for the small town feel and the green space. I do not want to see Elma become another Lancaster or East Amherst. Those areas are over developed with houses on top of each other as well as multiple buildings for commercial use which stand empty. We should develop and use the empty space we have around the Elma center for those interested in operating a business, not just to build and have empty store fronts or industry which would create more truck traffic.	1/23/2018 9:29 AM
243	have the recycle bins at the town dump be user friendly for shorter people. there are some new bins which are perfect. need all of them to be short person accessible.	1/23/2018 9:16 AM
244	I would like to see the plaza and that area revamped and facelifted. New stores and businesses would be welcomed there. We need a DELI so bad....residents miss it so much	1/23/2018 9:10 AM
245	I am very excited about what Todd Huber is doing on Seneca Street - For a main street leading into Elma, it is a disgrace what it looked like before he started renovating. There are homes in Elma (along Seneca, Rice, Bowen) that are not kept up. They have holes in the roofs, trash and maintenance equipment in the yards, unmowed lawns, etc. that bring down the beauty of the surrounding homes. The town needs to control this aspect more closely	1/23/2018 9:06 AM
246	Beautiful Town. Let's keep the rural feeling!!	1/23/2018 9:01 AM
247	Thank you, for keeping residents involved in future plans for our town. You are doing a great job!	1/23/2018 8:50 AM
248	Our town center is Junk one old drugstore sell fancy purses ..need a real drugstore and a supermarket also Seneca street springbrook several junky delapaded properties ...no useful development in10 years ..	1/23/2018 8:48 AM
249	Elma, Mariiia and Wales are all integral to East Aurora. Too many other places such as Orchard Park, Hamburg, Lancaster, etc have been lost to the suburban sprawl. It is imperative to keep a country buffer around the last self-contained small town outside of Buffalo (EA). This is what truly makes this area unique. Lets not become Orchard Park, etc.	1/23/2018 8:37 AM
250	Consider turn signals at intersections along bowen rd	1/23/2018 8:28 AM
251	Please keep us as a right to farm community. Don't turn us into another Cheektowaga, Amherst, Lancaster.	1/23/2018 8:25 AM
252	Farm and wood lands are disappearing at an alarming rate. Elma is losing it's rural charm. I would like to see a program developed to encourage farming and livestock operations or provide an incentive to land owners to lease the land for farming if they are not inclined to farm themselves.	1/23/2018 8:12 AM
253	maintain the property tax levels	1/23/2018 8:00 AM

254	there is an ongoing issue with all the storm water on pound road from seneca street down being drained from everyones front yards to front drains on both sides of the street down to a culvert that allows the water from both sides to then dump well beyond the right of way and floods out several back yards around 219 pound where no front ditches are provided. I have only owned my property approx 9 years but my immediate neighbors state they have addressed this before with no action. I have spent thousands having french drains dug and filled with stone in my back yard but it has had little impact on the problem. My structures are being ruined, ground eroded, health concerns with mold, mosquitos and trees rotting. I have kept pictures of the extreme flooding through the years. I do not understand how this is allowed...and why this one small section of the road does not have storm water ditches/drain pipe like the rest. Please advise. 221 Pound	1/23/2018 7:46 AM
255	Please ,Please start looking @ all the street light that are currently not working!! We pay taxes to have them to work !!!!!!! Many lights are out throughout all of Elma. Thanks	1/23/2018 7:20 AM
256	Better maintenance of roads	1/23/2018 6:45 AM
257	Need more road maintenance	1/23/2018 6:42 AM
258	We need to take control over the numerous oddly placed duplexes that are popping up all over the town. When I looked to move/build here, I was told I had to have a minimum of 5 acres to build. I purchased much more and was still hassled every step of the way. I often wonder what has changed since that time (2002-2004) as I see development popping up all over. I left Amherst for that very reason. I am glad this is being looked at. Developers should be made to live in the town, not just profit from it.	1/23/2018 6:13 AM
259	Selling off and carving up old farms into Flag type lots have ruined the character of town (i.e.Girdle/Bulls). If the farms must be developed use the frontage only and leave the back land natural.	1/23/2018 4:08 AM
260	More places to shop---clean out existing street light fixtures-filthy---update dog ordinances---too many people have unleashed dogs while walking and trespass on private property with their urine and feces, better composition for the roads, too many holes per season. more personable attitude in town offices.	1/23/2018 2:32 AM
261	My husband and I moved here because of the quiet country setting, yet shopping to the big stores is only minutes away. This town contains a vast amount of vacant land. However, our wish is to keep it that way - such a shame if it became a town of sub- division after sub- division and strip plazas.	1/23/2018 1:28 AM
262	Please publicly announce additional Town Meetings on the Emergency Alert Phone/Text/Email system like you did previously	1/23/2018 12:57 AM
263	The school taxes are too high for someone who never had children and never used the school. It seems that the more people move into Elma, the higher the school taxes yet Marilla and Wales pay very little and their children have to be bussed from farther distances.	1/23/2018 12:23 AM
264	Stores or businesses in the Elma Plaza area should be limited to non-industrial. Small businesses or shops would be ideal. We love the Elma Senior Center Park and Elma Meadows, but would like to see them fit and used after dark and kept well maintained.	1/22/2018 11:57 PM
265	One huge burden on homeowners, especially the elderly, is having to take our leaves to the dumps. This is an onerous task that has to be performed many times during the fall. I had to buy a truck specifically for this purpose, a vehicle I do not like and would otherwise never own. I am suggesting that we do a roadside pickup with one of those suction tubes, as I have seen in other towns. I would gladly pay an extra yearly fee for this service. It would also eliminate the endless lines of traffic down Stolle Road and relieve the congestion where we have to unload the material. Please give this serious consideration. I dread the fall because the present situation is killing me. Thank you	1/22/2018 11:45 PM
266	Concerned that if the population increases too much by new housing development, that it will cause overcrowding in Elma Primary. Space is already tight since the 4th grade moved and will increase the class sizes.	1/22/2018 11:28 PM
267	Preserving the character and quality of living in Elma should be the primary goal. Promoting population expansion and commercial growth will invariably require increased expenditures for infrastructure and education to be funded by increasing property taxes. Additionally, one only need look at other communities, such as Amherst, which has pursued a path toward ever increasing growth, to observe the negative results. Increased traffic and the need for more police to address public safety concerns stand out as clear evidence of the predictable consequences of following a similar approach to managing community development.	1/22/2018 11:15 PM

268	Love! Love! Love! Elma! End the flag lots! End building lots being scattered all over acreage. No organization..... gorgeous homes built behind other homes, at angles..... a sneaky way to develop without a subdivision.	1/22/2018 10:50 PM
269	Thank,you...would have been helpful to,know what the current residential lot size is before answering question 4. Elma plaza and the plaza across the street are an eye sore and need to be updated and maintained. village green updates formfaamilies to bring kids to walk, play and even a dog park,would be awesome!!!! Thanks for,encouraging the community to be a part of the discussion.	1/22/2018 10:49 PM
270	Please do not allow further developments that make Elma another suburb. I do not want us to become another Amherst or Williamsville - Lancaster is also being destroyed. Keep Elma rural - open spaces of green and trees - encourage farming (Don't you understand that is why people move here and love it here). All these developments of \$300,000. homes are bringing in the wrong homeowners (the mindset of these homes bring in lawn chemicals and unbelievable traffic - you take away the leisure quiet) We want to live simple. Go to Amherst - do you here crickets and chicadas at night - no way- they can't survive - try and find a frog. Save Elma - don't let it be lost because that will be forever.	1/22/2018 10:45 PM
271	I moved to elma because it has preserved more rural areas and open space while balancing quality of life (good schools, services etc). I would like to see this continue in the future	1/22/2018 10:39 PM
272	Living in the town was a better quality of life 10 years ago.	1/22/2018 10:38 PM
273	I love how Elma is quiet and has lots of open land. It would be nice to update the Elma town plaza a bit and make it look nice. I am against developments because it just becomes over crowded and generates lots of traffic. I really hope Elma stays the way it is and keeps a lot of the green space it has.	1/22/2018 10:35 PM
274	flag lots, for example on bullis road east and west of glrdie road are poorly planned and take away of the overall spirit of the community. they seem to be rushed through to increase the tax roles and keep the builders not the community happy.	1/22/2018 10:34 PM
275	Limits on terms of supervisor and other board members	1/22/2018 10:28 PM
276	With the extensive shopping available on transit road and in the East Aurora village, what Elma has to offer is a beautiful, open, community with rural roots and identity. Elma should be in contrast to overcrowded, overdeveloped Lancaster/West Seneca/Cheektowaga, and presented as a more affordable, less-taxed East Aurora. The accessibility to the 400 makes this an amazing opportunity for city commuters--most of whom would come here for a quiet, natural atmosphere - not more plastic developments. Look to the strict, historically rooting planning of East Aurora as a guide! Strict planning increase property values and our sense of community identity.	1/22/2018 10:26 PM
277	Elma needs a real center. A place where you can park the car and walk into a pedestrian center. This needs to be highly deliberate and well thought out. If it is done this way, then great growth will come to the area. If we allow developers to throw up the cheapest option and make money at the community's expense, then we will get the cheapest option. Strong, deliberation planning will make Elma a great town. The founders of this town intended this town to be great and strong and there is no reason it should not be a place of interest for people to come and visit. If there is a beautiful walkable center people will come to it. New housing should be discouraged. This makes everything here more valuable and forces people to renovate existing places.	1/22/2018 10:21 PM
278	We need more roads fixed and not just oil/stoned	1/22/2018 10:13 PM
279	Please don't let Elma become another Clarence or Lancaster, keep it rural!	1/22/2018 10:13 PM
280	Support the local fire departments more.	1/22/2018 10:10 PM
281	We enjoy our life in Elma but would enjoy affordable senior housing and a decent grocery store near or in the current plaza.	1/22/2018 10:09 PM
282	Large clusters of homes are going to increase the demands on all the infrastructure in town. Increasing taxes and making the town more like Lancaster and other towns we all moved away from.	1/22/2018 10:07 PM
283	We should have a plan to protect and restore the watershed and existing natural drainage , even if it means prohibiting development of private property in such areas. This should be part of master plan.	1/22/2018 10:04 PM
284	Need new roads! Horrible driving- not just "oil and stone".... re-pave!!	1/22/2018 10:04 PM

Elma Comprehensive Plan Survey

SurveyMonkey

285	Number 4. I do not know present lot size regulations. That may change my opinion. Number10. should include a control choice. These need to be installed in a professional manner and not haphazardly.	1/22/2018 10:00 PM
286	Keep our semi-rural character. And the sheriff substation.	1/22/2018 9:53 PM
287	Fix pothole, especially Girdle	1/22/2018 9:52 PM
288	It would be good to allow some development with controls.	1/22/2018 9:48 PM
289	The sports proposal #1 should be put up on it's own and explained better for a revote. Also no fund raising was done on any level to help lower the cost to residents	1/22/2018 9:36 PM
290	Bullis Rd. Is full of dangerous potholes! The plaza needs stores!	1/22/2018 9:29 PM
291	I lived in Lancaster for over 20 years and left due to over development, my wife and I moved to Elma because of the rural surroundings and controlled development	1/22/2018 9:25 PM
292	More open door meetings and information available to the public. Town news letter mailed to all and put more items to a public vote.	1/22/2018 9:23 PM
293	I wish Girdle road would be repaved instead doing the constant patch jobs. its absolutely horrendous to dodge those pot holes.	1/22/2018 9:23 PM
294	Keep tax burden as low as possible.	1/22/2018 9:22 PM
295	Please keep Elma special and different from all other communities in Erie county. It's the reason I moved here from Lancaster	1/22/2018 9:17 PM
296	I would prefer to see Elma remain on the smaller side and not head in the direction of West Senca	1/22/2018 9:16 PM
297	Good job by all town employees. The highway department keeps our roads clear and smooth. The town hall staff are so helpful and pleasant. Town leaders protect us residents.	1/22/2018 9:14 PM
298	Would like to see town vehicles plow and/or salt the Springbrook Shores development.	1/22/2018 9:14 PM
299	I hate flag lots. The batting cages were poorly designed. We should have an indoor batting facility recreation center for the young adults. There should be a town pool. There needs to be a plan for community growth that includes neighborhoods where children can play without fear of getting run over by cars. It's time for new roads and child friendly developments. We don't need flag lots on busy roads. We don't need more businesses, apartments, or condos. Elma needs to be family friendly with a recreation center.	1/22/2018 9:10 PM
300	The roads need more attention in the winter and then in the spring after damaged from the plows.	1/22/2018 9:07 PM
301	Please try to maintain the open/green space in Elma. That's why we moved here from Amherst. Houses there are too close for us and we love the current agricultural/rural feel of Elma. Thank you!	1/22/2018 9:07 PM
302	Good services, fire department, and highway maintenance, transfer station	1/22/2018 9:05 PM
303	Are there any controls on who can take this survey? What stops all/many employees of some developer or solar panel company, perhaps none residents of Elma, from completing this survey?	1/22/2018 9:04 PM
304	I am strongly opposed to further apartment complexes and suburban sprawl. Flag lots should be discouraged. I am pleased with the restoration of properties on Seneca street in Springbrook.	1/22/2018 9:01 PM
305	More development similar to Timberline and meadow brook. Development like Springbrook Shores is strongly opposed.	1/22/2018 9:01 PM
306	Encourage small private business in Elma Center. Create bike/ walking path along Bowen Rd between Woodard and Bullis Rd. on same side of Plaza. This would allow safe walking from Senior apartments, Pond Brook homes from the North of Plaza, and residents who live South of Plaza- off Woodard Road- ie) Oaknoll Ct, Hilltop, Doris, Pearl Terrace safe access by foot or bike.	1/22/2018 8:58 PM
307	Elma really needs pedestrian trails connecting parks,schools,green spaces and shopping areas.	1/22/2018 8:57 PM
308	Proactively prevent what happened at the old Camp Centerland (the sale and quick demolition of all structures, some historic) to ever happen again.	1/22/2018 8:55 PM
309	We need a small grocery store like Dash's or something in the Plaza. Or let someone build a small grocery store. The plaza is truly a dump, it needs to be updated.	1/22/2018 8:52 PM
310	The town should be a model for other Towns to copy. Very happy I live in the Town.	1/22/2018 8:51 PM

311	End flag lot development. Strictly enforce minimum 5 acre building lot size. Build a community center.	1/22/2018 8:46 PM
312	Please maintain the small town feel of the town. Having grown up in Hamburg, I've seen what too much development can do to a once comfortable, small town.	1/22/2018 8:46 PM
313	The development on the northeast side of Girdle and Bullis is ridiculous. Please try to avoid something like this in the future.	1/22/2018 8:44 PM
314	Purchasing the land Behind Annunciation Church that backs up to the buffalo creek. Make it a wet lands park with a large fishing pond and nature walk ! Excellent location for preserving Nature !	1/22/2018 8:43 PM
315	The Town snow plowing is so much better than the Counties.	1/22/2018 8:42 PM
316	Eliminate or reduce school taxes for elderly residents	1/22/2018 8:41 PM
317	roads like Girdle and Bowen are in very rough shape	1/22/2018 8:41 PM
318	Please no more cluster housing (like on william). We moved here for the small town/rural nature, small class sizes equal more one on one help. We don't need to become an east aurora to grow and prosper!	1/22/2018 8:36 PM
319	I believe some of the questions in this survey could have been more specific on choices - or at least given the respondent an additional space to add/clarify an answer. Also note ~ a spelling error is listed in the e-mail to connect to this survey.	1/22/2018 8:36 PM
320	We need to select certain areas of the town to preserve the heritage of the town. Ex. Historic homes need to be preserved.	1/22/2018 8:33 PM
321	We moved to Elma for the rural space and large lots. Please don't make this a subdivision town with lots of new build homes and McMansions!!	1/22/2018 8:33 PM
322	Have a nice day!!	1/22/2018 8:31 PM
323	Some of the roads need to be redone. Also the cluster of homes whereby some are behind others should be stopped. For example the homes on Bullis near Girdle Rd looks cluttered	1/22/2018 8:29 PM
324	Solar panel question should also allow for panels on commercial building roofs, she'd roofs, etc.	1/22/2018 8:27 PM
325	Would really like a grocery store at Elma Plaza like there used to be. Would really like stricter regulations on RV's in driveways/yards. Many homes are looking like trailer parks. Thank you.	1/22/2018 8:27 PM
326	Enforce the speed limit on Jamison Road in East Elma area	1/22/2018 8:24 PM
327	The town officials and department heads are doing an excellent job.	1/22/2018 8:24 PM
328	The rural character of the town should be preserved.We are not Amherst ,Lancaster or Williamsville.	1/22/2018 8:23 PM
329	No more new development. If we keep adding houses the school class room sizes will rival Lancaster. Lancaster has 30 students per class and that was the reason we left that district.	1/22/2018 8:23 PM
330	In my opinion the open area that's left in our town is precious. New single homes being built are good as long as it matches the current residential layout and keep the lot sizes somewhat spacious. Poorly maintained homes which are standing would benefit from a tear down and rebuild which increases revenue (can't force this though). Nature walking paths are wonderful, the town did a beautiful job on Bowen Road next to the fire hall and would like to see more. Elma meadows park looks beat up, I realize it's a county park though. All in all Elma is great keep up the good work!	1/22/2018 8:23 PM
331	Like to limit residential development & any commercial development should be where existing clusters are: Elma Plaza & Seneca Street areas	1/22/2018 8:22 PM
332	Elma is Erie County's best kept secret, keep it that way. Let Lancaster, Orchard Park, West Seneca have large scale cluster development. Keep Elma rural.	1/22/2018 8:22 PM
333	Additional days at the transfer station..	1/22/2018 8:21 PM
334	None	1/22/2018 8:21 PM
335	The town does an excellent job with their recycling program- much appreciated. We all need to take care of our "trash" and our environment . Please fix the potholes on Girdle Road and paint lines on the road- in the middle and side- it is very difficult to see where the road ends on the side without the lines when the weather is bad (snow, rain) .	1/22/2018 8:20 PM

336	Need for a small grocery store. The town will grow but it needs to be controlled as to where and what kind of growth. Certain areas already are commercial and that could be expanded and/or updated. Also, if land has been made unsaleable due to repeated rezoning, the taxes should be reduced on such land.	1/22/2018 8:11 PM
337	I highly recommend reading "The Geography of Nowhere: The Rise and Decline of America's Man-Made Landscape". It provides an excellent description of how the United States has been arbitrarily developed to cater primarily to automobiles, with little regard for the actual needs of people, or their quality of life. The book does a great job of illuminating attributes that result in a truly great place to live. I am concerned that the questions in the survey leave a lot of room for interpretation. There is a huge demand for housing in Elma, and if that demand takes its natural course, we will end up with more subdivisions randomly placed wherever farms are sold, and flag lots with ridiculous giant houses stacked behind and between every house on a public road. If Elma wants to be sparsely populated farming suburb of East Aurora, then new development should be strongly discouraged. If Elma wants to be a town, then a dense town center or village should be developed based on planning principles discussed in the Geography of Nowhere book. Additional development without a vision and plan for the future of Elma will only detract from the quality of life of residents.	1/22/2018 8:10 PM
338	The town needs a store where a person can buy basic items. Years ago we had a convenient Mart in the elma plaza.	1/22/2018 8:10 PM
339	Improve highways	1/22/2018 8:10 PM
340	discourage apartments and lower income housing because that tends to bring social problems to the neighborhoods and schools.	1/22/2018 8:08 PM
341	Bike paths and expansion of trails in Village Park. Encourage a mid-town supermarket. Consider home garbage pickup.	1/22/2018 8:07 PM
342	PRESERVE THE RURAL NATURE OF ELMA, DON'T LET US BECOME ANOTHER LANCASTER	1/22/2018 8:07 PM
343	We don't want to turn into Lancaster, we chose to live in Elma because of the green space and fact that it is still somewhat rural and underdeveloped, we can go to other towns to shop.	1/22/2018 8:04 PM
344	More consistency with brush and junk pick ups on posted days so items are not sitting on the front lawn for weeks. Girdle and Bowen NEED to be repaved asap! Cable tv options - more choices are needed.	1/22/2018 8:02 PM
345	Regulated duplex homes built next to single family homes . Many that were built are eyesores. What about building codes . House on Seneca st with caved in roof . I see many clearly not up to code	1/22/2018 7:57 PM
346	I would like to have a shopping/entertainment/restaurant area in Elma. A smaller version of East Aurora or Village of Orchard Park.	1/22/2018 7:57 PM
347	I appreciate that Elma's town govt. listens to its residents, controls the amount of building being done and offers excellent quality family opportunities to it's residents.	1/22/2018 7:56 PM
348	The highway department doesn't seem to care about are concerns, when you call about something there is never any follow up.	1/22/2018 7:53 PM
349	Be wary of the Erie County Water Authority	1/22/2018 7:52 PM
350	I love the town Transfer Station. It make it very easy disposal of trash.	1/22/2018 7:49 PM
351	I would love for the High School to build new athletic fields	1/22/2018 7:47 PM
352	Any major projects should be voted on by the tax paying property owners only. We don't need a new sports complex. Roads are in horrible condition. Its time to start thinking about town wide trash pickup. Keep Elma Green!!!	1/22/2018 7:40 PM
353	Cluster development would be fine with larger lot size mixed lot sizes. No smaller than 1 acre preferably 2	1/22/2018 7:40 PM
354	Little consideration has been given to senior housing. We need more trash pick ups. Council People are not keeping promises. I feel there should be more social gatherings. Signs are important for different fesivilites. More town input and feeling you belong. Too many crabby people that get away things that is for selfish reasons. Comfortable senior housing and shopping centers are crucial. Last but not least reasons for our chidren to want to live here when they are adults. People need to be more caring and feel respected.	1/22/2018 7:40 PM

Elma Comprehensive Plan Survey

SurveyMonkey

355	Keep Elma rural	1/22/2018 7:40 PM
356	Grew up in elma . came back after marring and moving away due to the charm and rural area. Please do not ruin this lovely town keep it Great!!!!!!!!!!!!	1/22/2018 7:40 PM
357	I live in Elma for the small town, rural atmosphere. I don't appreciate the building explosion happening everywhere, it's too much.	1/22/2018 7:39 PM
358	Flag lots need to be banned.	1/22/2018 7:38 PM
359	Please don't let Elma become another suburb like W Seneca.	1/22/2018 7:34 PM
360	The survey is limited. What are the options being considered? The recent propositions on school sports facility expansions were not adequately shared with all neighborhoods leaving several of us wondering if that was intentional. Lets be open about the direction of the town.	1/22/2018 7:34 PM
361	Please keep Elma a rural area	1/22/2018 7:34 PM
362	We moved to Elma, from West Seneca, for the beautiful open spaces...they are starting to turn into 2 family homes and too many single family homes. Seems if there is a blade of grass...build a house. That has to STOP!!! YOU ARE TAKING AWAY ELMA'S BEAUTY and the REASON MOST OF US CHOOSE TO LIVE HERE!!!!	1/22/2018 7:34 PM
363	I would like to know what is being done about abandoned houses - there are 3 within site of town hall. ALSO THE EYESORE ON SENECA STREET SHOULD BE DEMOLISHED!! In our neighborhood there is an empty house on Billington Heights which was the reason why we did not have electricity for 4 days during the last winter storm. No one lives there, no one knew the lines had come down. I think the owner owes us all a great deal of money. Please do something about these.	1/22/2018 7:33 PM
364	Love living in Elma. Could really use more senior housing.	1/22/2018 7:32 PM
365	Elma needs to institute a noise ordinance for nuisance noises. Noise caused by snowmobiles, ATV's, mini-bikes, dirt bikes, loud music etc. would be considered nuisance noise. People take pride in their Elma homes and deserve the right to peacefully enjoy their home, yard and land. Nuisance noise, especially noise from 4-wheelers, mini-bikes, snowmobiles, and music infringes on the rights of home owners. This is not right nor fair. This noise needs to be controlled or we are in danger of ruining our peaceful town. Please do something to stop and control this nuisance noise to protect the rights of all town residents.	1/22/2018 7:32 PM
366	I don't want a town like Lancaster crammed with cheap housing	1/22/2018 7:30 PM
367	More ditch culverts	1/22/2018 7:30 PM
368	Live on Clinton st on around a acre of land..loved my house and yard..until people from Lancaster came in..boughl the 8 acre lot next to us..and built a house right behind ours..people moved to Elma for space..not to be housed in by outsiders	1/22/2018 7:29 PM
369	allow commerical development in the current designated areas along with route 16 area.. control development and keep lots size the same... slow growth is good growth. this is elma...lets keep it that way...	1/22/2018 7:29 PM
370	Encourage the county and state to fix the road pot holes.	1/22/2018 7:29 PM
371	Flag lots should be reconsidered. Everywhere there are flag lots it looks terrible. It looks as though houses are being stuck where they'll fit. It also may affect resale value of houses. Also it seems as though Elma is losing it's rural appeal. The amount of greenspace is decreasing which affects much of the wildlife people enjoy. How will all the increased building affect the schools??? Some of the roads need desperate repairs. Girdle Road has been terrible for years. Cars drive in oncoming traffic lane to avoid potholes. Patching just isn't working.	1/22/2018 7:29 PM
372	Stop allowing the staggered housing, where some houses are on the street and other houses are built behind them, out of alignment.	1/22/2018 7:28 PM
373	The town really needs a deli. The gas stations just can't carry enough. Something like a 7-11 or Wilson farms would be great and the plaza has the vacant store fronts. Just an idea	1/22/2018 7:28 PM
374	Girdle Road is always a mess from Jamison to the High School. Can anything be done other than patching?	1/22/2018 7:27 PM
375	More policing of lot size homes,not farms,that look like sium yards. People that have garbage pickup should put their garbage for pickup in their own driveway and not band together and pile it in one yard for cheaper pick up.	1/22/2018 7:27 PM

Elma Comprehensive Plan Survey

SurveyMonkey

376	When I was first talked into moving to the Town of Elma I loved it here but over the last few years the tax increases have been so large and the roads especially Girdle Rd are in such bad shape. I am very disappointed in the Town of Elma. Instead of new development and crowding the Town. Try fixing the roads!	1/22/2018 7:27 PM
377	No more flagpole lots	1/22/2018 7:26 PM
378	I understand development, with the influx of residents from first ring suburbs there seems to be a want of services that they were used to. This was a rural community with people who were self-sufficient, (farmers) new residents want what the town offers but wanting the things they left behind in the higher taxed suburbs. This makes me want to move further out to more rural areas, I hated West Seneca, I loved Elma but the development of late makes me want to leave.	1/22/2018 7:26 PM
379	Promote more farm/ rural living	1/22/2018 7:25 PM
380	Any way to hold the line on Taxes! Seeing we picked to build and live here in our retirement years!!	1/22/2018 7:25 PM
381	keep Elma a rural community	1/22/2018 7:24 PM
382	Why don't we have sewers	1/22/2018 7:24 PM
383	It's a great town!!!!	1/22/2018 7:23 PM
384	we currently live in a patio home and would greatly appreciate being granted condo status like other Tpwns	1/22/2018 7:23 PM
385	Let's go slow. Start with the Elma plaza. Going too fast makes mistakes.	1/22/2018 7:23 PM
386	Elma needs grocery store near Elma plaza or somewhere for the elderly people could do shopping, closer to their home. we need more restaurants and shopping besides Cy's	1/22/2018 7:22 PM
387	I would like to see more diversity among the population in Elma. We should welcome newcomers especially immigrants.	1/22/2018 7:21 PM
388	We need to work on getting Erie County to properly take care of its roads, including proper snow plowing, roadside ditch digging, and road maintenance. Why is the County allowed to be so lax?	1/22/2018 7:21 PM
389	Please do not allow many houses to be built on the land formerly owned by camp center land. Also, putting an access to this land next to pond brook would be a mistake for the people who live there.	1/22/2018 7:20 PM
390	Elma works for me	1/22/2018 7:20 PM
391	not opposed to larger land development (2 plus acres). Encouraging larger upscale housing yet limiting (capping) yearly permits. Preventing monopolies on builders permits. Possibly requiring tree plantings to keep park-like atmosphere.	1/22/2018 7:19 PM
392	I. School District has become an overpowering burden on taxpayers, most of whom don't partake of the facilities. I don't mind paying some for others families to use the schools for academic education, but the recent defeat of the desired "over the top" sports complex is a good example of a small vocal group trying to use the \$ of others for a very segmented benefit. That's why I selected above for no more residential development. Keep up the good work Mr. Powers.	1/22/2018 7:19 PM
393	People chose Elma because of how it is now, not how someone else thinks it should be.	1/22/2018 7:19 PM
394	Recreational vehicles (ATV's, dirt bikes, snowmobiles, etc) are out of control with where they are used and with noise and restrictions need to be established, since the vast majority who use them are lacking in common sense and decency.	1/22/2018 7:19 PM
395	We need to slow down building and not allow another Bullis rd and Girdle rd eyesore! Most of the time Farmers are not developers they sell and developers create this beautiful eyesore. I hope the representatives of Elma are proud of this type of development .	1/22/2018 7:19 PM
396	update our plaza with food/meat grocery store. like we had Bakery, florist, food and clothing. Not a dollar store.	1/22/2018 7:18 PM
397	Excellent Supervisor Has done much for our town Hope he continues	1/22/2018 7:18 PM
398	Stop allowing the ridiculous building of pole barns at homes on residential streets. If you want a barn, BUY A FARM!	1/22/2018 7:18 PM
399	We really need Girdle Rd. to be REPLACED> Not oil and stone to cover the problem. The road is very noisy for residents that live on the road. It's been a long time coming.	1/22/2018 7:18 PM

400	Do NOT allow ELMA to develop like Lancaster. (Massive housing developments). No town wide sewers will help control growth. It is a same what happened to Lancaster over the last 40 years.	1/22/2018 7:17 PM
401	I am strongly opposed to people being able to build in the back yards of existing homes! There are so many regulations of silly things in Elma, yet allowing a house to be built in a backyard is SO awful. I know several people that have had no neighbors for years with nice open backyards and then someone builds there - their sense of peace and open space that many went to Elma for, is ruined. We are seniors that have lived in Elma all our lives. PLEASE don't turn us into Williamsville or Amherst where the new builds are ruining the peace of the town!	1/22/2018 7:17 PM
402	No LED signs for business (Bullis and Transit) very distracting. We should also create a noise ordinance	1/22/2018 7:17 PM
403	Stop with the duplex and apartments. They don't bring in tax revenue and my school taxes keep going up. If you want to live in Elma Buy a House in Elma. Consolidate Fire departments. Elma does not need 4 fire departments. consolidate to one. Keep the dump open, keep our taxes low, no garbage pick up please.	1/22/2018 7:17 PM
404	Please reduce development in Elma. As a life long resident it is disappointing to see it loose its rural areas. No more "McMansions" need to be built. Give small farms tax incentives to stay and/or grow. Thank you.	1/22/2018 7:17 PM
405	school taxes are killing us !!!!! with all the vacation the teachers get, you would think they would take a CUT ! in pay !!!!!!!!!!!!!	1/22/2018 7:17 PM
406	Please consider banning any more duplex buildings. They are an eyesore and have no place in our rural area	1/22/2018 7:17 PM
407	Careful thoughtful development. Keep Elma upscale not turn into lower class community	1/22/2018 7:17 PM
408	Elma is known for it's country-like charm, let's try to keep it that way. Controlled/regulated development is key so we don't become another Lancaster.	1/22/2018 7:17 PM
409	Adding new buildings is fine but taking a look at buildings that have been neglected should be addressed as well. I don't understand why people were against duplexes as long as the property is maintained.	1/22/2018 7:16 PM
410	Having a real Town Center would be nice.	1/22/2018 7:16 PM
411	avoid favoritism	1/22/2018 7:16 PM
412	I heard rumors that Omega Deli wanted to move into the Elma Plaza. That would be awesome if a business like that could locate there!	1/22/2018 7:16 PM
413	Lower taxes, for seniors	1/22/2018 7:16 PM
414	Wasn't the master plan or something similar just established ? This established commercial space in certain areas and residential development sizes were also established. You made rules, now abide by such. Thank you for allowing me to give my opinion.	1/22/2018 7:16 PM
415	No more apartments and no ranch doubles	1/22/2018 7:15 PM
416	We want fios Internet and television in the town.	1/22/2018 7:15 PM
417	To much residential construction. Convert the old Jewish camp on Bullis Rd. to town park	1/22/2018 7:15 PM
418	Residents of Elma are here because it is rural. Elma SHOULD NOT become another Lancaster!!!!!! Elma does NOT need new developments or apartments. Keep Elma the small community.	1/22/2018 7:14 PM
419	I love the reverse 911 calling and the fact that you are asking us these questions!	1/22/2018 7:14 PM
420	The town's positive qualities are low taxes, green space, and good fiscal policies (no town debt).	1/22/2018 7:13 PM
421	Keep elma rural	1/22/2018 7:13 PM
422	Great place to live. Should have been here years ago.	1/22/2018 7:12 PM
423	I like development but we must maintain the small town character of this town. That's why we all moved here to begin with.	1/22/2018 7:12 PM
424	My wife and I are raising our 3 young children in elma. Many of our friends have expressed their desire to live in the area but cite the lack of available and affordable housing for young families. I don't want to become lancaster but feel some development opportunities should be explored.	1/22/2018 7:12 PM

425	Elma is a beautiful town. Keep it the way it is. I would like to see more stores in the Elma shopping area on Bowen Rd.	1/22/2018 7:12 PM
426	Keep controlled don't want Elma to turn into a Lancaster	1/22/2018 7:12 PM
427	I would like to have confidence in the politicians elected to town offices.	1/22/2018 7:12 PM
428	Let's NOT become another overdeveloped Amherst. I know we've been here less than 10 years, but we moved into an existing structure.	1/22/2018 7:11 PM
429	We are a Right to Farm community. The commercial areas along transit road have plenty of open space for expansion of Business. No more stacking of homes on flag lots. No more home further than 200 feet of the road. Make Elma Great Again.	1/22/2018 7:11 PM
430	no sub developments allowed cause with that we will need more schools	1/22/2018 7:11 PM
431	PLEASE pass the proposal for new sports complex for Iroquois. It's needed badly and our children deserve it.	1/22/2018 7:11 PM
432	Controlled growth. Attract companies and unique small businesses. Grow single family houses but controlled and not too many in too short of time. Both provides tax base	1/22/2018 7:11 PM
433	Thank you for taking the time to develop a survey and giving thought to expansion	1/22/2018 7:08 PM
434	Na	1/22/2018 7:08 PM
435	No new developments. People come here for space, not cluster developments.	1/20/2018 12:21 PM
436	bike lanes on major roads for safety rails to trails if possible development of commercial area around town center social venues i.e. coffee shops, pub/craft brewery, outdoor music events	12/29/2017 12:53 PM
437	Please do not over develop Elma. It is main reason for moving to this town. It is still country atmosphere here.	12/27/2017 11:00 AM
438	Lower taxes and cut spending. Thanks	12/26/2017 10:05 PM
439	We need better retail, sidewalks and a public pool.	12/10/2017 10:09 AM
440	Elma is a "Rural" Town, and I would like to see it stay as such, there was a corn field next door to me, there are now 7 Houses crammed into the lot, if this keeps up, I feel Elma will become another Lancaster.	12/3/2017 3:53 PM
441	If large solar installations are allowed, they should be restricted to existing commercial zoned areas.	11/25/2017 1:00 AM

442	<p>If you continue to build you will destroy the appeal of the town. Small town living, Family Oriented, Semi-Rural, Quiet & Peaceful atmosphere is what attracts people to live in Elma. You will continue to maintain higher property values and retain a desirable place people can call home. Multi-Family housing such as apartments tends to attract lower income residents and with that tends to be of a lesser class of people. Unfortunately this demographic of citizens have criminal backgrounds, drug use, uneducated, poor employment retention, etc. Apartments would be the biggest mistake this town could ever make. Hopefully this will never be a consideration. A more positive option for improving the future and potential retention in Elma would be to focus on families. There is still a need for an additional park with a basketball court, baseball diamond and a skateboard run. It wouldn't have to be elaborate, simply functional for the beginner to intermediate skater. If you had walking paths throughout kids could rollerblade and bike too. I would suggest the park landscape be designed in a "Rolling Hills" type grade as families could enjoy sledding in the winter. I'm sure you get the idea. This would be money well spent. There is not much in Elma for kids to do We all know the best way to keep our young people out of trouble is to get them involved in sports and physical activity in general. I have no idea of available land although is the land behind the Elma Plaza a consideration? Frankly this could be an ideal location and potentially benefit the Plaza. It's a great goal to seriously consider working toward. Lastly, the most important and necessary priority for the town of Elma should be that our town representatives DO THEIR JOBS. (I do not make these comments lightly and feel it's truly unfortunate this needs to be said, however.) Too many excuses, too much favoritism, too much looking the other way. The enforcement of the Elma Town Codes is severely lacking. I believe the employees of the town need to remember who they actually work for and who provides their salaries. It would serve you all well to actually listen to what people are trying to say. instead i see people being verbally run over and being outright ignored. Passing judgements prior to facts. Remember it's not personal and it's not about you but your responsibility to be impartial and look at issues professionally. The excuses need to stop and start doing what your hired to do. Take a good hard look around the town and stop ignoring what is right in front of you. It is painfully apparent there are those who just don't care. I have witnessed discrimination, chauvinism, Bullying, Persecution. There is too much buddy buddy going on. The town of Elma has a reputation of being ran by "The good old boys club." Frankly the Town of Elma could stand some serious "House Cleaning". If you want the town to function properly then our leaders need to function properly. The citizens of Elma want to be treated fairly, equally and feel confident their issues will be dealt with, period.</p>	11/22/2017 8:29 PM
443	<p>Stop the duplexes. We need more control over what new landowners are doing to their property infringing on other properties.</p>	11/21/2017 5:34 PM
444	<p>Disclaimer: We are not responsible for any financial loss, data loss, downgrade in search engine rankings, missed customers, undeliverable email or any other damages that you may suffer upon the expiration of www.surveymonkey.com. For more information please refer to section 17.c.1a of our User Agreement. This is your final notice to renew www.surveymonkey.com: https://webonlinedomain.com/?n=www.surveymonkey.com&r=c In the event that www.surveymonkey.com expires, we reserve the right to offer your listing to competing businesses in the same niche and region after 3 business days on an auction basis. This is the final communication that we are required to send out regarding the expiration of www.surveymonkey.com Secure Online Payment: https://webonlinedomain.com/?n=www.surveymonkey.com&r=c All services will be automatically restored on www.surveymonkey.com if payment is received in full before expiration. Thank you for your cooperation.</p>	11/21/2017 5:08 PM
445	<p>I am interested in more meetings to discuss options</p>	11/20/2017 2:05 PM
446	<p>I support bike lanes/widening road shoulders for cyclists</p>	11/19/2017 10:57 PM
447	<p>Disclaimer: We are not responsible for any financial loss, data loss, downgrade in search engine rankings, missed customers, undeliverable email or any other damages that you may suffer upon the expiration of www.surveymonkey.com. For more information please refer to section 17.c.1a of our User Agreement. This is your final notice to renew www.surveymonkey.com: https://webonlinedomain.com/?n=www.surveymonkey.com&r=c In the event that www.surveymonkey.com expires, we reserve the right to offer your listing to competing businesses in the same niche and region after 3 business days on an auction basis. This is the final communication that we are required to send out regarding the expiration of www.surveymonkey.com Secure Online Payment: https://webonlinedomain.com/?n=www.surveymonkey.com&r=c All services will be automatically restored on www.surveymonkey.com if payment is received in full before expiration. Thank you for your cooperation.</p>	11/19/2017 4:33 AM

448	Keep clean water, watch environmental issues and make sure open land and farm roads are not altered without permits from Town of Elma thru public notice and review, (with discussion) at Town Board Meetings.	11/18/2017 2:30 PM
449	the over used saying that development increases the tax base is totally bunk. with more residents and infrastructure, maintenance needs go up, and so do taxes for existing residents (ie, students, snow removal, waterline maintenance, storm water management...). the people whom live in the town of elma moved here because of it's open space, and there are plenty of other towns experiencing growing pains. please keep elma's rate of new housing construction to maintain it's current pace, or decrease the amount of new homes per year. thank you.	11/17/2017 1:52 PM
450	Question #10 - Don't know enough about it.	11/17/2017 11:11 AM
451	Ensure that Commercial companies in Commercial Zones are held to the Zoning code standards that they were initially allowed to open their business with. They should not have a negative impact on the residential neighbors causing a negative quality of life issue. (Example: Excessive noise, dust)	11/16/2017 10:40 PM
452	Thank you for using robo call to announce meeting, otherwise I would not have known about it.	11/16/2017 9:41 PM
453	Too many new houses going up in open space, ruining aesthetics and contributing to traffic congestion. Conservation-easement program is a bad joke; we applied, and gave up after NINE YEARS when it became obvious that we were being dragged in circles. Cluster housing (not overpriced "patio homes" like Springbrook Shores!) would preserve green space and be affordable by young families.	11/16/2017 9:09 PM
454	The town is going to experience a transition from a rural community to a more suburban community in the next 5-10 years and having a comprehensive plan that realizes this and plans for it should be adopted.	11/16/2017 8:32 PM
455	keep it with it's rural feel, right to farm	11/16/2017 6:01 PM

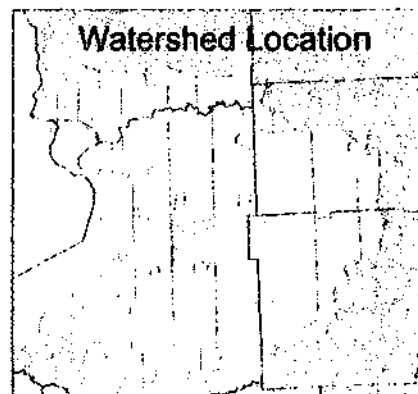
APPENDIX

WATERSHED MANAGEMENT REPORT - ELMA

Town of Elma, NY

Elma is located in the south central part of Erie County. According to the 2010 US Census it had 11,317 residents spread over the Town's approximately 36 square miles. Elma Central is a small hamlet in the center of the township. Most of the town is zoned for agricultural and low density residential with a few typically suburban subdivisions. Commercial development is dispersed around the town and there are several large manufacturing, research and assembly plants. While farming has been the backbone of the community, agriculture, horse farms, nurseries and greenhouse operations are becoming more prevalent.

Erie County



The East Aurora Expressway runs northwest/southeast across the township with Buffalo Creek to the northeast and Cazenovia creek to the southwest. The Town spans the Buffalo Creek Sub-watershed. The northwest corner of the town falls into the Cayuga Creek Sub-watershed and the southwest in the Buffalo River Sub-watershed.

In 2010 the Town of Elma, with the assistance of a Farmland Protection Implementation Grant from the New York State Department of Agriculture and Markets (NYSDAM) and project coordination by the Western New York Land Conservancy, purchased their first permanent conservation easement on a 61 acre property, thereby extinguishing subdivision and development pressures forever on the property. The NYSDAM Farmland Protection Implementation Grants program is an extremely important land protection tool that provides for permanent protection as well as the assurance that farm parcels selected will remain in active farming for the future. Funding from this State grant as well as a contributing portion from the Town of Elma provided for the purchase of development rights.

The following city documents were reviewed for the assessment:

- *Town of Elma Dogs Ordinance (1974)*
- *Town of Elma Filling & Grading Ordinance (2001)*
- *Town of Elma Flood Damage Prevention Ordinance*
- *Town of Elma MS4 Requirements Local Law (2007)*
- *Town of Elma Sewers Ordinance (2005)*
- *Town of Elma Solid Waste Ordinance (1992)*
- *Town of Elma Stormwater Management Local Law (2012)*
- *Town of Elma Subdivision of Land Ordinance (1989)*
- *Town of Elma Zoning Ordinance (1950 – with amendments)*
- *Town of Elma Website (www.elmanewyork.com)*
- *Draft Regional Comprehensive Plan and Draft Generic Environmental Impact Statement (2002) Town of Aurora, Elma, Holland, Wales & Village of East Aurora*

Buffalo Niagara Riverkeeper was not able to obtain a meeting with Town of Elma to discuss local practices and departmental policies. The following assessment is based solely on town codes.

New & Existing Development

According to the town website, preserving Elma's rural character is a high priority. However, it is already quite suburbanized with a mix of rural and suburban development. It is under great development pressures for residential sprawl from Lancaster to the north. It is also under commercial

pressure from West Seneca to the west. The Town has codified many BMPs regarding new development, how often they are employed for development review is not known at this time.

Majority of Elma's new development includes the conversion of former agricultural lands to single family residential. Because of this primary development style, town ordinances and development review processes should look to implement low impact design and other standards that protect water quality and living infrastructure.

The town recently amended its commercial zoning and created an Elma Center overlay to improve the quality of development for the Elma center hamlet area. The overlay includes design guidelines to create a pedestrian friendly urban environment. Presently the rate of development has been restricted by the extent of public sewer and water infrastructure in town, which is a tactic the town should maintain as a tool to limit development pressures.

Elma also has a Conservation Board whose duties include advising the Town Board on matters affecting the preservation, development and use of the natural and man-made features in town.

Agriculture & Forestry

Elma is a Right-to-Farm community yet there is little agricultural regulation within their zoning code, such as farm waste management and agricultural best management practices. All agricultural activity is exempt from stormwater management regulations.

Forestry operations are not regulated in town ordinances.

Waterways & Wetlands

Wetlands and waterway protections are only minimally addressed in town ordinances, specifically the stormwater management ordinance (Erie County Model) and flood regulations. No other ordinances offer protections of local waterways and wetlands.

Marinas

Not applicable, as Elma is a land locked community with no navigable waterways.

Roads & Bridges

Not many of Elma's BMPs are codified and it is not known how many may be practiced by the town. Planning documents do note that Elma wants to limit growth through limitations on new roads; this would provide benefits for limiting additional impervious cover in town.

Onsite Wastewater Systems

While Elma has a large portion of town with private septic systems and codes currently reflect some additional oversight of on-site systems. Erie County Health Department also oversees the functionality of on-site septic systems upon property transfer. Any property with access to municipal sewer systems is required to connect.

Recommended Future Actions for the Town of Elma

- Develop zoning Conservation District Overlays for Buffalo Creek, Pond Brook, Cazenovia Creek and their tributaries to preserve and protect the creek corridors, implement riparian buffers and habitat protection, not only to protect water quality, but to inhibit sprawl.
- Educate officials and the public with wetland protection programs and best management practices to protect water quality with stronger drainage requirements, and public education about proper maintenance of on-site sanitary waste disposal.
- Complete inventories of natural resources that identify and prioritize them for protection. Priority should be given to the major creek corridors. The creeks contribute to the rural character of the area, provide open space corridors for wildlife, and are connective features linking the region's living infrastructure.
- Implement site clearing standards, wetland protection regulations, and erosion and sediment control measures.
- Partner with the Agricultural and Farmland Protection Programs (NYSDAM) to conduct workshops about conservation options for rural landowners, and purchasing development rights in priority agricultural areas, which are experiencing the most developmental pressure.
- Incorporate provisions for agricultural operations into stormwater regulations.
- Develop education materials that promote BMPs as a means of promoting farming. They can sell themselves as a pro-active farming Township.
- Train local staff and board members on reviewing developments from a water quality and habitat protection lens.
- Conduct regular inventories of culverts and stormwater infrastructure to identify issues earlier, when they may still be functional but still impact water quality and habitat.
- Incorporate performance standards or stricter regulations into zoning and site plan review ordinances in order to encourage low impact design, green infrastructure, and reduction of impervious cover in private development.

APPENDIX

REGIONAL FRAMEWORK FOR GROWTH MAP

LAKE ONTARIO

Planning Policy Areas

Developed Areas

The region's *Developed Areas* extend outward from cities of Buffalo, Niagara Falls and Toronto and include developed lands served by public transit, water, and transportation infrastructure.

Developing Areas

The region's *Developing Areas* include rural and sparsely settled areas experiencing development pressure and demand for extensions of public transit, water, and transportation infrastructure.

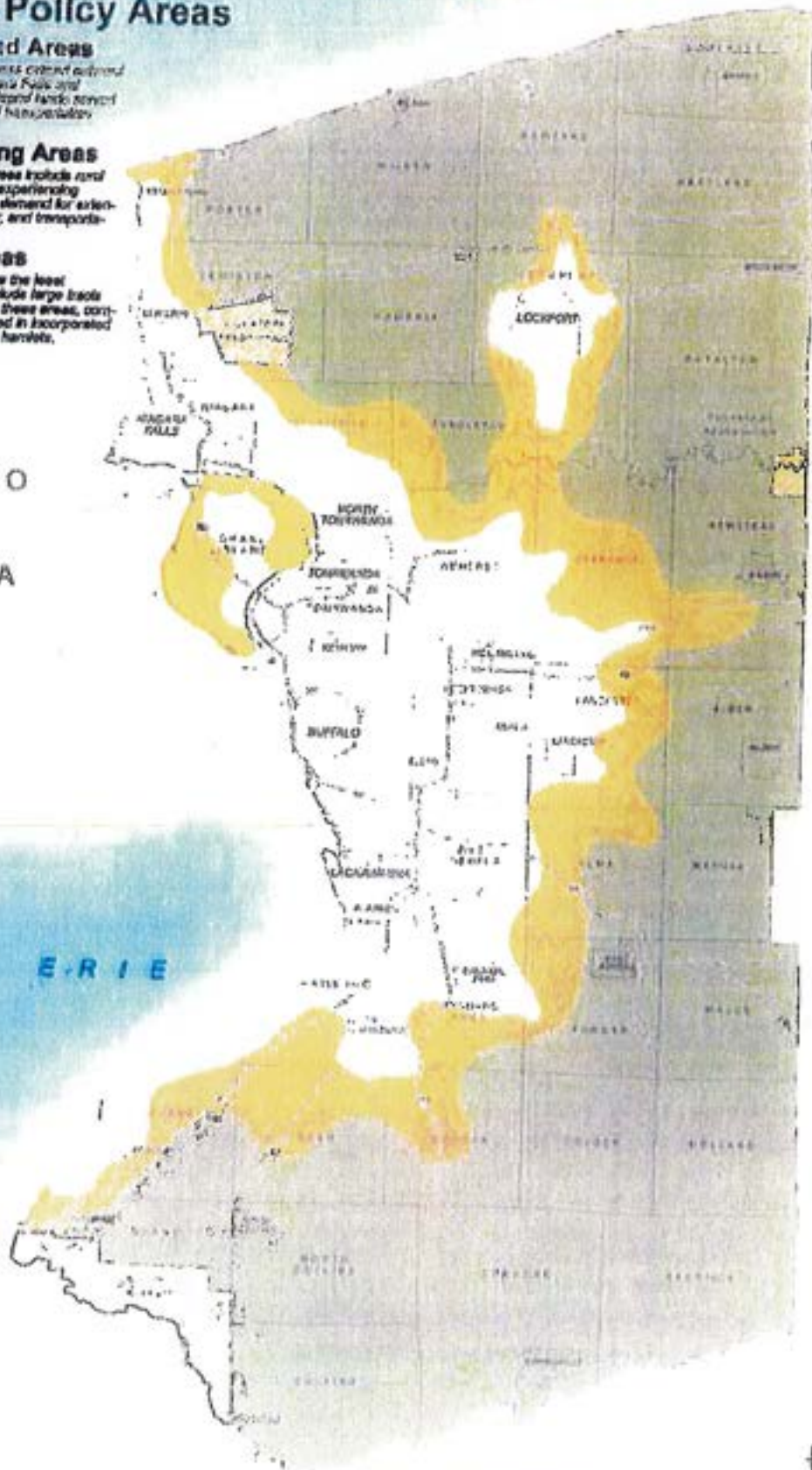
Rural Areas

The region's *Rural Areas* are the least intensively developed and include large tracts of forest and farm lands. In these areas, commercial services are clustered in incorporated villages and unincorporated hamlets.

ONTARIO

CANADA

LAKE ERIE



APPENDIX

RCP FIVE COMMUNITY VISION MAP

TOWN OF ELMA VISION MAP

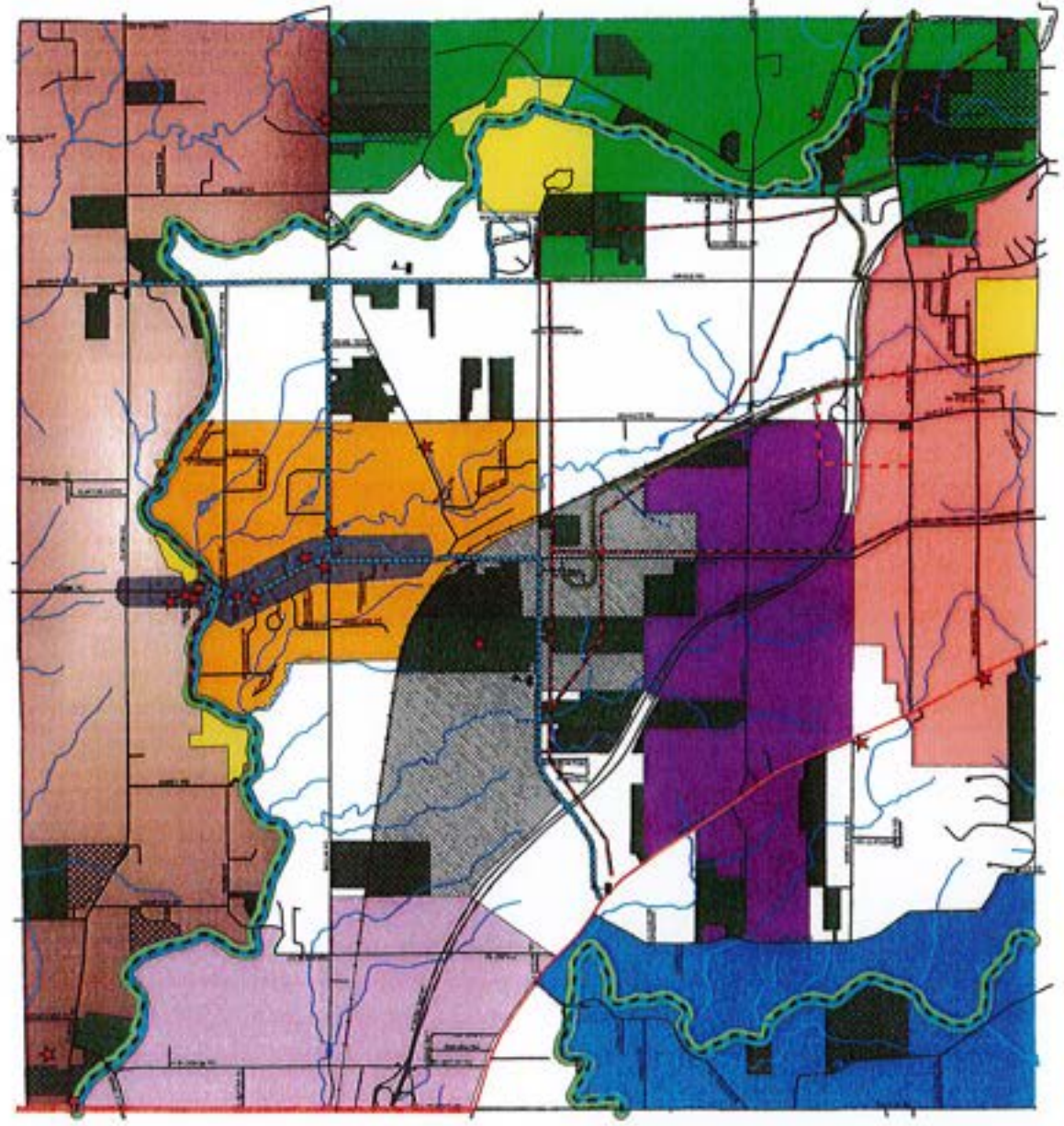
KEY TO FEATURES

- INTERIOR BOUNDARY
- BOUNDARY
- STREAM CORRIDOR
- WETLANDS
- COMMERCIAL TRAIL
- CODE OR STREET TRAIL
- HIGHWAY TRAIL
- PROPOSED HIGH & BOLD TRAIL
- PROPOSED HIGHWAY
- LARGE SCALE BOUNDARY
- SMALL SCALE BOUNDARY
- ROAD
- INTERMEDIATE/REGIONALLY SIGNIFICANT AREA
- COMMERCIAL/TRANSPORTATION DEVELOPMENT AREA
- PARK
- PROPOSED RESERVE AGRICULTURAL EXISTENCE
- PARK (CORRIDOR TO RPT)
- COMMUNITY PLAN VISION
- AGRICULTURAL PROTECTION AREA
- AGRICULTURAL/OTHER BARGE TRANSPORT AREA
- HARBOR AREA
- HARBOUR DEVELOPMENT TRANSPORT AREA
- VILLAGE TRANSPORT AREA
- RURAL RESERVATION
- COMMUNITY TRANSPORTATION AREA
- RECREATION PROTECTION AREA
- WOOD LOT AREA
- INDUSTRIAL AREA

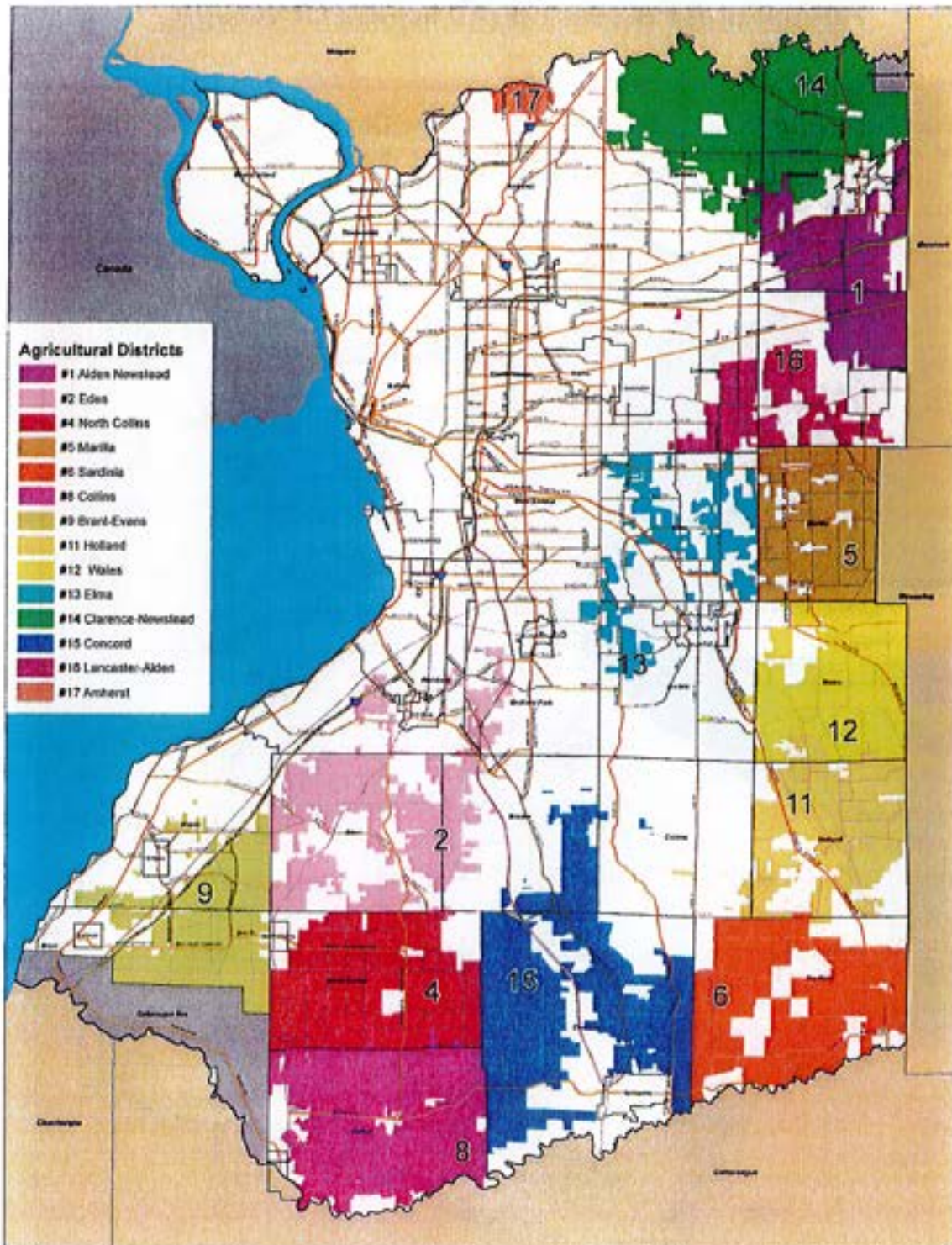
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 WWW.WENDEL-ENG.COM



Land in Erie County Agricultural Districts



0 2.5 5 10 Miles

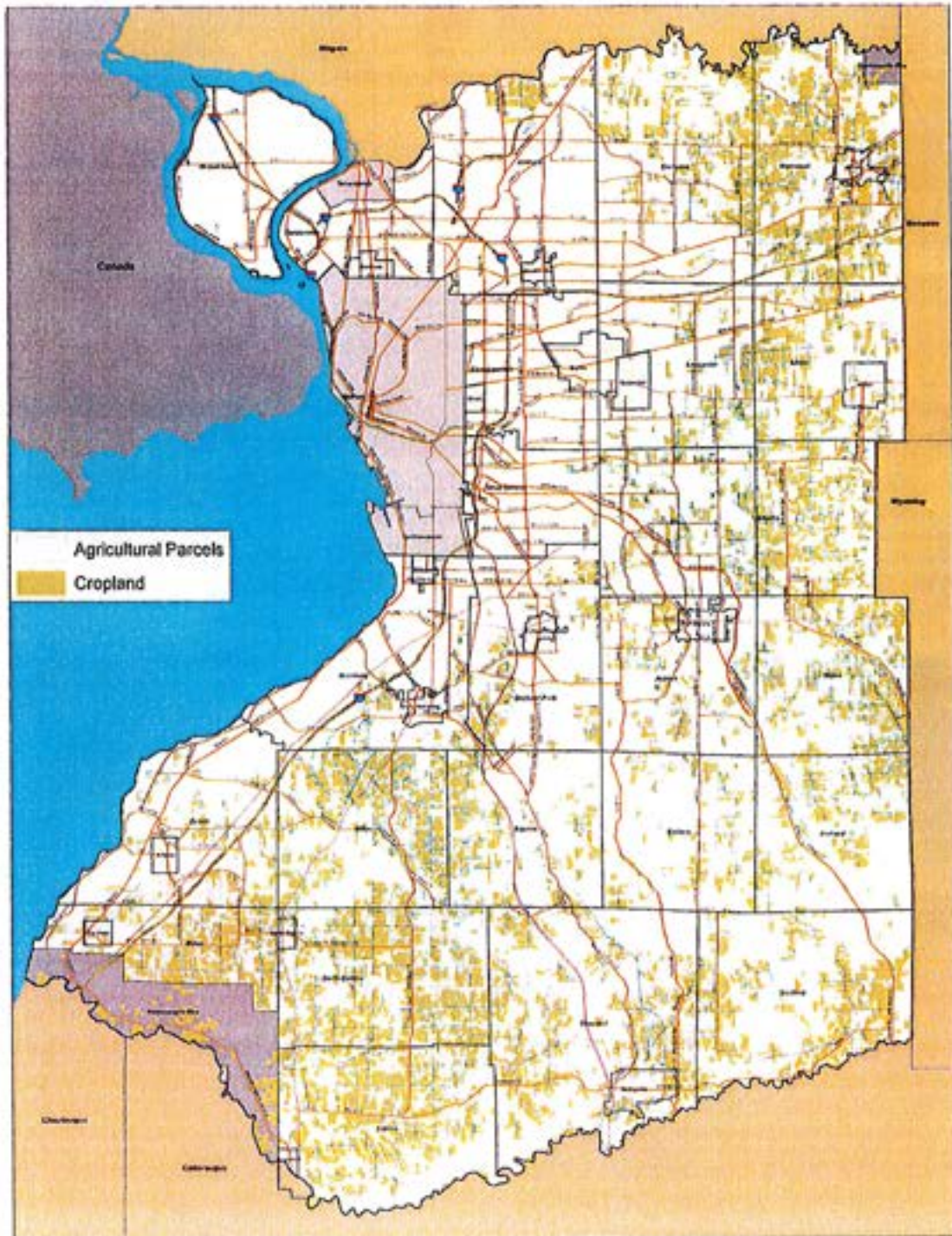


SOURCE:
Erie County Department of Environment and Planning
Division of Planning
Office of Geographic Information Services
Includes parcels added during yearly enrollment periods.

CREATED: December 20, 2011
REVISION: July 27, 2012

Stuart I. Brown
Associates, Inc.
Agriculture & Planning

Erie County, NY Agricultural & Farmland Protection Plan
Agricultural Parcels and Cropland Coverage



0 5 10 Miles



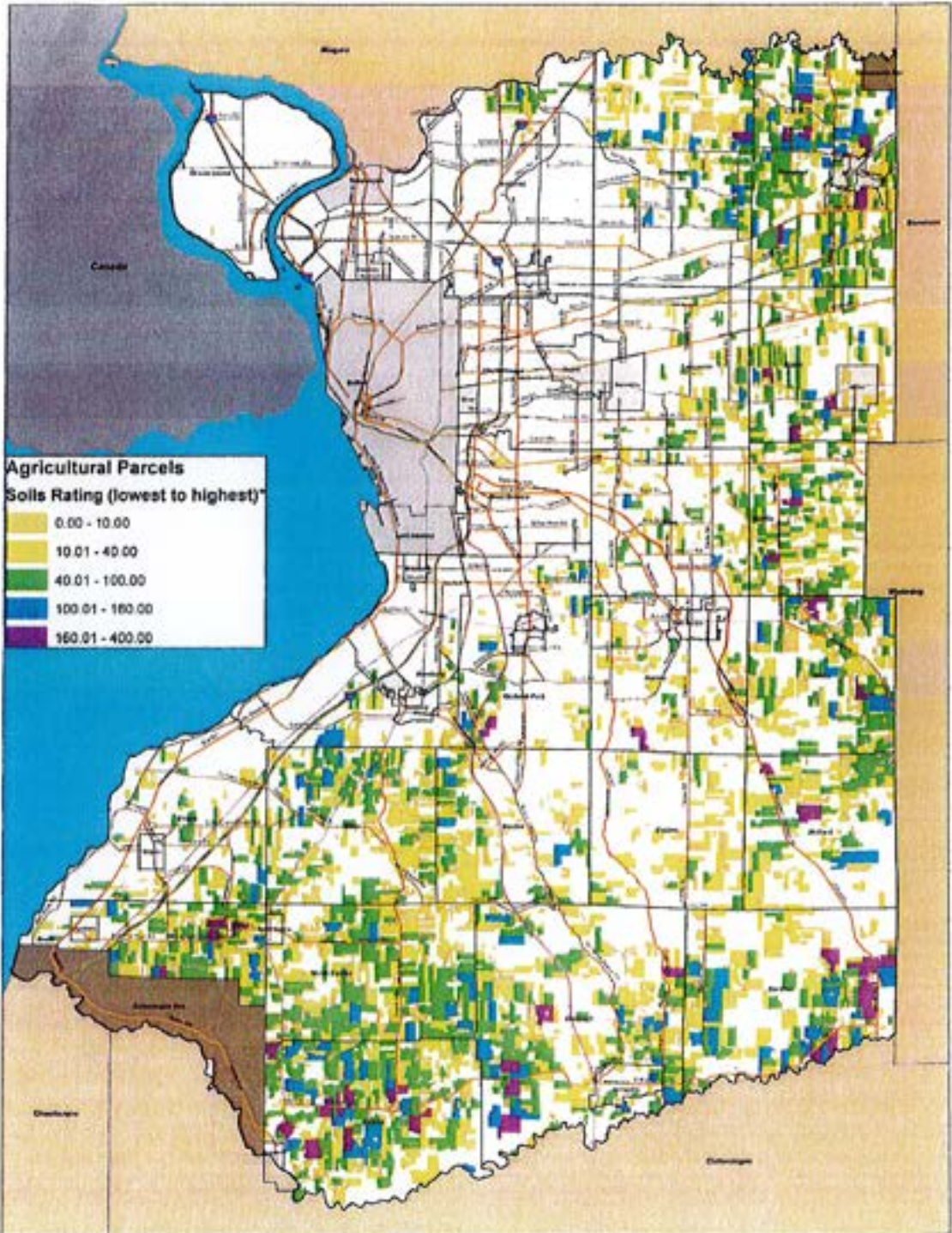
CREATED: December 20, 2011
REVISED: April 2, 2012



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Stuart L. Brown
GIS & Web Services

Erie County, NY Agricultural & Farmland Protection Plan
Agricultural Soils Rating



***Soils Rating based on the total acreage within the parcel of cropland in each soils category multiplied by a weighting factor:**
Prime Soils: 2
Prime When Drained: 1.5
Soils of Statewide Importance: 1



DESIGNED: December 7, 2011
 REVISION: July 27, 2012



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