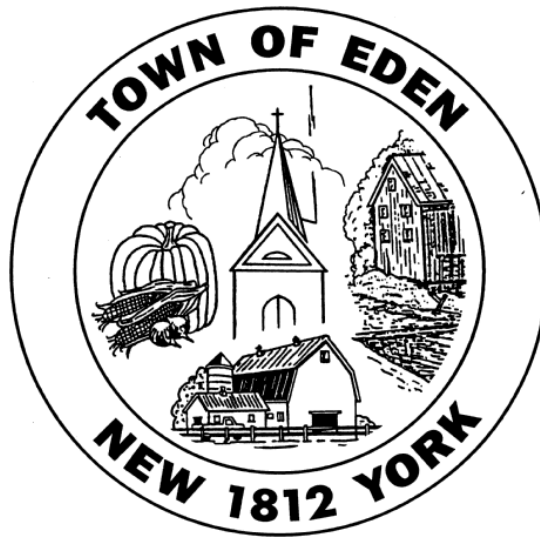

Town of Eden, New York 2015 Comprehensive Plan



August 31, 2000

Adopted October 11, 2000

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**Town of Eden 2015 Comprehensive Plan
Table of Contents**

<i>1. Executive Summary.....</i>	<i>1</i>
<i>2. Introduction</i>	<i>4</i>
2.1 Previous Comprehensive Planning Endeavors	
2.2 Reasons for Preparing a New Comprehensive Plan	
2.3 Regional and Local Setting	
<i>3. Goals and Objectives</i>	<i>7</i>
3.1 Rural Character Preservation	
3.2 Eden Center Redevelopment	
3.3 Economical Development	
3.4 Agricultural Development and Farmland Protection	
3.5 Open Space Conservation	
3.6 Environmental Protection	
3.7 Growth Management	
3.8 Transportation System Management	
3.9 Future Vision Map	
<i>4. Existing Conditions</i>	<i>14</i>
4.1 Existing Land Use	
4.1.1 1995 Land Use Data	
4.1.2 Development Trends in Eden and Surrounding Communities	
4.1.3 Agricultural Districts and Farms	
4.1.4 Analysis of Existing Land Use	
4.2 Land Use Regulation	
4.2.1 Zoning	
4.2.2 Subdivision Regulation	
4.2.3 Site Plan Review	
4.2.4 Agricultural Districts	
4.2.5 Environmental Quality	
4.2.6 Other Local Regulations	
4.3. Natural Environment	
4.3.1 Agricultural Soils	
4.3.2 Hydric Soils	
4.3.3 Bedrock Geology	
4.3.4 Depth to Bedrock	
4.3.5 Watersheds	
4.3.6 Surficial Geology	
4.3.7 Topography and Steep Slopes	
4.3.8 Wetlands, Significant Wildlife Habitats	
4.3.9 Hazardous Waste Sites and Permitting	
4.3.10 Scenic Vistas	
4.3.11 Analysis of the Natural Environment	
4.4 Demographic and Social Characteristics	
4.4.1 2020 Population and Household Projections	
4.4.2 Age Distribution	
4.4.3 Employment and Occupations	
4.4.4 Wages and Income	

4.4.5 Housing Characteristics	
4.4.6 Analysis of Demographic, Social, and Housing Characteristics	
4.5 Transportation	
4.5.1 Roads	
4.5.2 Road Counts	
4.5.3 Highway Access	
4.5.4 Railroad Service	
4.5.5 Public Transportation Service	
4.5.6 Pedestrian and Bicycle Routes	
4.5.7 Analysis of the Transportation System	
4.6 Utilities	
4.6.1 Water and Sewer Districts and Services	
4.6.2 Electric, Gas, and Solid Waste	
4.6.3 Analysis of Utility Services	
4.7 Community Facilities	
4.7.1 Police, Fire, and Emergency Services	
4.7.2 Municipal Buildings	
4.7.3 Parks and Recreation	
4.8 Sites of Historic Significance	
5. <i>Findings and Recommendations</i>	40
5.1 Introduction	
5.2 Rural Character Preservation	
5.3 Eden Center Redevelopment	
5.4 Economic Development	
5.5 Agricultural Development and Farmland Preservation	
5.6 Open Space Conservation	
5.7 Environmental Protection	
5.8 Growth Management	
5.9 Transportation System Management	
5.10 Land Use/Zoning Implications of the Plan	
5.11 Environmental Review	
6. <i>Implementation</i>	91
6.0 Implementation	
6.1 Year One	
6.2 Year Two	
6.3 Year Three	
6.4 Years Four through Fifteen	
• Appendices	111
• Data Book	
• Public Meeting Minutes and Media (chronological)	
• 2015 Comprehensive Plan Adoption Resolution, SEQRA Resolution, SEQRA Negative Declaration	

List of Figures

- Figure 1 Land Use by Type
 - Figure 2 Population, 1970-2020
 - Figure 3 Employment by Occupation, 1980 and 1990
 - Figure 4 Employment by Industry Sector, 1979 and 1989
 - Figure 5 Comparison of Per Capita Income, 1979 and 1989
 - Figure 6 Comparison of Median Family Income, 1979 and 1989
 - Figure 7 Comparison of Persons Living Below the Poverty Level, 1979 and 1989
 - Figure 8 Housing Supply and Demand Equilibrium to 2015
 - Figure 9 Total Automobile Accidents, 1988-1998
 - Figure 10 Automobile Accidents, 1989-1998
 - Figure 11 Eden Central School District Enrollment, 1985-1998
 - Figure 12 Parks and Recreation Acreage
-

List of Maps

Map 1 2015 Vision map
Map 2a General Land Use Map
Map 2b General Land Cover Map
Map 3 Agricultural Districts Map

Map 4 Existing Zoning Map
Map 5 Prime Farmland Soils Map
Map 6 Hydric Soils Map

Map 7 Depth to Bedrock Map
Map 8 Bedrock Geology Map
Map 9 Watersheds Map

Map 10 Surficial Geology Map
Map 11 Steep Slopes Map
Map 12 Wetlands and Wildlife Map

Map 13 Transportation Map
Map 14 Water Districts and Waterlines Map
Map 15 Sewer Districts Map
Map 16 Historic Sites

SECTION I
EXECUTIVE SUMMARY

1.1 Executive Summary

The Town of Eden's Comprehensive Planning effort, which essentially took place from 1993 through the year 2000, has resulted in the promulgation of this 2015 Comprehensive Plan. The Plan identifies eight major Goals and Objectives of the community: Rural Character Preservation, Eden Center Redevelopment, Economic Development, Agricultural Development and Farmland Protection, Open Space Conservation, Environmental Protection, Growth Management, and Transportation System Management.

After reviewing data, information, and trends, and receiving public input throughout the process, this Plan makes strong recommendations on how the Town can reach its stated Goals and Objectives. These recommendations are organized in an Implementation section, which provides a three-year plan to implement the most needed recommendations in the Plan. A long term section labeled Years 4-15, provides additional implementation items that can be utilized to help with specific problems or if Year 1-3 implementation items do not achieve their desired results.

The Plan's recommendations/implementation items for achieving the Town's Goals and Objectives can be generalized as the following:

- The directing and encouraging of development in the Eden Hamlet area.
- The protection, improvement, and redevelopment of the Route 62 business corridor.
- Providing for other areas of commercial and industrial development to accommodate future growth, without diminishing the importance of the Main Street and Route 62 business corridor.
- The understanding of the importance of Agriculture in the Town of Eden to the economy, rural character and the protection of the environment. The recommendations treat all farmland fairly and equally without removing the property rights of farmers.
- The protection of the Town's rural character through various site plan, subdivision and zoning regulations changes.
- The protection of important Open Space and environmental features, especially as they relate to the rural character of the community.
- Sewer and road extensions are not proposed and waterlines will be extended only in those areas with existing quantity and quality problems.
- The Town's growth rate will remain stable as the recommendations for preservation of rural character, farmland and Open Space are balanced with the goals of hamlet development and redevelopment and economic improvements.

The Plan will be utilized proactively and reactively to help guide the community. Each year, implementation items will be acted upon and progress towards the Town's Goals and Objectives re-evaluated. Proposals (law amendments, re-zonings, subdivisions or

other actions) before the Town will be evaluated by utilizing the entire Plan; goals and objectives, data concerning the community, maps and figures, and the recommendations of the Plan.

SECTION 2
INTRODUCTION

2.1 Previous Comprehensive Planning Endeavors

The last Comprehensive Plan that was adopted in the Town of Eden was written in 1974. This plan, titled the Town of Eden Revised Comprehensive Plan Study Report, was a “review and re-evaluation of the previous 1958 Comprehensive Plan”. The conclusions and recommendations within the 1974 Plan were based upon the pattern of development that the Town had experienced between 1958 and 1973. It recognized a large portion of the Town to remain in use as agricultural land and for development to concentrate in two hamlets: Eden Center and East Eden. Growth corridors were also envisioned along West Church Street towards the NYS Thruway and in the northeast corner of the Town, which were influenced, in part, by the establishment of Erie County Sewer District extensions.

New development in these areas of the Town did not grow as expected between 1974 and today. Instead, the Town experienced a street front pattern of development where single lots were subdivided from larger agricultural parcels on existing roads and sold to build new single family homes. During this time, State Agricultural Districts were designated in the Town to help preserve viable farming operations, and new sewer and water lines were installed to serve Eden Center and surrounding areas, in an effort to improve Quality of Life issues.

In response to the outdated plan and the perceptions that roadside development was resulting in the loss of scenic vistas, farmland and Open Space, the Town of Eden began a new comprehensive planning process in 1992. Also, shortly after this time the Town of Eden Conservation Advisory Board and the Eden Agricultural Advisory Committee conducted separate studies of natural and agricultural resources in the community. The result of all of these actions produced a draft 2016 Comprehensive Plan and three reports: Eden’s Foundation for Agricultural Development and Farmland Protection, the Natural Resource Inventory and the Open Space Index. The 2016 Comprehensive Plan was not adopted by the Town but did spur discussion in the community about development and preservation practices in the Town of Eden. The subsequent reports also provided the necessary insight into the resources of the community and begin helping the community pursue a collectively agreed upon view of the “future” Town of Eden.

2.2 Reasons for Preparing a New Comprehensive Plan

Today, the residents of the Town of Eden are concerned with the development pressures, impacts upon rural character, farmland issues, and the economic health of the community. The residents have learned of the implications new development has on the local tax base, the regional economy, the loss of farms, the supply of Open Space, and the overall rural character of the community. In order to minimize these negative impacts of growth, and to ensure the economic viability of the Town, the 2015 Comprehensive Plan was written to provide a blueprint for the future of the Town. Its goals and objectives, implementation strategy, and continued updating will guide appropriate development, enhance environmental protection, improve the economic vitality of the Town, and foster community preservation as desired by the residents of the Town of Eden.

The Town of Eden 2015 Comprehensive Plan was written with the intent of providing an up-to-date basis for the Town of Eden to make land use and policy decisions for the purpose of protecting the public health, safety and general welfare of the citizens of the Town of Eden. This plan is meant to complement, but override other Comprehensive Plans written in the past for the Town and also to override policy differences when they exist with previous Plans in order to assure that this Plan will respond to current needs. The Plan is organized into 4 main sections:

Section 3:	Goals and Objectives
Section 4:	Existing Conditions
Section 5:	Conclusions and Recommendations
Section 6:	Implementation

2.3 Regional and Local Setting

The Town of Eden is located 9 miles south of the City of Buffalo and encompasses approximately 40 square miles. Completely landlocked, the Town is bordered on the west by the Town of Evans, on the north by the Town of Hamburg, on the east by the Town of Boston and on the south by the Town of North Collins. The Town exhibits a rural character of low- density land uses and a large amount of Open Space, agricultural land and natural scenic features. The main hamlet in the Town is called Eden Center. Eden Center is the center of commercial land use in the Town and the location of most of the governmental offices. There is also a smaller commercial area in the Town known as East Eden, that is less developed. A very large portion of land in the Town is designated within a State Agricultural District in accordance with Section 25AA of the New York State Agriculture and Markets Law (1971).

SECTION 3

GOALS AND OBJECTIVES

INTRODUCTION FOR GOALS AND OBJECTIVES

Introduction

In producing a Comprehensive Plan, a written vision of the future must be formulated to provide not only direction to the community, but to the entire planning process. Without a clear listing of accepted Goals and Objectives, the Plan will not focus on the issues most important to the citizens of the Town of Eden, and the plan will lack direction.

The following list of Goals and Objectives were generated through the public participation process that began in September of 1999. The process began with just listening to the concerns, desires, and likes and dislikes of the people attending the first public forums. These issues were reviewed and supplemented by using the Goals and Objectives formulated in the previous Master Plan process (1992-1998), public surveys from the previous process, input from the Town Board and other Boards and Committees, and special interest groups in the Town, and the County's Guiding Principles.

The new listing of "issues" was re-presented to the public in an October 1999 meeting, in which additional comments were received. The Goals and Objectives were then formulated out of these issues and minor amendments were made after input from the Town Board and Citizens. Throughout the process, no objections were received concerning the following listing of Goals and Objectives (see Public Comments in the Appendix).

To match this written vision of the community, a future vision map (map 1) is included at the end of this section to visually present the Goals and Objectives of the 2015 Comprehensive Plan. This map is not a future land use map, but only a vision of the community's highlights in the year 2015. A greater description of this map is given on the page preceding this map.

TOWN OF EDEN 2015 COMPREHENSIVE PLAN

GOALS AND OBJECTIVES

3.1 Rural Character Preservation

Preserve the rural character of the Town by conserving Open Space, protecting working farmland, and protecting unique scenic, historic and natural features, thus preserving the visual environment of the Town.

- 1a) Maintain the existing high quality of life in the community*
- 1b) Prevent urban sprawl (development) from engulfing Open Space and agricultural lands*
- 1c) Encourage the preservation and reuse of state designated and locally significant historic buildings and sites emphasizing the history and traditions of the Town and enhancing tourist economic opportunities and community development*
- 1d) Locate higher density development in proximity to Eden Center Hamlet and East Eden, in appropriately zoned locations with existing infrastructure, with lower density development elsewhere.*
- 1e) Require new development to mitigate traffic impacts using methods that do not require highway capacity expansion*
- 1f) Enhance existing Open Space and agricultural lands by minimizing the impacts of air, noise and water pollution*
- 1g) Encourage the use of aesthetic designs in new construction that are compatible with or enhance surrounding development and features*
- 1h) Commercial development in the Hamlet areas should reflect the character of the rural service center*

3.2 Eden Center Redevelopment

Develop the Eden Center hamlet with a unique sense of place that invites and encourage uses such as office, retail, entertainment, overnight accommodations, housing, and civic institutions to locate within this rural service center.

- 2a) Improve the visual appearance of the Eden Center hamlet area to provide an attractive location for small businesses and other new enterprises to locate*
- 2b) Increase shopping opportunities in the community for residents, tourists and those passing through*
- 2c) Promote signage that is attractive, informative and that does not create traffic hazards*
- 2d) Encourage lighting that is safe, energy efficient, and not visually distracting*
- 2e) Maintain, improve and promote the re-use of historic structures*
- 2f) Development should consider an aesthetic design and a shared parking strategy that provides an adequate amount of parking*

- 2g) *Encourage the participation of local residents, groups and key organizations in redevelopment activities*
- 2h) *Provide creative means to keep existing businesses in the community and to help re-establish those businesses that have closed*

3.3 Economic Development

Support the continued viability of existing businesses, and encourage/promote the establishment of new enterprises by providing a business friendly environment.

- 3a) *Provide the opportunity for industrial and commercial development to locate near water, sewer and transportation infrastructure*
- 3b) *Increase the diversity of industry and commerce in the community*
- 3c) *Promote cooperative programs that provide area youth with the opportunity to learn and offer businesses improved manpower resources*
- 3d) *Engage economic development agencies, local businesses and civic institutions serving the area in cooperative efforts to promote adequate and stable employment by retaining existing businesses and attracting new ones*
- 3e) *Improve government regulations and procedures to help business activity within the community*

3.4 Agricultural Development and Farmland Protection: The Preservation, Protection, Enhancement and Support of Agricultural Lands, Agricultural Businesses, Soils and Working Farms

Ensure the future viability of farming and agricultural businesses in Eden, a Town that has historically founded its economic base in agriculture.

- 4a) *Help maintain and protect working farmland to aid in the preservation of the Town's rural and agrarian character*
- 4b) *Increase and maintain an appreciation and understanding of farming and farm processes, the strategic and environmental value of farmland, and family farming as a business and a way of life*
- 4c) *Encourage the development and implementation of a formal town-based agricultural farmland protection plan to be integrated with all future Town planning and economic development activities*
- 4d) *Minimize the impacts of noise, air, and water pollution that can harm field crops and livestock*
- 4e) *The preservation of farmland and soils of countywide and local significance should be supported by the legislation of the Town*
- 4f) *Various tools to accomplish farmland and soil protection should be evaluated and an action plan should be created and maintained*
- 4g) *Land uses near agricultural resources should be low impact and not be environmentally degrading*

- 4h) Minimize the conflict between sewer districts and agricultural districts by discouraging the expansion of sewer districts or the extension of sewer lines into agricultural districts*
- 4j) The preservation of farmland should be equally and fairly supported by the residents of the Town of Eden, the County, State and Federal governments*

3.5 Open Space Conservation

Conserve, protect, and enhance Open Space land, particularly stream corridors, scenic vistas, and wooded areas.

- 5a) Minimize the negative visual impacts of development so as to preserve the scenic qualities of wildlife habitats, waterways, areas with steep slopes, and other Open Space lands having Countywide significance*
- 5b) Support the use of development techniques that maximize the amount of preserved Open Space in subdivisions and preserve the open viewsheds along the roadways of the Town*
- 5c) Minimize the negative impacts of erosion, sedimentation, and drainage on important natural resources*

3.6 Environmental Protection

Preserve and protect lands that serve as important natural habitats, natural drainage channels, and storage basins for storm water.

- 6a) Provide adequate lands in the Town for plant and wildlife species to thrive*
- 6b) Reduce the negative impacts of air pollution, water pollution, drainage and erosion upon wetlands and significant wildlife habitats*
- 6c) Promote the use of stormwater management techniques during building construction to eliminate drainage problems*
- 6d) Protect groundwater aquifers from contamination caused by improper waste treatment and disposal, and other activities*

3.7 Growth Management

Manage the built environment to maintain the character of the town, ensure a healthy natural environment, and conserve local infrastructure.

- 7a) Reduce the need for the construction of new roads and water and sewer extensions by directing development to areas of the Town already served by existing utilities*
- 7b) Promote the availability of diverse, high quality, affordable and attractive residential dwellings in locations properly served by existing infrastructure*
- 7c) Provide adequate, properly located, and well maintained publicly owned facilities and equipment for service to Town residents*

- 7d) Seek cooperative agreements with other municipalities, where appropriate, to provide new services or enhance existing services for Town residents*
- 7e) Encourage the preservation of natural resources*
- 7f) Provide accessible, attractive parks and diverse recreational opportunities*
- 7g) Encourage participation and cooperation amongst town government, the school district, the business sector, and town residents in managing the growth and resources of the community*
- 7h) Assure that the Town is prepared to prevent, respond to, and resolve disaster problems that could and do affect the Town by maintaining an up-to-date Disaster Plan*
- 7i) An active planning process should be maintained in the Town that includes implementation plans, annual review, and coordination with adjacent municipalities as well as County, State and Federal government actions*
- 7j) Promote the development of appropriate sized and character businesses in the Hamlets and prohibit such unwanted uses as “Adult/Pornographic” shops or large franchise or chain stores that do not meet the standards of the Hamlet*

3.8 Transportation System Management

Provide a safe and efficient transportation network that provides an adequate level of service, appropriately meets economic and neighborhood needs, and minimizes the need to institute improvements to increase capacity.

- 8a) Utilize methods of traffic management that eliminate the need for greater highway capacity on all roads*
- 8b) Minimize the negative environmental impacts of increased traffic, road expansion, and maintenance*
- 8c) Support the use of accident prevention strategies*
- 8d) Reduce the need for cars in areas with higher density development by providing the necessary infrastructure for safe walking and bicycling*

3.9 Future Vision Map

As mentioned in the Introduction, the following Vision map is a visual representation of the Goals and Objectives of the community, and the recommendations of the Plan. The highlights of this plan are:

- Growth focused in the Hamlet areas of the Town. The Eden Hamlet with a strong central business district, public facilities, and industrial corridor and a mix of residential uses. The East Eden Hamlet, primarily with low density, single family residential, a small commercial business district, and an expansion of the existing light Industrial areas.
- To accommodate additional potential commercial and light industrial development, and to take advantage of Thruway access, a non-retail (no competition with Eden Hamlet Business District) commercial area along Eden Evans Center Road is proposed, along with a potential Light Industrial area along the Eden-Evans border. An area in the northwest corner of the Town may also be suitable for transportation dependent commercial uses.
- Large portions of the Town remain agricultural, Open Space and very low density residential areas.
- Areas of restricted development including wetlands and steep slopes are maintained, and important Open Space corridors are connected throughout the Town. This helps in the preservation of rural character and to allow wildlife to travel throughout the Town. Open Space corridors and general Open Space areas are not restricted from development, but are envisioned to be accommodated into any development scenarios.
- No new roads are anticipated and development outside the Hamlets would be very limited. Agriculture remains throughout the Town and is expected to be a major component of the Town and its economy.
- The area west of the Hamlet, around Hemlock Road and New Jerusalem Road will see very limited growth due to the environmental (wetlands, flooding and stream corridors) restrictions of the area.

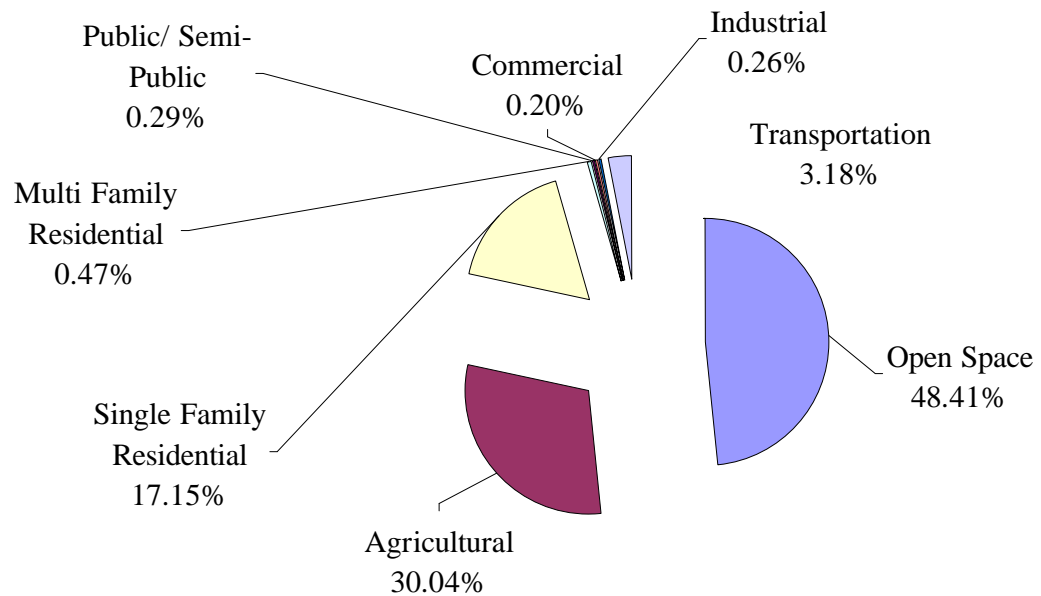
SECTION 4
EXISTING CONDITIONS

4.1 Existing Land Use

Approximately 48 percent of land in the Town of Eden is comprised of woodlands and grassy meadows, stream corridors and rural open landscape. The majority of developed land in the Town of Eden is utilized for agriculture and single family homes (Map 2a). A very small amount of land is developed with industrial and commercial uses. Approximately 75 percent of land in the Town is within one of three New York State designated Agricultural Districts. A large portion of this land is undeveloped Open Space or fallow farmland.

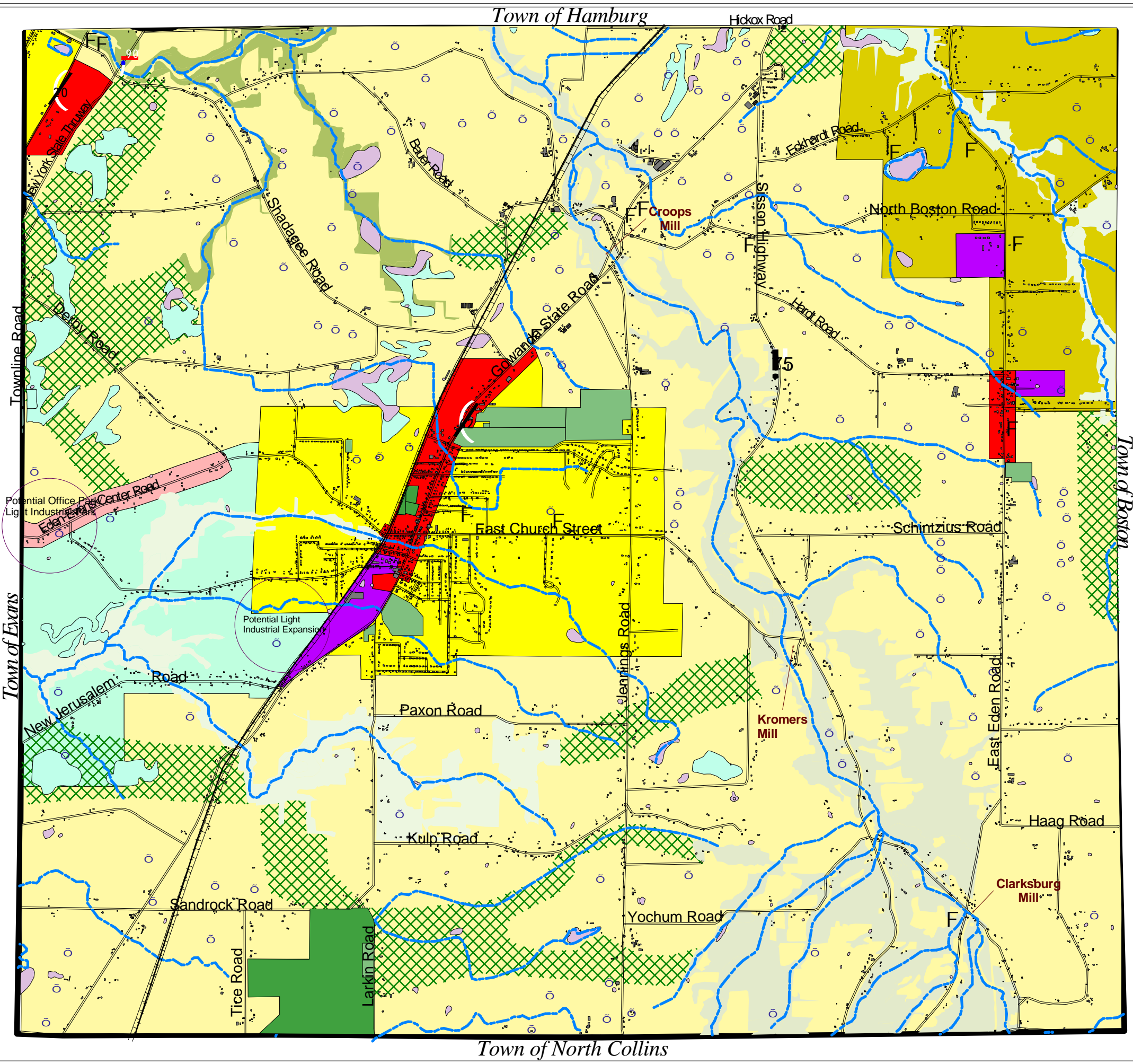
4.1.1 1995 Land Use Data

Figure 1 TOWN OF EDEN, NEW YORK, LAND USE BY TYPE



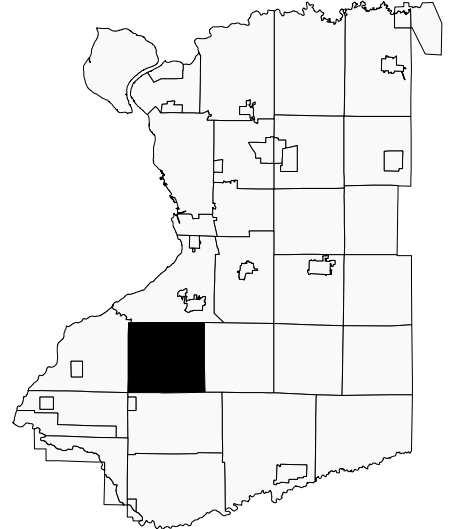
Data Source: 1995 Eden Comprehensive Plan Advisory Committee Field Survey; Amended with 1997 data obtained from the Open Space Index (1999), of the Eden Conservation Advisory Board.

4.1.2 Development Trends in Eden and Surrounding Communities



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MAP 1



Town of Eden

2015 Vision Map

Proposed Land Use

- Agricultural/ Conservation/Low Density Residential
- Low Density Residential (Full Utilities)
- Hamlet Residential
- Service Businesses and Residential Mixed Use
- Office and Light Industrial
- Low Density Residential (Environmental Restrictions)
- Non-Retail, Small Business Area (Future Consideration)

Creekside Open Space Corridors

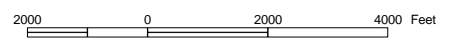
- Ryther Creek Waters
- Hampton Brook
- South Branch 18-Mile Creek Waters
- 18-Mile Creek Waters
- General Open Space Area: Connecting Creekside Corridors & Other Open Space Features

Mapped Wetlands

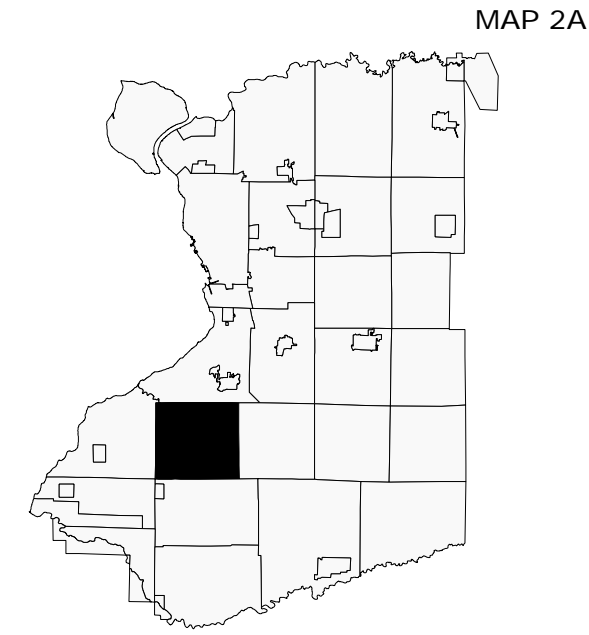
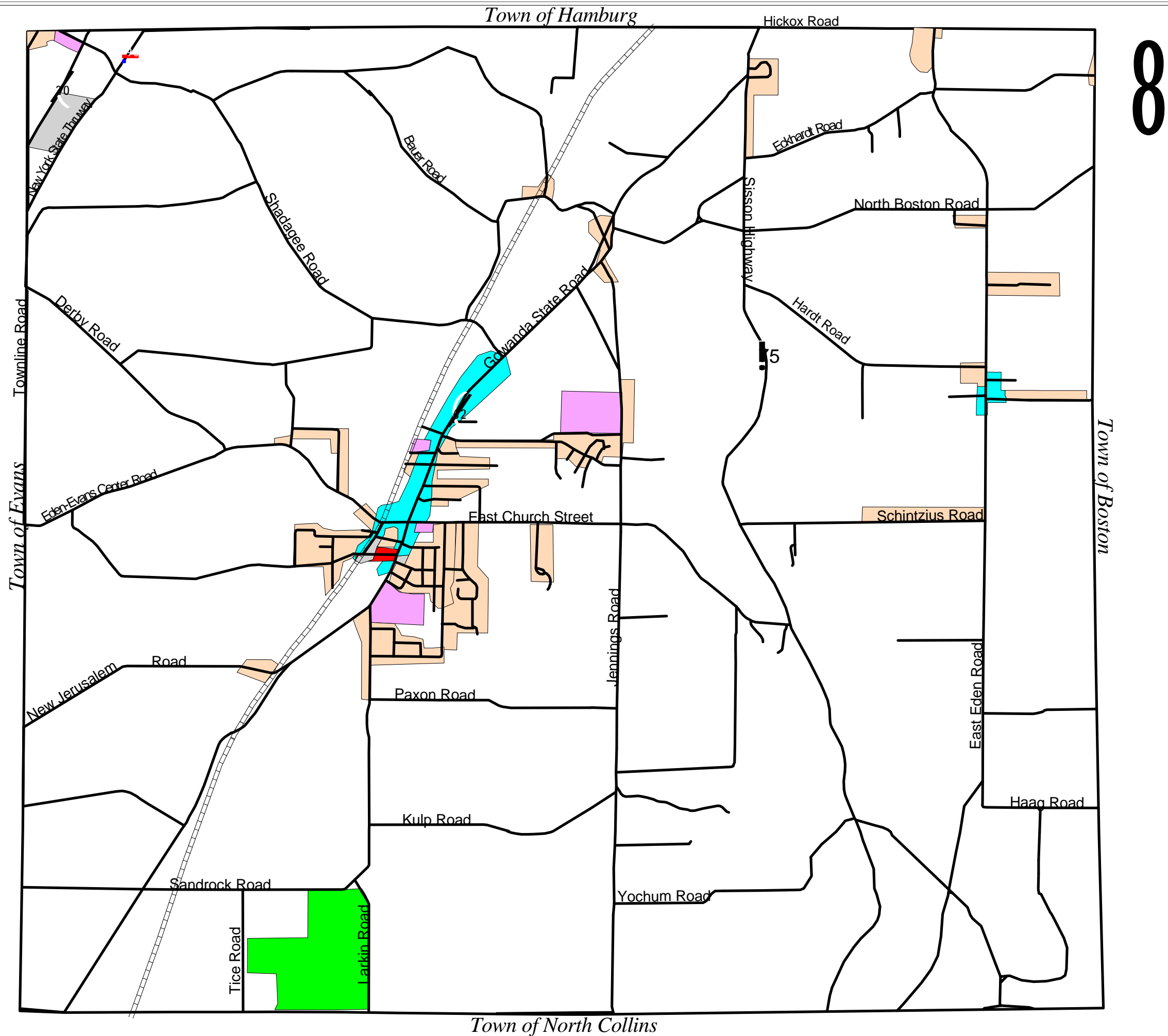
- Federal Wetlands
- NYSDEC Wetlands

Existing Features

- Park/Recreation Sites
- Franklin Gulf County Park
- Buildings (1995)
- Major Streams & Creeks
- Road
- Railroad
- Historic Mills
- Cemeteries
- Farms



June 2000



Town of Eden

General Land Use

- Streets
- Landuse
- Commercial
 - Industrial
 - Institution
 - Parkland
 - Residential
 - Warehouse
 - Agricultural/Open Space/
Low Density Residential



August 2000

Source:
Digital General Land Use data provided by the Erie County Department of Environment and Planning.

Town of Hamburg

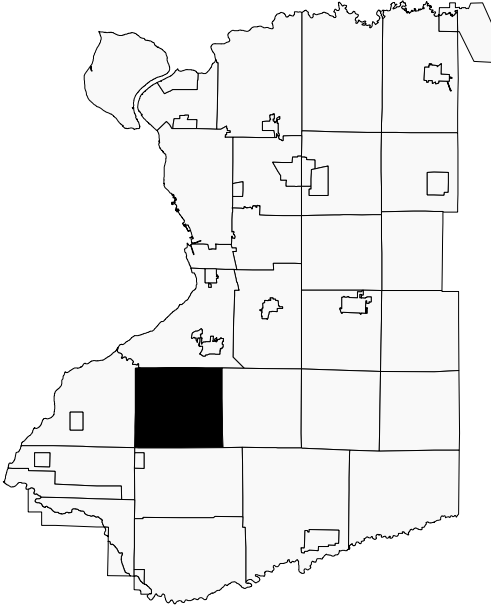
Town of Evans

Town of Boston

Town of North Collins

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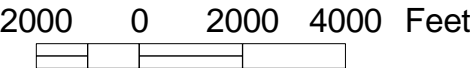
MAP 2B



Town of Eden

General Land Cover

- Rail
- Municipal Boundary
- Streets
- Land Cover Classification**
- Mixed Covertypes
- Barren
- Palustrine - Wetlands
- Aquatic
- Natural Terrestrial - Forested
- Natural Terrestrial - Open
- Agricultural
- Built Up or Urban Land



August 2000

Source:
Digital Land Cover data provided by the Town of Eden and the Western New York Land Conservancy.

Residential and commercial density is found within Eden Center, where lots of 1/4 to 2 acres in size are predominant and within a grid-style road system. Larger residential lots are intermixed with farmland outside of Eden Center. Eden Valley is comprised of several farms and single family residences. Most of the southern half of the Town is also used for farming. The Open Space identified in figure 4.1 is land that has never been utilized or has been “used” so far in the past that very little of the old use is still evident.

Between 1988 and 1998, 377 new single family homes were built in the Town of Eden, though the number of new units decreased slightly each year between 1990 and 1998. In this same 10 year period, two permits for multi-family homes were issued and 51 permits for either commercial additions or new construction were issued. The Town also issued sixty-one demolition permits during these years. It is unknown whether these demolitions were residential or not. Since 1989 there have been 8 (4 lots or more) major subdivisions in the Town of Eden totaling 104 single family lots.

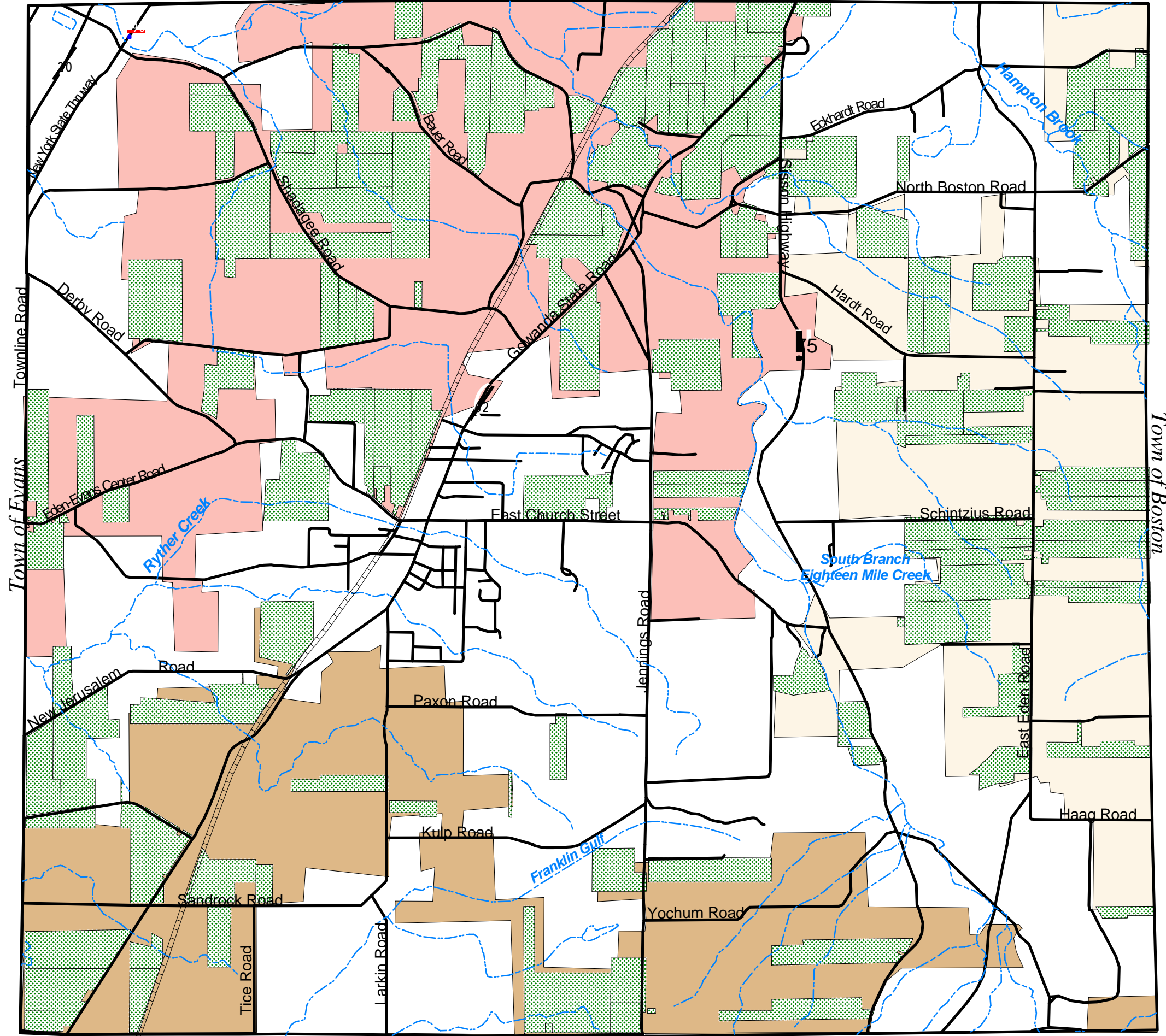
Outside of the Town across the eastern, western and southern municipal boundaries, land use exhibits the same rural character, but change is occurring across the northern boundary in Hamburg where formerly vacant agricultural lands are subdividing at a high rate. Based upon the Zoning maps of North Collins, Evans and Boston, the areas bordering Eden are still used for agriculture, rural residential, or function as Open Space. There are two undeveloped County parks located between Eden and the surrounding communities: Eighteen Mile Creek park in Hamburg along the Eden border and Franklin Gulf Park along the southern border with North Collins.

4.1.3 Agricultural Districts and Farms

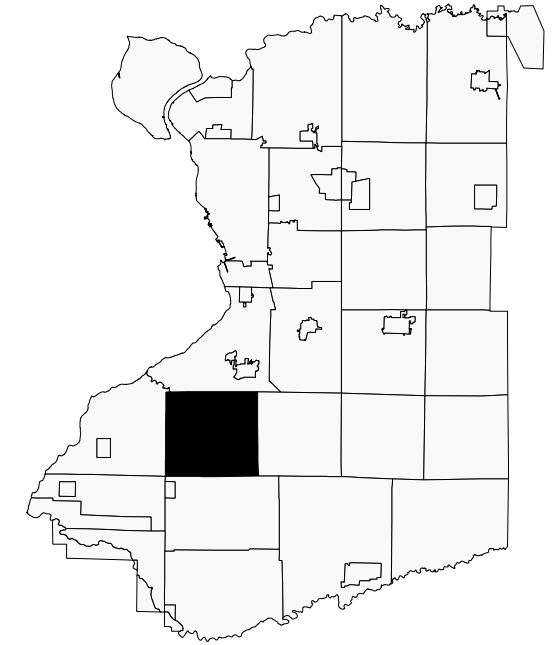
There are three agricultural districts inside the Town of Eden: Eden-Langford, Eden Valley, and Eden-Boston. (Map 3) Land use in these districts is agricultural and rural residential. According to data collected from the US Census of Agriculture, between 1987 and 1992 the number of farms operating in the 14057 zip code declined (Please note that this zip code area does not just represent Eden). Small farms under 50 acres declined by four from 32 in 1987 to 28 in 1992. Medium size farms between 50 acres and 1000 acres declined by five from 65 farms in 1987 to 60 farms in 1992. The number of farms over 1,000 acres remained unchanged. The 14057 zip code includes portions of the Town of Boston and the Town of North Collins however, so it is not clear whether these farmlands were in Eden or not. The Data Book following the appendix provides a map of the 14057 area code. Please refer to “Eden’s Foundation for Agricultural Development and Farmland Protection” for additional information on farming in the Town of Eden.

4.1.4 Analysis of Existing Land Use

A number of changes are occurring in the pattern of land use in the Town of Eden, particularly outside of the Eden Center Hamlet. First, agricultural land use as a percentage of all land use in the Town is declining. At the same time, building permits issued for single family homes have remained relatively constant. Twenty (20) or more single family building permits have been issued each year for at least the last 10 years in the rural parts of the Town where farms and homes share the landscape. There is an abundance of Open Space and former agricultural land



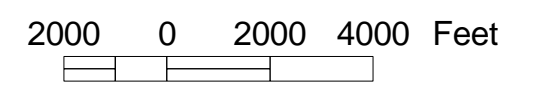
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Town of Eden

Agricultural Districts

- Major Streams & Creeks
- Streets
- Agricultural District
 - Eden Valley
 - Eden - Boston
 - Eden - Langford
 - Farms on these properties identified by community leaders as land having an agricultural use, or properties that are assessed with agricultural exemption



August 2000

Source:
Digital Agricultural District data provided by the Erie County Department of Environment and Planning
and additional data provided by Wendel Duchscherer

that possess very desirable residential traits such as rural scenery, low traffic, and good soils that are desirable locations for residential living.

4.2 *Land Use Regulation*

The Town regulates land use through a Zoning Ordinance, Subdivision Regulations, a Historic Preservation Ordinance, a Telecommunications Ordinance, and the Mobile Homes Law of the Town of Eden, New York. In addition, land use issues are indirectly regulated through the New York State Environmental Conservation Law and the New York State Agriculture and Markets Law. The following descriptions are only meant as a general outline of these laws. Refer to the actual text of the laws recited for more detailed information.

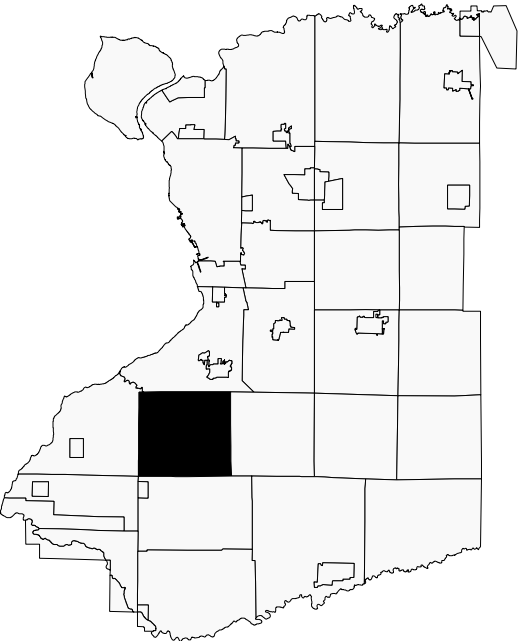
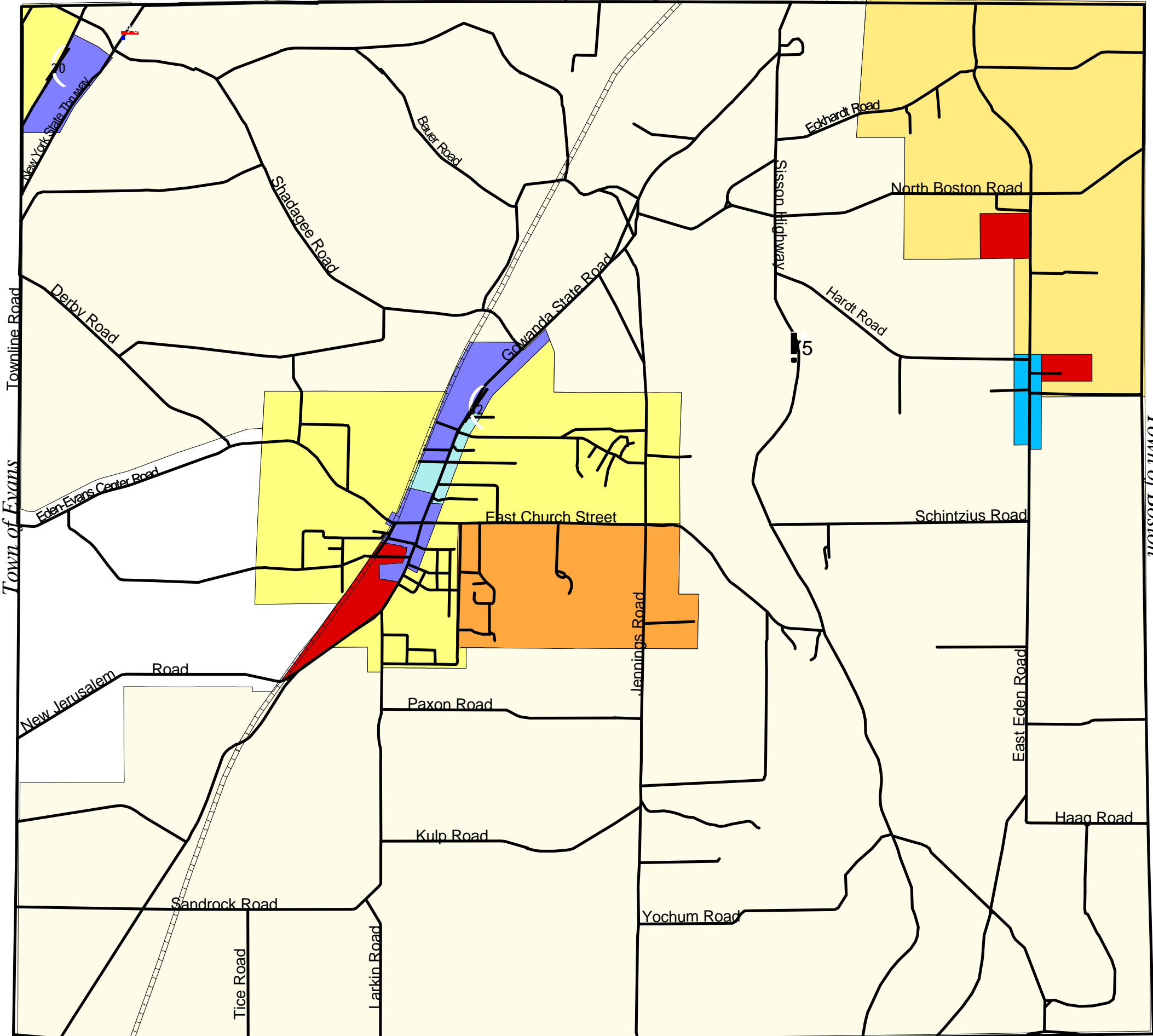
4.2.1 *Zoning*

The Zoning Ordinance of the Town of Eden, New York (Chapter 225 of the Town Code) has 11 zoning classifications (Map 4). The following is a list and general description of uses allowed. Refer to the Code of the Town of Eden, New York for a list of specific uses and actions allowed in these districts:

Agricultural	Low density residential and agricultural uses, deliverer of Development Rights in a Transfer of Development Rights action
Conservation	Low density residential and agricultural uses; Mobile homes not allowed
General Industrial	Manufacturing, industrial and commercial uses
Planned Industrial	Office and light industrial uses
General Business	Business and office uses
Local Business	Business uses
Office Business	Office uses
Rural Residential	Low density residential uses
Hamlet Residential	Full range of residential uses
Suburban Residential	Low and medium density residential uses
Suburban Residential, Restricted Use	Low and medium density residential, restrictions upon accessory uses

For each district listed, a set of bulk regulations are applied. These regulations vary depending upon the intensity of the proposed use and the infrastructure present to serve the use. For each district the Ordinance identifies the allowed Accessory Uses, Accessory Signage (if allowed), Off-street parking requirements, Uses allowed by Special Permit, and additional restrictions.

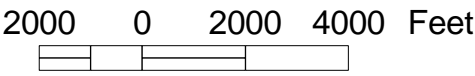
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Town of Eden

Existing Zoning

- Rail
- Streets
- Municipal Boundary
- Zoning
 - Agricultural
 - Conservation
 - General Industrial
 - Planned Industrial
 - General Business
 - Local Business
 - Office Business
 - Rural Residential
 - Hamlet Residential
 - Suburban Residential
 - Suburban Residential, Restricted Use
- ** Does not include overlay



June 2000

Source: Digital Zone Classification data provided by the Town of Eden Conservation Advisory Board.

There is one Overlay in the Zoning Ordinance: The Agricultural Preservation Overlay (APO) District. The APO District allows only commercial agricultural uses and farm residences on parcels over 30 acres. Less restrictive residential uses are allowed only by special permit. In addition, land in the APO District can be the deliverer of development rights if a Transfer of Development Rights action is engaged. Floodplain Performance Standards as identified in Chapter 114 of the Code of the Town of Eden also gives additional requirements for development within a Floodplain.

4.2.2 Subdivision Regulation

Subdivisions occurring in the Town are regulated through the Subdivision Regulations of the Town of Eden, Chapter 184 of the Code of the Town of Eden, New York. The regulations provide the application procedure and approval process for major and minor subdivisions. The regulation stipulates the Towns right to require infrastructure improvements, agreements, and Clustered Open Space as a requirement for approval. In addition, the regulations also identify dimensional and design requirements for road, drainage, and other improvements.

4.2.3 Site Plan Review

Where required by the Zoning Ordinance, site plan review and approval is required before building permits are issued by the Town of Eden per Chapter 225-30 of the Code of the Town of Eden, New York.

4.2.4 Agricultural Districts

There are three State Designated Agricultural Districts in the Town of Eden: Eden Valley, Eden-Boston, and Eden Langford. State and local actions are regulated in these areas as identified in Chapter 25AA of the New York State Agriculture and Markets Law. In general, the District affords tax breaks to qualifying farmers and requires that certain proposed actions consider their impact on agriculture. In addition, Erie County has adopted a policy on Overlapping Sewer Districts and Agricultural Districts. The policy discourages the extension of sewer districts into existing agricultural districts and vice versa, except in the circumstance where a serious risk to the public health can be identified. The Erie County Legislature also adopted a Right to Farm Law, effective January 1, 2000. The main provision of the law is a disclosure notice to alert all potential buyers of real estate in an agricultural district that if they are to be located near a farm, they can expect the usual farm practices such as odors, noise, or pesticide spraying.

4.2.5 Environmental Quality

Certain land use actions in the Town are regulated under the State Environmental Quality Review Act (Sec. 8-0113) of the New York State Environmental Conservation Law. This act requires the review of certain projects or activities engaged in, financed, or approved by local and state agencies for potential environmental impacts. The specific actions that require review and the process of review are identified in Chapter 6 NYCRR Part 617.

4.2.6 Other Local Regulations

The Mobile Home Law of the Town of Eden, New York, Chapter 142 of the Code of the Town of Eden requires that mobile home parks obtain an operating license, and that the license be renewed annually. Licensing is contingent upon the mobile home park meeting park design standards, required utility services, refuse disposal regulations, and fire protection regulations.

The Town of Eden regulates the use and modification of historic places and structures under Chapter 129 of the Code of the Town of Eden entitled “Historic Preservation”. Under this ordinance, the Town Board designates a historic review board who in turn is responsible for designating landmarks and historic districts. The Board is also responsible for approving alterations, new construction, or the moving of buildings or structures that are designated historic landmarks or sites.

The Town of Eden regulates the placement of telecommunications facilities through Chapter 197 of the Code of the Town of Eden entitled “Telecommunications Facilities”. This law requires that a permit be obtained before a new or existing facility is constructed or modified. The ordinance stipulates bulk requirements, setbacks, and restrictions upon operating frequencies and power, and also stipulates traffic, access and safety requirements.

4.3 *Natural Environment*

The Natural Resource Inventory for the Town of Eden and Open Space Index (1999) published by the Eden Conservation Advisory Board, and the Soil Survey of Erie County, New York (1986), published by the US Department of Agriculture offer the most specific information and mapping available about the geology, topography, and soils of the Town of Eden. While the description below suffices for the Comprehensive Master Plan, any inquiry in the specific characteristics of certain Open Space should refer to the above mentioned documents. As previously stated, the Natural Resource Inventory has been made a part of this Comprehensive Plan by reference.

4.3.1 Agricultural Soils

Approximately 80% of the Town contains Soils of Statewide Importance. 30% of the Soils of Statewide Importance are considered Prime Farmland Soils as designated by the New York State Department of Agriculture. The Prime Farmland Soils are concentrated in an area of the Town called Eden Valley north of Eden Center along State Route 62. In addition, the western half of the Town west of Eden Center contains Prime Farmland Soils where land is properly drained. Map 5 shows the location of these soils. These soils are particularly concentrated in areas of the Town that are located within existing State Certified Agricultural Districts.

Prime farmland soils are defined as soils that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops, and is also available for these uses (Prime Farmland Soils could be cropland, pastureland, range land, forested land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods.

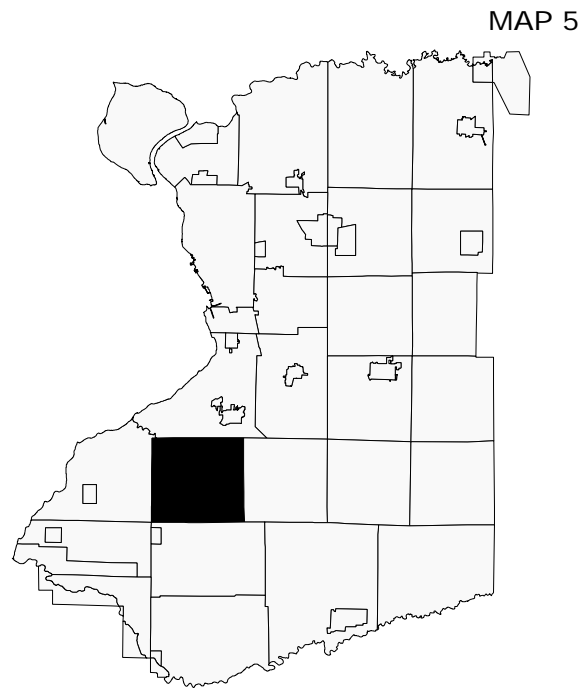
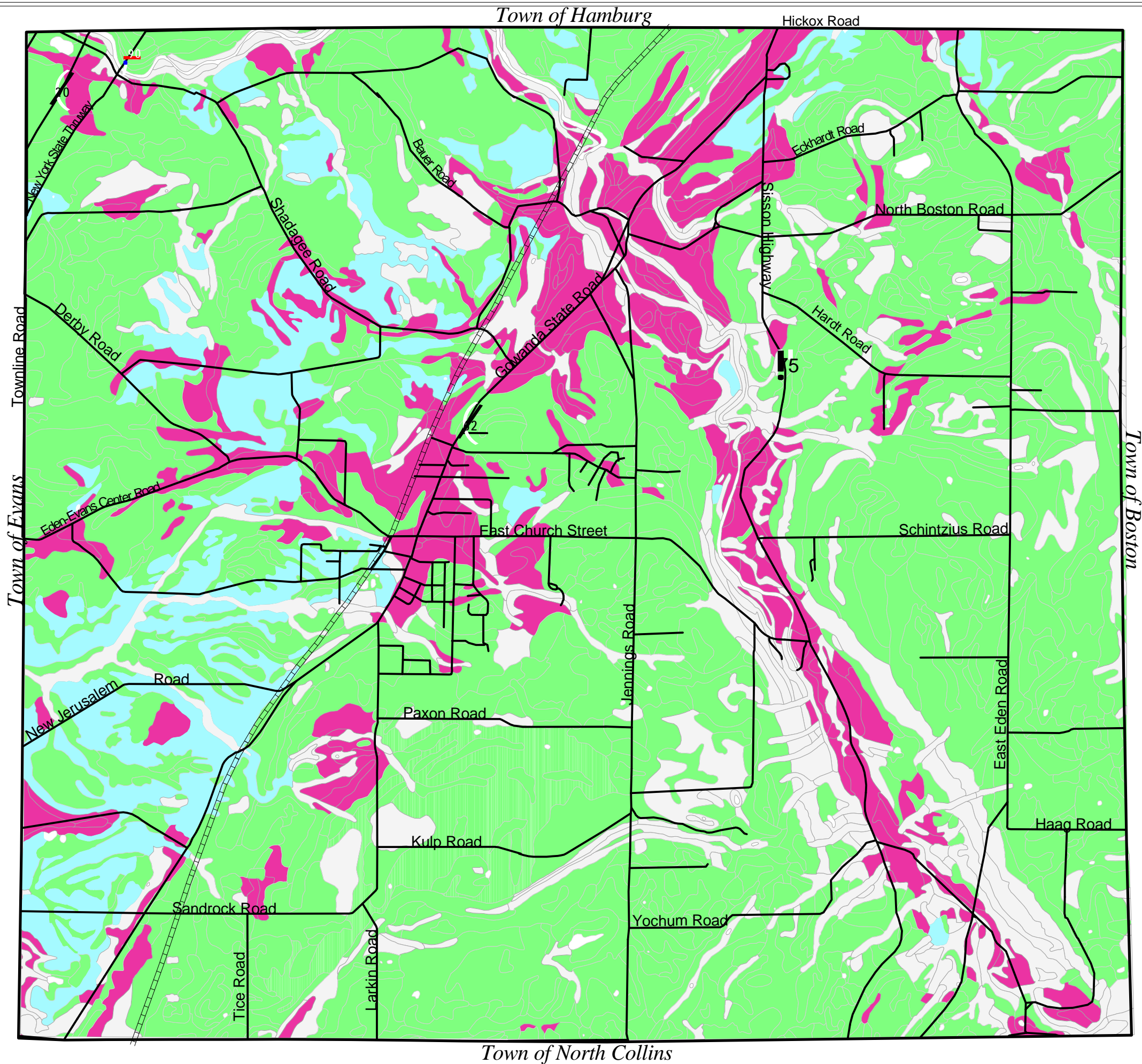
In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

4.3.2 Hydric Soils

Hydric soils are present throughout the Town, but particularly concentrated west of State Route 62. Approximately 75% of soils in the Town have the potential for hydric inclusions. Map 6 shows the location of hydric soils. Development occurring on land that exhibit hydric qualities or inclusions require special treatments to mitigate drainage problems that can occur. All development proposed in Hydric soils must have a determination made as to whether any Federal wetlands will be impacted.

4.3.3 Bedrock Geology

The Town of Eden contains two bedrock formations and several classification groups. Each of these groups are a part of the Taconic Sequence of the Cambrian and Early Ordovician ages. The



Town of Eden

Prime Farmland Soils

- Rail
- Streets
- Municipal Boundary
- Soil Classification
 - Soils of Statewide Importance
 - Not Prime or Important
 - Prime Farmland Soils
 - Prime Farmland Soils where Drained

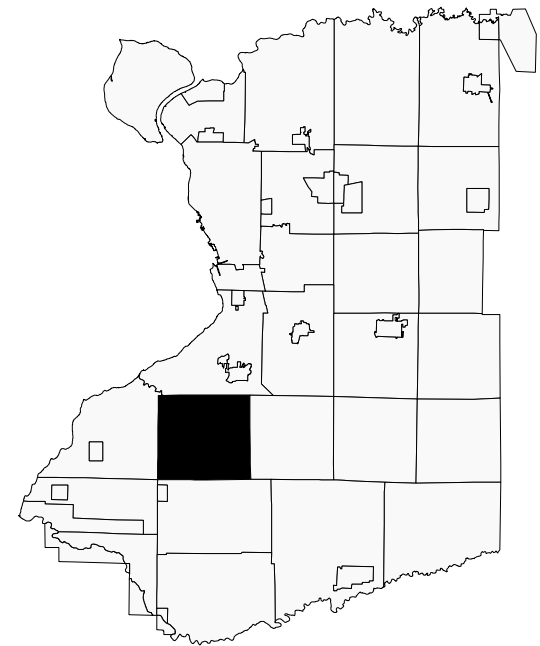
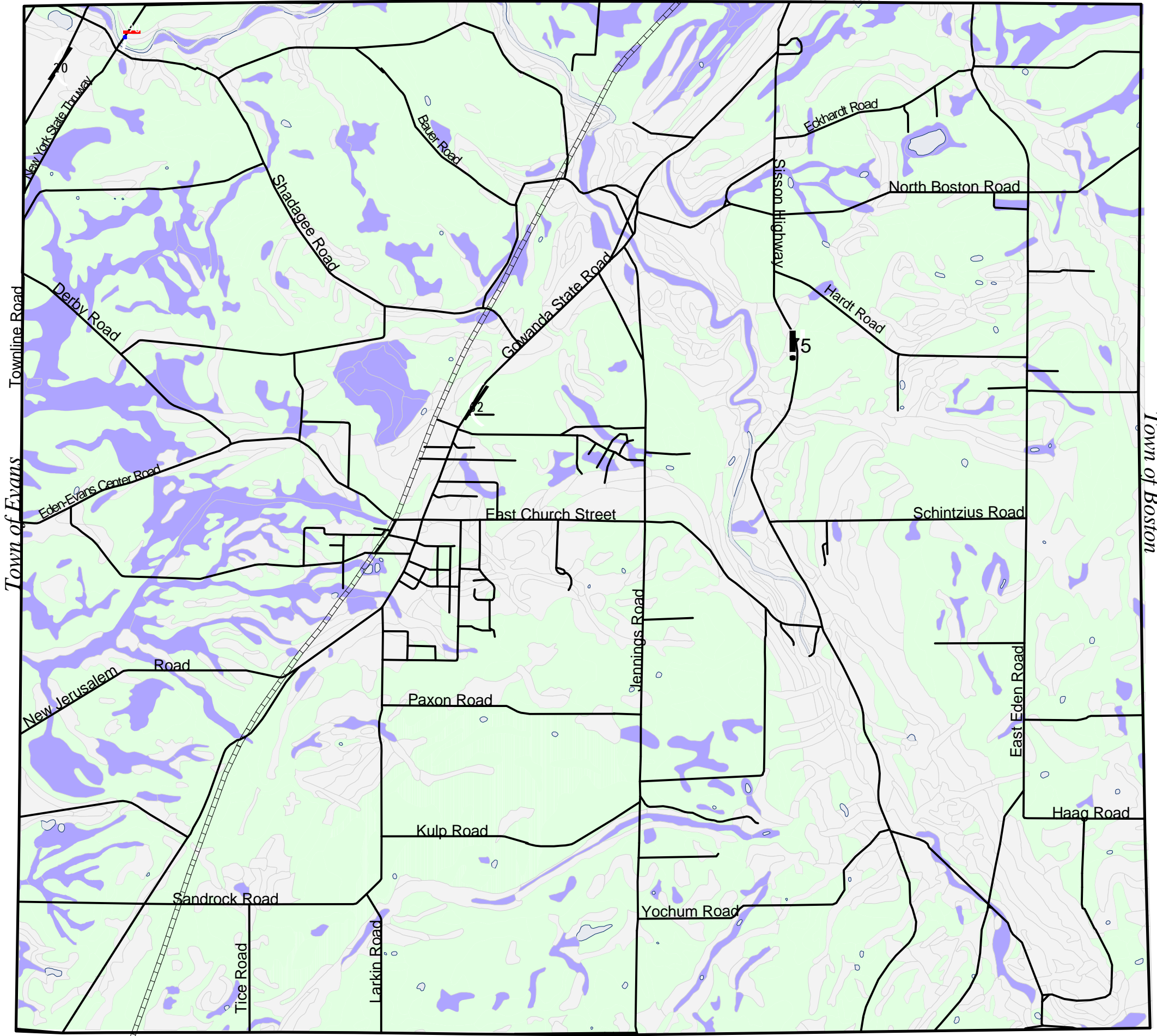
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WENDEL  DUCHSCHERER
ARCHITECTS & ENGINEERS

June 2000

Source:
Digital Soil data provided by the USDA Natural Resources Conservation Service and Erie County Soil and Water Conservation District.

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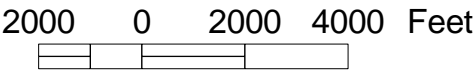


Town of Eden

Hydric Soils

- Rail
- Municipal Boundary
- Streets
- Soil Classification**
- Hydric Soil
- Not Hydric
- Potential For Hydric Inclusions
- Water

The Soil Conservation Service defines "Hydric Soil" as a "soil that is saturated, flooded, or impounded long enough during the growing season to develop anaerobic conditions in the upper part."*- US Fish & Wildlife Fact Sheet 8/94



June 2000

Source: Digital Soil data provided by the USDA Natural Resources Conservation Service and Erie County Soil and Water Conservation District.

southeastern portion of the Town, with the exception of lands in and around the Eighteen Mile Creek southern branch, contains various shales, siltstones, and sandstones from the Machias Formation. A thin band of shales from the Wiscovy Formation divides the Town in half. The remaining northwestern portion of the Town contains Angola and Rhinestone shales, with a small amount of Angola and Rhinestone Shales north of Eighteen Mile Creek. Map 8 identifies the location of these formations and groups.

4.3.4 Depth to Bedrock

The depth to bedrock in the Town ranges from zero in areas along Eighteen Mile Creek and other tributaries to over 60 inches in upland areas. Most of the land west of State Route 62 exhibits soil depths of at least 60 inches. Land between Route 62 and Jennings Road has soil depths from 20 to 30 inches with inclusions as deep as 60 inches, and the land east of Jennings Road and Route 62 vary from 20 to more than 60 inches. Map 7 shows the depth to bedrock throughout the Town of Eden. Depending on the location, the depth to bedrock can limit the use of land for certain types of development and the use of septic systems. Standard septic systems are not allowed in shallow bedrock areas.

4.3.5 Watersheds

The Town of Eden is divided between two watersheds draining to Cattaraugus Creek and Eighteen Mile Creek. The dividing line extends from the northwest corner of the Town to the southeast. Map 9 shows the location of the two watersheds and the tributary waterways that are a part of these natural drainage systems.

4.3.6 Surficial Geology

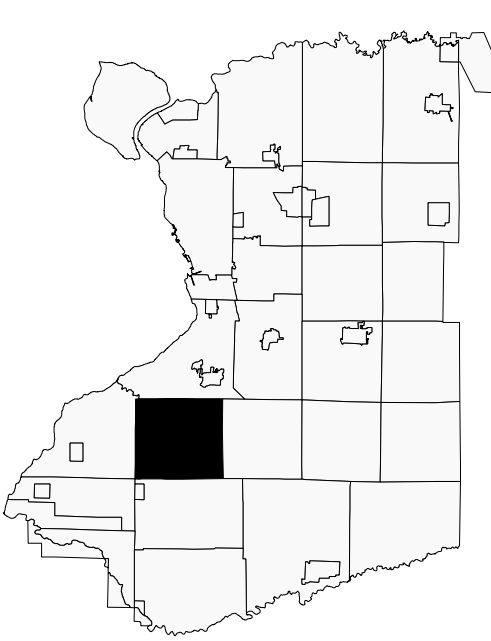
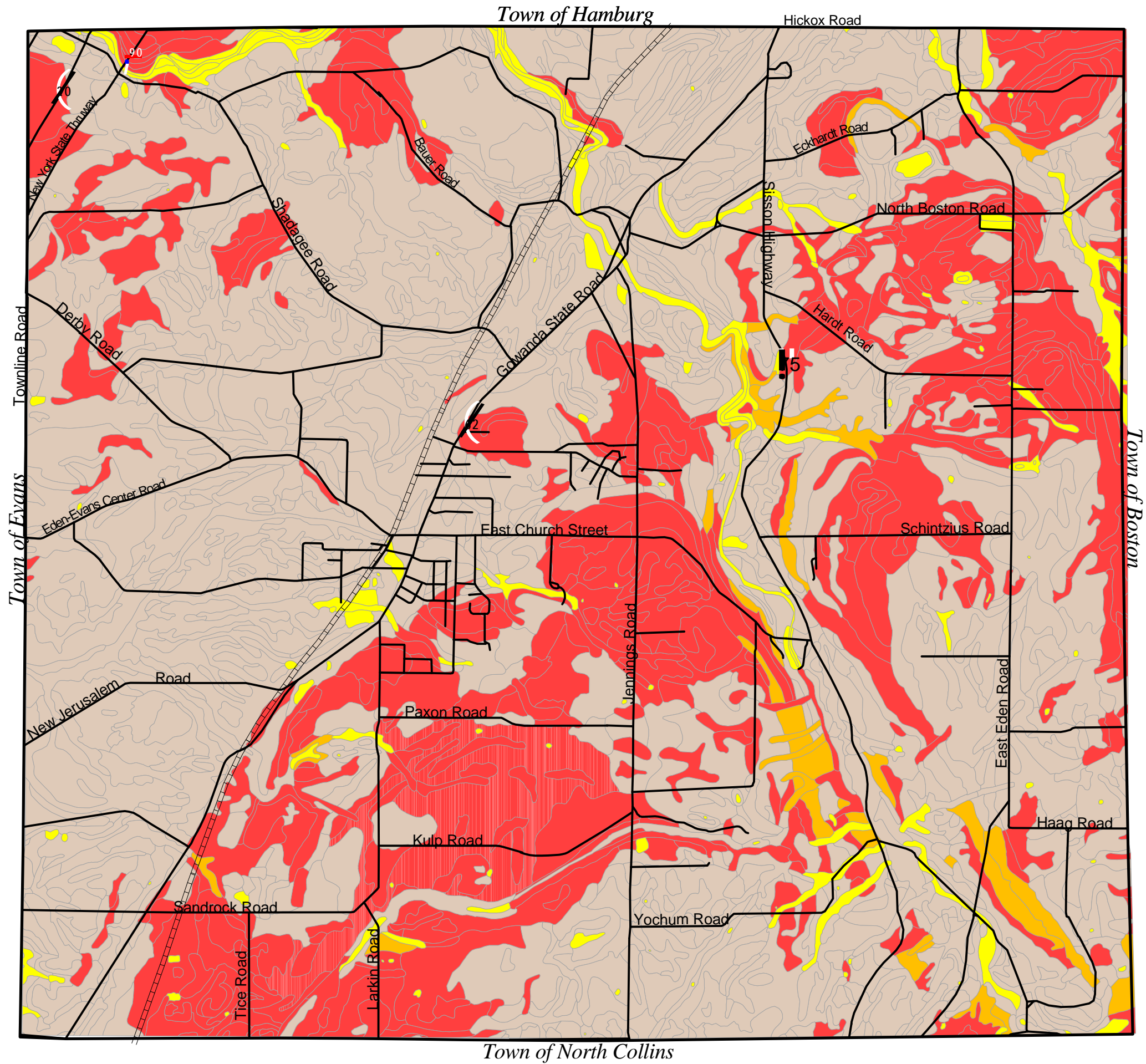
The surficial geology of the land in the Town was formed from the glacial deposits consisting of till, a mixture of clay, silt and sand. The various combinations and concentrations of these materials make certain soils more or less suitable for farming and the use of septic sewer systems. Map 10 shows the location of the various surficial classifications.

4.3.7 Topography and Steep Slopes

Land to the west of the southern branch of Eighteen Mile Creek ranges in elevation from 770 to 1200 feet, while to the east it is higher, ranging from 900 to 1350 feet. The base of the valley which Eighteen Mile Creek flows through drops to 710 feet. Land slopes are flat to gently sloping towards the various waterways. There are few areas in Eden where gorges, waterfalls or drastic changes in elevation occur. These features are most prominent along the Eighteen-Mile Creek corridor. Slopes in excess of 15% are predominant along the Creek and also in the southeastern portion of the Town where the Boston Hills begin to form. Map 11 shows the location of these steep slopes.

4.3.8 Wetlands and Significant Wildlife Habitats

Several state and Federally designated wetlands exist in the Town of Eden, most of which are in the west and northern parts of the Town along the Eighteen-Mile Creek waterway corridor and in several low lying areas. The irrigation ponds of the farms in the Town are also designated as

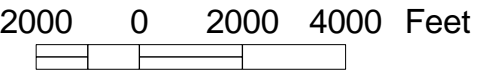


MAP 7

Town of Eden

Depth to Bedrock

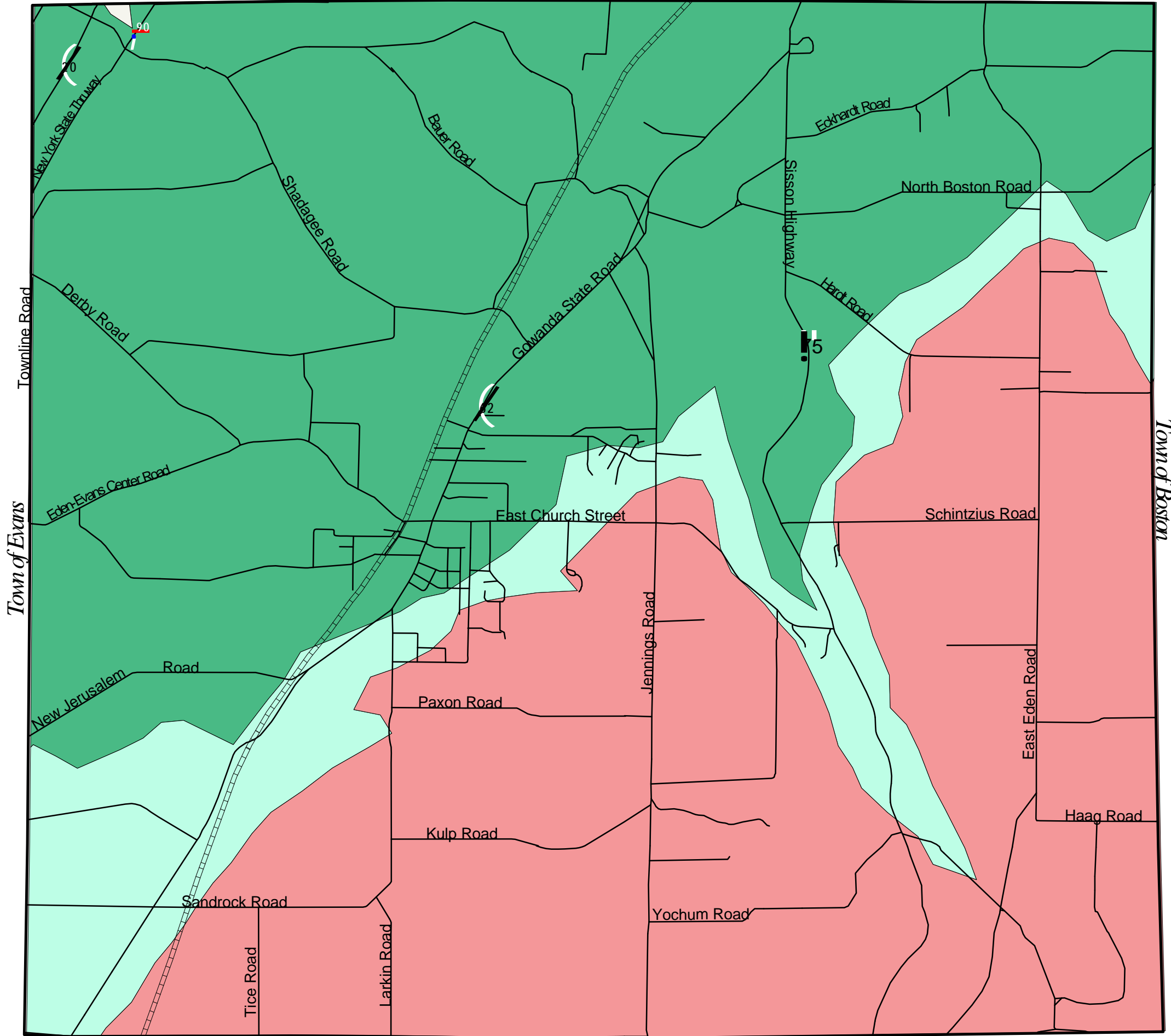
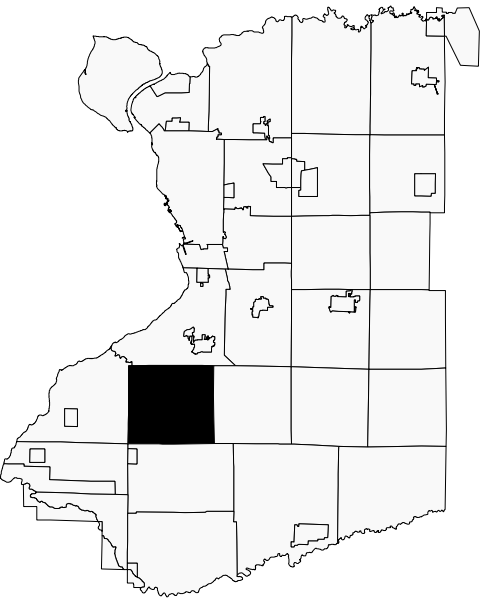
- Rail
- Municipal Boundary
- Streets
- Soil Depth in Inches
 - 0 - 19
 - 20 - 39
 - 40 - 59
 - 60+



June 2000

Source:
Digital Soil data provided by the USDA Natural Resources Conservation Service and Erie County Soil and Water Conservation District.

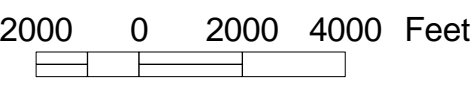
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Town of Eden

Bedrock Geology

- Streets
- Bedrock Classification
 - Angola & Rhinestreet Shales
 - Cashaqua & Middlesex Shales
 - Hanover Shale; Wiscoy Formation--sandstone, shale; Pipe Creek Shale.
 - Machias Formation--shale, siltstone; Rushford Sandstone; Caneadea, Canisteo, & Hume Shales; Canaseraga Sandstone; South Wales & Dunkirk Shales

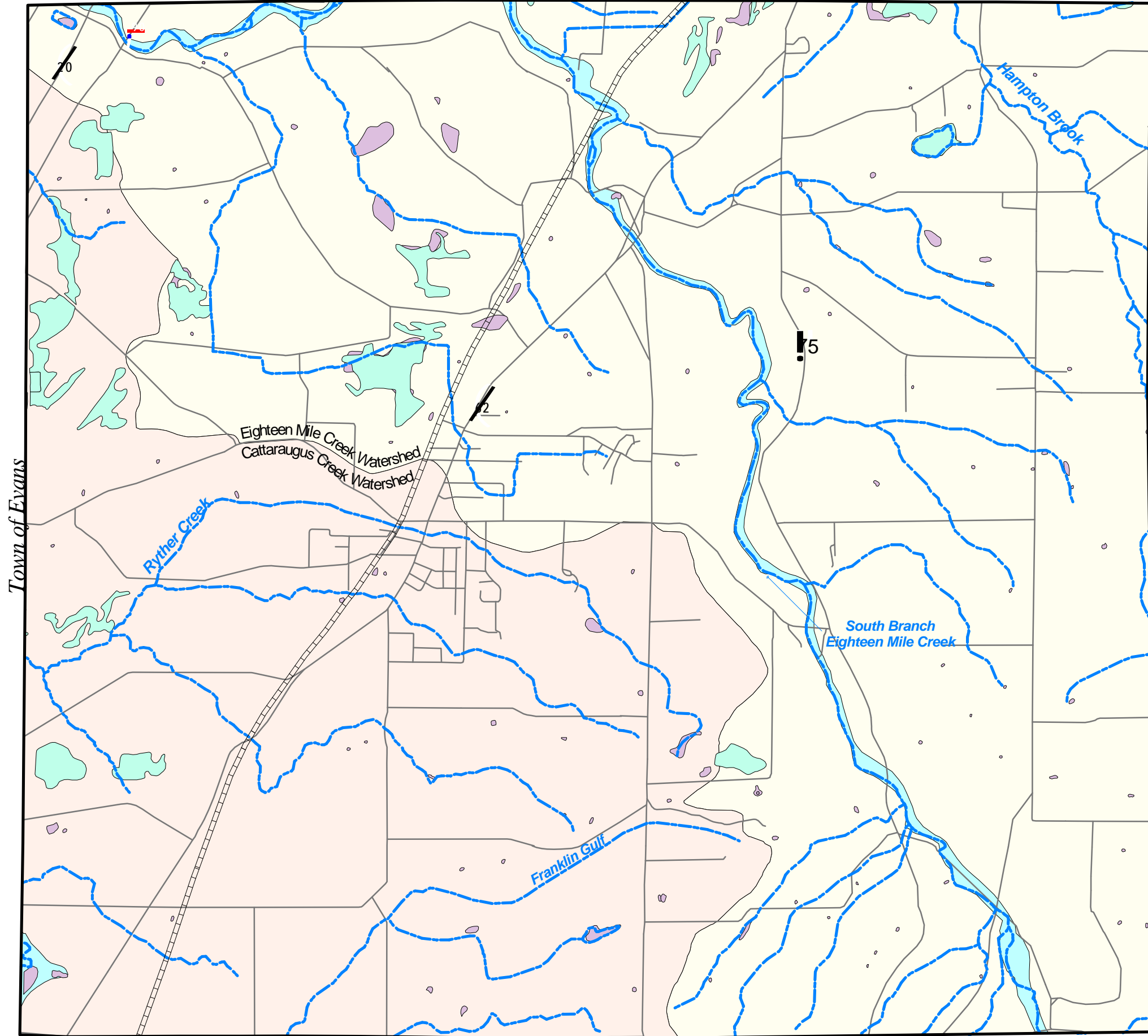


June 2000

Source:
Digital Bedrock data provided by the USDA Natural Resources Conservation Service
and Erie County Soil and Water Conservation District

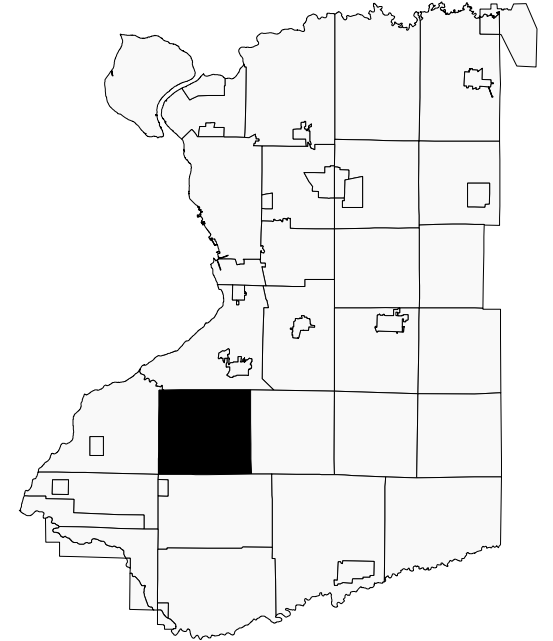
Town of Hamburg

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Town of North Collins

MAP 9



Town of Eden Watersheds

- Rail
- Municipal Boundary
- Streams
- State Wetlands
- Mapped Federal Wetlands
- Floodplains
- Watersheds**
- Cattaraugus Creek Watershed
- Eighteenmile Creek Watershed

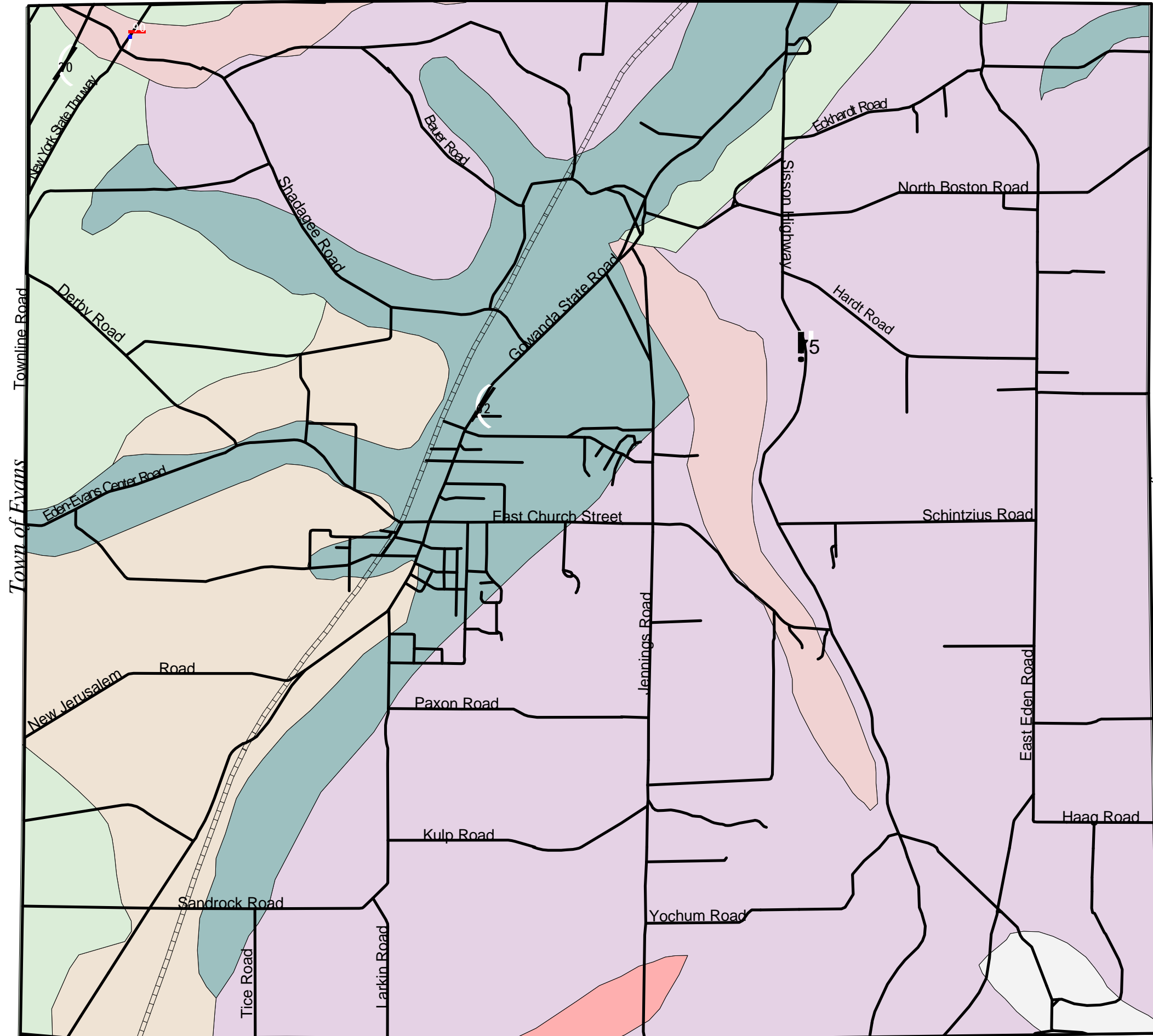
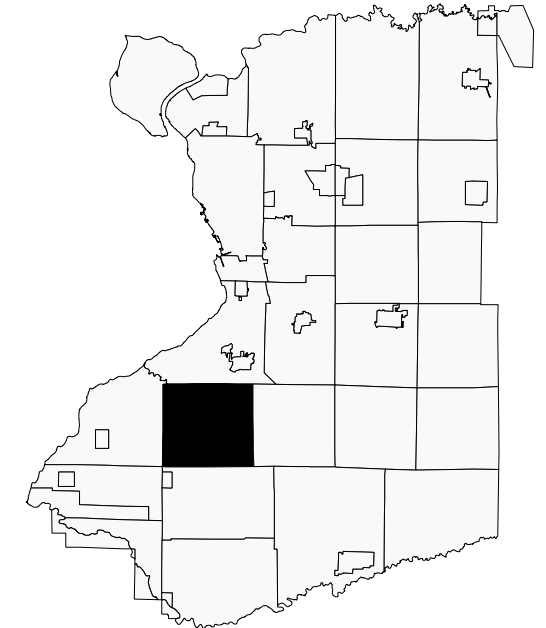
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June 2000

Source:
Digital Watershed Boundaries obtained from the Erie County Water Authority current to 199.
Digital Floodplain data provided by the Federal Emergency Management Agency National Flood Insurance Program, Sept. 1996.
Digital State Wetland information provided by the NYSDEC.
Digital Federal Wetland information provided by the National Wetlands Inventory.

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Town of Eden

Surficial Geology

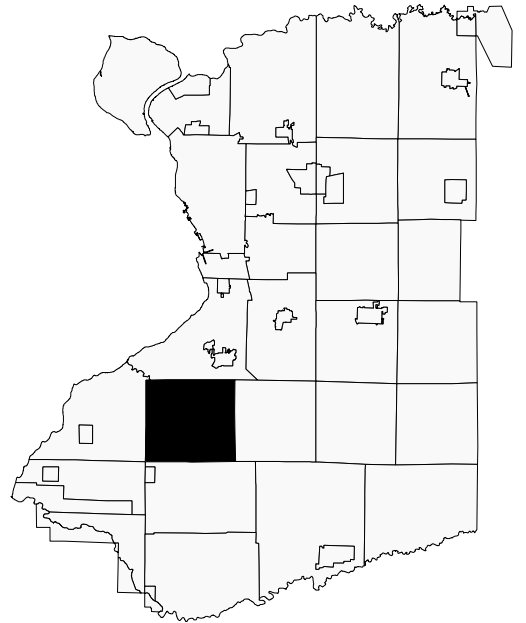
- Rail
- Streets
- Municipal Boundary
- Geology Classification
 - Kame deposits
 - Lacustrine beach
 - Lacustrine sand
 - Lacustrine silt & clay
 - Recent deposits
 - Till
 - Till moraine

2000 0 2000 4000 Feet



June 2000

Source:
Digital Surficial Geology data provided by the USDA Natural Resources Conservation Service
and Erie County Soil and Water Conservation District



Town of Eden

Steep Slopes

- Rail
- Municipal Boundary
- Streets
- Soil Slope
 - 15%
 - 25%
 - 35%
 - 40%
 - 50%

Contour lines at 20 foot intervals

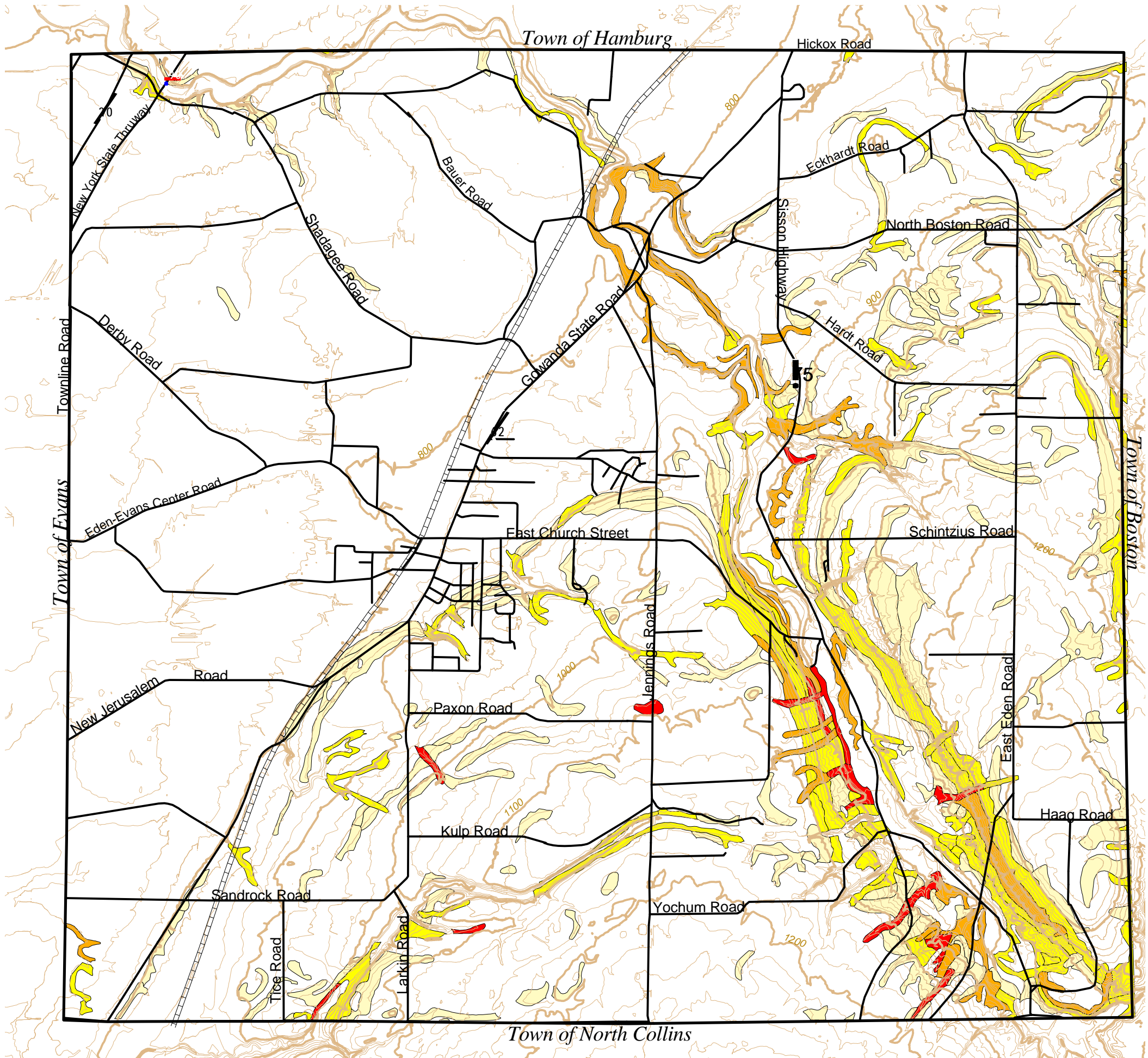
2000 0 2000 4000 Feet



June 2000

Source:
Digital Steep Slope data provided by the Erie County Department of Environment and Planning.
Digital Contour and Street Centerline data obtained from the Erie County Water Authority.

8



state wetlands. Map 12 shows the location of Federal and state wetlands, and also shows the location of significant wildlife habitats.

There are no significant or endangered plant or animal species within the Town according to the NYS Department of Environmental Conservation, but there are several designated significant wildlife habitats. The portion of Eighteen-Mile Creek in the northwest part of the Town is identified as a State Significant Fish and Wildlife Habitat for walleye, bass, and salmon. Another site of statewide significance is a heron rookery that exists in the northern part of the Town. In addition, the upper half of the Southern Branch of Eighteen Mile Creek has been identified as a Poor and Limited Fish Habitat for Salmon and Trout.

4.3.9 Hazardous Waste Sites and Permitting

The New York State Department of Environmental Conservation has one site listed as a hazardous waste site in the Town of Eden. On East Eden Road is the Tennessee Gas Pipeline Station, identified as a class 2- significant threat to public health. The presence of polychlorinated biphenyl (PCB's) was first discovered in 1991. The company entered in to a consent agreement with the New York State Department of Environmental Conservation for a voluntary remedial investigation and clean up feasibility study. As of June of 2000 this work has been completed.

The Eden Heights Adult Home on Hardt Road has a State Pollution Discharge Elimination permit (SPDES) as of 1995. This point source discharges storm water to a tributary of the Southern Branch of Eighteen Mile Creek.

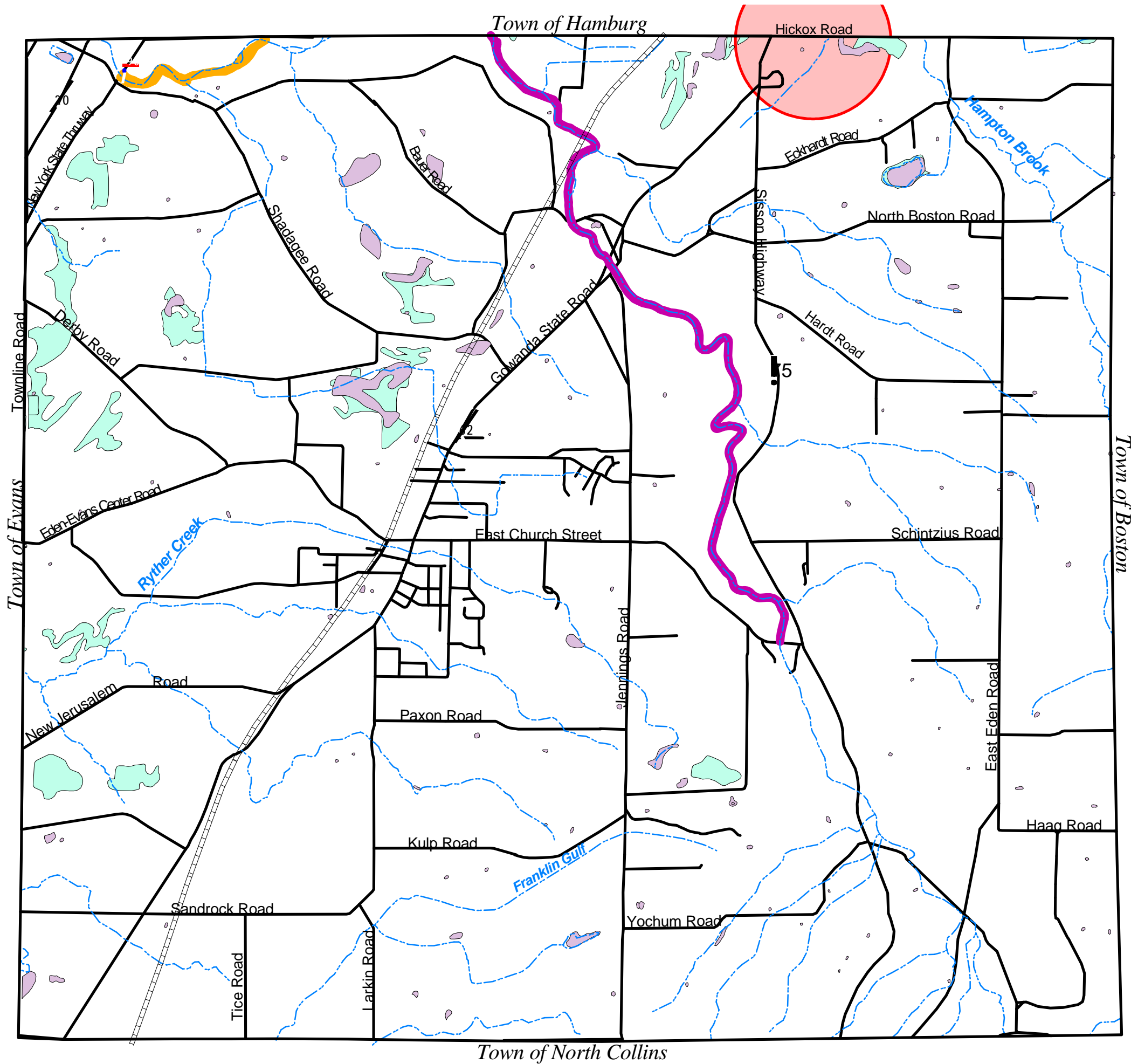
There are many other businesses and agencies that are environmentally regulated by the US Environmental Protection Agency. Seventeen companies including the Town of Eden and the NYS Thruway Authority are listed as Hazardous Waste Handlers with the US Environmental Protection Agency. Two companies have minor air releases of natural gas fumes, and one company in Eden Hamlet is on the Toxic Release Inventory as a small quantity generator of lubricating oils and greases.

4.3.10 Scenic Vistas

There are several locations in the Town of Eden where significant long natural views are present. The Town is approximately 78% - 86% (depending on source) farmland and Open Space that offers scenic, rural views throughout the Town. There are arguably two locations that possess noted significant views. The first instance is along Route 62 from the Town of Hamburg line to Eden Hamlet. On either side of the roadway there is an abundance of wooded and un-wooded Open Space and a large amount of farmland. These views are enhanced by the elevated position of the roadway. A second location of significant views occurs on West Church Street, approximately ½ mile west of Jennings Road looking northward. This upland location offers a horizon view of the City of Buffalo Skyline. There are also several locations in East Eden that also provide these views of the City of Buffalo Skyline.

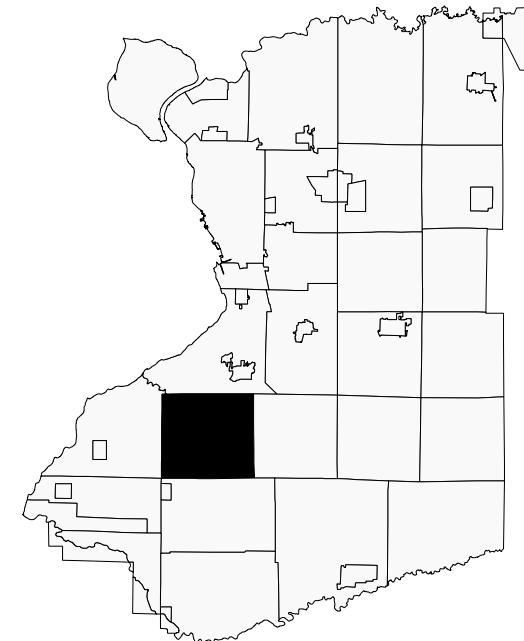
4.3.11 Analysis of the Natural Environment

The Town of Eden contains a significant amount of environmental resources that Town residents are dependent upon for potable water, agricultural production, and appropriate drainage. Various



8

MAP 12



Town of Eden

Wetlands and Wildlife

- Major Streams & Creeks
- Significant Habitat Areas
- Salmon & Trout
- Walleye, Salmon, & Bass
- Mapped Federal Wetlands
- State Wetlands
- Heron Rookery

2000 0 2000 4000 Feet



June 2000

Source:
Digital Significant Habitat Areas and Hydrology obtained from the Erie County Water Authority.
Digital State Wetland information provided by NYSDEC.
Digital Federal Wetland information provided by the National Wetlands Inventory.

species of plant and animal wildlife that reside in the community depend upon these same resources. There are instances where these resources are at risk of permanent contamination or destruction when human activities encroach upon the thresholds of these resources.

The abundance of Prime Agricultural Soils in the Town prompted New York State to designate large portions of the Town as Agricultural Districts in a effort to bolster the production and preservation of these lands for agricultural purposes only. This was done because once these soils are developed for non-agricultural uses, it is very likely that they will be removed from agricultural uses forever. A loss of prime agricultural soils presents the future risk of not being able to harvest abundant food for sustaining human populations.

There is an abundance of wetlands and natural waterways that are sensitive to the impacts of all types of man made construction and activities. These areas serve as storm water retention areas and for the replenishing of groundwater resources by naturally draining storm water to underground sources. In addition, these areas and corridors are used by wildlife as natural habitats. If development overtakes wetlands and disturbs waterways there will be a loss of wildlife habitat, an increased likelihood that extensive drainage mitigation will be needed in the future, and the possible reduction of the available amount of potable groundwater available to 951 homes in the Town that still rely on groundwater wells.

Hydric soils and soils with the potential for hydric inclusions are predominant in the Town. Failure to properly address the drainage requirements of these soils can lead to poor drainage, property damage, loss of natural habitat, groundwater contamination, and provoke future increased costs of public investment needed for damage remediation. The rapid permeability of these soils poses a threat where septic systems are located. Sewage pollution and herbicide/pesticide pollution is also a threat to the groundwater system of the Town of Eden.

Areas with shallow depths to bedrock less than 40 inches are not suitable for septic systems, which is currently the most used method of sanitary waste disposal in the Town. Installing systems in these areas is costly and can lead to groundwater contamination in areas with rapid permeable soils (with less than 5 feet of soil deposits, sewage from septic systems have a greater potential to contaminate the water-bearing zones in the bedrock).

Steep slopes are predominant in the southeast portion of the Town and along the Eighteen Mile Creek gorge. These areas are unsuitable for development because of their impact upon the natural process of drainage and erosion. If steep slopes are constructed upon, there is a loss of channels available on the land for surface water to drain downhill naturally. Surface water flowing downhill will also carry sediments that will build up behind a structure causing the risk of property damage which may also necessitate the need for public assistance to mitigate damage to other property.

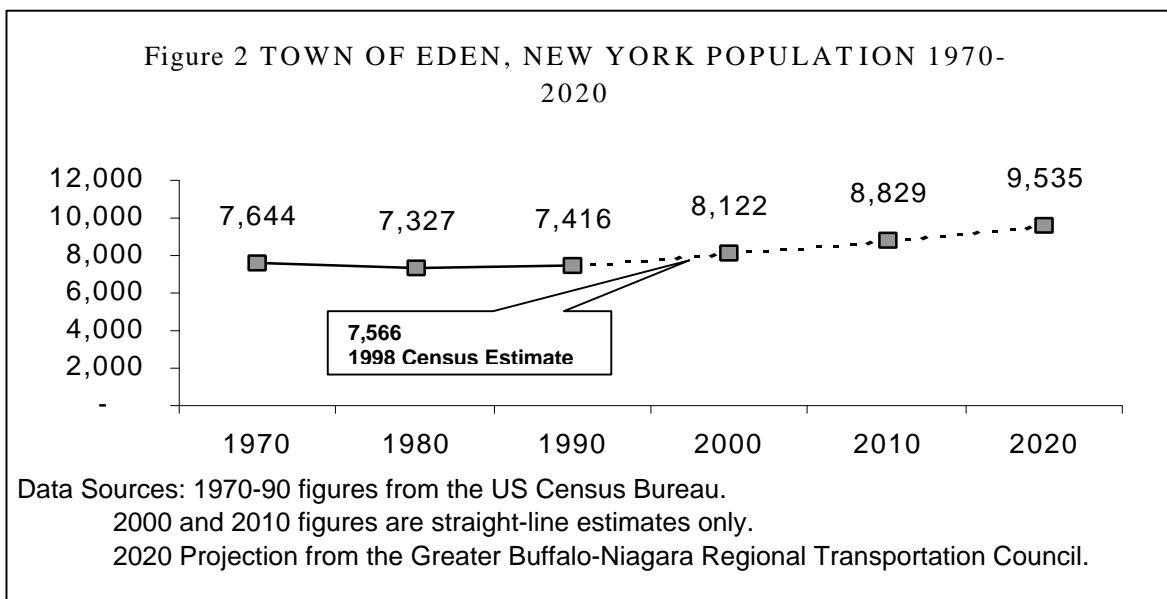
4.4 Demographic and Social Characteristics

Many of the following sections include statistical data from the 1970, 1980 and 1990 Census. Unfortunately, at the time of this study the 2000 Census was not available and therefore, the trends of the 1970's, 1980's and 1990's could not be precisely estimated to the year 2000 (where

estimates were available they were utilized). Once the results of the 2000 Census are received they should be compared to these figures. If any trend has been reversed or major changes are noted, this Plan should be re-examined and implementation items modified as necessary.

4.4.1 2020 Population and Household Projections

The population of the Town of Eden has remained unchanged since 1970. It decreased slightly by -1.02% between 1970 and 1998 from 7,710 to 7,566. During this same period Erie County as a whole lost 13.01% of its population. In contrast to these decreasing rates, the national population has grown by 22.34% since 1970. Population projections performed by the Greater Buffalo-Niagara Regional Transportation Council to 2020 foresee a population growth of 7.3% in the Town of Eden and 6.78% in Erie County.



4.4.2 Age Distribution

Between 1970 and 1990 the greatest decrease in the Town of Eden's population occurred in the youngest age group. Between these years the number of children under the age of 18 dropped by over 1,000. In this same period, the number of elderly over age 65 increased from 581 to 968 persons.

The 2000 Census though will probably show a rebound in the younger age group since the school enrollment figures (see Figure 12) have increased steadily from 1565 students in 1990 to 1869 students in 1998.

4.4.3 Employment and Occupations

Between 1980 and 1990, employment losses in the skilled trades and manufacturing occupations were offset by gains in the professional, administrative, and retail service occupations. Employment in the agricultural trades also increased. The figure below identifies the various occupational categories and shows the gain or losses incurred by Town of Eden residents between 1980 and 1990.

Figure 3 TOWN OF EDEN, NEW YORK EMPLOYMENT BY OCCUPATION, 1980-1990

OCCUPATION	1980	1990	Change 1980-1990
Executive, administrative, and managerial occupations	165	313	148
Administrative support occupations, including clerical	322	447	125
Sales occupations	275	393	118
Technicians and related support occupations	56	144	88
Service occupations, except protective and household	286	363	77
Farming, forestry, and fishing occupations	151	208	57
Protective service occupations	26	48	22
Professional specialty occupations	460	446	-14
Transportation and material moving occupations	246	227	-19
Handlers, equipment cleaners, helpers, and laborers	151	128	-23
Precision production, craft, and repair occupations	599	563	-36
Machine operators, assemblers, and inspectors	333	231	-102
Total employment of population over age 16	2,905	3,511	606

Data Source: US Census Bureau

According to the 1994 Census of Manufacturers figures, there are only 903 jobs within the 14057 zip code (includes all of the Town of Eden and a part of the Town of Boston). Of those workers in the Town of Eden over age 16, 3.14% were unemployed in 1990. This is significantly less than the national rate for that year of 4.1% and the county rate of 4.34%. Many workers in the Town of Eden switched employment sectors between 1980 and 1990. A loss of 683 jobs in the manufacturing of durable and non-durable goods were replaced by jobs in several other fields such as health services, construction, finance, insurance, real estate and agriculture.

Figure 4 TOWN OF EDEN, NEW YORK EMPLOYMENT BY INDUSTRY SECTOR,
1980-1990

INDUSTRY SECTOR	1980	1990	Change 1980-1990
Health services	144	326	182
Construction	170	333	163
Other professional and related services	75	158	83
Finance, insurance, and real estate	106	185	79
Communications and other public utilities	110	184	74
Agriculture, forestry, and fisheries	166	238	72
Business and repair services	61	125	64
Educational services	230	290	60
Entertainment and recreation services	97	126	29
Transportation	177	201	24
Public administration	105	124	19
Mining	13	0	-13
Wholesale trade	197	167	-30
Retail trade	543	494	-49
Manufacturing, durable goods	532	372	-160
Manufacturing, non-durable goods	711	188	-523
Total employed persons 16 years and over	2905	3,511	606

Data Source: US Census of Population 1980 and 1990

4.4.4 Wages and Income

Personal income and wealth among the residents of the Town of Eden increased between 1980 and 1990 at a time when the national per capita income dropped. Adjusted for inflation, the per capita income in the Town of Eden increased from \$12,191 dollars per person in 1979 to \$13,465 in 1989. This is less than the national per capita income but demonstrates an improvement in resident wealth from 1980 to 1990.

Figure 5 COMPARISON OF PER CAPITA INCOME, 1979-1989

	1979	1989	Change 1979-1989
Town of Eden	\$12,191*	\$13,465	\$1,274
Erie County	\$12,116*	\$13,560	\$1,444
United States	\$14,870*	\$14,420	(\$450)

Data Source: US Census of Population 1980 and 1990 and the Statistical Abstract of the United States (1997).

* 1979 figures adjusted for inflation to 1989 dollars using the Consumer Price Index for all items.

Adjusted for inflation, the median family income in the Town of Eden dropped slightly by \$307 dollars to \$37,868 between 1979 to 1989. The median family income of Erie County increased by \$5,822 during this time period, faster than the national level. Between 1979 and 1989 the median family income nationwide grew by \$1,605 dollars.

Figure 6 COMPARISON OF MEDIAN FAMILY INCOME, 1979-1989

	1979	1989	Change 1979-1989
Town of Eden	\$38,175*	\$37,868	(\$307)
Erie County	\$29,239*	\$35,061	\$5,822
United States	\$33,620*	\$35,225	\$1,605

Data Source: US Census of Population 1980 and 1990 and the Statistical Abstract of the United States (1997).

* 1979 figures adjusted for inflation to 1989 dollars using the Consumer Price Index for all items.

The number of people living below the poverty level has increased in the Town of Eden, particularly among those 65 and older. In 1979, 3.16% of the population was living below the poverty level. Of those residents 65 and older, 6.33% lived at or below the poverty line. In 1989 the total number of people living in poverty increased to 5.97%, and those 65 and older living below poverty increased almost 40% to 8.16%. Between 1991 and 1994, the number of children enrolled in the free/reduced priced lunch in the schools within the Town of Eden increased from 18.3% to 20%.

Figure 7 COMPARISON OF PERSONS LIVING BELOW POVERTY LEVEL, 1979-1989

	1979	1989	Change 1979-1989
Town of Eden	3.16%	5.97%	2.81%
Erie County	10.6%	12.23%	1.63%
United States	11.6%	13.12%	1.52%

Data Source: US Census of Population 1980 and 1990

4.4.5 Housing Characteristics

Most of the housing provided in the Town of Eden is single family. Almost 85% of the housing units in the Town were owner occupied in 1990. The number of households and housing units in the Town of Eden increased between 1980 and 1990 despite the relative stability of population. In 1980 there were 2,407 total housing units and 2,284 households in the Town of Eden. In 1990, these figures increased to 2,650 housing units and 2,526 households. The 1990 Census reported 0.5% of homeowner units vacant and 3.5% of rental units vacant. One-third of homes in the Town were built before 1939.

In 1970, the average number of persons per household in the Town of Eden was 3.7 and in Erie County it was 3.1. In 1990, these figures dropped to 2.88 in the Town and 2.5 in the County.

Housing values and rental rates in the Town increased between 1980 and 1990. In 1980, the median values of homes were \$68,681 and the median rent was \$255.00¹. These figures increased in 1990 to \$73,300 and \$272.00. These figures are slightly greater than the 1990 countywide median housing value and rental rate.

4.4.6 Analysis of Demographic, Social, and Housing Characteristics

A number of changes occurred among the residents of the Town of Eden socially and economically. The changes will affect the built environment by spurring the construction of different types of housing that consume land and resources at varying rates. These indicators also justify the provision of more or less public services and changes in disaster preparedness.

There is a growing number of residents at the age of retirement or beyond in the Town of Eden, and there is a growing number of persons living below the poverty level. Population growth is likely to occur but at a modest rate compared to projections that were made in the 1950's and 1970's. This growth will follow the regional pattern of ruralization to suburbanization that has been occurring in the greater Buffalo Region since the late 1980's. The build out to be expected will likely result in the construction of 23 new dwelling units per year through 2015, consisting of various types (see Figure 8). At least some of which will be assisted-type living for retired adults who will require day to day care from medical professionals. This denser style development will

¹Figure adjusted for inflation using the Consumer Price Index for all commodities.

be matched by a growing number of single family homes in the Town, as family incomes are likely to continue to exceed regional levels.

The following Housing Supply Demand Equilibrium compares current housing and population estimates with projected population estimates to derive an estimated number of future new housing units. The 2015 population projection listed below in figure 8 is based on the official projection made by the Greater Buffalo Niagara Regional Transportation Council for 2020. The total number of persons expected to move to Eden between 1990 and 2020 is divided incrementally for each year to derive the 2015 estimate.

**Figure 8 Town of Eden Housing Supply and Demand
Equilibrium for years 1998 to 2015**

Population projection for horizon year, 2015	9,044
Estimated persons per household	2.88
Estimated required housing	3140
Plus 2.5% vacancy factor	<u>79</u>
Total estimated housing for horizon year	3219
Minus units presently constructed	2650
Minus units permitted but not constructed	<u>218</u>
Total existing housing stock	2868
Additional housing required by horizon year	351
Housing required per year to horizon year	23 per year to 2015

Estimate of present population (1998 estimate)	7566
Estimate of present housing requirement	2627
Plus 2.5% vacancy factor	66
Estimate of total present housing requirement	2693
minus housing stock existing or under construction	2868
Existing supply condition	175 Oversupply
Estimated time (from 1998) to deplete existing housing stock	7.5 Years

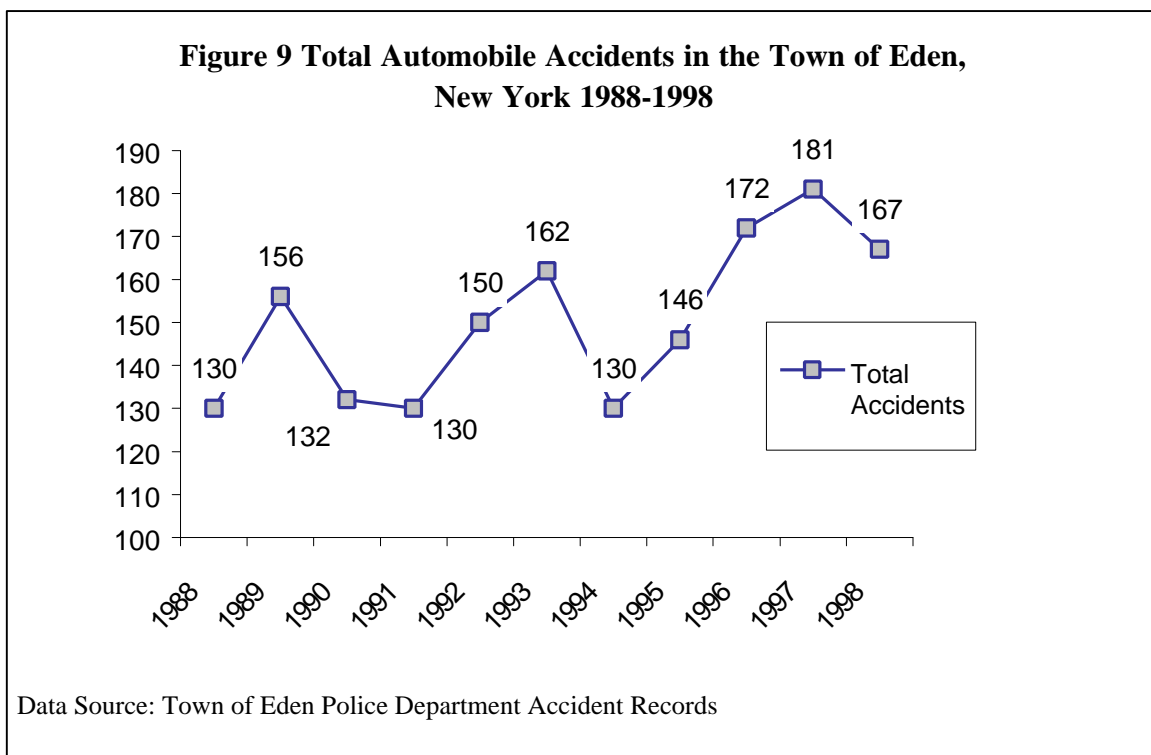
Data Sources: 2015 Population estimate based upon GBNRTC 2020 population projection.
Persons per household, Units presently constructed figures obtained from the 1990 Census.
Units permitted but not constructed based upon building permit data of the Eden Building Dept.
1998 population estimate obtained from the US Census Bureau.

The US Department of Housing and Community Development determines that a need for affordable housing exists if a household spends more than 30% of their household income for

housing. In the Town of Eden, 387 households spent 30% or more of their income on housing in 1989. This amounts to almost 1 of every 5 households (19.88%) in the Town. Of the 307 rental units in the Town however, 125 or 41% rented for \$250 dollars or less a month in 1990. Even though these figures indicate that a large proportion of inexpensive rental housing exists, they are not indicative that there are enough units in the price range of the growing elderly population to satisfy this growing segment of the population. It should also be noted that the best location for these units would be in the Hamlet Area. This area contains the most conveniences and would involve the least amount of travel.

4.5 Transportation

As reported by the US Census, 78.8% of the workers living in the Town of Eden drove to work in a single occupancy vehicle. This figure is less than the national average, where 90% of personal work trips are made by automobile. Between 1980 and 1990 the number of workers carpooling dropped, and the number of automobile related accidents has fluctuated from a low of 130 in 1988 to a high of 181 in 1997.



4.5.1 Roads

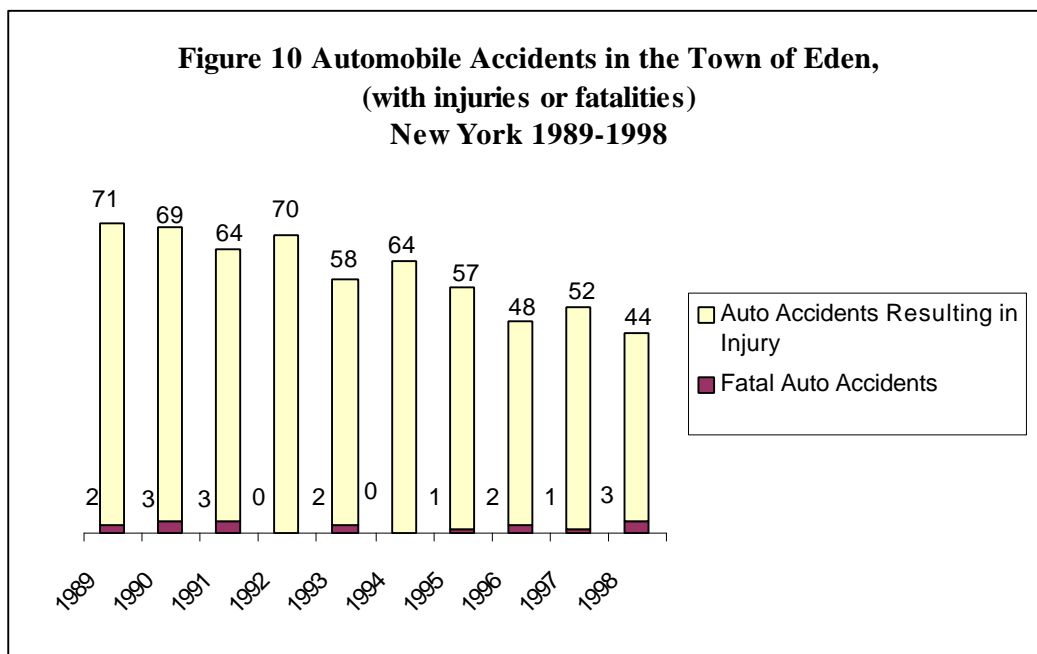
The Town of Eden is principally accessed via two major state highways: Route 62 and Route 75, from the NYS Thruway via Eden-Evans Center Road, and the system of two-way local roads

(Map 13). These two highways act as two-lane arterials travelling north to south. US Route 62 from Eden south Town line to NY Route 75 is a minor rural arterial and from NY Route 75 to the Eden north Town line (i.e. the overlap with NY Route 75) is a minor urban arterial. NY Route 75 from Eden south Town line to CR 472 (Eckhardt Road) is a major rural collector and from CR 472 (Eckhardt Road) to US Route 62 is an urban collector. US Route 20, which passes through a corner of the Town, is a principal arterial and is part of the National Highway System (NHS). The New York State Department of Transportation, the Erie County Highway Department and the Town of Eden Highway Department handle roadway maintenance.

Data Source: NYS Department of Motor Vehicles

4.5.2 Road Counts

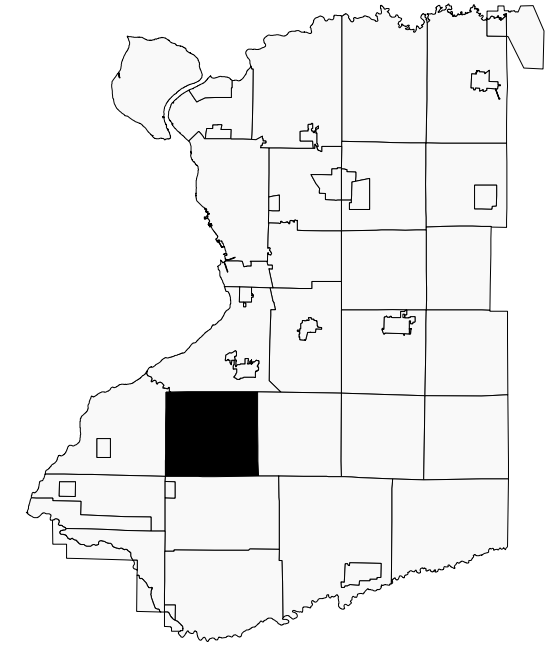
The traffic counts that have been conducted by the New York State Department of Transportation in the last 10 years have studied the volume of traffic travelling on Route 62 in 1999 and Route 75 in 1997 and 1999.



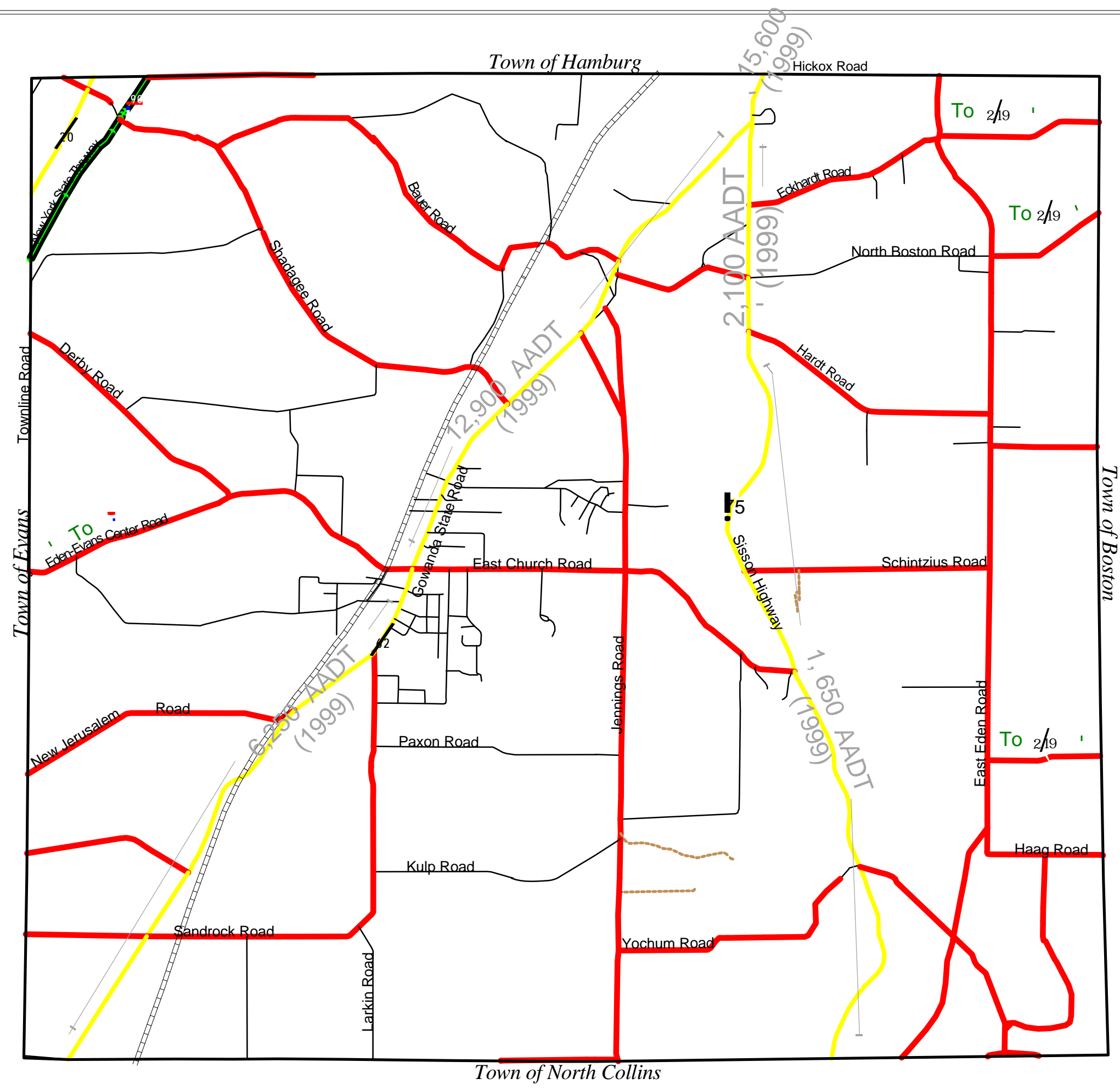
The Average Annual Daily Traffic (AADT) travelling into the Town along Route 62/75 from the Village of Hamburg was 15,600 in 1999 (an increase from 13,600 in 1992). From the 62/75 split most of the traffic continues south to Eden Center along Route 62. The segment of Route 62, from the split off of Route 75 to West Church Street in Eden Center handled an Average Annual Daily Traffic (AADT) of 12,900 in 1999. The final segment of Route 62 from West Church Street to the southern town line handled an AADT of 6,250. The segment of Route 75 from the split off of Route 62 to Hardt Road handled an AADT of 2,100 in 1999. The final segment of Route 75 from Hardt Road to the southern Town line indicated an AADT of 1,650 in 1999.

4.5.3 Highway Access

Expressway access is gained by travelling west along local roads to exit 57B of Interstate I-90 in the Town of Evans, and also by travelling east into the Town of Boston along local roads to State



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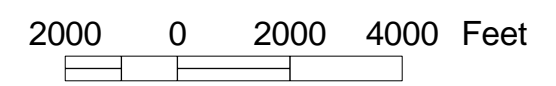


Town of Eden

Transportation Map

- Interstate, State Thruway & Expressways
- State Highways
- County Roads
- Local Roads

AADT = Average Annual Daily Traffic



August 2000

Source:
Transportation counts provided by NYS DOT

Expressway 219. Each of the highways connects to Buffalo. Interstate 90 continues south from Eden to Erie, Pennsylvania and other nation wide destinations. Each of these major expressways was determined to have reserve capacity by the 2010 TRANSPORTATION SYSTEM PLAN of the Greater Buffalo Niagara Regional Transportation Council.

4.5.4 Railroad Service

A single railroad line travels from north to south through the Town from the City of Buffalo. The railroad continues south from Eden Center to the Village of North Collins and the Village of Gowanda. The line in Erie County is County owned, leased to ECIDA and presently is privately operated by Buffalo Southern Railroad. Passenger service once provided along the Buffalo Southern rail line has ceased.

4.5.5 Public Transportation Service

There is no regular public transit service in the Town except for a locally-operated paratransit van used to transport the elderly to bus stops in the Town of Hamburg. No Niagara Frontier Transportation Authority (NFTA) bus routes travel to or through the Town on a regularly scheduled basis. Erie County senior paratransit service will transport someone within $\frac{3}{4}$ of a mile from an NFTA bus stop, but the closest bus stop to the Town is in the Village of Hamburg on Main Street, $1\frac{1}{4}$ miles north of the Town of Eden line. On a limited basis the town operates a senior services van. Erie County partially subsidizes the operation of the van.

4.5.6 Pedestrian and Bicycle Routes

There are no off-road bicycle paths or marked, on-road bicycle routes in the Town of Eden. The Greater Buffalo-Niagara Regional Transportation Council has proposed that routes 62, 75, and Derby Road/ Eden-Evans Center Road to Route 5 in the Town of Evans be designated on-street bicycle routes according to the 1998 BICYCLE MASTER PLAN of the Greater Buffalo Niagara Regional Transportation Council. The design of these roads should safely accommodate bicycles and pedestrians.

4.5.7 Analysis of the Transportation System

The current transportation system serves the commuting population well in terms of moving workers to job sites outside of the Town. Portions of the roadway system, in particular Route 62, are experiencing increased traffic levels. Any intensifying of land uses from the 62/75 overlap to East Church Road may require capacity and circulation improvements. The current location of jobs in the Town on Route 62 makes the extension of public transit along this corridor a viable option in the future if new job sites are added to this corridor. The under-used railroad corridor provides an economic opportunity as an alternative to trucks for shipping goods and services, but the cost of rail cars switching from this line to others in Buffalo or in the Southern Tier is presently cost prohibitive. The close access to Interstate 90 makes portions of the Town a better location for development than other locations further away. The provision of sidewalks in the Hamlet areas has not been required, but will likely be more necessary in the coming years, depending on the type of development that locates in the Hamlets. The increase in the number of accidents in the 1990's is most probably due to the increase of traffic in the Town. The decrease in death and injury related accidents, though, is a pleasant surprise.

4.6 *Utilities*

4.6.1 Water and Sewer Districts and Services

According to the 1990 Census, 62.8% of the Town of Eden households received water service from the Eden Consolidated Water District under a lease management system with the Erie County Water Authority (ECWA). The remaining 37.2% still rely on individually drilled or dug wells. The Consolidated Water District serves Eden Center, and areas around it, and the northeast corner of the Town (Map 14). Recent additions/extensions to this district include New Jerusalem Road (27 parcels) in 1992, Eden-Evans Center Road (37 parcels) in 1995-1996, and Derby Road (46 parcels), Ferrier Road (19 parcels), and Sandrock Road (9 parcels) in 1999. There are current proposals for new water main extensions on Kulp, Paxon, and Wepax roads, and portions of Jennings and Sandrock road (145 parcels). The Town is also considering extending water down Route 62 from Sandrock to New Jerusalem Road, and also the rest of Ferrier Road (40 parcels). Much of this work requires State or Federal assistance to make these rural water extensions economical.

According to the US Census, 46.9% of the households in the Town received sewer services. The remaining 52.7% still use septic tanks, cesspools, or other means. The Erie County Department of Health governs the placement, inspection and regulation of these systems. The Erie County Sewer Authority serves the residents in the Town of Eden through two separate Sewer Districts. Sewer District No. 2 covers Eden Hamlet and the southwest portion of the Town, and District No. 3 extends south from Hamburg to serve residents living in the northeast corner of the Town (Map 15). There are a significant number of residents in the Town that live within the sewer district but do not receive sewer services.

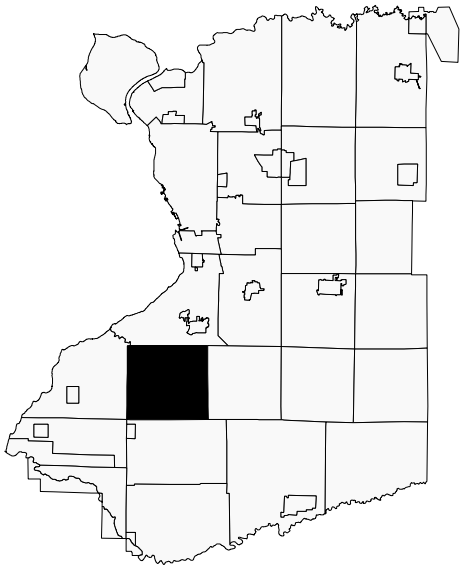
4.6.2 Electric, Gas, and Solid Waste

The residents of the Town of Eden are provided utility services from several private companies. Natural gas service on an individual account basis from National Fuel Gas Company. Electricity is provided the same way from Niagara Mohawk Power Corporation. The Town is currently under contract with BFI for curbside solid waste disposal and recycling.

4.6.3 Analysis of Utility Services

The location of sewer services is likely to guide future development in the Town, as will to a lesser extent, the provision of public water service. The location of sewer districts is not indicative of the actual location of sewer service. Large areas of the Sewer Districts are presently un-served. More than half of the Towns' residents still rely on individual septic systems, that over time can deteriorate and present a risk to ground water resources. Currently more than a third of the Towns' residents rely on groundwater for drinking water, and many agricultural operations continue to rely on groundwater for irrigation.

Proposals to extend water service to areas of the Town experiencing water quality and quantity problems are currently being evaluated. Due to the rural nature of these areas, these extensions typically require State or Federal assistance to make them economically feasible. In researching these extensions, issues such as future development, septic failures, and soil types should be considered, as well as economic considerations.



Town of Eden

Water Districts and Waterlines

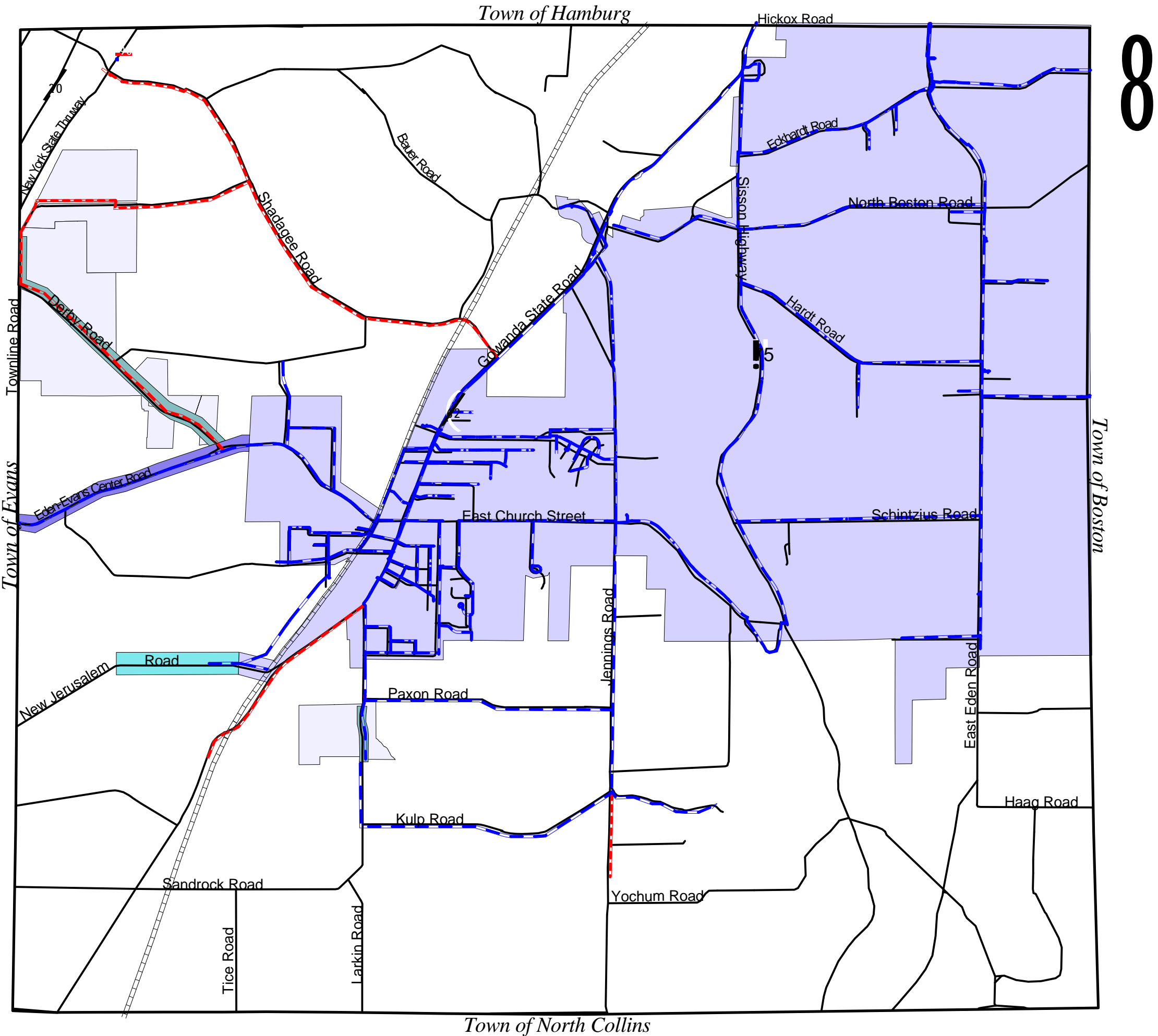
- Rail
- Existing Waterlines
- Proposed Waterline Extensions
- Municipal Boundary (under evaluation)
- Water Districts
- Consolidated W.D. Ext. #3
- Eden Consolidated Water Dist
- Extension #1
- Extension #2
- Proposed Water Districts (districts being formed)

2000 0 2000 4000 Feet

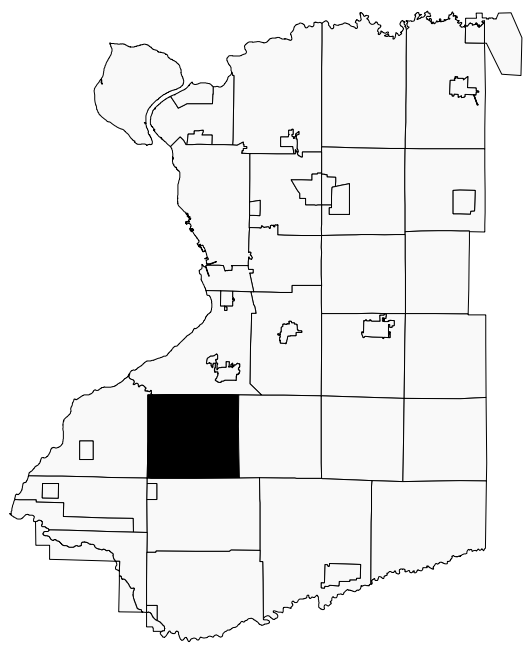
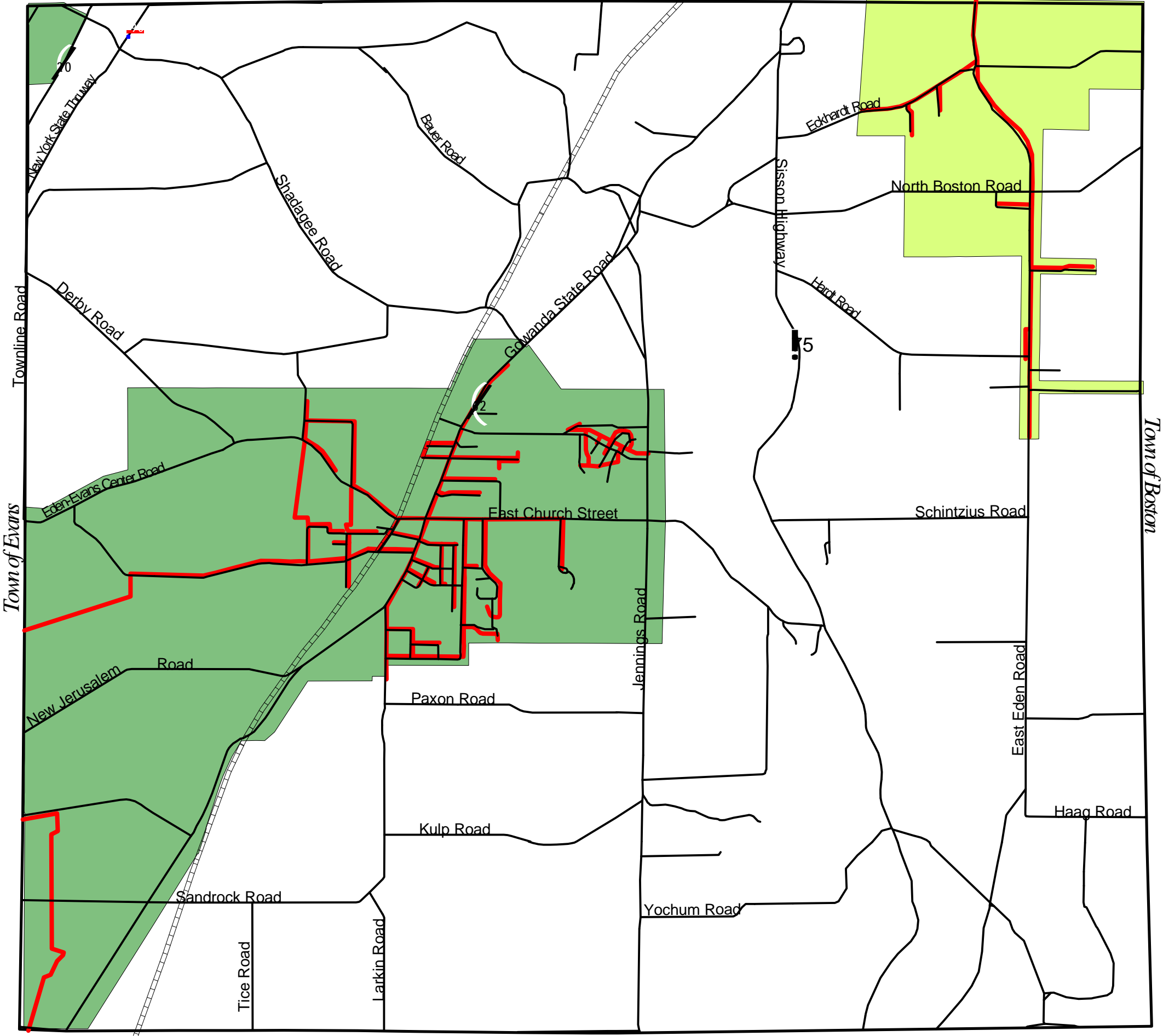


August 2000

Source:
Digital Existing Waterline and Water District data obtained from the Erie County Water Authority.
Proposed Waterline and Water District Extension data digitized by WENDEL from Expanded Service Area maps prepared by R&D Engineering 1999.



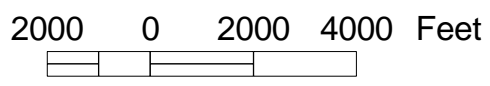
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Town of Eden

Sewer Districts

- Rail
- Sewer Lines
- Municipal Boundary
- Sewer Districts**
- Erie County Sewer Dist 2
- Erie County Sewer Dist 3



June 2000

Source:
Digital Existing Sewer District data obtained from the Erie County Water Authority.

4.7 *Community Facilities*

4.7.1 **Police, Fire, and Emergency Services**

The Town of Eden is served by three police agencies: The New York State Police Troop A, The Erie County Sheriff's office, and the Town's own Police Department. The Town of Eden Police Department has 4 full time officers and 7 part time officers. The police station is located in Town Hall. Fire protection is provided by two volunteer companies: the East Eden Fire Company and the Eden Fire Company. The Eden Fire Company is located next to the Town Hall in Eden Center and the East Eden Fire Company is located on East Eden Road. These two companies have a combined membership of 120 volunteers. The Town of Eden also has a volunteer Ambulance and Emergency and Rescue Squad located next to the Town Hall in Eden Center. The Town currently has a Disaster Preparedness Plan and a Disaster Preparedness Committee. The Plan designates the Town Hall as the headquarters of the system, and utilizes the resources of all of these agencies in the event of an emergency.

4.7.2 **Municipal Buildings**

The Town of Eden completed a PHYSICAL CONDITIONS SURVEY of Town owned buildings in 1996. This report was a guide for a program of maintenance, upgrades and improvements, and highlighted issues that required further investigation. The following descriptions of building conditions were derived from this report. All of these buildings, with the exception of the Eden Library serve as Emergency Operation Centers and Emergency Shelters in the event of a Town Emergency as identified in the TOWN OF EDEN 1999 DISASTER PREPAREDNESS PLAN. The Eden Central School buildings serve as alternate Emergency Operation Centers and Emergency Shelters also.

Town Hall

The Town Hall located at 2795 East Church Street was constructed in 1928, with two additions added in the late 1950's. It houses the Police Department and the Town's executive, legislative and judicial offices. The overall condition of the building is fair. Since 1996, new roofs have been installed on the original building and the two additions. A new tar coating has been applied to the parking lot as well. It is estimated that the parking lot will require re-paving by the end of 2002.

Eden Fire Hall

The Eden Fire Hall is located next door to the Town Hall. It was constructed in 1974 and was given a new single ply rubber roof system in 1991. This roof was expected to last for 20 to 25 years. The overall condition of the building is excellent. Repair to the floor of the Fire Hall will be required in the future to fix a large crack and install a non-slip surface.

Old Squad Hall

The Old Squad Hall located behind the Town Hall presently serves as a storage area for recreation equipment and as a temporary day care center in the event that the Fire or Rescue Squad is placed on a call. The Town should evaluate the usage of this vacated space.

Highway Maintenance Building

The Highway Maintenance Building is located at 8197 North Main Street. The deficiencies of the building noted in the 1996 report were caused by weathering and age. The building was found to have exposed roof joints that posed a fire hazard, undersized garage bays, mechanical systems that were in poor condition, and exhibited a severe deterioration of the western foundation caused by an inadequate gutter system. Since 1996 the Town has installed a new drop ceiling to eliminate the fire hazard and has begun replacing the windows in the building.

Blue Maintenance and Storage Building

This building, located on the same site as the Highway Maintenance Building, is used for storing materials and maintaining oversized vehicles that cannot fit inside the Highway Maintenance Building. It was reported in the 1996 report that gutters and eaves were deteriorating. The Town has procured funds to install a new heating system in the building but has not begun preparing any engineering work to install the system.

Salt Storage Building

This building, located on the same site as the Highway Maintenance Building, was constructed in 1991 for storing road salt. The building demonstrated minimal signs of deterioration were reported to need repair in 1996.

Eden Town Pool

This facility building houses changing rooms, a check-in counter, lockers, toilets, offices, and storage for pool equipment and maintenance equipment. The mechanical systems, which include the pool filtration system, are in good condition. However, the concrete floor within the changing areas becomes slippery when wet and poses a potential safety hazard. The Town has conducted routine maintenance on the building since 1996 and has no further plans for the structure.

East Eden Fire Hall

The East Eden Fire Hall located on East Eden Road was renovated in 1985 at which time a new roof was installed. The exterior concrete and brick showed some signs of deterioration in 1996. A new generator building was constructed behind the main hall recently to house an electrical generator for use during an emergency. The building is the principal disaster shelter for East Eden in the event of a Town emergency.

Eden Library

Eden Library was constructed in 1991 and is considered to be in excellent condition. Since 1996, repairs have been made to the sidewalks and to the landscaping around the building. A new steel door was installed at the rear of the building to improve the evacuation of the building

Eden Emergency Services

This building was constructed in 1994 to house Eden Emergency Squad. There have been no deficiencies identified for this building.

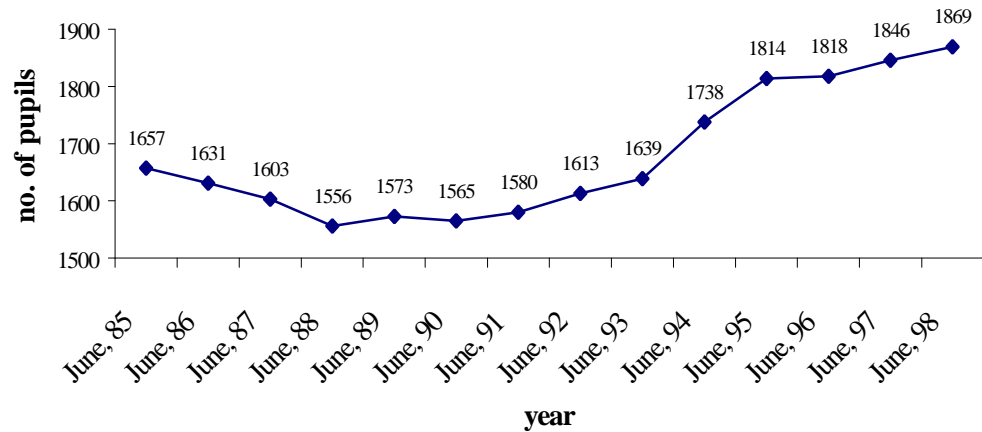
Schools

Residents of the Town of Eden are served by the Eden School District, though a small number of residents living on the northern and southern borders are served by adjoining districts. Eden has

three schools: G.L. Preiss Elementary School for grades K-2, Eden Elementary School for grades 3-6 and Eden Junior/ Senior High School for grades 7-12. Although recent enrollment figures collected from the past ten years show a steady increase in enrollment, the school district does not perceive a need for more capital facilities in the next 20 years.

Figure 11

**EDEN CENTRAL SCHOOL DISTRICT ENROLLMENT,
1985 to 1998**



Data Source: Eden Central Schools

4.7.3 Parks and Recreation

Services are provided on Town owned lands, school district facilities and private fields that are programmed by the Town for youth and adult sports. In total, there are 87.4 acres of recreational space available. There are an additional 250 acres of County park land in the Town (Franklin Gulf Park), but the park is not developed or programmed. Erie County also owns a “Land Bank” referred to as Eighteen Mile Creek Park just north of Eden in the Town of Hamburg (400 acres of land). Presently there are no planned uses of this parkland either.

Recreational programs are run at the facilities listed by the Eden Athletic Association and the Town of Eden Recreation Board. These programs include Youth of Eden Soccer, the Eden Dolphins Swim Club, the Eden Valley Track Club, and Eden Little Loop Football. In addition, day camps are run at the school facilities, Minekime Field and the Town Pool when school is not in session.

Figure 12 Parks and Recreation Acreage

<u>Town Fields</u>	<u>Acreage</u>
Schwartz Field	6.9
Minekime Field	2.0
Flower Field	4.0
Town Pool	1.0
Gorcica Field	19.5
<u>Other Facilities</u>	
Eden Senior High and Middle School	40.0
Legion Field	7.5
Immaculate Conception School	4.0
<u>St. Mary's Church</u>	<u>2.5</u>
Total	87.4

Combined, the existing recreational facilities provide 11.6 acres per thousand residents. A figure that is considered more than adequate based on National Parks and Recreation Association standards. The Town currently collects a recreation fee from each new residential dwelling unit constructed in the Town. The revenues from the fee are used for capital improvements to existing facilities and for the construction of future facilities, or the purchase of new properties.

4.8 Sites of Historic Significance

English immigrants established the Town's first settlement in 1808 along Eighteen-Mile Creek at a place called Tubb's Hollow in Eden Valley. These settlers constructed the first saw mill and grist mill in the Town in 1811 and soon after in 1812 the Town was incorporated. Two other distinct parts of the Town developed coincidentally with Eden Valley: Eden Center and East Eden. The first framed buildings (J.H. Caskey Store and Tavern) were constructed in 1814 at Eden Center. During the 1830's in East Eden the first mass ethnic settlement occurred consisting of German immigrants who purchased farms from the original English settlers. By 1840, the Hamlets of Eden Center, Eden Valley and East Eden were well established with framed houses, public water wells and farm support buildings lining the major roads.

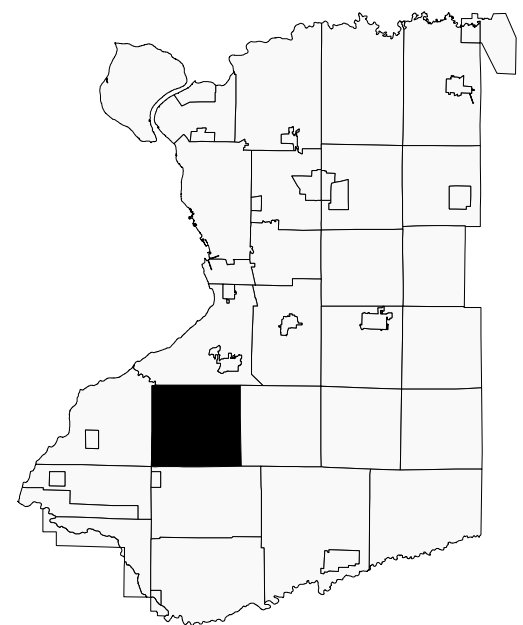
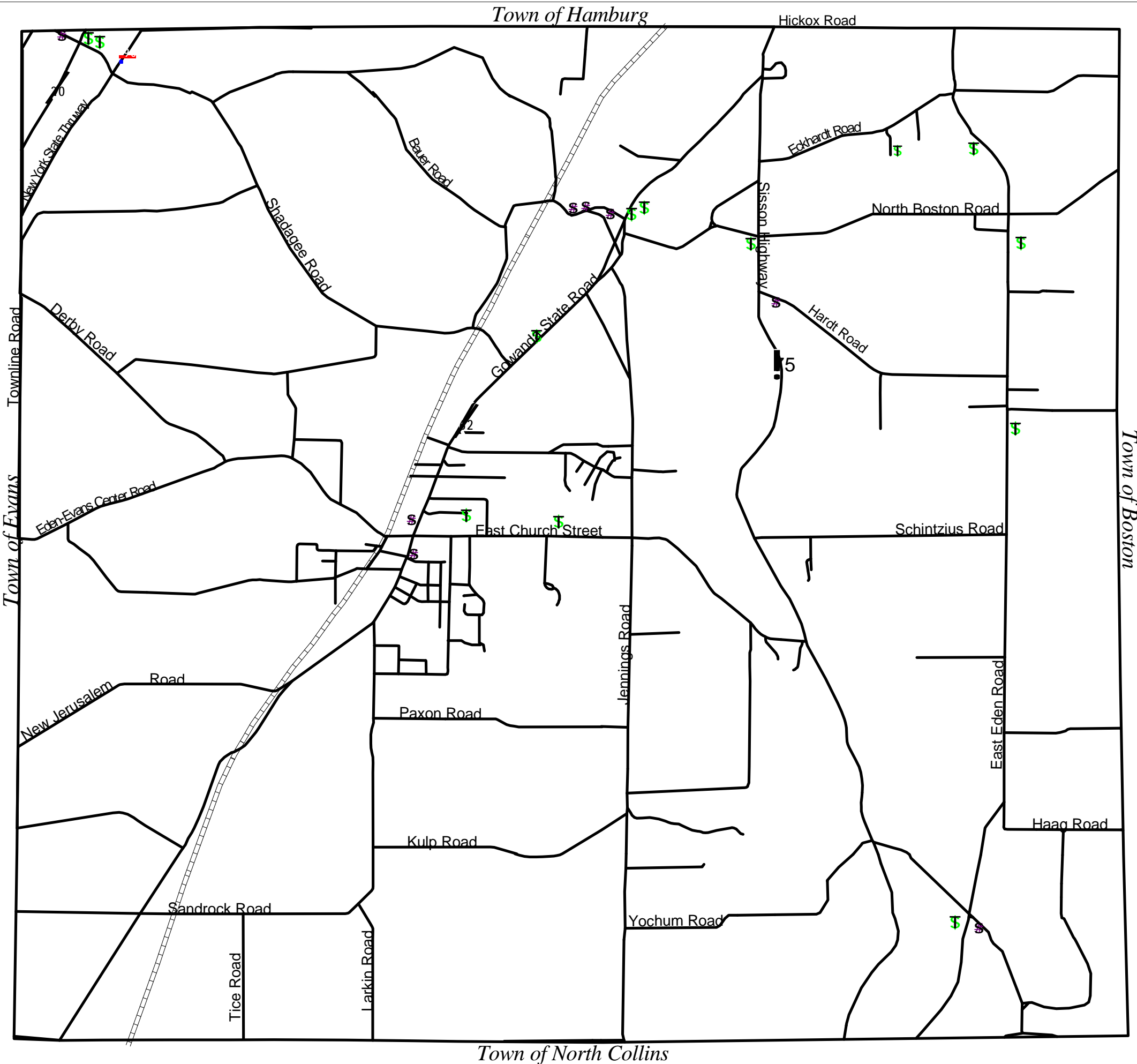
The past and present commercial and social center of the Town is Eden Center. A brick church was constructed here in 1855. The Buffalo/Southern railroad connected Buffalo with Jamestown and made two stops in the Town of Eden: One in Eden Center and another in Eden Valley. The first major business, the Eden Center Preserving Company, established its operations in Eden Center directly adjacent to the railroad in 1882. The company canned and packaged locally grown fruits and vegetables for shipment to Buffalo and other destinations along the railroad.

Sites of local historic significance that are part of or proposed to be on the New York State Listing of Historic Sites include the following:

1. Eden Mills Historic District (1870) Bley Road
2. Eden Valley Mill (c.1875) 3124 Bley Road
3. Clarksburg Country Club mill and bridge (1820) 9755 Clarksburg Road

The following sites are either among the survey listings of the State Historic Preservation Office or are considered locally or architecturally significant:

Asa Warren House (c. 1820) 8639 South Main Street
Godfrey Metz House (c.1835) 2753 West Church Street
Henry Homestead (c.1860) 7884 Sisson Highway
Coach Stop Inn (late 1840's) 8558 North Main Street
St. Mary's Roman Catholic Church (1851) 8175 East Eden Road
Daniel Schweickhardt Home (1864) 3525 Hardt Road
Roeller's Hotel
Quaker Cemetery
Temperance Priest Monument
Evergreen Cemetery
Clarksburg Cemetery
Revolutionary War Cemetery
Croops Mill
Eden Valley Bridge
Schweickhardt Home



Town of Eden

Historic Sites

- Historic Sites:
- Cemetary
 - Historic Site
 - Rail
 - Streets

2000 0 2000 4000 Feet



August 2000

Source:
Digital Historic Site data provided by the ECDEP the Town of Evans and Wendel Duchscherer.

SECTION 5

FINDINGS AND RECOMMENDATIONS

Findings and Recommendations

5.1 Introduction

This section of the Plan begins the construction of the implementation items that will guide the Town towards its Goals and Objectives. This is accomplished by continuing the analysis of the data collected and comparing it to the Goals and Objectives and what the people of the Town of Eden said throughout the process. With this analysis, comparisons, and comments received; recommendations representing ideas for directing the Town towards it's chosen future will be made.

To this end, this section will be broken down into the eight paragraphs representing the general goals of the Town with subheadings representing the following: An analysis of the data that impacts this goal labeled, "What the data says". What the public, boards, and committees said about this topic labeled, "What was said". How "what the data said" and "what the people said" conflict or support the Goals and Objectives of the plan labeled, "Weighing the data versus what was said". Finally the last subheading will provide the best recommendations to achieve the goals labeled, "Recommendations".

The final subparagraph of this section will analyze the environmental implications of these actions.

5.2 Rural Character Preservation

A. What the data says

1. Almost 80% of the Town is either Open Space or agriculture.
2. 97% of residential living is in single family homes. Most homes are on 1 to 2 acre lots or larger.
3. The higher concentrations of residences and the commercial retail business base are located in the hamlet area around Route 62 and the East Church Road intersection. A smaller hamlet area existing in East Eden on Eden Road near it's intersection with Hardt Road.
4. The areas to the West (Evans), East (Boston) and South (North Collins) of the Town are "rural" being made up of mostly Open Space, farms, and low density residential. Much of the Town of Hamburg to the north of Eden is rural, but is beginning to see residential development pressures in certain areas (East Eden area).
5. Much of the Town's housing stock is over 40 years old, and only approximately 20 to 30 new homes are built per year.

6. The Town's subdivision regulations control the division of land but include little with respect to rural character preservation (cluster development and land preservation techniques are included but do not speak to scenic views, appearance from the highway or their relation to environmental features. The Town's Zoning Law is a fairly standard Euclidean ordinance focusing on lot size and standard uses. The regulations do include a transfer of development rights (TDR) section. The Town through its Historic Preservation Board does provide some direction to the modification of historic places and structures.
7. The Eighteen Mile Creek corridor provides many important views and natural features in the Town. The southeastern side of the Town provides the beginning of the Boston Hills and also provides important scenic qualities to the Town.
8. The Eden Valley and its associated farms provide an important scenic feature to the Town.
9. The Town has two major state highways, Route 62 and Route 75, access to the N.Y.S. Thruway via Eden Evans Center Road, and access to the 219 via several roads.
10. Only portions (see maps) of the Town are sewered and have public water available.

B. What was said

1. A common theme heard throughout the public process was preservation of the Town's Rural Character. Many stated they liked the Town the way it is now.
2. The Rural Character consists of farms, low density residential, the Hamlet business district, the stream corridors and undeveloped lands, and the "rural type roads".
3. Some worry about road frontage development.
4. The previous Comprehensive Planning effort listed the overwhelming desire of the Town citizens to maintain the Town's open and rural character.

C. Weighing the data versus what was said

1. The rural character of Eden, as defined by the community, consists of Open Space, active and inactive farmland, low traffic volumes, high density housing in the hamlet areas, larger lot sizes outside of the hamlets, and a mix

of active farms including vineyards, growers and dairy. It has been stated that the sense of rural character is best captured when traveling south along Route 62. Leaving the Village of Hamburg, one will see farms and open fields containing horizon views of the scenic landscape. Traffic is at a medium rate, with very few hazards to manage. The farms along the roadside appear as the Town's jewels, views along the Eighteen Mile Creek watershed add to this beauty. Continuing south on Route 62, one enters the Eden Hamlet, and as traffic slows to 35 mph, the small hamlet business district provides a rural feel of a small farming community.

2. The findings relating community character are simple. The Town contains a concentration of agrarian employers, farming operations, rural festivals, and historic farmsteads. These qualities lend themselves to a theme, one which the Town residents have already given themselves informally: Eden "The Garden Spot of Western New York", and, "The Garden Center of New York State". For the purposes of identifying a community with a character, Eden fits the Garden Center mold very well. As the Town pursues its other goals, the Town's character will be important to the outside view of the community, what it has to offer, and what the community wishes to see developed.

These concepts and the data do not conflict but offer tremendous opportunities for the Town to preserve its rural character. Care must be taken though not to upset the present balance of farming, business, Open Space and low density residential development.

D. Recommendations

1. To accomplish the Goal of Rural Character Preservation and the accompanying objectives, the Town can in general follow the recommendations made in the sections entitled: "Open Space Conservation", "Agricultural Development and Farmland Protection", "Environmental Protection", "Eden Center Redevelopment", "Growth Management" and "Transportation System Management". More specific recommendations are included in the following paragraphs:
2. Adopt regulations and change the Town's Subdivision Regulations and Zoning Law to incorporate rural design guidelines outlined under items 3 through 10 below.
3. Amend the Cluster Development Regulations so that they address road frontage developments (see Appendix), which is the predominant development pattern in the Town. Consider other changes to the Subdivision and Zoning laws that would better address the issue of road frontage development and how it could be done better. Consider incentives (to create better subdivisions if they do occur) and disincentives (to avoid as many as possible) for these road frontage "subdivisions".

4. Special attention to Rural Character should be directed along the major highways section of the Town (Rt. 62, 75 and Eden Evans Center / East Church Street). Consideration should be given to a zoning overlay along these corridors. These overlays would require increased attention to the appearance of the proposed project including architectural requirements, setbacks, view-shed issues and “relationships” to adjoining properties. (See Appendix under Main Street Zoning Overlay District and Cluster Development)
5. Development near Historic Structures should require compatibility in design and architecture with the historic structure.
6. The aesthetics and “feel” of the Eden Hamlet and East Eden Hamlet should be a focus of the community. The redevelopment of any of these lands should be in accordance with the character of the area. Consideration should be given to Neo-Urbanism (mixed use, neighborhood type) standards in each of these Hamlet areas. (see Appendix under NeoTraditional Town Planning)
7. Maintain the present mix of farming, Open Space, hamlet development and single family homes to represent the rural character of the community. Monitor these development patterns yearly to watch for warning signs of imbalance.
8. Landscape design standards should be written to address certain areas of the Town to maintain the rural nature of these areas, especially those outside the Hamlet. (See Appendix under Landscape Ordinances).
9. Preserving important Open Space should be a priority (see Section 5.6).
10. The Hamlet area should be the predominant focus on the community with most of the “growth” occurring in this area. The East Eden area is also appropriate for some controlled growth, but will be predominantly single family homes, a minor amount of non-retail business and a small industrial area. The remainder of the community will remain agriculture and low density residential.

5.3 Eden Center Redevelopment

The Eden Center Hamlet can be described as the true center of the Eden Community. Government/Civil Services, educational facilities, and the business community are focused in this part of the Town. This section of the plan will concentrate on the Eden Hamlet, although Eden does have another minor hamlet in East Eden. Section 5.4 and 5.8 of this plan will provide recommendations on this other important hamlet in the Town. Another area of the Town in the extreme northwest corner, which abuts the hamlet of North Evans in the Town of Evans, also has some hamlet characteristics.

A. *What the data says*

1. The hamlet of Eden Center acts as a rural service center of the community; providing a business/retail core, government services and a focal point of the Town.
2. Land uses in the Hamlet include the following: A supermarket, Gasoline Stations, Restaurants, Retail, Small Businesses, Schools, Library, Government Facilities, Bank, Single Family Homes (newer and older houses), Mixed Structures, Retirement Housing, and Recreational Facilities.
3. The hamlet area can be approximately described as Main Street (Route 62) from Shadagee Road to just south of Hemlock, and East and West Church Street from approximately Derby Road to Jennings Road. Other areas that can be included in the Hamlet include: Beverly/Evelyn Drive, Sunset/Hemlock area, and the streets between Jennings and the Railroad from South Legion Drive to Paxon Road. (see map 1)
4. Traffic is moderately heavy along the Route 62 corridor.
5. The existing zoning along Route 62 includes General Business (GB), Office Business (OB), and General Industrial (GI). The adjacent zoning in the hamlet is Hamlet Residential (HR) with some Suburban Residential (SR) closely abutting the hamlet.
6. Housing densities within the Town are the highest in the Hamlet Area with the Town's only multi-tenant facilities located in this area.
7. The condition of the buildings along the Route 62 corridor varies from poor or deteriorating to good.
8. Pedestrian and bicycle access is limited in some areas.
9. The visual quality of Main Street is enhanced by several historic buildings, local historic markers, seasonal decorations and a landscaped mini park. The quality is diminished however by curbside utility poles, poor facades, poor signage, and minimal landscaping.
10. The Town presently has an Economic Development Committee that has focused on improving the conditions in this area.
11. Parking for the Main Street business district is curbside for most business with some small private parking lots for other businesses.
12. The business district has "held it's own", but failures of certain businesses have left holes in the district that have often been difficult to fill.

B. What was said

1. The Town needs to “take advantage” of the existing traffic along Route 62.
2. The Town can capture “traffic dollars” by establishing an attractive district, presence on Main Street
3. Any expansion or widening of Route 62 would ruin the Eden business Hamlet, and would be strongly opposed.
4. The Hamlet needs more parking.
5. Less restrictions and more incentives should be given to businesses in the Hamlet.
6. The Hamlet business district should be maintained and improved aesthetically. A rural agricultural image should be portrayed.
7. Allow a greater mix of residential and commercial uses in the business district.
8. Change the zoning of Main Street, from Shadagee Road to Second Street, to allow mixed residential and commercial uses.
9. Deeper lots are needed for some contemporary commercial uses and lots behind current commercial businesses should be included in any rezoning.
10. Drive-thru businesses should be encouraged in order to serve Town residents.
11. A Town parking lot is desired, preferably between the railroad tracks and Main Street so it is more accessible to the existing shops and in the future may serve as a park and ride if passenger rail service is restored on the railroad.
12. New businesses should put their required parking behind the buildings on Main Street.
13. A strategy can be developed between businesses operating at different hours to reduce the number of parking spaces along the front of buildings on Main Street.
14. A Farmer’s Market should be considered in the Eden Hamlet and promoted throughout Erie County.
15. The Town needs to help attract people to the Eden Business District to support these local businesses.

16. Many residents expressed concern over “chain stores” affecting the character of the area. When discussed though, it was noted that Eden needs these types of businesses but doesn’t want to lose its Rural Character.
17. Promote access to the business district from the surrounding residential lands.
18. An “agricultural style” design ordinance is desired. The facades in the Hamlet should reflect a similar architectural style, and signage should be matching or have a theme. Town funds or CDBG funds should be available to local businesses or new enterprises to meet the adopted standards. The area should be marketed appropriately, and the new district should include land that is behind the current development on Main Street.

C. Weighing the data versus what was said

1. The data, the citizen’s of Eden, and the government (Local and County) support the Eden Hamlet as the Rural Service Center of the Town, and its importance to the community.
2. The only conflict that may exist is the need for improved aesthetics and restrictions on chain type businesses versus the perception that less restrictions are needed and actions should be taken to better attract business to the area.

D. Recommendations

1. Amend the zoning code so that mixtures of residential and business uses can be accommodated in the Route 62 corridor. In the existing business district, apartments should be allowed by right as an accessory use to a business. This would allow the businesses to have an additional income stream, and to provide additional residents in the Hamlet area to support businesses.
2. Consideration should be given to mixed-use plans for this area. Such plans could be encouraged by offering rapid approval for projects that meet the Town’s goals for redevelopment.
3. There are distinct differences in the Route 62 business corridor. Areas in the northern end of the corridor, and south of Hemlock Road could accommodate automobile related uses, but the area between these areas are not as appropriate. These differences should be addressed with modifications to the uses allowed in particular Zoning Districts or by establishing zoning overlays in each particular area. It should be noted that the Route 62 Business District also includes West Church Street from Route 62 to the railroad. This area also can accommodate slightly heavier uses.
4. Complete a Parking Study and based on the needs of the area, pursue acquiring land and locating a central business district parking lot. Preference should be given to locating the lot close to the Town’s Recreation Site for joint usage. This

site could be utilized for business parking during the day and for recreation programs in the early evening.

5. Modify the Site Plan Review process to help expedite the process for re-establishing existing businesses and expansions in the Business District.
6. The Town should establish strong working relationships with the Erie County Industrial Development Agency, the Eden's Economic Development Committee and others related organizations to help promote and improve the Hamlet area.
7. The Town should seek assistance from organizations such as the Main Street Alliance or the National Main Street Center to help with the revitalization of the Hamlet. Simple, yet functional plans can be put in place to help revitalize the "downtown." The Town can work with or assist the Economic Development Committee and the Chamber in this effort.
8. Work with local farmers, the Eden Co-Op and others in an attempt to locate a Farmer's Market in the Eden Hamlet.
9. The Town's Ordinance should reflect streetscape design guidelines, architectural requirements, pedestrian access and landscaping to improve the aesthetics of the Route 62 corridor.
10. The Business district, Residential hamlet areas, Government buildings, Schools and recreational sites should be connected with sidewalks or pathways to improve pedestrian and bicycle access.
11. Higher density residential development should be encouraged in the Hamlet area. These developments should support all income levels and include the needs of the elderly. Plans should be required meet pedestrian and bicycle needs.
12. Consideration should be given to create a larger Town Square to help provide a focal point to the community.
13. A customer parking ordinance for the area should be considered, which would allow arrangements such as shared parking or reduced parking requirements.
14. Seek funds and/or provide local funds to help establish a storefront matching grants program. Seek and target funds for the improvement of pedestrian and bicycle access in the Hamlet (Connect Residential, School, Library, Business District and Recreation).
15. Work with the NYSDOT to ensure that the Route 62 corridor remains a low speed, two lane route. Modifications can be made to improve specific intersections but streetscape design improvements should be the main focus.

Any project on Route 62 in the Hamlet should include pedestrian and bicycle access.

16. Work with local businesses and civic institutions in creating a technology plan to insure that Eden and area businesses have access to state of the art computer technology, and information systems. Every effort should be made to establish ties to the existing fiber optic system. Large utility projects should incorporate extra conduits for possible usage.
17. Re-assess the responsibilities of Town government agents that regulate business, in conjunction with the Economic Development Committee, to improve their procedures to help business activity in the Town. Re-development/Expansion/Alterations to existing businesses in the Hamlet should be assisted and expedited by Town officials. The Building permit process should be streamlined for these projects and assistance given to assure a timely approval.
18. The Town should consider doing a Critical Mass Center Study to try and establish an anchor business or theme to improve the usage of the Hamlet business area. This market-focused study would allow the Town and the Economic Development Committee to better “market” the District.
19. The Town should work with all local and regional agencies to help promote the redevelopment of existing vacant and dilapidated properties.
20. See Items in Section 5.4

5.4 Economic Development

In order to maintain high levels of employment and a healthy economy, a community needs “basic jobs”. “Basic jobs” are provided by manufacturing or commercial businesses in urban areas, and farms in rural areas. The residents in the Town of Eden are divided between “basic jobs” provided in the Town and jobs that are commuted to outside of the Town. “Non-basic jobs” such as service and retail businesses support residential living and the needs of manufacturers and commercial businesses in other sectors of the economy. At the present time the hamlet areas within Eden Center and East Eden provide an ample amount of land for future service business growth. However, there is a lack of available and properly sited land for future commercial office or light industrial growth, though presently there is not a great demand for such. In order to provide space for industries to expand in the Town, and be prepared for changes in the economy in the future, the Town will need to provide accessible and affordable locations for future basic jobs.

A. What the data says

1. The town unemployment rate in 1990 was 3.14%, significantly less than the national rate for that year of 4.1% and the county rate of 4.34%.

2. The Town of Eden currently contains only one large manufacturing or industrial facility (Crescent Manufacturing, which employs 115). Other small manufactures exist such as the American Kazoo Factory. Agriculture and other major job sites outside of the Town are viewed as the source of basic jobs for much of the community.
3. The Town's major industry is farming, which comprises the largest land use in the Town, and is the largest tax generator and economic sector in the community.
4. The service and retail sectors are the second most predominant source of employment in the Town, but are as important to the Town as agriculture and industry.
5. In recent years, the Hamlet area where these employers are located has lost businesses and currently has some vacant commercial and industrial buildings.
6. The three commercially zoned areas in the Town contain land to support future growth.
7. During the Comprehensive Planning Process, the Town hired the Center for Government Research (CGR) to study the fiscal impacts of land development alternatives. One result of this study was the re-enforcement of the need for a proper balance of residential and commercial/industrial growth to maintain a stable tax base (keep taxes down).
8. The Town has three areas zoned for industrial land use, all of which are fairly developed.
9. Appropriate, and industry-preferred, land for future industrial or commercial office development is extremely limited in the Town.
10. The Town does not have an economic development official to help foster future development or help new business starts.
11. A rail line serving the Town, which is owned by Erie County, lease managed by the ECIDA, and privately operated by the Buffalo Southern Railroad as a common carrier, runs through the Town of Eden.

B. What was said

1. Evolve the role of the Building Department to also include the promotion of industrial and commercial development.
2. The Town should consider producing community promotional materials for tourists and for prospective enterprises.

3. Offer options to developers who do not meet Town zoning or other requirements, and encourage the involvement of local committees when new businesses want to establish in the Town.
4. Rezone appropriate land towards the Thruway to Planned Industrial, encouraging uses such as office parks, telemarketing, internet distribution and computers.
5. Do not allow any type of businesses that produces heavy pollution emissions or smokestack industries.
6. Any Commercial/Industrial rezoning should include trees and other natural buffering provisions to reduce the impact upon neighbors and the environmental habitat surrounding the development.
7. The land between Main Street and the railroad that is already zoned industrial should stay that way.
8. Consideration should be given to expanding the Industrial Zone along Route 62, south of Hemlock.

C. Weighing the data versus what was said

1. Currently, the Town has four locations that are zoned for industrial activities. One on East Eden Road which contains the Tennessee Gas Company property, a large area between Route 62 and the Railroad south of the Eden Center that contains several small facilities, an area along Southwestern Boulevard that contains a metal recycling business, and an undeveloped property on Derby/Townline Road with no industrial use. The area adjoining the East Eden Fire Hall, although not zoned industrial, has some heavy commercial business.
2. The Tennessee Gas Company property was rezoned to Planned Industrial (PI) by act of the Town Board in 1989. The property is fully developed, and the area where it is located does not possess the best set of qualities for industrial land use. The property is not easily accessed, contains no multi-modal connections to rail, and is located in a very low-density residential area.

The Derby Road site is a single property located along the Town line with Evans. This property also does not contain desirable characteristics as a job site. Approximately 25% of the property is within a designated state and Federal wetland area which would restrict development. The property is also poorly accessible, located within a sparsely populated area, has no sewer or water service, and is reportedly an abandoned solid waste site.

The industrial area south of Eden Hamlet possesses several desirable characteristics, including a location near more dense residential development, easier access, water and sewer service (in some areas), and multi-modal connections to the railroad.

However, the area does not have enough acreage to satisfy future demand for industrially zoned land to support a large physical plant(s). Its location would also likely result in heavier traffic through the hamlet to access the site, a condition that is not desired by Town residents.

The Southwestern Boulevard site is currently under consideration for residential development but has some characteristics that warrant Industrial/Commercial type facility consideration, including water and sewer service and regional market access via Southwestern Boulevard. The areas with water & sewer access about the Town a part of the Town of Evans that is highly residential. The land between Rt. 20 and the Thruway is visually shielded, but has no access to sewer and water.

The area adjoining the East Eden Fire Hall has some potential for Light Industrial / “Heavy Business” uses. Schreiber Drive could be considered for extension and a small business park developed.

3. Without the opportunity to expand existing facilities, the Town of Eden may lose businesses in the future. In addition, the Town may lose the opportunity to benefit from having a clean industry in the Town to provide jobs to Town residents and business to local merchants. The implications of job siting in the Town will affect traffic, residential development, and environmental concerns. Currently the Town has not utilized its location near the NYS Thruway to foster economic development. The Town of Evans has begun to stress this corridor within their community as a light industrial area.
4. Another opportunity for linking new job sites with the hamlet shopping area is west of the hamlet on Eden Evans Center Road (west of Derby road). This location has areas served by public water, has excellent local and regional access, and is proximate to services and denser residential areas. Furthermore, the location contains enough ground foliage so it is visually buffered from other land uses, and minimizes visual intrusion. If properly developed, with the guidance of the Town and strict adherence to the environmental and design recommendations under 3.1, 3.4, 3.5, and 3.6, new industrial or commercial activity in this part of the Town may not have adverse impacts upon traffic, residential or farming neighbors, and surrounding environmental resources. Drawbacks of this area include the costs for infrastructure expansion, residential and viewshed impacts, and conflicts with State Agricultural District and some farms.

D. *Recommendations*

1. Actively engage regional economic development authorities to provide aid to help the Town improve its job base.
2. Enact Open Space exactions, or fees in lieu, for all new industrial and commercial development to more attractively screen business and residential uses and to conserve Open Space.

3. Be able to provide a map of lands to developers that shows appropriately zoned land for industry.
4. Work with local businesses and civic institutions in creating a technology plan to insure that Eden and area businesses have access to state of the art computer technology.
5. Re-assess the responsibilities of Town government agents that regulate business, in conjunction with the Economic Development Committee, to improve their procedures to help business activity in the Town. The Town should be pro-active in the efforts to keep business in the Town, improve the conditions for business and attract new business to the community. The Town needs to improve its image as a business friendly environment.
6. Identify possible site layouts or landscape requirements for industrial parks.
7. Maintain, expand and market the railroad connections that exist in the community.
8. Explore the possibilities and costs for Industrial expansion for railroad dependent businesses in the Rt. 62 area south of Hemlock, and for Thruway dependent businesses on the western end of Eden Center Road. The Eden Evans Center Road corridor should be jointly explored with the Town of Evans.
9. Industrial areas in the East Eden area should be maintained but expansion of these Industrial areas should be minimized (Tennessee Gas area could be expanded south by approximately 500 feet, and Schreiber Drive could be extended to provide access to additional industrial lands - this will necessitate re-zoning. The Industrial area off of Derby Road is not useful for Industrial development.
10. The Town should work closely with the Town of Evans in exploring the expansion of Industrial Development in the Southwestern Blvd. area. Infrastructure and public services are needed from the Town of Evans and concern exists over the protection of existing Evans residential development. An area of mixed development may be the best solution.
11. Work with electricity utilities to improve their assistance to business by offering more than just incentive rates for electric power.

5.5 Agricultural Development and Farmland Preservation

A. What the data says

1. Agriculture represents 30% (some reports have this figure much higher) of the land use in the Town of Eden. Concentrations of Agriculture occur in the Eden Valley and the eastern portion of the Town. Another smaller concentration exists in the southwest corner of the Town, and in a south central area along the border with North Collins.
2. Agricultural Districts (Eden Valley, Eden-Boston, and Eden Langford) generally follow the above areas of agricultural use.
3. Agricultural uses are small and scattered in the areas in Hamburg and Evans abutting Eden. The areas of the Towns of Boston and North Collins that abut Eden have Agricultural activities and are reported as having approximately thirty (30) farms in these areas (14057 zip code).
4. The Town completed a document entitled “Eden’s Foundation for Agricultural Development and Farmland Protection”, which contains a tremendous source of data and insights into farming in the community. This document should be referred to for additional information. The Town also has an Agriculture Advisory Committee which should be utilized in implementing the agricultural issues.
5. It is calculated that there are about 50 to 60 active farming enterprises in the Town.
6. Farming is one of the largest sources of jobs in the Town and has been estimated to add 22 to 41 million dollars to the local economy.
7. Sewer and Water Districts infringe into some of the Agricultural Districts.
8. Growth pressure on farms seems to exist around the Hamlet and in the northeastern corner of the Town. Other minor residential development has impacted farms throughout the Town.
9. Other factors are affecting the viability of farming in the Town, such as: financial difficulties, market and weather problems, estate planning choices and land speculators.

B. What was said

1. Farming / Agriculture is a very important component of the Town.
2. All farms in the Town should be treated equally.
3. The APO District unfairly treats some of the farms within the Town.

4. The last Comprehensive Planning effort and previous Master Plans stated that Agriculture is one of the most important features of the Town.
5. Some believe farming should be regulated less to allow a chance for better profits.
6. Town residents should understand the difference between Agricultural Preservation and Farmland Protection. Farming is a business and can't be preserved. The soils though can be preserved from development.
7. The "Good" farms in the Eden Valley are not at risk for conversion, but the marginal farms in outlying areas are subject to loss by active farming stopping, and the eventual breakup of the land.
8. There was a large difference in opinion on how farms could be "preserved" or kept an integral part of Eden.
9. Farms are important for providing food, Open Space, economic development, tourism and historical value, and are an important component of the Town's rural atmosphere.
10. People don't understand the value of farms.

C. Weighing the data versus what was said

1. The data and comments illustrate and confirm the importance of Agriculture in the Town of Eden.
2. The data and comments do agree that agriculture in the Town has not been under extreme development pressures, but this could change quickly in the near future. It is important to note, that many other factors besides building rates in a community can affect the conversion or loss of farmlands.
3. The data and comments by the public though do not give clear direction on what actions should be taken to ensure that agriculture remains an important component of the Town.
4. The typical conflict exists which is how do you keep farming and agricultural lands as an important feature of the Town without infringing upon the farmer's property rights.

D. Recommendations

As with Open Space in the Town, agricultural actions received a great variety of suggestions. This differing in opinion but importance of the issue suggest a phased approach to the recommendations. Short-term recommendations will allow the Town to assure the importance of Agriculture in the Town and set the basis for future actions that will be necessary. The long-term recommendations will be taken to build the stability of Agriculture in the Town and in reaction to any pressures or changes in the agricultural community. Again, all of the long-term recommendations may not be needed, but can be utilized as a “tool box” to pick and choose from as the community grows and changes over the planning period.

1. Short Term Recommendations

- a. Append “Eden’s Foundation for Agricultural Development and Farmland Protection” to this Comprehensive Plan.
- b. Work with other communities who have already begun many of the suggested programs/activities to get their advice and input.
- c. Research and lay the foundation for a farmland protection program that includes a purchase of agricultural and conservation easements (PACE Program) and a purchase of development rights (PDR program). Based on this Plan (and the appended “Eden’s Foundation for Agricultural Development and Farmland Protection”), much of the “prime” agricultural soils are located in the “Eden Valley.” These are arguably the most important farms, but farming throughout the Town should be protected. The farms outside the valley could be the farms under greatest risk of development, conversion or loss of farming operation. Because of the diversity of farming and the different factors affecting them, this plan recommends that both programs be explored. (See Appendix under PACE/ PDR). The PACE program could help to ensure that the most viable farms remain in agriculture and the PDR program could help to preserve the agricultural soils in those farms experiencing problems.
- d. The Town should continue with its Transfer of Development Rights (TDR) program but may want to modify it to coincide with any PACE or PDR program. Presently, the TDR program is tied to the overlay and with the overlay removed, the TDR law will need modification. The Transfer of Development Rights program should promote obtaining development rights in those areas targeting in the PACE or PDR program (obtain development rights from any farm and transfer to the appropriate residential district).

- e. Enact a local Right to Farm Law.
- f. Working in conjunction with the County, other regional agencies, and local farmers, the Town should sponsor a series of educational programs on the business of agriculture and farming and its benefits.
- g. Coordinate and involve other farming communities surrounding the Town of Eden, in the programs and policy research identified in this section.
- h. In support of many of the goals and objectives of the Eden Plan, Sewer districts and sewer infrastructure should not be expanded or extended in the Town of Eden, except for industrial or commercial needs. If possible, the existing sewer district in the southwestern corner of the Town should be considered for removal from the Sewer District. The existing line from North Collins would remain, but tie-ins would be prohibited. Capacities allocated for this area could be utilized for other areas in the Hamlet or future industrial areas.
- i. Water District expansions to service homes with poor water quality and/or quality should have restrictions placed on them to reduce future growth pressures (i.e. Lateral Restrictions, for example, which would restrict tie-ins to the waterline to existing homes and businesses. Future development would not be allowed to connect to the system).
- j. In an effort to treat all farms/farmers fairly and to gain their support in agricultural protection programs, the Agricultural Preservation Overlay (APO) should be removed.
- k. Amend the existing Agricultural Zoning district to reduce restrictions/requirements on agricultural accessory uses and buildings. This will allow the farmer to better utilize the land, possibly improve the economics of the farm, and reduce the number of variance requests to the Zoning Board of Appeals.
- l. The Town should expand upon the tourist component of agriculture in the Town. The Eden Corn Festival is a good beginning but additional steps should be taken. These measures should help to get the word out about Eden agricultural products, and to bring people into the Town. Other festivals, day events or organized competitions could be started that revolve around the Town's agricultural heritage. An Agricultural Museum should be considered, possibly using a public-private venture (see

previous study by the School of Agriculture). The facility could also be used as an educational center and day programs could be run there.

- m. The Agriculture Zoning District should be expanded to include more of the areas of the Town that are in the State's Agricultural District.
- n. The Town should maintain and support the Agricultural Advisory Committee and consider the formation of an Agricultural Advisory Board. This Committee/Board should be utilized in all of the Town's agricultural issues.

2. Long Term Recommendations

- a. Amend the existing Agricultural Zoning District to allow more small agricultural related commercial uses on existing agricultural properties. This would allow farmers to better "make ends meet".
- b. Create a new Farming Overlay District (FOD) in the areas of Prime Agricultural soils and areas with soils of County and Statewide significance. This overlay would provide for protection to local farming operations and control development of these lands. Density should be a prime focus in these areas and not lot size. This FOD can also help possible future developments to be designed to better accommodate the agricultural nature of the area, provide greater setbacks to farms, screening, or safer property ingress and egress.
- c. Continue the PACE and/or PDR programs and expand them. Creative ways of financing these programs should be found (monies should be set aside each year to fund these programs). Town programs should be considered that would allow "farmers" to donate lands to the Town or offer lands at discounted prices. Through this program, the Town should also consider purchasing farms that are for sale, but have reached discount/reduced prices (only if needed). These farms would then be sold to farmers, but without the development rights. The Town should not be in the business of owning farmland.
- d. Modifications should be considered for the Town's Subdivision Regulations. These revisions would include changes such as identification of prime agricultural soils, preservation of large or contiguous tracts of farmland, and grouping or clustering of homes away from farms. Impacts to farming could be analyzed

in an Environmental Impact Statement (EIS). Consider amending the Type I SEQR Action list to include lower thresholds for non-agricultural development in agricultural areas. All subdivisions affecting Agricultural operations must be referred to the Eden Agricultural Advisory Committee and other appropriate committees per Town Law.

- e. The Town should continue providing assistance to local farm operations through supporting grant initiatives of the local co-op and other farming enterprises in the Town. This assistance should attempt to help farmers remain competitive in the agricultural market.
- f. A new Agricultural Zoning District may be created that would allow only Agriculture and Agricultural related operations. Residential uses would be severely limited, but agricultural businesses or worker housing would be allowed as a right. This district would only work if the district can provide extra incentives to outweigh the loss of potential development (property rights).

5.6 Open Space Conservation

A. What the data says

1. Approximately 50% of the Town is considered Open Space which consists of forested areas, previously farmed lands, wetlands, natural features and “mixed cover types” present on underdeveloped lands. The Town is also 30% active (or productive) farmland, which is considered by many to be a type of Open Space.
2. Particular features help to ensure the preservation of certain Open Spaces: Wetlands, which are predominant to the west of Route 62, steep slopes which are mainly located in the Eighteen Mile Creek basin, its tributaries and in the eastern portion (near Boston) of the Town, and other environmental features.
3. Other important Open Space features include the County Park, Franklin Gulf County Park, which is mainly undeveloped; and the Town’s recreational parks; Schwartz Field, Minekime Field, Flower Field, and Goricca Field.
4. Local subdivision regulations include a requirement for green space (Open Space) within proposed subdivision and the payment of a recreation fee, which can be used to acquire additional properties. The Town’s Subdivision of Land Ordinance does not specifically prevent improvements on particular, significant pieces of Open Space. But rather, it has generic lot coverage

minimums that state that either 50% or 75% of land in a subdivision, depending on the district therein, remain unimproved [Cluster Development: 184-22-A(6)]. This practice is problematic because it will not directly meet the community's desire for Open Space corridors. Also, the Planning Board who reviews development site plans, has no criteria to identify significant corridors to be preserved. Furthermore, the Board has been given no authority to prohibit improvement or clearing of these areas.

5. The Town has completed an Open Space Index (please refer to this document, which is being incorporated into this Comprehensive Plan by reference). This Index depicts Open Space features in the Town including the Open Space corridors that presently exist.

B. What was said

1. The Town should consider acquiring or permanently protecting additional lands consisting of Open Space and passive recreation lands, but a acquisition & priority plan is needed and grant monies should be obtained.
2. Open Space is an important component to the Town's rural character. It has been conceded by Town residents that Open Space, particularly very large and contiguous corridors that can be viewed from Town roadways, are one of the most desirable attributes of the Town's character and contribute significantly to property values. Eighteen Mile Creek and all other waterways in the Town were particularly identified as valuable locations of such corridors because they are not only aesthetically pleasing, but also function as wildlife habitats and migration thoroughfares.
3. Large Lot Zoning sometimes leads to the destruction of "Open Space" through the clearing and mowing of these properties.
 - 3a. Large Lot Zoning can help to preserve Open Space in the Town.
4. Tax incentives should be considered for the preservation of important Open Space.
5. Consideration should be given to conservation impact fees for development.
6. Franklin Gulf and Eighteen Mile Creek are important Open Space features in the Town.
7. Open Space is a very important component of the Town but presently is not being "used up" at a fast pace. Is it necessary for the Town to expend money to protect the Open Space features of the Town?

8. Open Space provides a certain amount of environmental protection to the Town.
9. The biggest threat to protecting the supply of contiguous Open Space is uncontrolled residential development, which will likely be the most undertaken type of building in the Town over the next twenty years. If left uncontrolled, this residential development will clear small Open Space lands that are pieces of larger contiguous areas of Open Space, replacing woods, grassy fields and wetlands with homes, mowed lawns and accessory structures.

C. Weighing the data versus what was said

1. Open Space is abundant in the Town and is not being threatened by large scale development, but represents one of the most important features of the community, that is very slowly being lost.
2. Due to the speed of loss and the interpretation of existing regulations, there is a differing in opinion of what should be done and to what extent the Town should go, to protect these features.
3. Large lot zoning does not have a majority support as a way to preserve Open Space.

D. Recommendations

Due to the importance of Open Space to the Town, but the differing of opinion on how and to what extent the Town should act to preserve and protect these features, a phased approach will be taken. The following listing of recommendations includes those actions that minimally should be taken now, and a second list that can be used in the future as needed.

1. Short Term Recommendations:
 - a. Adopt, or mandate, the use of the Town of Eden, New York Open Space Index (1999) as a reference inventory of Open Space corridors in the Town, to be utilized in environmental and subdivision review and for the preservation of features during development.
 - b. Establish a stream corridor overlay district that prohibits locating buildings or any other development improvements, with the exception of irrigation-related farm infrastructure, from within 50 feet of a stream shoreline embankment. (These streams are identified on Map 12

Wetlands and Wildlife as "Hydrology"). Area variances should be granted to "Grandfather" the existing lots of current residents, so they will be able to build a home or accessory building on these existing sites. New subdivision will require the incorporation of this restriction into the layout of lots.

- c. Amend the Cluster Development regulations and major subdivision law to provide a better way to utilize Cluster Developments for road frontage development (see 5.2 D. 3). (Also see Appendix under Cluster Development addressing Road Frontage)
- d. Create a Conservation Easement Law to allow citizens owning important Open Space features identified in the Open Space Index (not restricted for development) to provide the Town a conservation easement.
- e. Monitor the loss of Open Space to determine the usage of the long-term recommendations of the plan.

2. Long Term Recommendations

(All of these recommendations do not need to be implemented. As the Town grows and changes, the appropriate tools will be implemented if needed and as necessary).

- a. Identify stream corridors or Open Space corridors that extend beyond the Town, and work with neighboring communities to adopt a memorandum of understanding that would protect these resources from future development, by adopting similar regulations.
- b. Consider creating a new zone, a Planned Residential District, that requires a denser development pattern and more Open Space. (See Appendix) This would be a floating zone that could be attached to properties meeting certain characteristics, and having been rezoned by the Town.
- c. Research the enactment of a reasonable Open Space Impact fee to new development in addition to the current Recreation impact fee. These funds can then be used as a local match to grants available from New York State or the Federal Government to purchase property or conservation easements.
- d. Use Federal grants to purchase conservation easements on former farmlands that contain wetland soil types (USDA Wetlands Preserve Program) or other important features identified in the Town's Open Space Index.

- e. Amend Chapter 184-35 to require 1 Open Space Lot for every 2 subdivided lots in any major subdivision. The lots (or areas) to be preserved will be chosen by the Town Planning Board. When appropriate, the size of these Open Space Lots should be greater than, or equal to, the median dimension in feet of the other lots to be developed, and be a part of a contiguous Open Space corridor.
- f. Prioritize (identified previously) prime conservation areas such as lands with steep slopes, significant wildlife habitats, state and Federal wetlands, scenic areas and contiguous corridors of Open Space, and protect these particular lands by not allowing, or restricting, development on them. These areas are mostly identified in this document and in the Town's Open Space Index.
- g. Use Carrying Capacity Zoning, which evaluates development on the ability of an area to accommodate (provide the necessary infrastructure) growth. This is a difficult tool to utilize, and should only be considered if the Town receives growth pressures and other suggested techniques/options do not work.
- h. Expand the Open Space Index, to include a Prioritization of Lands to be preserved, to determine which properties should be sought for protection by the Town. This work is usually done through the use of an Open Space/Greenspace/Recreation Plan. Until the Town has one, this Plan and the Open Space Index will serve as the Town's Guide. Figure 2 of the Open Space Index identifies major Open Space features of 5 acres and over. In considering these features for acquisition or protection, consideration should be given to their location near areas already preserved and connectivity with features such as wetlands, parks, and stream corridors.
- i. Establish zoning overlays in those parts of the Town containing prime conservation areas. (See Appendix under Conservation Area Overlay)
- j. Adopt a phased growth policy in the Town that limits the amount of development to be built in the Town in each year. Again, this recommendation would only be considered if growth pressures occur, and other techniques are not accomplishing desired results.
- k. Adopt a Sensitive Environmental Area Ordinance that restricts development from building in prime conservation areas.
- l. Expand to 75% the Open Space requirement in the Town of Eden Zoning Chapter 184-22 A (6)- Clustered Open Space for Rural Residential and Suburban Residential districts. This change would require that 75% of a lot subdivided in a A, C, or APO Districts be preserved as Open Space.

Currently, only 50% of a subdivided lot must be preserved in these Districts.

- m. Introduce performance zoning in either the entire Town or in parts of the Town. Performance zoning does not restrict different types of land uses, but requires developers to simply show that they meet certain criteria regarding pollution discharge, conservation of Open Space, building or development accessibility, and a general set of setback and density regulations. An example in one New York State community provides that 80% of a lot be preserved as Open Space adjacent to a larger Open Space corridor. Since this Plan encourages growth in the Hamlet area, this area would be the first to be considered for this type of zoning.

The following two items are presently not needed in the community and would only be utilized in the future if growth pressures begin to impact the Town's Open Space features:

- n. Issue a municipal bond for the protection of Open Space, (subject to a Town referendum vote). This would be done in conjunction with the seeking of County, State or Federal matching funding (grants).
- o. Appropriate a portion of locally collected property or sales taxes to be used to protect Open Space.

5.7 Environmental Protection

The environmental issues facing the Town are minimal but nonetheless significant. The rural development pattern and agrarian commerce of the Town is dependent upon the environmental resources for commercial production, drinking water, sanitary waste disposal, and transportation. Consequently, these human actions have impacts upon fish and wildlife habitats, water resources, and ecological balance through pollution, development and overuse.

A. *What the data says*

- 1. In recent years, there have been a number of occasions in the summer months where the groundwater aquifers, serving residential development have gone dry or are of poor quality. In these areas the groundwater is the primary source of drinking water, outside of the Consolidated Water District. These residents are concentrated on rural roads in the western half of the Town between the Evans Town Line and Route 62, and south of the hamlet from Paxon Road to the North Collins Town Line. Complaints have ranged from having minimal water pressure and low

flows to having water with intolerable levels of sulfur and discoloring contaminants. In response, the Town has expanded the Water District and installed several extensions to reduce the dependence upon the aquifer. This pattern could continue in the coming years.

2. In the future, older septic systems installed during the early to mid 20th Century, could become a considerable threat to groundwater aquifers in the Town. It was found that a considerable number of homes in the Town were built before 1939, and that over half of the Town population uses septic systems for sanitary water disposal. Often these older systems were placed in areas where the depth to bedrock is too shallow and soils are too permeable for systems to function properly. When left un-maintained, these systems can fail.
3. Low air and noise pollution levels are important for crop production and raising livestock, as well as for the general public health. Currently in the Town, the only major sources that could have an impact are from automobiles. There are currently no areas in the Town where automobile air emissions are accumulating or reaching concentration levels that would make them a risk to the public health or to agriculture, beyond being a curbside smell nuisance. Noise pollution levels could become a considerable concern however, particularly along the major trucking routes of Eden-Evans Center Road and Route 62.
4. The encroachment of development upon migratory wildlife habitats, wetlands, and hydric soils (which recharge groundwater aquifers) is another environmental issue. At present, there are three sites in the Town, all of which along stream corridors, that the New York State Department of Environmental Conservation has noted as Significant Wildlife Habitats. There is also a high instance of hydric soil types in the Town and dozens of small and large state and Federal designated wetlands. A large amount of Hydric Soils exist in the area between Derby Road/Eden Evans Center Road and New Jerusalem Road.
5. Over the past decade, the Town has seen several storm events that have caused damage to properties and Town infrastructure. Some areas see yearly flooding problems. These problems continue to increase as development increases and lands are no longer maintained by farmers.
6. The Town has completed “an Open Space Index and a Natural Resource Inventory”, which identified large areas of forested lands in the south central part of the community and along the south branch of Eighteen Mile Creek.

7. Mapped wetlands and hydric soils are located throughout the Town of Eden, but higher concentrations are found in the areas to the west of Route 62.
8. Preliminary research done by US Department of Agriculture have shown some contamination to the Eighteen Mile Creek (and the south branch of Eighteen Mile Creek) watershed. These contaminants include solid waste disposed of in the Creek, runoff pollution, nutrients such as phosphates or nitrates, and pesticide problems.

B. What was said

1. Existing Local, County, State and Federal regulations presently protect the environment very well.
2. New development is the greatest threat to the environmental wellness of the community.
3. Agricultural lands have a positive environment effect by keeping large tracts of land undeveloped, but also have some negative effects due to pesticides and other runoff problems.
4. Stormwater issues were common environmental complaints.
5. Groundwater supplies as they relate to residential consumption and farm irrigation are also of concern.

C. Weighing the data versus what was said

1. Due to the nature of Eden- a rural, agrarian community under only slight development pressure- the issues identified by the data, and the issues raised by the public were the same and representative of rural communities. That is to say, the community understands the importance of the environment including rural character, Open Space and aesthetics, storm water runoff problems, groundwater and well issues, but has little urgency or understanding how to protect these features.

D. Recommendations

1. A watershed management study should be sponsored by the Town or support given to others to perform this study. The Western New York Land Conservancy and other agencies have begun studies concerning watersheds in the Town.
2. The Town should maintain records on failed septic systems and wells with quality and quantity problems. Funds should be sought to perform

an Aquifer Study to evaluate groundwater supplies in the Town. Consideration should be given to joining with surrounding communities in this study to study areas not having public water.

3. Issues of environmental problems should be added to the Town's GIS database and tracked.
4. The Town should promulgate a Stormwater Management Law similar to the State's regulations.
5. Care should be taken by the Town in improving drainage within the community. Planning for improvements to these systems should be done carefully by the Town's Drainage Committee, in cooperation with the NYSDEC, the Fish and Wildlife Service, the Army Corps of Engineers and other agencies with regulatory jurisdiction. Some areas may necessitate the creation of Drainage Districts to pay for these projects and continued maintenance of these systems.
6. The Town should continue and expand its work under the Federal Emergency Management Agency's Project Impact Program to help reduce these re-occurring flooding problems. (See the Town's Flood Mitigation Plan for projects to be considered for implementation).
7. Assist the farming community by sponsoring and encouraging best management practices that reduce environmental impacts. Assistance is available through Cornell Cooperative Extension.
8. Consideration should be given to stream corridor overlays that would mandate improved stormwater management plans for all development within these areas. The placement and types of septic systems should also receive increased scrutiny.
9. In conjunction with the established Critical Environmental Area (CEA) along Eighteen Mile Creek in the Town of Hamburg. Eden should make the Eighteen Mile Creek a CEA also, expanding this important environmental corridor. The South Branch of the Eighteen Mile Creek should also be considered for CEA status. The establishment of a CEA would mandate a more thorough environmental review for most actions within or adjacent to the CEA. (See Appendix under CEA).
10. Important Open Spaces in the Town identified in the Open Space Index should be prioritized, and consideration should be given to pursuing conservation easements or for outright purchase by the Town or groups such as the Western New York Land Conservancy. Factors affecting their prioritization should include: environmental importance, scenic

features, connectivity to other features and risk of conversion to urban uses.

11. The identified important Open Space features, wetlands, significant habitats, and important hydrology features should be included in the SEQR evaluation of development projects.
12. Subdivisions being proposed in areas without public sewer, and in soils that are not conducive for standard septic systems, should be greatly restricted. Restrictions could include limiting the division of the land, increasing the lot size or mandating certain types of treatment systems.
13. The Town should contact the Erie County Soil & Water Conservation District to discuss getting involved with their proposed Community Based Environmental Management (CEM) program. This program will help to educate the public concerning the environment and provide some actions for the Town to take.
14. In areas of public water expansion without public sewer, an education program should be included concerning the impacts to septic systems. Funding should be sought to assist residents with replacing failing systems.
15. A Conservation Zoning District or a new type Zoning District should be utilized in the area bounded by Derby/Eden Evans Center Road and New Jerusalem Road (referred to on the vision map, as Low Density Residential Environment Restrictions. Another alternative is to create a zoning overlay for this area. (See Appendix under Conservation Area Overlay) This new zoning or overlay would call attention to these environmental restrictions in the area and limit development or provide stricter standards for development. This area has existing drainage problems (see Flood Mitigation Plan), hydric and potential hydric soils and has a lack of public utilities.

5.8 Growth Management

Growth Management is the practice of managing land and public resources through the preparation for, and control of population growth and development within a community.

The Town of Eden has seen very modest growth and development over the last ten years and is projected to see this continue for at least the next 10 years. It is the general desire of the Town to keep this modest growth rate, but better control how this growth occurs. In managing this growth, the Town wishes to preserve its rural and agrarian character, protect its natural resources, continue improving public services, and improve the quality of life in the community.

Many factors outside the control of the community can affect growth and development, but Eden should prepare itself internally to help guide growth in the best direction for the community.

A. What the data says

1. The population of the Town will likely increase by 10% to 18% by 2020.
2. The Town averaged 32 new dwelling units per year between 1989 and 1998, but population has increased only approximately 2%. One of the factors causing this small increase in population has been the reduction in the average household size. If the household size begins to increase (monitor Census 2000 results), population estimates will likely be in the higher end of the estimates or go beyond the projected 2020 horizon.
3. New housing construction in the Town has mainly consisted of single family homes built on subdivided roadside lots which are sparsely distributed along scenic roads.
4. It is anticipated that at the present growth rate the Town will average approximately 20 to 25 new housing units per year to handle future population increases.
5. Residential growth will likely not exceed existing construction rates, but will in-fill the existing center in Eden Hamlet and also develop in the northeastern corner of the Town. These areas are the only parts of the Town that can provide adequate and economical sewer and water infrastructure to support new, denser residential development without the public expense of providing new sewer lines in the future.
6. The number of persons over the age of 65 in the Town almost doubled between 1970 and 1990, from 581 to 968. During this same period, the number of young persons dropped by over 1,000 people. This will impact the number of available household members to take over households in the future. If this trend has continued through 2000, the needs of the community will continue to change. Present enrollment projections by the Eden School District indicate that the number of children is rising, but the shift of young men and women out of the Town may be continuing. At the rate of twenty-five (25) new homes per year and the same household size, the school system can accommodate the projected enrollment increase without capital improvements. If the building rate rises to fifty (50) new homes per year, or the number of children per home increases, classroom capacity would be exceeded (see CGR Study).
7. Affordable housing may be a concern for the Town in the near future based on available data showing an aging population.

8. The Town has started the process of Disaster Preparedness by updating the Town Disaster Plan, and establishing an Emergency Preparedness Committee.
9. Drought conditions, quality of water, and some small growth pressures have caused the Town to expand its water system into less densely populated regions of the Town.
10. A large undeveloped County Park is located in the South Central part of the Community along the border with the Town of North Collins.
11. The Town presently has a Zoning Law, Subdivision Regulations and a Planning Board to review subdivision and commercial developments requiring site plan approval.
12. Growth Management practices have mainly been implemented through the Town by its Planning Board and the use of the Town's current codes.
13. Cooperative Agreements between adjoining communities and the School District are minimal but show signs of increasing.
14. The Town has a strong recreation program. Facilities are located strategically in several areas of the Town, and currently have plans for improvements.
15. Development is occurring north of the Town (in the Town of Hamburg) in the area of East Eden Road.
16. The CGR study "Fiscal Impact of Land Development Alternatives," revealed that different residential building rates (10-50 homes per year) resulted in a moderate change to the Town's tax structure (actually showed slight tax decreases for the higher rates). What was not included in the study though was the intrinsic or increased "needs" by new residents of the Town. For example, the Town is seeing more and more requests for drainage maintenance and improvements in areas that are residentially developing, and present recreational facilities may not meet the needs of future residents, thus requiring capital expansion.

B. What was said

1. New development should be directed towards areas of the Town that already receive full utility service to keep utility costs down.
2. Incentives should be used to promote development in utility service areas.
3. Better utilize the Town's Cluster Development provisions to encourage denser development and preserve Open Space.
4. Keep development away from important environmental resources.

5. Investigate the possibility of using performance zoning.
6. Revise the zoning ordinance to increase the lot size requirements in un-serviced areas.
7. The Planning Board can help to control growth and protect the environment.
8. Review development proposals in relation to the Goals and Objectives of the Town for consistency.
9. Maintain and update the Disaster Preparedness Plan.
10. A town park should be built behind the American Legion Hall, a Town pool is needed also.
11. Arrange with the County for limited passive use of the undeveloped county parks.
12. Don't forget about East Eden.
13. Less restrictions and regulations are needed to allow for growth to occur in the community.

C. *Weighing the data versus what was said*

In general, the only conflicts that exist are over the amount of development pressure that the Town is under and what level of government regulation is needed to control this growth. One strong agreement is that regulation is needed to control the modest residential growth which is occurring hap-hazardly throughout the Town, and incentive-based regulations are needed to encourage the redevelopment of the Town's Business Districts. Some other observations concerning Growth Management are as follows:

The provisions for managing growth are intrinsically connected with all other aspects of comprehensive planning including transportation management, Open Space preservation, and economic development. Therefore the Town should carefully consider '*What was said*' by Town residents concerning other issues throughout the Findings and Recommendations section (Section 5).

Encouraging the Town's future residential development to locate within those parts of the Town that already contain sewer and water services will help preserve Open Space, improve the quality of life, and increase economic and social activity in the Town. The hamlet area is the most adequate place to locate future development. It provides a sufficient amount of water and sewer service, which can support future low and medium density residential growth well. It is the ideal place to locate assisted living and low-income housing also due to its proximity to vital services. The costs of transportation will be lower for residents, and auto-dependency will be reduced which will in turn reduce traffic on Main Street. The hamlet area is one of the best places to use

cluster development as a method of preserving scenic areas close to the hamlet. New residential development will provide a greater customer base for Hamlet businesses to also serve.

A large portion of land westward from the hamlet is also a desirable place to locate future development, but careful consideration should be given to preserving Open Space views from Eden-Evans Center Road. This part of the Town is zoned the Suburban Residential classification. This area is also adjacent to the Hamlet area that has been targeted for residential and commercial development efforts. New development in these areas should be directed appropriately to provide adequate access to and from the developed site to surrounding sites, particularly Main Street. New development should also be required to visually buffer themselves from adjacent, unlike land uses such as industrial, heavy commercial, and farms. Commercial office and retail development should not be allowed to “sprawl” westward out of the Hamlet on Eden-Evans Center Road. Cluster Development is an ideal form of low-density residential pattern that should be required throughout this part of the Town.

In addition to Eden Hamlet and lands west of the Hamlet, the northeastern corner on the Town along East Eden Road offers sufficient sewer and water services is. This part of Town is most appropriate for low-density residential development, but not affordable housing. It is close to the Village of Hamburg, but it is not within a comfortable walking distance to neighborhood services needed by lower income households without automobiles. Cluster Development should also be encouraged to preserve scenic views

At present, the Town has a Disaster Preparedness Plan which is used to coordinate the activities of emergency personnel and agencies in the Town, and those called upon from other parts of Western New York in the event of eminent hazardous or life-threatening situations. This Plan is currently up-to-date, however, it should be revised annually with the participation and cooperation of all involved agencies to ensure that changes in communication technology, service or personnel are kept up to date in the plan.

The Town of Eden currently has a Recreation Plan from 1996 that at the time considered the demands upon existing facilities and recommended improvements to existing fields and the establishment of new fields. The Town is currently in the process of completing construction of Gorcica Field which will fill a large gap in services provided in East Eden. The Town is also aware of the need for a new swimming pool to replace its existing facility that is getting old. In the future, the Town’s Recreation Department will likely be the first to know of deficiencies in service delivery and will be able to prescribe solutions to meeting their needs.

D. Recommendations

1. Adhere to the recommendations that will govern new development as cited in sections 5.2, 5.3, 5.4, 5.5, 5.6, 5.7 and 5.9.
2. Direct interested parties to locate development in areas already provided water and sewer service to reduce future Town costs of providing services.

3. Adopt a PILOT program, or Payment in Lieu of Taxes, for the construction of elderly affordable housing in the Hamlet area only.
4. Maintain and update the disaster preparedness plan annually to ensure it meets the needs of the town's residents.
5. Re-evaluate the Town's Comprehensive Plan every other year starting in 2003 to ensure it is implemented appropriately, to evaluate whether past actions since its adoption have conformed with the Plan, and that the Town is reaching the targeted Goals and Objectives of the community.
6. When amending the zoning code, as recommended in this plan, the Town should also investigate simplifying the zoning code and making it a more uniform code. The zoning code should be easier to utilize and be similar to other Town codes in New York State.
7. Investigate the need of constructing a new pool facility, but look into joint ventures with neighboring towns to help reduce the costs of financing a regional facility accessible to all residents.
8. New roadways within the Town should not be planned or developed. To maintain the Town's rural character, and help limit residential sprawl development, car-related transportation outside the hamlet should remain circuitous.
9. Waterline expansion should be thoroughly examined but will continue to take place to service existing homes and businesses with poor water quality and quantity. Lateral Restrictions can be placed on these district expansions to discourage future sprawl residential development away from the hamlet. In areas of new waterlines and no sewers, an environmental education program should be run to help keep septic system failures and groundwater contamination from rising.
10. Sewer line expansions should only be for commercial or industrial development. Capacities in the existing system should be earmarked for such uses.
11. Zoning and Subdivision Law should encourage development in the Eden Hamlet area and restrict and discourage development in the areas outside the hamlets. Reduced densities in these outlying areas and a very restrictive review process should be established. The target areas (Hamlets) should have not only increased densities, and the allowance of creative land use techniques and easier review processes. The Hamlet would be a good place for affordable housing projects. (See the Appendix under Neotraditional Town Planning and Performance Zoning)

12. Continue the implementation of the Town's Recreation Plan, and utilize the Town's Recreation fees and state and Federal grant programs to continue the purchase of equipment and improving facilities. Secure legal access to Schwartz Field for both vehicular and pedestrian traffic. Encourage the County to work with the Town in establishing some "theme" or usage for Franklin Gulf Park.
13. Work with the Town of Evans to continue Emergency and Fire Services in the northwestern corner of the Town.
14. Utilize the schools enrollment projections to help with updates to the Town's Comprehensive Plan. If enrollment or projections slow or begin to show enrollment problems, a moratorium should be considered to evaluate the plan and the Town's Growth Management techniques.
15. For the evaluation and update of the Town's Comprehensive Plan, a Comprehensive Plan Committee should be formed with representatives of the Town's Boards and Committees. Their mission would be to yearly evaluate the growth in the community, how the Town's implementation plan is proceeding, set implementation items for the coming year, and suggest new actions to be taken by the Town.
16. Residential growth should be maintained between twenty (20) and forty (40) units per year. Higher growth rates for a period of two years should result in the Town issuing a Moratorium and evaluating the Comprehensive Plan and its recommendations.

5.9 Transportation System Management

A. What the data says

1. The design of the transportation system in the Town of Eden is heavily based upon roadways and automobiles.
2. Main Street (Rt. 62) has been the major north-south arterial through the Town and it's Hamlet area.
3. Traffic volumes recorded in 1999 on Main Street by the NYSDOT from the northern town boundary to East Church Street reached 12,900 average daily trips, an estimated Level of Service of C² or better on a scale from A to F.
4. Residents and businesses in the hamlet area generate a significant volume of this traffic. The volume of traffic recorded in 1999 by the NYSDOT on Main Street

² LOS determination based upon the Traffic Threshold Value Ranges for a two-lane arterial, set forth by the Niagara Frontier Transportation Committee within the 2010 Transportation System Plan.

south of West Church Street was only 6,250 average daily trips, registering a Level of Service of C³ or better.

5. The dispersion of development in the Town, placing residential development away from retail, commercial or industrial development has the impact of increasing automobile use.
6. There are not enough connections with other roads in the hamlet area to disperse traffic away from Main Street. Many residential streets are dead ends.
7. Businesses still use the rail line (which is owned by the County, leased by ECIDA and operated privately) that runs north-south for moving freight to and from businesses located along Route 62. According to the current operator of the railroad, usage is modest, averaging 6 to 7 trips per week.
8. The heavy use of Route 62 to access services and job sites in the Village of Hamburg and other destinations north has increased traffic volumes on this route. If this heavy usage continues methods to expand its capacity, including the construction of additional lanes, or widening may be necessary.
9. Currently, almost all of the commercial trucks that travel through the Town use Main Street to access local businesses and to reach destinations to the north and south.

B. What was said

1. Town residents have expressed concern over the impact that a wider Main Street would have on the rural character of the Town and the “neighborhood feel” within Eden hamlet.
2. There was a suggestion to re-route trucks off of Main Street.
3. There are pedestrian safety concerns at the intersection of West Church Street and Main Street. Escalating truck usage is of particular concern.
4. Business interests are concerned that a lack of appropriately located parking in the hamlet area hurts their ability to capitalize on the increased volumes of thru-traffic on Main Street.
5. The use of the Buffalo Southern railroad may be minor currently, but in the future the corridor has many possible uses, for commuting particularly. Preserving the corridor and the “tracks” is important.

³ LOS determination based upon the Traffic Threshold Value Ranges for a two-lane arterial, set forth by the Niagara Frontier Transportation Committee within the 2010 Transportation System Plan.

6. The NYS Thruway, located just beyond the western town boundary, presents a significant opportunity for business development along Eden-Evans Center Road.
7. The Town has several alternatives to roadway capacity expansion in the future including designating new road connections, expanding service on the railroad, requesting Metro bus service, and modifying land use patterns to reduce auto dependency and commuting.

C. Weighing the data versus what was said

1. Expansion of Main Street is not desired in the Town, and would have a significant impact upon community character and pedestrian safety. Therefore, transportation alternatives need to be developed that will keep new traffic off of Main Street, and help reduce existing traffic levels.
2. Although the traffic on Route 62 is considered heavy, the level of service is still a “C”. This traffic and the associated truck traffic is considered a nuisance but would be problematic and cost prohibitive for the Town to reduce. Many businesses need the traffic and truck access to “stay in business”. Also, to direct the traffic through other mostly residential areas would not be an acceptable solution, and to build new highways would be cost prohibitive.
3. The Town has the ability in the future to develop passenger rail service to the community and this option must be kept open.
4. Neighborhood businesses can capitalize on through traffic by constructing a Town parking lot near the railroad behind existing businesses on Main Street. This lot could service the business district, Recreation site, and serve commuter rail in the future.
5. To help reduce traffic, the Town can provide and mandate the construction of sidewalks and pathways that link residential, commercial and industrial development in the hamlet area. Allowing for mixed use development, particularly in the hamlet but also elsewhere in the Town, will allow residents to walk to work or perform other activities instead of driving, thus reducing traffic. Eden-Evans Center Road and East Church Street are County roads. The Town has the responsibility to construct sidewalks on them however.
6. The Town has the option in the future to ask that regional public bus service provided by the Niagara Frontier Transportation Authority be extended from the Village of Hamburg along Route 62 to the Hamlet.

D. Recommendations

1. The Town should work closely with the State (NYSDOT) in planning the future of Route 62. How can additional traffic be accommodated without degrading the

level of service or degrading the character of the downtown? Can some truck traffic be directed around the community or can the roadway be improved to better accommodate these vehicles?

2. Pursue the construction of a public parking lot in Eden Center between the railroad and Route 62. This lot is needed to service the downtown businesses and could be utilized for the Town's recreation facility (Schwartz Field).
3. Consider constructing sidewalks on West Church Street to Derby Road. Also, sidewalks are to be extended on Route 62 from the High School northward through existing and future commercial districts.
4. Preserve the railroad corridor in the Town of Eden for continued business usage and for possible commuter rail use in the future.
5. Investigate the intersection of Route 62 and West Church Street to identify improvements for pedestrian and vehicle safety.
6. Contact the Niagara Frontier Transportation Authority to inquire about a one-year trial term of bus service, twice daily, to Eden Center.
7. Establish a bicycle and pedestrian policy that establishes a local pedestrian and bicycle Level of Service. The Level of Service is defined by demonstrating that access to and from the developed site is available where necessary and prudent via sidewalks, bike paths, or both.
8. Request this pedestrian and bicycle level of service (LOS) within 1 mile of a private or public school, library, park, playground or polling place or intersection.
9. Promote alternative modes of transportation by requiring sidewalks on all new roads or re-constructed roads within new developments in the Town and request bicycle lanes be introduced on all State and County owned roads identified as existing or proposed bike routes in the GBNRTC Bicycle and Pedestrian Master Plan.
10. Advertise the public review of all state and county transportation projects in the Town of Eden to maximize public participation
11. Provide copies of the 2015 Comprehensive Plan to pertinent State and regional transportation agencies, contractors providing road improvements, and the Erie County Division of Highways to promote adherence to the transportation-related Goals and Objectives of the Plan.

12. Improve pedestrian, bicycle and vehicle safety around the schools and especially at the intersection of Route 62 and Schoolview Road. Consideration should be given to intersection modifications and possibly a traffic signal at this location.

5.10 Land Use/Zoning Implications of the Plan

The predominant land uses now, and at the end of the planning period, of this Comprehensive Plan will be low density, single family homes and agriculture. The Hamlet area will include a strong linear business/mixed use district with heavier uses to the north and south of the central business area. South of the Business district is an area zoned Industrial that abuts the railroad. This area should be further investigated to see if the industrial area should be expanded around the railroad tracks. The remainder of the Hamlet area will include higher density, single family homes, and some additional multi-family units, all within walking distance to the central business area, schools, and other government facilities.

Recreation opportunities will be focused on the two hamlets, with the County Park in the southern part of the Town being opened up for more regional passive recreation. East Eden will continue to have small to moderate development pressures and will continue to grow as a neighborhood type region of the community (not a rural service center). The business area (small service businesses and the existing industrial) will support some jobs, but will not replace or compete with the hamlet as the central business area. The businesses as mentioned will be service type businesses or minor retail uses. The existing industrial properties will be allowed to expand, but new industries will not be allowed outside these existing areas (around Tennessee Gas Site and East Eden Fire Hall). The business corridor will also not be allowed to expand out of the area denoted on the map. The remainder of the East Eden area will remain low to moderate density, single family residential uses and agriculture.

The area to the West of the Hamlet presently zoned Suburban Residential will see very small growth in low density, single family homes. This area and the area to the north of Eden Evans Center Road to Derby Road has a high level of hydric soils and has been noted to have frequent flooding problems (see Town Drainage Study). This area should be considered for Conservation Zoning or a zoning overlay to keep residential housing minimized and occurring in a proper way. The only part of this area to be considered for any higher level of development is along Eden Evans Center Road at the border with the Town of Evans. At this location, the Town should investigate (possibly with the Town of Evans) the possibility of a Light Industrial/Office Park type development. With access to the Thruway, possible connection to sanitary sewer (located 2000-3000 feet south of Eden Evans Center Road), and better soil conditions, makes this a better area for economic development. Also, on Eden Evans Center Road from the Town boundary to Derby Road (along the frontage – approximately 300' back from the road), the Town should consider an area for small non-retail businesses (future consideration). This area would not compete with the Hamlet retail businesses, but would provide an area for small entrepreneurial businesses to locate. Emphasis should be placed on design, setbacks, and landscaping to preserve the rural nature and perfect existing residential homes.

Another unique area of the Town is the northwestern corner of the Town that is isolated by the New York State Thruway. This area could be considered part of the North Evans Hamlet and

therefore its land uses will be similar to those in the Eden Hamlet (mixed residential and business uses). These mixed uses must be planned in conjunction with the Town of Evans to fit best into the North Evans area. For example, heavier business uses should be located away from the residential homes in Evans, with residential uses only abutting these lands. This area can be best represented by a Planned Unit Development (PUD) Zoning District.

The remainder of the Town (excluding the previously described areas and the existing conservation area) is predominately farms and low density residential development. Most of this area should have the same zoning classification so the area “grows” as intended. This area should appear much as it is today throughout the planning period.

To keep the rural nature, Open Space corridors should be connected throughout the community, and land uses outside the Hamlets should avoid being standard strip frontage developments.

5.11 Environmental Review

Typically the potential environmental impacts of a Comprehensive Plan are evaluated through a Generic Environmental Impact Statement (GEIS). To meet this requirement, the Comprehensive Plan itself can be set-up to represent the GEIS. Therefore, the reviewers, Lead Agency, Involved and Interested Agencies, and the public can review one Comprehensive Document about the community, its plans for the future, and the environmental implications of these plans. This section of the Comprehensive Plan will assist in the environmental review of this document.

- A. A GEIS like an EIS first includes a section on Environmental Setting. Section 4 of this Comprehensive Plan represents the environmental setting of the community as it exists now. This section of the plan includes information on the following:
 - Land Slopes
 - Soils
 - Geology
 - Floodplains
 - Hydrogeological features
 - Wetlands
 - Drainage sheds
 - Threatened or endangered wildlife/species
 - Agricultural Resources
 - Land use
 - Historic and archeological resources
 - Open Space and recreation
 - Transportation system
- B. Potential Significant Adverse Environmental Impacts

Although the underlying purpose and a major goal of this Comprehensive Plan is to avoid significant adverse environment impacts in the Town, it is important here to discuss these items.

1. Short term/long term and cumulative impacts

Based on the environmental setting of the Town of Eden, the following potentially significant adverse environmental impacts could occur if the Town did not plan adequately and provide the proper tools to control growth.

a. Impact on Land

- The Town of Eden contains areas of land that have slopes greater than 15%, a high water table, and floodplains and floodways. These areas are identified in the mapping. Development of these areas could result in drainage, flooding, and erosion problems within the Town and downstream of Eden.

b. Impact on Water

- The Town of Eden contains the South Branch of the Eighteen Mile Creek, other tributaries of the Eighteen Mile Creek, and tributaries of Big Sister Creek: Franklin Gulf and Ryther Creek. The Eighteen Mile Creek and Big Sister Creek watersheds are of regional significance and the Eighteen Mile Creek has been designated a critical environmental area (CEA) in the Town of Hamburg and is important to the Town of Eden for many reasons: environmental protection, drainage, agriculture or aesthetics. In the Town of Evans it is also known for its Archeological significance.
- The Ryther Creek watershed is subject to flooding conditions and is an important drainage resource.
- The Town has a concentration of wetlands and hydric soils in the areas to the west of Route 62. Other small wetlands and “poor” soils are scattered throughout the Town.
- Much of the Town’s residential development is dependent on groundwater resources for their water supply and also utilize groundwater for the discharge of sanitary waste (septic systems). This groundwater resource has been shown to be under some stress during the recent drought conditions and residents are requesting public water. No major

extensions of sewer systems are planned and due to the age of the housing in the community, many septic systems are “older” and in poor shape. The extension of public water supply will relieve some pressures on groundwater supply resources, but could cause additional problems with septic system failures, and possible growth inducement.

- The Town, through this plan, previous studies, and the recently completed “Flood Mitigation Plan Report” has identified many locations within the Town that have drainage and flooding problems. Additional development and the lack of maintenance can make these situations worse.

c. Impacts on Plants and Animals

- The Town’s expansive Open Spaces support many non-threatened and non-endangered plant and animal species. These Open Spaces have been identified and discussed in the recently completed Open Space index completed by the Town’s Conservation Advisory Board. To best support these species, tracts of Open Space must be preserved to the maximum extent possible.
- The Town has one specific, identified area of wildlife significance, a Heron Rookery in the Northeast corner of the town.

d. Impact on Agricultural Land Resources

- Agriculture is arguably the most important feature and business within the community and represents Eden’s “Way of Life.” The Town’s report, “Eden’s Foundation for Agricultural Development and Farmland Protection” illustrates Agricultural features of the Town and it’s importance to the community. A large portion of the Town is within a State Agricultural District and more than 30% of the Town’s Land Use is devoted to this business.
- There presently exists conflicts between the State’s Agricultural Districts and County Sewer Districts and existing and proposed Water Districts.
- The State, County and to a lesser degree, the Town has seen a loss of Agricultural lands to development over the past decade.

e. Impact on Aesthetic Resources

- As discussed thoroughly in this Comprehensive Plan, the aesthetics of the Town of Eden are an important resource. This resource is composed of the rural atmosphere of the Town, its agricultural uses, expansive Open Spaces, its viewsheds along some major roads, the Hamlet business district and major stream corridors. Patterns of development could have a major affect on this resource.

f. Impact on Historic and Archaeological Resources

- The Town has several Historic Structures and locally architecturally/historically significant buildings.

g. Impact on Open Space and Recreation

- The Town's Open Space Index identifies Open Spaces (and the type of Open Spaces they are) throughout the Town. These Open Space features represent 50% of the Town's land uses.
- The Town also has a County Park, (Franklin Gulf Park) and several Town Recreational sites: Schwarts Field, Minikime Field, Flower Field and Gorcica Field. Other recreational facilities exist at the school sites, churches and other civic type facilities. The Town's Recreation Department runs a diverse recreation program.

h. Impact on Critical Environmental Area (CEA)

- The Town presently does not have a CEA within its borders, but the Eighteen Mile Creek within the Town of Hamburg, which runs along the Eden border, is designated a CEA.

i. Impact on Transportation

- The transportation system in Eden is heavily based upon roadways and automobiles. No bus routes exist in the Town and the railroad is utilized for business freight and services purposes only.

- The Town's major roadway corridors include Route 62, Route 75, Eden Evan's Center Road, East Church Street, US Route 20, the NYS Thruway and to a lesser degree, Jennings Road and East Eden Road. Interchanges with the New York State Thruway and Route 219 are located outside the boundaries of the Town.
- Route 62 is the most heavily traveled highway (excluding the Thruway) and a Level of Service (LOS) of C⁴ or better is reached in the northern portions of this roadway system (near the Town of Hamburg).
- Almost none of the roads in the Town have a Level of Service problem but there are isolated problem areas such as: The Schoolview/Route 62 intersection and the Route 62/Eden Evans Center road intersection.
- The Hamlet area needs improvement when it comes to pedestrian and bicycle access.

j. Impact on Growth and Character of Community or Neighborhood

- At the present growth rate of the community, the population is expected to rise approximately 10% to 18% over the next 15 years.
- Although the growth rate of residential construction is not high (25-35 units per year), the pattern of growth is fairly random. Much of this residential construction is in the form of existing road frontage, minor subdivision/home construction.
- The Town's Goals and Objectives for the Community clearly integrate the need for directing growth towards the Hamlet areas and to slow/control the construction of single family homes outside these areas along road frontages (the need for the protection of rural character, Open Spaces and farms).
- The Town highly values the Town's central business district within the Eden Hamlet. These businesses have been under economic stress and the Town wishes to provide support for these businesses.

⁴ LOS determination based upon the Traffic Threshold Value Ranges for a two-lane arterial, set forth by the Niagara Frontier Transportation Committee within the 2010 Transportation System Plan.

C. Adverse Environmental Impacts that Cannot be Avoided

With or without the Adoption and Implementation of this plan, the Town will continue to have new development that will impact the Environment. The adoption of this plan will allow the Town to take better direction on this growth and hopefully reduce these potential impacts. All development actions taking place after the adoption of this plan will still be subject to the State Environmental Quality Review (SEQR) process.

D. Growth Inducing Aspects of the Plan

Most of the Implementation Actions of this plan will help to control and moderate growth within the Community. Several of the actions though will help to encourage development and redevelopment of the Hamlet areas. These areas have been deemed to be the most appropriate areas for development.

E. Description of the Mitigation Measures

a. Impact on Land

- The Town's current regulations and the proposed new regulations direct development away from problematic land areas in the Town.

b. Impact on Water

- The significant waterways within the Town have been identified and suggestions have been made for improving their protection: Stream Corridor Overlays, possible CEA's, watershed studies and changes to development regulations.
- Suggestions have been made for improving flooding problem areas in the Ryther Creek area.
- The area within the Town noted as having a high concentration of wetlands and hydric soils has been targeted for a conservation zoning or an overlay. (See Appendix under Conservation Area Overlay)
- A groundwater study is being recommended for areas of the Town. Also, in areas of proposed waterline expansions: education and monies for septic system improvements have been suggested.

c. Impacts on Plants and Animals

- Areas of wildlife significance have been noted on the Plans and important Open Space corridors have been identified. Changes

recommended for Town Codes will help in the preservation of these areas.

d. Impact on Agricultural Land Resources

- The Town's Comprehensive Plan has identified agriculture as one of its most important resources, and has provided many implementation items to support the protection of this resource.
- Recommendations made in the Plan to mitigate future impacts to agriculture include appending "Eden's Foundation for Agricultural Development and Farmland Protection", beginning a PACE and/or PDR program, enacting a "Right to Farm Law", starting educational programs, removing existing sewer districts, Enacting Lateral Restrictions in water districts conflicting with Agricultural Districts, reducing zoning restrictions on farming related activities in Agricultural zones, supporting the Eden Valley Co-op, and expanding the Agricultural Zoning District. All proposed overlays that would encompass farming areas will have Agricultural Exemptions, thereby not impacting the farm operation. Conversion of these farms though would have to meet the overlay requirements.
- The Plan also suggests a lower threshold for Type I SEQR Classification for non-agricultural proposals in Agricultural Districts.

e. Impact on Aesthetic Resources

- The aesthetics of the Town of Eden are composed of its rural atmosphere, agrarian nature, the Eden Hamlet, and its large Open Spaces. As can be seen from the sections relating to these matters, this plan has proposed many actions to preserve these important aesthetic components of the Town.

f. Impact on Historic and Archaeological Resources

- The Town presently has a Historic Review Board which helps to "preserve" locally significant historic structures.
- This plan contemplates changes in the zoning and subdivision laws that would further regulate development around these historic structures.

g. Impact on Open Space and Recreation

- The Town has completed an "Open Space Index" and "A Natural Resource Inventory," which shall be appended to this Plan.

- The following recommendations have also been made to mitigate impacts to Open Space: Stream Corridor Overlays, Conservation Easement Law, Amend Cluster Development ordinance to address road frontage subdivisions (largest pattern of development in Town), continue prioritizing Open Space, consider purchasing easements for important Open Space, and other amendments to the Town's zoning.
- The Town's Recreation program will continue to serve the residents of Eden, and improvements will be made at the Town's facilities with monies collected from development impact fees. Franklin Gulf County Park will continue to be an important Open Space, passive recreation feature in the Town.

h. Impact on Critical Environmental Area (CEA)

- The Plan recognizes the CEA along the Eighteen Mile Creek in Hamburg and suggests that the Town of Eden consider also including the Eighteen Mile Creek area in a CEA and possibly the South branch of the Eighteen Mile Creek.

i. Impact on Transportation

- The Town's major form of transportation is by automobile. Many of the major roadways in the Town are suggested to have Zoning Overlays to protect these resources. Other suggestions are made to improve problematic intersections along the Route 62 corridor. In concert, with the rural development pattern in the Town and the desire for less growth outside the Hamlets, the Plan suggests no new roads within the community.
- The railroad within the Town is an important component of the Town's future economic development. This corridor will be preserved for future business and possible residential usage.
- The Hamlet is targeted for growth and redevelopment and a major component of that success is the ability of the Hamlet to accommodate pedestrian and bicycle access. The plan prioritizes the need to complete sidewalks in the area, promote connections throughout the Hamlet and the need for bicycle paths and lanes. Parking issues are also addressed in the Plan.

j. Impact on Growth and Character of Community or Neighborhood

- As stated in other sections, the Town of Eden would like to control growth, especially outside the Hamlet areas, and keep the community a rural, agrarian Town with a thriving Hamlet area. The actions suggested throughout the Plan and this section should help the Town in achieving this goal.

F. Evaluation of Alternatives

Throughout the Planning process, alternatives for helping the Town reach its Goals and Objectives were evaluated. These recommendation and implementation alternatives were evaluated for not only their desired results, but their impact to the environment, the citizen's needs and property rights, and the economy of the community.

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

The "no action" alternative is a valid alternative under the present growth conditions in the Town. It was the Town's decision though to improve the situation to better direct the Town towards its chosen future and to better regulate the growth spurts that could occur in the Town over the next 15 years. The chosen action plan also will provide a greater protection to the environment than the present course of action.

SECTION 6
IMPLEMENTATION

6.0 Implementation

The purpose of this section of the plan is to take the recommendations of the previous section and provide a logical implementation strategy for accomplishing these recommendations. This strategy will include a step by step approach which prioritizes these items, provides an explanation on how to accomplish them and estimates approximate costs and potential sources for funding for these endeavors.

It should be understood that a Comprehensive Plan is an active document and that priorities and actions may change as condition's change. Therefore, one of the first priorities of the plan is to set up a Comprehensive Plan Implementation Committee to guide the implementation of this document.

6.1 Year One

Action 1-1: Full Plan Adoption

The Town Board, after holding the appropriate Public Hearing(s) and completing the State Environmental Quality Review (SEQR) process, should adopt the Comprehensive Plan. The resolution adopting the plan should reference those documents being included as part of the Comprehensive Plan. The plans/studies that should be adopted as part of the Comprehensive Plan include the Open Space Index, Eden's Foundation for Agricultural Developments and Farmland Protection, and A Natural Resource Inventory.

- **Costs:** \$ 1,000
(for copying of documents)
- **Funding Sources:** Not applicable

Action 1-2: Form Comprehensive Plan Implementation Committee (CPIC).

The Town Board should form a Comprehensive Plan Implementation Committee (CPIC) by resolution. This committee is recommended to have representation of various committees and Boards within the Town. A Town Board member should lead this committee with representation from at least the Planning Board, Zoning Board, Conservation Advisory Committee, Recreation Board, Historic Preservation Board, Economic Development Committee and the Building Inspector. This committee will meet at least quarterly to ensure that the plan is being implemented, evaluate results of actions, re-prioritize implementation items as necessary, and suggest modifications if needed.

- **Costs:** Minimal – If not none
- **Funding Sources:** Not needed

Action 1-3: Budget money and seek grants for Implementation

The CPIC will provide an approximate budget needed for the coming year to the Town Board. They will also provide assistance to the Town Board in seeking grants for these actions. The Town Board will either find monies in the current budget for these items or include these requests in the Budget for the coming year.

- **Costs:** Minimal, except the Town may need the assistance of a Grant Consultant \$2,000 - \$5,000/year for grant work.
- **Funding Sources:** No sources, but Town should consider options such as working with the County or “sharing” a Grant Consultant with other communities.

Action 1-4: Amend Zoning Code

The Zoning Code of the Town will require many revisions that will necessitate a series of amendments over a few years. Some of the recommendations included long term items that may only be acted upon if needed at some later date. The following items are those that have a high priority and should be considered for enactment in the first year.

The Town Board will need a consultant to help construct these zoning amendments and guide the Town through the required processes.

- Amend the GB Zoning District to allow a mixture of Business and Residential uses “by right” (Residential occupancy as an accessory use).
- Create a Zoning Overlay for the Hamlet business district that would address streetscape issues such as: architecture, signage, pedestrian access, and landscaping. (See Appendix under Main Street Zoning Overlay District)
- Create Zoning Overlays for Route 75, Eden-Evens Center Road, West Church Street, and East Church Street. These Overlays should address architecture, setbacks, viewsheds and adjoining properties.
- Create a Stream Corridor Overlay that includes setback requirements and preservation of green space. (See Appendix under Stream Corridor Zoning Overlay)
- Amend the Agriculture Zoning District to reduce restrictions on the accessory buildings and allow small business uses by special use permit.
- Remove the APO District.
- Mandate reference to Open Space and Natural Resource Inventory during site plan review, major and minor subdivision review, and development review.

- **Costs:** Consultant—\$ 4,000 - \$6,000
- **Funding Sources:** County of Erie, New York Planning Federation

Action 1-5: Amend Subdivision Law

As with the Zoning law, the Subdivision Law will require a series of amendments over the years. Some may only be needed if the Town's goals and objectives are not achieved or if conditions change (they will be discussed later in this section).

The Town Board will need a consultant to assist with the amendment of this law and to guide the Town through the required process.

- Create Rural Development Guidelines, to be included as a section of the Subdivision Law. These guidelines would be required for major subdivisions occurring outside the Hamlet area. Existing published guidelines can be utilized as a basis for creating the Town of Eden's Guidelines.
- Amend the cluster development regulation so that they address road frontage developments. The Town should consider incentive provisions to encourage the use of these regulations. For example, if creative techniques of Cluster Development are not utilized, the density of the subdivision will have to be decreased (less lots/larger lots).
- Amend the Subdivision Regulations to include requirements for subdivisions located adjacent to or near a Historic Structure (i.e. make sure development is in character with these historic structures, but do not try to match or recreate history).
- Amend the subdivision regulations to include a mandatory reference of the Town's Comprehensive Plan, Open Space Index and Natural Resource Inventory. Requirements for avoiding impacts to the Town's Open Spaces and natural resources should be included. This can be coordinated with the adoption of some specific zoning overlays which can identify areas of important Open Spaces and natural resources (this may have to be done a later date once the inventories are prioritized).
- Amend the subdivision regulations to restrict (mandate larger lots and less density) development in areas without public sewer that have soils within limited percolation.

Costs: \$ 3,000 - \$ 5,000

Funding Sources: County of Erie, New York Planning Federation

Action 1-6: Monitoring

Utilizing the Town's GIS, the Town should track development in the community for utilization by the CPIC. This data will be important to judge the success of the Town's actions and as a warning system for "problems" in the direction the Town is taking.

- Inventory all development within the community: Industrial, business and residential.
- Monitor and inventory not only agricultural land losses, but which farming operations have ceased or changed, and where development has occurred around these operations.
- Monitor and inventory septic system and well failures. The Town should work with the Erie County Health Department and possibly do some surveys.
- The Town's population projections should be updated with the new Census 2000 figures, yearly school enrollment counts and building construction dates.
- Create an Index and GIS system for tracking of all industrial and commercially zoned property in the Town. This database should include as much information as possible about the property and can be utilized to "market" the Town. This data should be given to the appropriate agencies (ECIDA, Chamber of Commerce, or Real Estate Agents).
 - **Costs:** \$ 1,000 (utilize Town Staff)
 - **Funding Sources:** County, Land Conservancy or other agencies may be able to assist the Town.

Action 1-7 New Codes and Regulations

The following codes and regulations should be investigated by the Town through executive Boards, Committees and their consultant. Copies of other community laws should be obtained and revised to meet the Town's needs. Each law should be drafted, reviewed, amended, brought to Public Hearing, and adopted.

- The Town should consider the adoption of a Conservation Easement Law that would allow residents to remove the development rights of their property (through easement language), with the potential for Tax assessment reductions.

- The Town should utilize NYS DEC's model stormwater law to draft their own Stormwater Management Law.
- Create and adopt a Local Right to Farm Law.
 - **Costs:** \$ 1,000 - \$ 2,000
 - **Funding Sources:** County, Land Conservancy

Action 1-8: Other Actions

- The Town Board, Agricultural Committee and other agencies such as the Land Conservancy should begin investigating PACE and PDR programs (these programs are both recommended by this Plan). This investigation should include the need for continuation or expansion of the Town's Farmland Protection Plan.
- Begin a Farmland/Agricultural education program. This will help in educating the public concerning agriculture, it's importance to the community, it's tax implications and possible benefits of preserving this land and helping these businesses stay in operation.
- As the Town continues it's investigations into possible waterline extensions, the following actions should be taken:
 - a. An education program should be created for areas of the Town that will receive new public water systems. This program will help the public understand the implications of public water on their septic systems.
 - b. The Town should investigate sources of grant monies for the rehabilitation on septic systems in these new waterline areas (The NYS Environmental Protection Fund may be a source).
 - c. Consider a Lateral Restriction policy for these areas (restricting water only to existing homes).
- The Town and its affiliated boards and committees should continue it's work with the Project Impact Program. Improvements to the Town's Disaster Preparedness Plan and reduction of flooding problems in the Town should be of high priority. Grants should be sought for flooding improvement actions as identified in the Flood Management Study.
- The Town through the representatives of the Planning Board, Economic Development Committee and others should begin to map out an overall plan

for the Hamlet. This Plan should consider issues such as pedestrian access, mixed uses, and should create a neighborhood for people to live and work (see Appendix on Neotraditional Town Planning). Several different concepts should be conceptualized and prepared for discussions with the public. No formal actions need to be taken at this time, but if the chosen plan is uniformly accepted, a consultant should be considered for Year 2 for implementation.

- Make a formal request to the NYSDOT to investigate alternatives to improve the intersection of Route 62 and Schoolview Road.
- A parking study should be done to quantify the needs for parking in the Hamlet area. The results of this study will help the Town begin their search for appropriate land to construct a parking lot. The Economic Development Committee and the Town Board should lead these efforts.
- Contact should be made with entities such as the Main Street Alliance and the National Main Street Center to assist the Town with improvements to its downtown business district.

Costs: Minimal if using Town Staff (include \$ 1,000 - \$ 2,000 for misc. costs). The studies may cost the Town \$5,000 to \$7,000 to perform by consultants.

Funding Sources: Seek assistance from County and State agencies for education programs. SEMO/Project Impact source for Disaster Preparedness and Flood Control projects.

Action 1-9: Actions by other Agencies and Departments

- Eden and Evans should begin discussions on how they can work together on future economic development on Eden-Evans Center Road in the Thruway area. These discussions should also include the area in the plans for the northwestern corner of Eden, near the North Evans Hamlet. This area in particular would require cooperation with Evans for sewer, water and emergency services.
- Begin putting together the plan for implementing new roles for the Building Inspection Department. This plan should include the role of assisting business and promoting changes to the codes to help redevelopment in the Eden Hamlet. If this is not possible, a new position may need to be formed to assist in these issues.

- Work with the Western New York Land Conservancy in the study of the Town's watersheds.
- Begin discussions for the implementation of a Environmental Education Program (CEM Program) in Cooperation with the Erie County Soil and Water Conservation District and the US Department of Agriculture.
- Representatives of the Town Board should meet with Local, County and State Agencies to discuss the Comprehensive Plan and how these agencies can help with it's implementation.
- Work with the "Economic Development Force" of Niagara Mohawk to provide assistance to the Town in their economic development endeavors.

Costs: Minimal

Funding Sources: Not applicable.

6.2 YEAR TWO

The following actions are predicated on the events and actions taken during Year One. Each action item indicates what actions or steps were necessary in the previous year for these actions to take place. Some actions may not need previous steps, and some actions may be indicated as option steps to be taken only if needed.

ACTION 2-1: Comprehensive Plan Implementation Committee (CPIC)

The CPIC will meet towards the end of Year One or at budget time to review the actions taken during the previous year and map out the actions for year two (review the following items). Problems, suggested modifications to the plan, and recommended actions will be made to the Town Board.

Costs: None
Funding Source: Not Applicable

ACTION 2-2: Town Board Budget and Authorization

Based on the CPIC recommendations, the Town Board will decide on the direction to take, budget monies and authorize Boards, Committees and Consultants to perform the work. The Town Board should also seek funding assistance for these proposed actions.

Costs: None. Town may wish to
 contract for Grants Assistance
 (\$ 2,000 - \$ 5,000)
Funding Source: Not applicable

ACTION 2-3: Town Board Comprehensive Plan Revisions

If necessary, based on input by CPIC and other Boards and Committees, the Town Board may authorize the CPIC to draft revisions to the Comprehensive Plan.

Costs: Minimal. \$ 1,000 - \$ 2,000 for
 misc. costs and possible consultant
 assistance.
Funding Source: Not Applicable.

ACTION 2-4: Amend Zoning Code

- Consider any first year Zoning Amendment actions not completed in Year One.
- The Town Board working with its other Boards and Committees should research and draft a Zoning Amendment to the area zoned SR to the west of the Hamlet (Hemlock Road area). This area should be considered for a change to Conservation Zoning, another less dense zoning district, or at least the incorporation of a Zoning Overlay (restricting development). (See Appendix under Conservation Area Overlay).
- If the overlay for Route 62 has been created and a conceptual plan for the Hamlet has been drafted, the Town should consider rezoning the areas along Route 62 in accordance with these plans, allowing heavier commercial uses at ends and neighborhood commercial and residential uses in the middle.
- Amend the site plan approval process requirements for the expansion, re-establishment or modifications to existing businesses. The process should expedite the review of these type projects, especially for conforming uses. These type projects, for example, could be treated like minor subdivisions are treated in the Town. Therefore, they could be approved by a committee and not necessitate Planning Board approval.
- Amend the site plan review requirements to require mandatory reference of the Open Space Index for all projects. These requirements will include what will be necessary to mitigate impacts to certain open-space features.
- Depending on the results of the investigation into the PACE and PDR programs, and the work on the Farmland Protection Plan, the TDR regulations should be amended to modify sending and receiving areas.
- Consider the rezoning of lands in the Schreiber Drive area to Light Industrial.

Costs: These extensive zoning code amendments and map amendments will be costly and could be in the range of \$5,000 - \$8,000 (consultant and other costs).

Funding Source: County, State, NYPF

ACTION 2-5: Amend Subdivision Code

- Consider any first year subdivision code amendment actions not completed in Year One.

- Amend the Subdivision Code to mandate reference to the Agriculture Protection Plan. Subdivisions proposed on agricultural land (or adjacent to) will warrant additional regulations and requirements.

Costs: Minimal

Funding Source: Not applicable

ACTION 2-6: Monitoring

- Continue monitoring begun in Year One.
- Add others not begun in Year One (monitor loss of Open Space).
- Begin adding additional environmental resource data to the Town's GIS database. Results of environmental studies, reported problem areas and losses of environmental features.
- The CPIC should review the data and report to the Town Board any noted problem areas.

Costs: Minimal, if Town staff can perform actions.

Funding Source: Not applicable

ACTION 2-7: New Codes and Regulations

- The Town though it's Conservation Advisory Board and consultant should research and develop landscape standards for the Community.

Costs: Minimal

Funding Source: Not applicable

ACTION 2-8: Other Actions

- If the watershed study is completed, begin implementation of actions suggested in this study (Conservation Board and Drainage Committee can assist).

- Work with surrounding communities, county and state agencies, or the Western New York Land Conservancy in performing an aquifer study in those areas of the Town that do not have public water.
- Investigate (Conservation Board) the need and applicability of the establishment of a Critical Environmental Area (CEA) along Eighteen Mile Creek and the South Branch of Eighteen Mile Creek.
- Purchase land for the Business District and Schwartz Field parking area.
- If the Open Space Index has been adopted and a Conservation Easement Law is in effect, the Conservation Board should begin to prioritize the important Open Space features in the community. Through this prioritization, the Town should investigate the preservation of this space through obtaining conservation easements. Outright purchase of these lands should only be utilized for those most important features.
- The Town Board should seek assistance, advice and funding from County, State and Federal officials for the improvement of pedestrian and bicycle access in the Hamlet. Sidewalks are especially needed on West Church Street and on Route 62 to the supermarket (on the school side of the road). The GBNRTC and various pedestrian and bicycle access subcommittees can also be utilized for this work. The sidewalks have in the past been targeted for CDBG monies and the Town should continue to request these funds.
- The Town Board and Economic Development Committee should begin investigating grants for facade improvements and storefront matching grants.
- The Town should begin its investigation into the possible expansion of the industrial area south of the Hamlet and the proposed industrial area the west end of Eden Evans Center Road. Each area should be evaluated for its marketability and suitability, environmental impacts and costs to develop.
- The Town Board with the NYSDOT should evaluate the intersection of Route 62 and West Church Street for possible improvements.
- The Town Board and Recreation Committee should work with the surrounding communities to determine the possibility of sharing recreation facilities and building joint facilities.

Costs: Most of the actions presented are for studies and research. The costs for these actions will be for Legal and consultant advice: \$ 5,000 - \$ 10,000. Implementation would be in the coming years, and could be costly.

The costs for purchasing the land needed for a parking area, purchasing easements or land, and Town Square formation could run in the tens of thousands of dollars.

Funding Source: State and Federal Grant programs and CDBG funds.

ACTION 2-9: Actions by Other Agencies and Departments

- The Erie County Industrial Development Agency (ECIDA), the Erie County Department of Environment and Planning (ECDEP), and the Town (Town Board and Economic Development Committee representatives) should meet to discuss the ECIDA's role in economic development in the Town.
- Based on the results of several studies, the County should evaluate the need for removing some of the Sewer District in the southwestern end of the Town. Capacities should be allocated for growth areas and future light industrial areas on Eden Evans Center Road and the industrial area south of the Hamlet.
- The NFTA should on a trial basis provide bus service to the Town of Eden.

Costs: Minimal

Funding Source: Not applicable

6.3 YEAR THREE

Again, the following actions are predicated on the events and actions taken in Years One and Two:

ACTION 3-1: Comprehensive Plan Implementation Committee (CPIC)

- The same action steps should be taken by the CPIC as they did in year two, see Action 2-1.

ACTION 3-2: Town Board Budget and Authorization

- See Action item 2-2, and the costs will be similar.

ACTION 3-3: Town Board Comprehensive Plan Revisions

- See Action item 2-3, and the costs will be similar.

ACTION 3-4: Amend Zoning Code

- Add zoning overlays in areas of the Town (see Monitoring results) that are continuing to see high road frontage development patterns. These overlays will require non-standard frontage lots or will mandate a penalty of larger lot sizes and larger lot frontages.
- Amend the Site Plan development requirements to mandate architectural requirements for buildings within 500 feet of a historic structure.
- Create a Planned Residential Zoning District (PRD) for use in the Hamlet areas. This District allows the mixture of different housing types in one area and reduces certain approval requirements (see Appendix).
- Depending on the results of the investigation into Industrial Zoning for the Eden Evans Center Road area or the area south of the Hamlet, the Town should consider rezoning of these areas. The choice of actions are as follows: Rezone an area along Eden Evans Center Road near Evans, expand the Industrial area south of the Hamlet, or take no action at this time.

Costs: \$ 4,000 - \$ 7,000

Funding Source: Limited. County and NYPF could be sources.

ACTION 3-5: Amend Subdivision Code

- Amend the subdivision regulations to better regulate the impact of subdivisions on scenic areas, Open Space corridors and important natural features. These areas must be identified through use of the Town's Open Space Index and incorporated into Plans, with dedication or easements utilized.

Costs: \$ 1,000

Funding Source: Erie County, Western New York Land Conservancy, New York Planning Federation .

ACTION 3-6: Monitoring

- Monitor the loss of Open Space within the Town. Utilize this information to determine course of actions (see long term/optional action items).

Costs: Minimal, if done in-house

Funding Source: Not Applicable

ACTION 3-7: New Codes and Regulations

- Depending on the results of the Parking Study and search for an area for a parking lot, the Town should amend their parking requirements for the Hamlet area. This can also be accomplished by creating a Customer Parking ordinance for the Hamlet area (parking regulations that take into account on-street parking, a central parking lot, and reduced requirements for the Hamlet area).

Costs: Minimal (\$ 1,000)

Funding Source: Not Applicable

ACTION 3-8: Other Actions

- After the “rules” are changed in the Hamlet, and other studies completed, the Town should begin to expand its efforts to improve the economy of the Hamlet. These actions can include the following actions:
 - a. A critical Mass Center Study can be performed. This study will evaluate the ability of the Hamlet to “survive” in this region, how it can “survive,” and what direction it can take to improve its “survivability.”

- b. Assist with the expansion of the use of the railroad, and help market its usage.
 - c. Investigate the need for a Technology Plan for the business areas of the Town.
 - d. Look at the need for a “Town Square” or a focal point of the Downtown. Investigate different themes for this district and market the area.
 - e. Expand upon the Corn Festival and look at ways of getting additional tourists dollars into the Town.
 - f. Continue to work with the farming communities in helping to make them more competitive in the area and outside the region.
- Work with the surrounding communities to coordinate the preservation of stream corridors, watershed areas, agricultural areas, and Open Space areas. Plans should be coordinated and joint funding should be investigated for these projects.
 - The Town Board should investigate the creation and usage of a PILOT tax program (with the county) for Elderly/Affordable Housing in the Hamlet area.
 - The Town Board should evaluate with the Recreation Board, the Recreation sites within the Town. Based on the Census figures, monitoring results, and Recreation Board figures, the Town should consider improvements to the existing facilities. Goricca and Swarts Field are prime areas for continued improvements.
 - Continue the expansion of the PACE/PDR Farmland Protection Programs. Consider allowing the donation of properties, buying farmland at auctions, or encouraging bargain sales by landowners.

Costs: The studies indicated in this section could cost in excess of \$ 10,000, unless volunteer organizations are found. The implementation of these studies could cost a lot more and should be budgeted over the following years.

Funding Sources: Look for government and not-for-profit organizations to help complete the studies. The studies should suggest funding sources.

6.4 YEARS 4 – 15

Long Term and Optional Implementation Actions

The following list of actions are not high priority actions at this time, but can be implemented over the course of the Plan. There are also other actions that are optional actions and will only be needed if goals are not achieved, if certain actions occur in the Town, or if deemed necessary at that time.

Since these are actions that will not occur in any particular order or at any specific time, they are grouped into categories for easier location for a specific need.

CATEGORY ONE: Continued Loss of Important Lands

- Reduce densities in areas outside the Hamlets and require carrying capacity analysis for any developments in these areas.
- Create more restrictive zoning overlays in the prime conservation areas denoted in the Town's Open Space Index. (See Appendix under Conservation Area Overlays)
- Amend Subdivision Regulations to require one lot of preservation (Open Space as denoted in Open Space Index) for every two lots subdivided.
- Amend Cluster Development ordinance to require more Open Space.
- Amend the subdivision regulations to prohibit subdivisions in areas with no sewer and "non-perc" soils.
- Create an Open Space impact fee.
- Create a phased growth development policy that would limit the amount of development from year to year.
- Consider the bonding of money and/or use of Sales Tax revenue for the protection of important Open Space.
- Purchase Conservation Easements on Important Lands.

Costs: Many of these actions are newer planning techniques and would require good legal and consulting advice. Costs are unknown at this time.

Funding Source: Not Known

CATEGORY TWO: Agricultural Protection

- Amend the Agriculture Zoning District to only allow agriculture and agriculture related business areas.
- Adopt a new larger Agriculture Protection Overlay (APO), that would focus on reduced densities (not increased lot size, but reduced densities).
- Expand monetary assistance to the farming community; assist with purchase of equipment for co-op, reduce taxation on lands.
- Make development within an Agricultural District an automatic Type I action under SEQR. An EIS must evaluate any losses of agricultural lands.
- Expand and accelerate the PACE and PDR programs in the town. Find monies and look for other sources of monies for these programs.
- Support best management practices for their agricultural community.

Costs: Seek Legal and Consulting advice.

Funding Source: Contact State Agriculture and Markets, and the County.

CATEGORY THREE: Economic Improvement and Hamlet Revitalization

- Consider the use of Performance Zoning in the Hamlet Area. This type of zoning would not focus on use, but the impacts of the proposed use.
- Spend additional dollars on improving the infrastructure of the Hamlet/Business areas. This infrastructure could also include fiber optic and digital cable lines.
- Evaluate the expansion of Industrial zoning, commercial zoning or both to the area between the Thruway and Route 20. This area may be expensive to develop due to lack of utilities - would need to work with Town of Evans.
- Create tax incentive areas in the Business/Industrial areas to assist existing businesses.
- Continue to work with Railroad owners in marketing this important resource.

CATEGORY FOUR: Problems

- If growth rates greatly exceed (single family home rate is greater than 50 units per year) the estimates made by this Plan, then issue a moratorium on development and call for a revision to the Comprehensive Plan.

- If traffic problems worsen on Route 62, work with the NYSDOT to devise a solution without the expansion of Route 62 (no additional lanes).
- If growth continues to outpace projections and impact farming and Open Space, the Town should consider a Phased Growth Policy, only to be considered for very extenuating circumstances.

APPENDIX

Cluster Development Layout that Addresses Road Frontage Development Insert Page

Source: Heyer, F., (1990). "Preserving Rural Character". Planners Press. Chicago.

Typical model of road frontage development that occurs in Eden:

Recommended prototype of cluster development that preserves the vegetated road frontage:
(Currently not utilized)

Conservation Area Overlay

The purpose of zoning overlay districts is to regulate the use and development of land that exhibit similar characteristics, but generally are not located within a single zone or district. Zoning overlays supplement existing district regulations. The restrictions placed within an overlay district are adhered to in addition to the existing standard zoning regulations.

A conservation area overlay can have the effect of conserving or protecting unique natural and environmentally sensitive features. Overlays can prohibit disturbing certain landscape features, prohibit land uses, or mandate supplemental review requirements such as assigning certain land use actions a Type 1 status under SEQR.

See Main Street Zoning Overlay for an outline of how a local zoning overlay ordinance is written.

Critical Environmental Area (CEA)

Critical Environmental Area (CEA) is a designation for land that possesses unique natural and ecological value. Such lands include: Open Space possessing scenic or natural features, land whose natural state contributes to the public health, land whose hydrological, ecological, or geological value is sensitive to change, or land that has unique agricultural, social, cultural, historic, archaeological, recreational, or educational value.

Under NYS Environmental Quality Review (SEQR) law, CEA's may be designated by local governments as a way to protect these lands. Any state or local actions that take place within or proximate to a CEA, whether Type I, Type II or Unlisted must consider any adverse environmental impacts upon the CEA and mitigate such impacts as appropriate (automatic Type I action).

Landscape Ordinances

The intent of landscape ordinances is to improve the aesthetic quality of a unique area, improve energy efficiency, and visually buffer industrial or commercial land uses from residential neighborhoods or sensitive environmental areas, thus minimizing any negative externalities resulting from visual, noise, air and lighting pollution. The geographic basis for landscape standards can be set for all property within a certain zoning district, or be town wide and based upon the type of development. Generally, these standards are enforced by adopting a landscaping ordinance that requires developers to submit landscape plans along with any preliminary plats during site plan review process.

A landscaping ordinance outlines the procedures for review, submittal requirements, and the objectives of the ordinance (what it is trying to accomplish) and the actual physical specifications for plantings and the preferred locations of landscaped areas. Some ordinances simply require that a percentage of the developed area of a property be preserved and landscaped, however experience has shown that more effective ordinances provide specific requirements where landscape materials should be placed on a property and the types and number of plantings to be maintained.

As general guidelines, industrial and commercial developments in low-density rural settings and business strips are most targeted with landscape requirements. A typical landscape requirement for industrial properties is to have vegetated berms to deflect noise and light pollution away from residential property and roadsides. The buffers increase highway safety, absorb noise from idling vehicles, and reduce the negative visual appearance in rural, scenic areas. Landscaping in commercial strips is used to improve the roadside aesthetic appearance of business districts, provide shading to buildings to increase energy efficiency, and also to improve pedestrian comfort and safety.

Main Street (Rte. 62) Zoning Overlay District

The purpose of zoning overlay districts is to regulate the use and development of land that exhibit similar characteristics, but generally are not located within a single zone or district. Zoning overlays supplement existing district regulations. The restrictions placed within an overlay district are adhered to in addition to the existing standard zoning regulations. Zoning overlay districts can address parking, visual appearance including landscaping and architectural style, arterial access management, special setbacks from sensitive environmental areas and many other features of the landscape.

Zoning Overlay ordinances typically have five (5) parts:

Purpose

The purpose section identifies the reasoning for the overlay. Was the overlay recommended in a Master Plan? What issues is the overlay addressing? What characteristics do the lands within the overlay share?

Boundary Description

The boundary section identifies the geographical context where the overlay will be enforced, whether a street segment, a watercourse or corridor, or a shoreline. Sometimes different “sections” of an overlay are identified in this part, if different regulations are recommended for different parts of the overlay district.

Objectives

The objectives explain, in detail, what the overlay is accomplishing. The emphasis or promotion of certain practices is identified in this section.

Permitted Uses

The permitted primary uses in the district are listed here if they are expanding on the existing permitted primary uses.

Accessory Uses

The permitted accessory uses in the district are listed here if they are expanding on the existing permitted accessory uses.

Site Design Conditions

The site design conditions illustrates the regulations set forth by the zoning overlay. These are usually physical standards and measurements, but can also add additional levels of approval for certain actions, or reclassify certain actions occurring in the overlay district under SEQR.

Neotraditional Town Planning (New Urbanism)

See attached:

Bookout, L. W. (1992, January). "Neotraditional Town Planning: A New Vision for the Suburbs". *Urban Land*. Pp. 20-26.

Performance Zoning

Performance zoning is the designation of town wide or district specific bulk regulations that do not place dimensional setback or design guidelines. In contrast, development is required to meet specific criteria relating to Open Space, and required to use development practices that perform “at least as well as the old way of doing things” (Arendt, 1994) and adhere to the “BOCA” Building Code. Performance zoning ordinances have been used to preserve Open Space by making the development of a parcel flexible.

Several examples of ordinances used in rural towns require that developers of property are only bound to the rule that a ratio, typically 80%, of a parcel remain as Open Space. Without minimum lot sizes, and maximum lot coverages developers are able to maximize the return on land development while meeting the community needs for Open Space preservation. Please refer to the below referenced document for more information:

Arendt, Randall., & Brabec, E., Dodson H. L., Reid, C., Yaro, R. (1994). Rural By Design: Maintaining Small Town Character. Chicago. Planners Press.

Planned Residential Zoning District (PRD)

A Planned Residential Zoning District is used to increase development density in a residential area needing affordable housing or increasing density in mixed-use areas where pedestrian activity is encouraged as an alternative to automobile usage. The District can be applied to a particular part of a town or applied when property meets certain criteria such as having close proximity to commercial services, hamlet areas, or public facilities. The goal of the district is to allow flexibility in building design, allowing developers to maximize the number of dwelling units allowed without compromising the character of the area where it is proposed and not circumventing conventional public safety concerns. Used in combination with performance zoning standards, and with incentives such as fast track permitting or reductions in permitting fees, these types of developments are effective at meeting local housing needs without the burden of expanding public water, sewer or roadway infrastructure.

Purchase of Agricultural and Conservation Easements (PACE)/ Purchase of Development Rights (PDR)

Conservation Easements (definition)- A legal device for conveying the right to enforce restrictions on land uses in order to preserve Open Space.ⁱ

Purchase of Agricultural and Conservation Easements (PACE) and Purchase of Development Rights (PDR's) are programs implemented at the local level to preserve and protect working farms, agricultural soils and sensitive environmental lands. These programs purchase land easements on property for a certain duration, although recent trends indicate that most programs purchase easements that are in perpetuity. The Towns of Pittsford, Amherst and Marilla are Western New York communities that have enacted these programs. After a program is initiated, either the local government or a land trust can control the easement.

The New York State Department of Agriculture provides matching grants through the Environmental Protection Fund and the Clean Air Clean Water Bond Act to help fund

local PACE or PDR programs that will protect farms. These funds are awarded on a competitive basis statewide. In rating grant applications, administrators favor farms that have a good level of management, a good likelihood of succession as a farm, good soil resources, and a high percentage of land in production. The grant administrators also determine what level of development pressure a community is experiencing and whether the farm(s) act as an environmental buffer.

Further information about PACE and PDR programs can be obtained from the following sources:

¹ NYSDEC, (1996). "Local Open Space Planning, A Guide to the Process".
Western New York Land Conservancy
American Farmland Trust
New York State Department of Agriculture

Rural Design Guidelines

Please refer to the book(s) below for more information about rural design guidelines, and case studies that illustrate the practical use of these guidelines.

Arendt, Randall., & Brabec, E., Dodson H. L., Reid, C., Yaro, R. (1994). Rural By Design: Maintaining Small Town Character. Chicago. Planners Press.

Stream Corridor Zoning Overlay

The intent of a stream corridor zoning overlay is to increase natural drainage, minimize the risks of flooding, minimize the potential for non-point source pollution, improve natural habitats for plant and animal species, and protect the qualities of these corridors that contribute to both community character and property values.

A typical overlay district ordinance would have the following components:

An outline of the intent of the overlay;
A definition and official map showing the location of the corridors where the overlay would be enforced;
The administrative process of how the overlay would be enforced;
The land use restrictions placed upon development occurring adjacent to or in proximity to a designated stream corridor in the overlay; and
Exceptions for enforcement

Typical stream corridor overlays require a dedicated setback from either the mean high water line or the top of the stream bank (the point where the topsoil begins to erode towards the actual stream floor). The setback, typically 50 feet, restricts the installation of any new improvements, whether they are a home, shed, pool addition, deck or other attached or detached structures from being permanently erected within the setback and also restricts all types of excavation within the setback.

The exceptions often written into a stream corridor overlay provide relief for agricultural buildings used for pumping water for irrigation or the construction of public utilities. Property owners who have legitimate parcels meeting the general bulk regulations before

the adoption of the setback would be “grandfathered”. The reconstruction of existing homes in their original configuration on parcels in the overlay would be exempt from the setback also.

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DATA BOOK

TOWN OF EDEN, NEW YORK



INTRODUCTION

The data presented was collected from multiple sources throughout 1999 during the process of updating the Town of Eden Comprehensive Plan. The data is presented in seven Sections:

Section 1 Population and Housing Data;
Section 2 Income and Employment Data;
Section 3 Building Permit Data;
Section 4 Historic Resources;
Section 5 Land Use Data;
Section 6 School Enrollment Data; and
Section 7 Agricultural Production.

Data is not available for all years.

SECTION 1

POPULATION AND HOUSING DATA

Population and Households projections for 2020 are derived from the Phase 2 Economic/ Demographic Overview Study Final Report (1997) produced by the Greater Buffalo-Niagara Regional Transportation Council. These projections are available for total population and households only.

		1970	1980	1990	2020
Total Population		7644	7327	7,416	9,535
SEX					
Male				3,724	
Female				3,692	
AGE					
Under 5 years				535	
5 to 17 years				1,351	
18 to 20 years				284	
21 to 24 years				348	
25 to 44 years				2,219	
45 to 54 years				928	
55 to 59 years				399	
60 to 64 years				384	
65 to 74 years				527	
75 to 84 years				321	
85 years and over				120	
Under 18 years		3180		1,886	
65 years and over		581		968	
HOUSEHOLDS BY TYPE		1970	1980	1990	
Total households		2,051	2,284	2,526	
Family households (families)				2,049	
Married-couple families				1,810	
Other family, male householder				72	
Other family, female householder				167	

Nonfamily households			477	
Householder living alone			419	
Householder 65 years and over			224	
Persons living in households			7,263	
		1970	1980	1,990
Persons per household		3.7	3.12	2.88
		3.1	2.35	2.5
GROUP QUARTERS				
Persons living in group quarters			153	
Institutionalized persons			148	
Other persons in group quarters			5	
RACE AND HISPANIC ORIGIN				
White			7,340	
Black			18	
American Indian, Eskimo, or Aleut			18	
Asian or Pacific Islander			26	
Other race			14	
Hispanic origin (of any race)			44	
Total housing units		2407	2,650	
OCCUPANCY AND TENURE				
Occupied housing units			2,526	
Owner occupied		1938	2,145	
Renter occupied			381	
Vacant housing units			124	
For seasonal, recreational, or occasional use			44	
Homeowner vacancy rate		0.6	0.5	
Rental vacancy rate		3.6	3.5	
Persons per owner-occupied unit			2.97	
Persons per renter-occupied unit			2.35	
Units with over 1 person per room			36	
UNITS IN STRUCTURE				
1-unit detached			2,302	
1-unit attached			15	
2 to 4 units			219	
5 to 9 units			50	
10 or more units			10	
Mobile home, trailer, or other			54	
VALUE				
Specified owner-occupied housing units			1,624	
Less than \$50,000			251	
\$50,000 to \$99,999			1,079	
\$100,000 to \$149,999			210	

\$150,000 to \$199,999			73
\$200,000 to \$299,999			11
\$300,000 or more			0
Median (dollars)			73,700
CONTRACT RENT			
Specified renter-occupied housing units paying cash rent			307
Less than \$250			125
\$250 to \$499			172
\$500 to \$749			10
\$750 to \$999			0
\$1,000 or more			0
Median (dollars)			272
RACE AND HISPANIC ORIGIN OF HOUSEHOLDER			
Occupied housing units			2,526
White			2,513
Black			6
American Indian, Eskimo, or Aleut			1
Asian or Pacific Islander			3
Other race			3
Hispanic origin (of any race)			7
	1970	1980	1990
URBAN AND RURAL RESIDENCE			
Total population			7,416
Urban population			3,088
Rural population			4,328
Farm population			220
SCHOOL ENROLLMENT			
Persons 3 years and over enrolled in school		2209	1,847
Preprimary school		269	225
Elementary or high school		1774	1,357
Percent in private school			11.1
College		166	265
EDUCATIONAL ATTAINMENT			
Persons 25 years and over		4232	4,898
Less than 9th grade			286
9th to 12th grade, no diploma			703
High school graduate			1,935
Some college, no degree		-	675
Associate degree			415
Bachelor's degree			476
Graduate or professional degree			408
Percent high school graduate or higher			79.8
Percent bachelor's degree or higher		68.9 12.29	18

RESIDENCE IN 1985			
Persons 5 years and over	7644	6,966	6,881
Lived in same house		4,907	4,742
Lived in different house in U.S.		2,059	2,108
Same state		105	1,909
Same county		1,884	1,794
Different county		175	115
Different state		70	199
Lived abroad		-	31
DISABILITY OF CIVILIAN NONINSTITUTIONALIZED PERSONS			
Persons 16 to 64 years			4,757
With a mobility or self-care limitation			91
With a mobility limitation			52
With a self-care limitation			55
With a work disability			218
In labor force			127
Prevented from working			82
Persons 65 years and over			833
With a mobility or self-care limitation			108
With a mobility limitation			65
With a self-care limitation			70
CHILDREN EVER BORN PER 1,000 WOMEN			
Women 15 to 24 years			124
Women 25 to 34 years			1,202
Women 35 to 44 years			2,083
VETERAN STATUS			
Civilian veterans 16 years and over			1,001
65 years and over			262
NATIVITY AND PLACE OF BIRTH			
Total population			7,416
Native population			7,209
Percent born in state of residence			90.4
Foreign-born population			207
Entered the U.S. 1980 to 1990			0
LANGUAGE SPOKEN AT HOME			
Persons 5 years and over			6,881
Speak a language other than English			318
Do not speak English "very well"			103
Speak Spanish			77
Do not speak English "very well"			43
Speak Asian or Pacific Island language			0
Do not speak English "very well"			0

ANCESTRY			
Total ancestries reported			10,247
Arab			7
Austrian			11
Belgian			19
Canadian			38
Czech			7
Danish			0
Dutch			102
English			1,139
Finnish			0
French (except Basque)			319
French Canadian			30
German			3,949
Greek			8
Hungarian			127
Irish			1,282
Italian			938
Lithuanian			0
Norwegian			21
Polish			1,314
Portuguese			0
Romanian			0
Russian			16
Scotch-Irish			156
Scottish			194
Slovak			13
Subsaharan African			0
Swedish			112
Swiss			28
Ukrainian			78
United States or American			96
Welsh			86
West Indian (excluding Hispanic origin groups)			0
Yugoslavian			0
Other ancestries			157
(X) Not applicable			

		1980	1990
Total housing units		2407	2,650
YEAR STRUCTURE BUILT			
1989 to March 1990			59
1985 to 1988			83
1980 to 1984			66
1970 to 1979			312
1960 to 1969			426
1950 to 1959			592
1940 to 1949			239
1939 or earlier			873

BEDROOMS			
No bedroom			10
1 bedroom			179
2 bedrooms			426
3 bedrooms			1,312
4 bedrooms			599
5 or more bedrooms			124
SELECTED CHARACTERISTICS			
Lacking complete plumbing facilities		31	7
Lacking complete kitchen facilities			22
Condominium housing units			0
SOURCE OF WATER			
Public system or private company			1,664
Individual drilled well			650
Individual dug well			301
Some other source			35
SEWAGE DISPOSAL			
Public sewer			1,243
Septic tank or cesspool			1,397
Other means			10
Occupied housing units		2284	2,526
HOUSE HEATING FUEL			
Utility gas			1,958
Bottled, tank, or LP gas			21
Electricity			118
Fuel oil, kerosene, etc.			328
Coal or coke			0
Wood			93
Solar energy			0
Other fuel			8
No fuel used			0
YEAR HOUSEHOLDER MOVED INTO UNIT			
1989 to March 1990			238
1985 to 1988			543
1980 to 1984			327
1970 to 1979			530
1960 to 1969			455
1959 or earlier			433
TELEPHONE			
No telephone in unit			34
VEHICLES AVAILABLE			
None			133
1			654
2			1,226
3 or more			513

MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS			
Specified owner-occupied housing units			1,635
With a mortgage			949
Less than \$300			10
\$300 to \$499			194
\$500 to \$699			334
\$700 to \$999			301
\$1,000 to \$1,499			77
\$1,500 to \$1,999			33
\$2,000 or more			0
Median (dollars)			656
Not mortgaged			686
Less than \$100			0
\$100 to 199			90
\$200 to \$299			344
\$300 to \$399			193
\$400 or more			59
Median (dollars)			277
Specified renter-occupied housing units			311
Less than 20 percent			104
20 to 24 percent			33
25 to 29 percent			28
30 to 34 percent			15
35 percent or more			105
Not computed			26

SECTION 2

INCOME AND EMPLOYMENT DATA

Statistics gathered from the US Decennial Census 1970 -1990.

The methods used by the US Bureau of the Census between 1970, 1980 and 1990 to categorize and classify employment in the Standard Industrial Classifications and types of Occupations causes several inconsistencies. Carefully examine all data lines before citation.

INCOME IN 1989	1969	1979	1989
Households		2285	2,522
Less than \$5,000		134	59
\$5,000 to \$9,999		208	186
\$10,000 to \$14,999		317	165
\$15,000 to \$24,999		841	325
\$25,000 to \$34,999		468	524
\$35,000 to \$49,999		214	569
\$50,000 to \$74,999		103	461
\$75,000 to \$99,999	-		163
\$100,000 to \$149,999	-		52
\$150,000 or more	-		18
Median household income(dollars)		\$ 20,858	\$ 35,040
Family households		\$ 22,351	\$ 2,039
Less than \$5,000	-		22
\$5,000 to \$9,999			62
\$10,000 to \$14,999			78
\$15,000 to \$24,999			236
\$25,000 to \$34,999			485
\$35,000 to \$49,999			523
\$50,000 to \$74,999			418
\$75,000 to \$99,999			150
\$100,000 to \$149,999			47
\$150,000 or more			18
Median family income (dollars)		22,351	37,868
Nonfamily households			483
Less than \$5,000			37
\$5,000 to \$9,999			124
\$10,000 to \$14,999			87

\$15,000 to \$24,999			95
\$25,000 to \$34,999			47
\$35,000 to \$49,999			47
\$50,000 to \$74,999			28
\$75,000 to \$99,999			13
\$100,000 to \$149,999			5
\$150,000 or more			0
Median nonfamily household income (dollars)			\$ 14,097
Per capita income (dollars)		\$ 7,138	\$ 13,465
INCOME TYPE IN 1989			
Households			2,522
With wage and salary income			1,982
With nonfarm self-employment income			324
With farm self-employment income			74
With Interest, Dividend, or Net Rental Income			1,291
With Social Security income		582	676
With public assistance income		63	99
With retirement income			448
POVERTY STATUS IN 1989			
Persons for whom poverty status is determined		7194	7,267
Below poverty level		227	434
Persons 18 years and over	-		5,341
Below poverty level	-		286
Persons 65 years and over	-		833
Below poverty level		41	68
Related children under 18 years			1,920
Below poverty level		53	148
Related children under 5 years	-		527
Below poverty level		2	39
Related children 5 to 17 years	-		1,393
Below poverty level		51	109
Unrelated individuals		415	586
Below poverty level			121
Families		1959	2,039
Below poverty level		51	92
With related children under 18 years		72	985
Below poverty level		22	60
With related children under 5 years			430
Below poverty level			34
Female householder, no husband present		139	114
Below poverty level		15	24
With related children under 18 years			60
Below poverty level			24
With related children under 5 years			20
Below poverty level			14

(X) Not applicable

LABOR FORCE STATUS		1980	1990
Persons 16 years and over		5383	5,731
In labor force		3151	3,691
Civilian labor force		3151	3,691
Employed		2905	3,511
Unemployed		246	180
Armed Forces			0
Not in labor force			2,040
Males 16 years and over			2,818
In labor force			2,149
Civilian labor force			2,149
Employed			2,061
Unemployed			88
Armed Forces			0
Not in labor force			669
Females 16 years and over		2735	2,913
In labor force		1099	1,542
Civilian labor force		1099	1,542
Employed		1074	1,450
Unemployed		25	92
Armed Forces			0
Not in labor force		1636	1,371
Females 16 years and over		2735	2,913
With own children under 6 years			444
With own children 6 to 17 years only			471
Own children under 6 years in families and subfamilies			623
All parents present in household in labor force			366
Own children 6 to 17 years in families and subfamilies			1,297
All parents present in household in labor force			831
Persons 16 to 19 years			390
Not enrolled in school and not high school graduate			15

Employed or in Armed Forces			15
Unemployed			0
Not in labor force			0
COMMUTING TO WORK			
Workers 16 years and over		2847	3,416
Drove alone		2063	2,691
In carpools		545	408
Using public transportation		6	26
Using other means		29	41
Walked or worked at home		125	250
OCCUPATION			
Employed persons 16 years and over		2905	3,511
Executive, administrative, and managerial occupations		165	313
Administrative support occupations, including clerical		322	447
Sales occupations		275	393
Technicians and related support occupations		56	144
Service occupations, except protective and household		286	363
Farming, forestry, and fishing occupations		151	208
Protective service occupations		26	48
Private household occupations		0	0
Professional specialty occupations		460	446
Transportation and material moving occupations		246	227
Handlers, equipment cleaners, helpers, and laborers		151	128
Precision production, craft, and repair occupations		599	563
Machine operators, assemblers, and inspectors		333	231
INDUSTRY		1980	1990
Employed persons 16 years and over		2905	3,511
Health services		144	326
Construction		170	333
Other professional and related services		75	158
Finance, insurance, and real estate		106	185
Communications and other public utilities		110	184
Agriculture, forestry, and fisheries		166	238
Business and repair services		61	125
Educational services		230	290
Entertainment and recreation services		97	126
Transportation		177	201
Public administration		105	124
Mining		13	0
Wholesale trade		197	167
Retail trade		543	494
Manufacturing, durable goods		532	372
Manufacturing, nondurable goods		711	188
	Establishments 1995	SIC	135
Health services		80	7

Construction		15 thru 17	29	
Other professional and related services		81,83,86-89	18	
Finance, insurance, and real estate		60 thru 67	6	
Communications and other public utilities		43-49	2	
Agriculture, forestry, and fisheries		1 thru 9	3	
Business and repair services		73, 75,76	5	
Educational services		82	2	
Transportation		40 thru 42	6	
Public administration		91 thru 97 -		
Mining		10 thru 14	1	
Wholesale trade		50,51	9	
Retail trade		52,59	24	
Manufacturing, durable goods		22 thru 27, 29 thru 39	9	
Manufacturing, nondurable goods		20,21,28	1	
Personal services		72	3	
Entertainment and recreation services		78,79,84	5	
CLASS OF WORKER				
Employed persons 16 years and over			2905	3,511
Private wage and salary workers			2232	2,690
Government workers				527
Local government workers			296	261
State government workers			122	219
Federal government workers			36	47
Self-employed workers			206	279
Unpaid family workers			13	15

SECTION 3

BUILDING PERMIT DATA

Statistics gathered from the Town of Eden Building Department Annual Reports 1988-1998. Blank fields are due to changes in the classification of actions that have occurred over the last decade.

Action	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Residential: New Dwelling Units	55	-	-	-	-	-	-	-	-	-	-
Single Residential Dwellings	-	50	54	42	33	33	30	22	16	21	21
Double Residential Dwellings	-	1	-	-	-	-	1	-	-	-	-
Addition/ Single Residential Dwelling	-	-	-	-	-	-	-	-	16	14	11
Additions and Accessory Buildings	82	66	120	100	69	26	28	24	-	-	2
Alternations/ Residential	-	-	-	-	-	-	-	-	6	5	7
Garages	-	-	-	-	23	14	15	15	6	16	10
Sheds	-	-	-	-	18	18	15	22	16	18	16
Decks	-	-	-	-	13	23	22	22	29	18	20
Swimming Pools	13	11	14	18	17	11	22	19	23	10	14
Fireplaces/ Solid Fuel Burning	6	8	5	6	3	3	9	-	-	-	-
Fences	11	8	10	8	14	16	17	11	11	16	13
Barns	-	-	-	-	7	6	9	6	8	4	8
Alterations/ Business	-	-	-	-	-	-	-	-	5	3	2
Extend Storage Building	-	-	-	-	-	-	-	-	1	-	-
Conversion	-	-	-	-	-	-	-	-	1	-	-
Commercial	4	11	15	10	2	3	1	2	2	-	1
Demolition	5	5	5	6	6	12	1	2	5	5	9
Other/ Miscellaneous	-	3	4	6	9	12	29	21	26	22	33
	176	163	227	196	214	177	199	166	171	152	167

SECTION 4

HISTORIC RESOURCES

There are no sites in the Town of Eden on the National Register of Historic Places. There are however buildings and sites on the New York State Register whose status is either listed, proposed to be listed, or simply noted to exist but not proposed to be listed. These Historic Sites include the following:

1. Eden Mills Historic District (1870) Bley Road
2. Eden Valley (Croop's) Mill (c.1875) 3124 Bley Road
3. Clarksburg Country Club mill and bridge (1820) 9755 Clarksburg Road

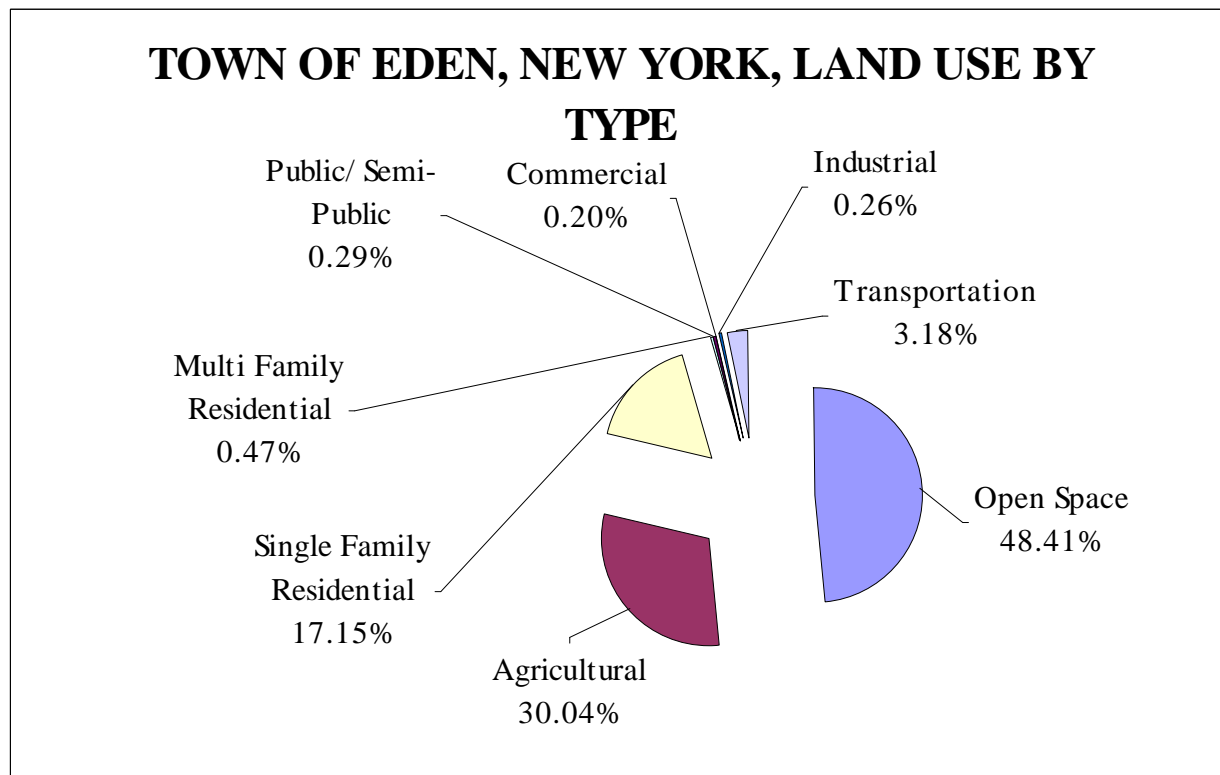
The following buildings and sites are among the survey listings of the State Historic Preservation Office or are not included. These sites are also considered locally and architecturally significant:

1. Asa Warren House (c. 1820) 8639 South Main Street
2. Godfrey Metz House (c. 1835) 2753 West Church Street
3. Henry Homestead (c.1860) 7884 Sisson Highway
4. Coach Stop Inn (late 1840's) 8558 North Main Street
5. St. Mary's Roman Catholic Church (1851) 8175 East Eden Road
6. Daniel Schweickhardt Home (1864) 3525 Hardt Road
7. Hill's Corners (1811) Corner of Main Street and East Church Street

SECTION 5

LAND USE DATA

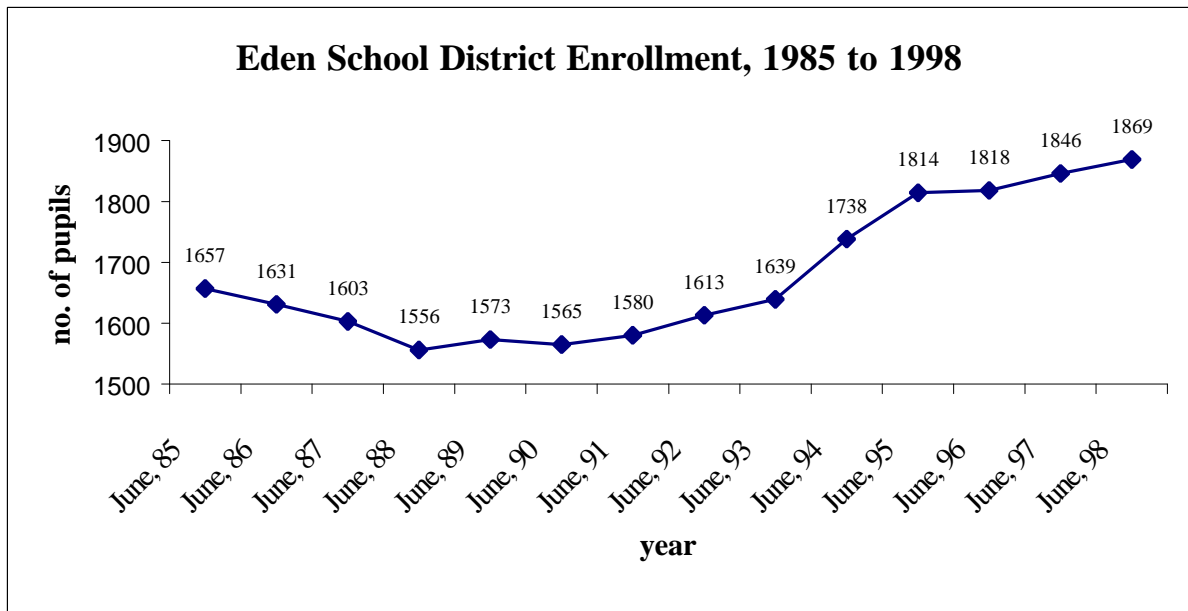
The following data was obtained from the land use survey by the Eden Master Planing Committee conducted in 1995 and amended with data derived from the Open Space Index conducted in 1997 by the Eden Conservation Advisory Board.



SECTION 6

SCHOOL ENROLLMENT

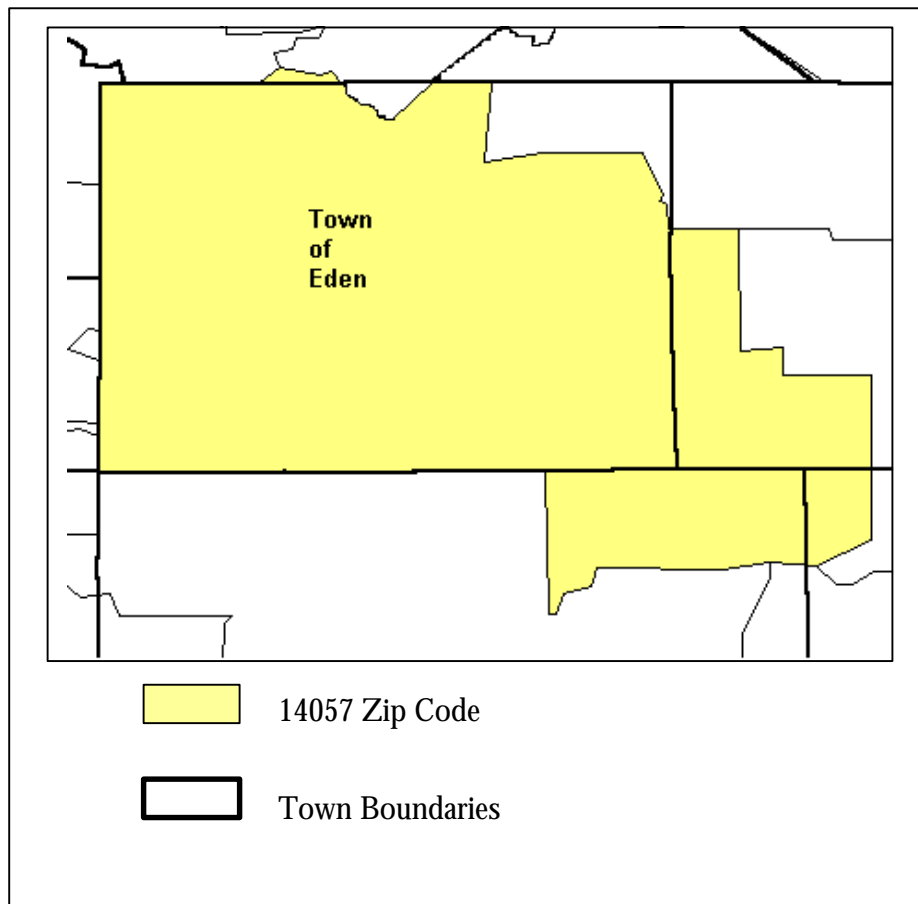
The Town of Eden is served by the Eden Central School District. This district also serves a portion of the Towns of Evans, Boston and North Collins. A very small portion of the Town is within the Hamburg School District, and a second very small portion of the Town is in the North Collins School District. The figures provided below were collected in the summer of 1999 from the Eden School District.



SECTION 7

AGRICULTURAL PRODUCTION

The US Department of Agriculture, Agriculture Statistics Service administers a survey to farms of all types every five years. The most recent data collected is for 1997. The data is compiled at the State, County, and zip code level only however. This is problematic for several reasons. First, though the Town of Eden is mostly served by the 14057 zip code, several areas of the Town are within other zip codes. Second, the 14057 zip code also covers a significant land area to the south east of the Town of Eden, and third, the census data is compiled by the origin of the survey, not the location of the farm. The data presented should be used with caution considering these inconsistencies.



	Total farms	Farms 1 to 49 acres	Farms 50 to 999 acres	Farms 1,000 acres or more	Market Value of products sold < \$10,000	Market Value of products sold \$10,000 - \$99,999	Market Value of products sold > \$100,000
1987	99	32	65	2	48	22	29
1992	90	28	60	2	44	24	22
	-9	-4	-5	0	-4	2	-7

The total farms are those farms reported in the 14057 Zip Code.

The Market Value of Products Sold represents the gross market value before taxes and production expenses of all agricultural products sold or removed from the place regardless of who received payment.