Appendix C

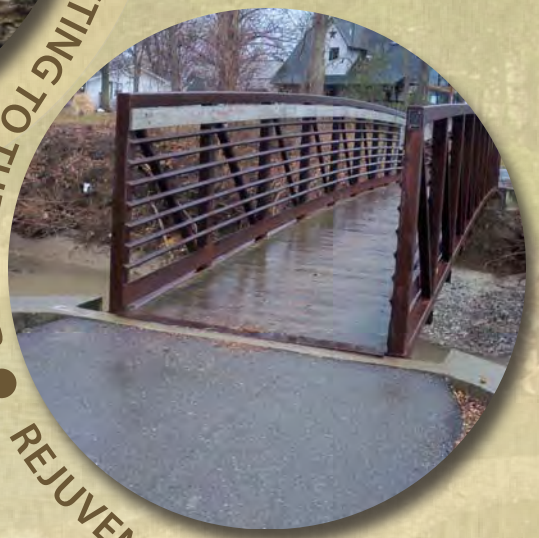
Lake Erie Beach Neighborhood Revitalization Strategy – Neighborhood Action Plan

THE TOWN OF EVANS, NY

LAKE ERIE BEACH

NEIGHBORHOOD REVITALIZATION STRATEGY

REVITALIZING THE NEIGHBORHOOD • RECONNECTING TO THE WATER • REJUVENATING THE POPULATION



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LAKE ERIE BEACH

NEIGHBORHOOD REVITALIZATION STRATEGY

EXECUTIVE SUMMARY

TOWN of EVANS
1821
ERIE COUNTY, N.Y.

Overview

"Such Roads, O Such Roads"

– Evans Resident, Joseph Bennett, on the poor condition of infrastructure in Erie County, early 1800s

Lake Erie Beach is a beautiful waterfront community, comprised of picturesque lakefront views, mid-twentieth century vacation cottage housing and small, local businesses dotting the landscape. The unique location of the neighborhood along the shores of its namesake coupled with a leisure-like atmosphere provides occasion for a one-of-a-kind place to live, work and enjoy.

The Town of Evans has commissioned the Lake Erie Beach Neighborhood Revitalization Strategy in an effort to take advantage of the tremendous opportunities that the neighborhood presents. The Strategy aims to capitalize upon the many waterfront and natural assets that surround a traditionally cottage community to create a sustainable neighborhood centered around a multi-modal, recreation-based transportation network. A path for community mobilization is designed to set forth opportunities for the residents of Lake Erie Beach to become involved in their own neighborhood and have a direct stake in its future. The strategy identifies specific means by which local residents can become empowered, working together to serve as the driving force for change. These efforts will be complementary to a series of key project recommendations defined for local governments implement to enhance the overall conditions of the neighborhood.

1.1 *A Tool for the Neighborhood*

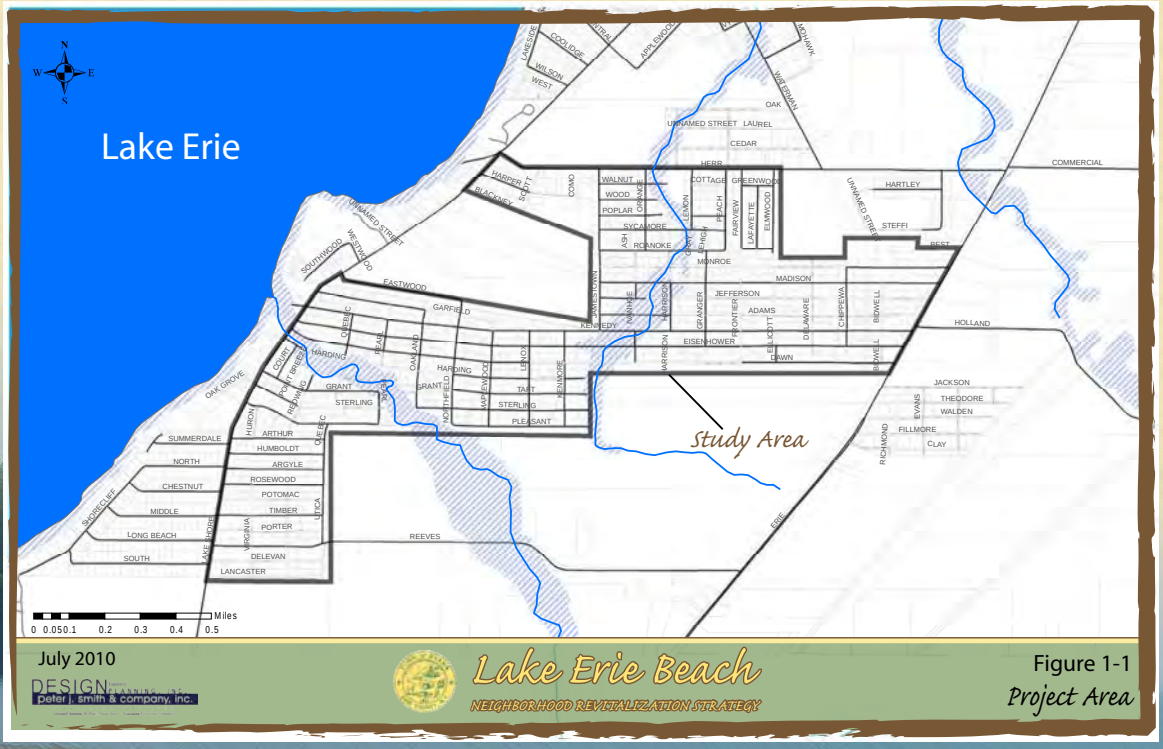
The Neighborhood Revitalization Strategy is designed to function as a tool to facilitate progress in Lake Erie Beach. Recommendations within the strategy have been specifically identified with the understanding that public funding sources are often difficult to obtain and the necessity for local initiatives to have realistic and implementable outcomes. The intention of the Strategy document is to be used as a framework for grant funding applications, prioritizing projects, financial requirements and providing potential funders with an overall vision in which their efforts will serve as an integral piece of the puzzle. The document also gives guidance to local residents and business owners who choose to take a greater stake in the future of Lake Erie Beach. It identifies opportunities for the public to work together and have a significant impact upon their own quality of life.

Project Boundary

1.2 *Project Boundary Definition*

Lake Erie Beach is the southwestern most neighborhood in the Town of Evans. As its namesake suggests, it borders along the shores of Lake Erie and extends east to Route 5. Lake Erie Beach neighbors Grandview Bay to the north and stretches south to Evangola State Park.

This document aims to provide a strategic revitalization plan for all of Lake Erie Beach, with recommendations established for the entire neighborhood. In addition to the neighborhood-wide project area, a smaller study boundary has also been defined according to an established set of criteria. This study area is bound by Herr Road to the North, Route 5 to the east, Old Lake Shore Road to the West and Reeves Road, Utica Street and Lancaster Avenue to the south. This boundary includes census tract 155.02, block groups three and four, which meet income requirements to qualify for both the Revitalization Strategy project funding, in addition to potential future grant funding for Lake Erie Beach. Supplementing the block groups, the boundary also includes the residential streets bound by Utica Street, Lancaster Avenue, Old Lake Shore Road and West Pleasant Avenue based upon these areas having similar socio-demographic qualities to the block groups as well as similar housing vacancy and roadway infrastructure challenges. While the recommendations in this strategy are made for the entire Lake Erie Beach Neighborhood, many opportunities for funding will be based upon the qualifications of the study area boundary. Figure 1-1, below identifies the project area of Lake Erie Beach, including the smaller study area boundary.



1.3 *Core Project Recommendations*

Adoption of the Neighborhood Revitalization Strategy by the Town of Evans is a commitment to a more prosperous future for Lake Erie Beach. Following are the priority action items to achieve that goal:

- Create a *Complete Circulation Network* according to the Transportation and Infrastructure Plan
    - Priority Road Upgrades include Multi-modal Greenway Streetscapes along the major thoroughfares of Kennedy Avenue, Eisenhower Avenue, Jamestown Street and Fairview/Frontier Avenue, incorporating shared bicycle and pedestrian paths as well as improved lighting for safe travel.
    - Development of the Multi-Purpose trail network with the completion of the Town of Evans Bicycle path along Old Lake Shore Road and Creek-way Trail Spurs along Muddy Creek and Fern Brook

- Establish a *Lake Erie Beach Local Development Corporation* ***(LEB LDC)*** as the central community mobilization engine, providing residents the opportunity to take ownership and have an impact upon their own community. Within scope of the LEB LDC should include:
    - Develop and manage the Lake Erie Beach Marketplace and Visitor's Center – a commercial retail incubation facility in the Neighborhood Center District
    - Establish and manage a Lake Erie Beach Farmer's Market
    - Neighborhood event planning – concerts, clean-ups, children's activities
    - Grant funding procurement

- Introduce a *new model for residential construction* and rehabilitation
    - Based on a modern interpretation of the traditional cottage residence, new housing development in Lake Erie Beach should respect the scale, style and density of the local built environment.

- Employ *Innovative Housing Stabilization Strategies*
    - Home rehab tax abatements
    - Rehabilitation Grants
    - Code enforcement
    - Storm water management

- Develop a *resident-defined "resort" neighborhood* by encouraging new growth in restaurants, bed & breakfasts and specialty retail

Lake Erie Beach Park is among Evans' most picturesque landscapes

Typical cottage-style housing in Lake Erie Beach

Infrastructure improvements will function as the backbone for the revitalization of Lake Erie Beach

Vision

The Lake Erie Beach neighborhood can become a vibrant, year-round waterfront community with a family atmosphere. By enhancing our housing stock, infrastructure, recreational facilities, commercial vibrancy and natural resources, the neighborhood will evolve into a great place to raise a family, operate a business, vacation or retire. The future of Lake Erie Beach will include a high quality of life for permanent residents, seasonal homeowners and visitors.

Goals & Objectives

The goals and objectives further the vision of Lake Erie Beach. They serve as a guide for the Neighborhood Revitalization Strategy and articulate what the neighborhood ultimately intends to achieve over the coming years. The goals and objectives are the standard against which the accomplishments of the Plan are measured. They are realistic and attainable and are flexible enough to accommodate changes in the forces that might influence how the vision is achieved and how the Strategy is implemented.

The Neighborhood Revitalization Strategy details goals and objectives for seven elements of the community, these elements include: Housing, Circulation, Infrastructure & Utilities, Land Use, Waterfront & Access, Recreation and Business & Tourism

Housing Goal

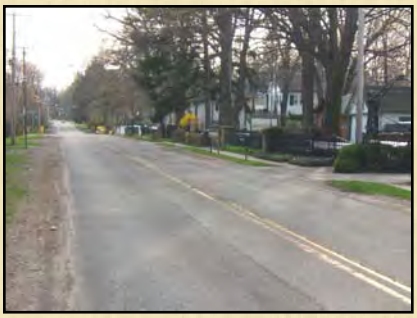
Develop a high quality housing stock consisting of rehabilitated properties, new construction, planned development and mixed use, with a focus upon accommodating permanent residents in addition to seasonal tourists.

Objectives

- Identify potential funding sources for housing rehabilitation that can be appropriated on a town-wide basis and/or by individual residents.
- Make known and available opportunities for existing residents to purchase vacant and/or publicly owned properties adjacent to their current homes.
- Formulate strategies to eliminate structures presently located on problematic sites limited by access or vulnerable to environmental impacts such as flooding or erosion.
- Increase housing diversity by encouraging new residential development in a variety of sizes to satisfy target markets. These developments could include single-family homes, patio homes, and/or mixed-use development where appropriate.
- Ensure that housing codes are enforced consistently throughout the neighborhood.
- Explore the potential for the development of Planned Unit Developments (PUDs) which include a master plan for residences, commercial space, transportation and recreation, focusing upon integration with the rest of the Lake Erie Beach community.
- Establish both perception and reality of a safe Lake Erie Beach community.
- Develop a maintenance strategy to ensure that neighborhood housing lots are clean and well maintained.

Circulation Goal

Create a complete circulation system that provides functional and safe access to all neighborhood homes, public connections with the water and recreation areas, and integrates into a multi-modal system that accommodates vehicles, pedestrians and bicycles.



Objectives

- Prioritize neighborhood roadways for redevelopment based upon present condition, importance to the circulation system and potential for neighborhood stabilization.
- Identify underdeveloped and unnecessary neighborhood roadways to be abandoned by the Town.
- Provide location for the development of a multi-use trail along Lakeshore Road, extending from the Evans Town Park, through the Lake Erie Beach Neighborhood, to Evangola State Park.
- Develop a pedestrian network that incorporates multi-use paths, trails and sidewalks, designed to best connect the neighborhood to community amenities and the water.
- Create waterfront public access points, improving permeability between the neighborhood and its greatest asset, Lake Erie.
- Ensure that pedestrian infrastructure and important public spaces have ample and appropriate lighting.

Infrastructure & Utilities Goal

Develop an infrastructure and utility system that meets present day standards and is in locations prioritized for development.

Objectives

- Improve all water lines in the Lake Erie Beach Neighborhood to a six inch diameter standard according to right of ways identified as improved or to be improved in the Circulation Network Improvements Plan.
- Maintain and improve sanitary sewer system to minimum 8” diameter standards throughout the neighborhood according to right of ways identified as improved or to be improved in the Transportation & Infrastructure Plan.
- Utilize storm water management techniques to reduce flooding within the Lake Erie Beach Neighborhood.
- Ensure that all new development is adequately serviced by water and sewer infrastructure.
- Ensure storm water management is considered for all new construction to reduce or eliminate storm water runoff impacts upon existing development.

Recreation Goal

Enhance recreational opportunities, both on land and in the water, for residents and visitors.

Objectives

- Enhance access between neighborhood residents and public recreation facilities and amenities.
- Provide a variety of recreational opportunities available to both permanent residents and visitors.
- Continue the development of a Town-wide multi-use trail system that provides for both recreational opportunities and the establishment of a commuter route connecting local population centers, businesses and major public amenities.
- Enhance the neighborhood's relationships and connection with Evangola State Park.
- Expand summertime programming for local youth.
- Provide separation between recreational uses and alcohol-related establishments.

Waterfront & Access Goal

Maximize access to the water and public beaches for the enjoyment of residents and visitors, alike.

Objectives

- Strike a balance between public and private waterfront use, ensuring that activities of seasonal visitors do not infringe upon the shoreline quality of life.
- Make better use of Lake Erie Beach Park by providing community programming for local residents and to serve as a draw for daily visitors.
- Maximize public space and provide multiple points of access along the water.

Land Use Goal

Encourage the development of a primarily residential community with accommodations for commercial development along major thoroughfares that meets the needs of both year round residents and seasonal visitors.

Objectives

- Organize land use in the Lake Erie Beach community in a manner that supports residential and commercial development.
- Identify opportunities for adjacent residential parcels to be combined into a single property.
- Identify parcels for potential rezoning into land uses that foster the development of a neighborhood commercial core, fitting to the character and scale of Lake Erie Beach.
- Maintain and enhance natural features, including the neighborhood's tree canopy.

Business Development & Tourism Goal

Provide business and commercial development opportunities that foster the growth of locally-owned retail, food service and hospitality establishments that employ and serve local residents as well as seasonal visitors.

Objectives

- Ensure that the location, style and scale of commercial and mixed use properties are in keeping with the existing character of Lake Erie Beach.
- Expand opportunities for residents of Lake Erie Beach to be employed locally within their own community.
- Explore opportunities to develop businesses integral to a waterfront community including small hotels, inns, bed & breakfasts, sit-down restaurants and unique retail.
- Identify locations for appropriate visitor accommodations, such as Bed and Breakfasts.
- Ensure that the activities of seasonal and daily visitors do not produce detrimental impacts upon the quality of life in Lake Erie Beach.

1.5 *Planning Principles*

The Neighborhood Action Plan for Lake Erie Beach is based on a series of key planning principles. The principles support the vision articulated and align with the Town's objectives for revitalizing the neighborhood. The principles draw from opportunities identified throughout the study process and are consistent with successful waterfront neighborhoods. They have guided the physical organization of Lake Erie Beach as illustrated in the Opportunities Plan and renderings contained within this document. It is important to note they are not ranked in terms of priority or importance. Rather, principles should be considered collectively when pursuing revitalization initiatives

Focus Growth

Based on the vision, goals and objectives, focus new growth within and complementary to the existing residential and commercial neighborhoods.

Protect Natural Features

Protect natural features of the neighborhood in a manner that enhances environmental quality and integrate them into the development patterns to enhance their recreational value and the character of the community.

Encourage Redevelopment

Prioritize the redevelopment of existing vacant and dilapidated properties for new residential and commercial growth.

Enable Local Commercial Growth

Foster the development of traditional neighborhood commercial centers which provide the opportunity for the establishment and growth of local retail and service-oriented business to serve the Lake Erie Beach population and seasonal visitors.

Create an Integrated Circulation Network

Create a circulation network that enhances connectivity throughout the neighborhood and creates a multi-modal system of vehicular, bicycle and pedestrian circulation, linking the residential population with commercial nodes and the Lake Erie waterfront.

Preserve Community Character

Preserve the rural cottage atmosphere of Lake Erie Beach through the redevelopment of the existing building stock and the development of new residential and commercial structures that are of similar scale and style.

Immediate Success

1.6 *Immediate Success*

Even prior to its completion, the Lake Erie Beach Neighborhood Revitalization Strategy has already experienced significant success. Since the project began two major grant funding awards have been been obtained by the Town of Evans and Erie County, totaling more than $500,000 of direct investment into the neighborhood. This funding will be utilized to improve housing conditions throughout the neighborhood as well as provide strategic upgrades to the roadway network, according to the Transportation and Infrastructure Plan detailed in the Neighborhood Action Plan.

Housing Rehabilitation

The New York State Affordable Housing Corporation has awarded Erie County $180,000 in grant funding for housing rehabilitation. This money will be matched by an additional $120,000 in Community Development Block Grant (CDBG) funding already secured by the County. The total package, $300,000, will be split between Lake Erie Beach and another area within Erie County.

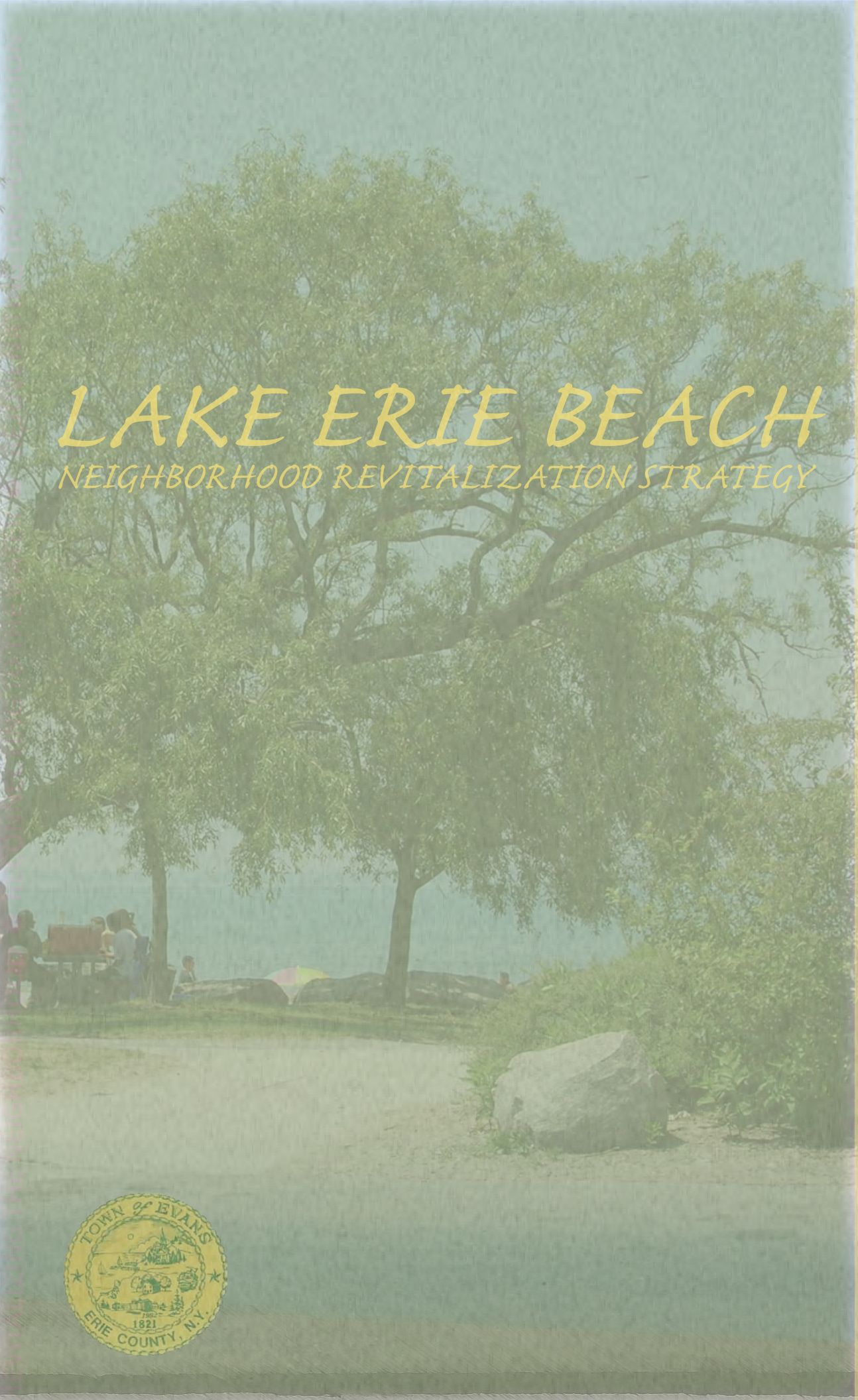
Funds from this award will be utilized solely for rehabilitation of the existing housing stock. Specific areas of focus include the following:

- Basic structural defects
- Foundational problems
- Mold re-mediation
- Elimination of lead-based paint hazards
- Handicap accessibility compliance
- Replacement of deficient water and septic systems

Research and narrative from a preliminary draft version of the Lake Erie Beach Neighborhood Revitalization Strategy was utilized in the application for these funds.

Transportation & Infrastructure Improvements

The 2010 Erie County Community Development Block Grant (CDBG) Action Plan has awarded $435,000 for the improvement of dirt roads in the Lake Erie Beach project area. This funding will be immediately applied towards fulfilling the prioirty improvement roads identified in the Transportation and Infrastructure Plan. Established as a priority east-west thoroughfare, Dawn Avenue will be cleared and paved from Lenox to Granger. One final block will be cleared and prepared for paving between Granger and Frontier, which can be expected to be completed when the next round of new funding allows.

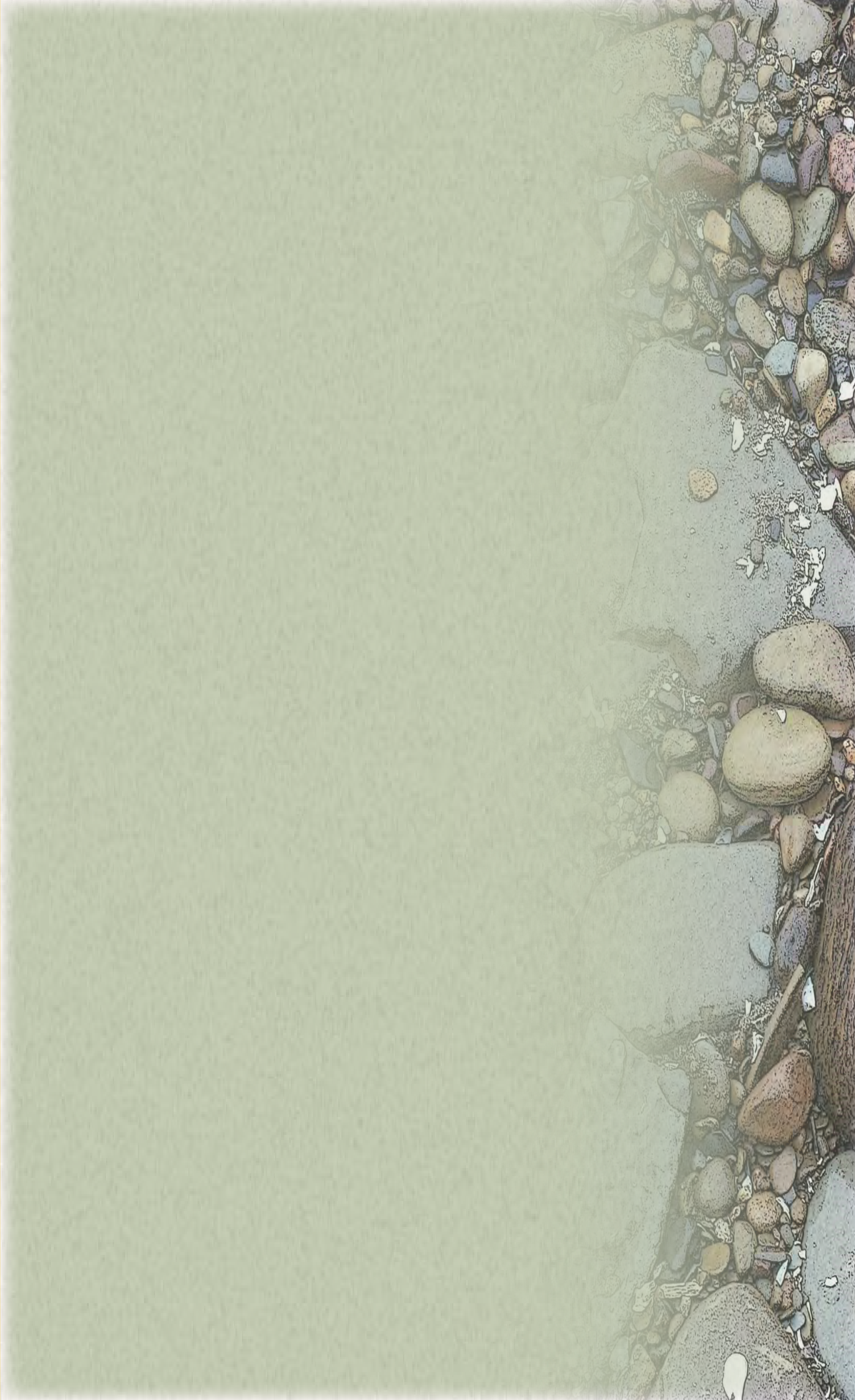


LAKE ERIE BEACH

NEIGHBORHOOD REVITALIZATION STRATEGY

NEIGHBORHOOD ACTION PLAN

TOWN of EVANS
1821
ERIE COUNTY, N.Y.



The Road to the Future

2.1 *The Future of Lake Erie Beach*

The Future of Lake Erie Beach, as defined in the Vision, Goals and Objectives is a flourishing, year round community with a quality housing stock, defined neighborhood centers supporting local business and a comprehensive, multi-modal circulation network. The following Opportunities Plan for the Neighborhood is a graphic representation of the potential physical reorganization of Lake Erie Beach. The concept for Lake Erie Beach has been developed to achieve a number of the objectives that town and local residents have identified for the neighborhood, including:

- enhancing residential livability
- preservation of the community's character
- improving access and circulation
- establishing new connectivity to the water
- accommodating new recreational opportunities
- strengthening local commercial centers
- increasing the safety and attractiveness of the roadways

The concept defines areas in which the infrastructure require upgrades as well as locations for new or rehabilitated residential and commercial development to accommodate future growth in a sustainable and organized fashion. **Figure 2-1** on page 17 is the Opportunities Plan.

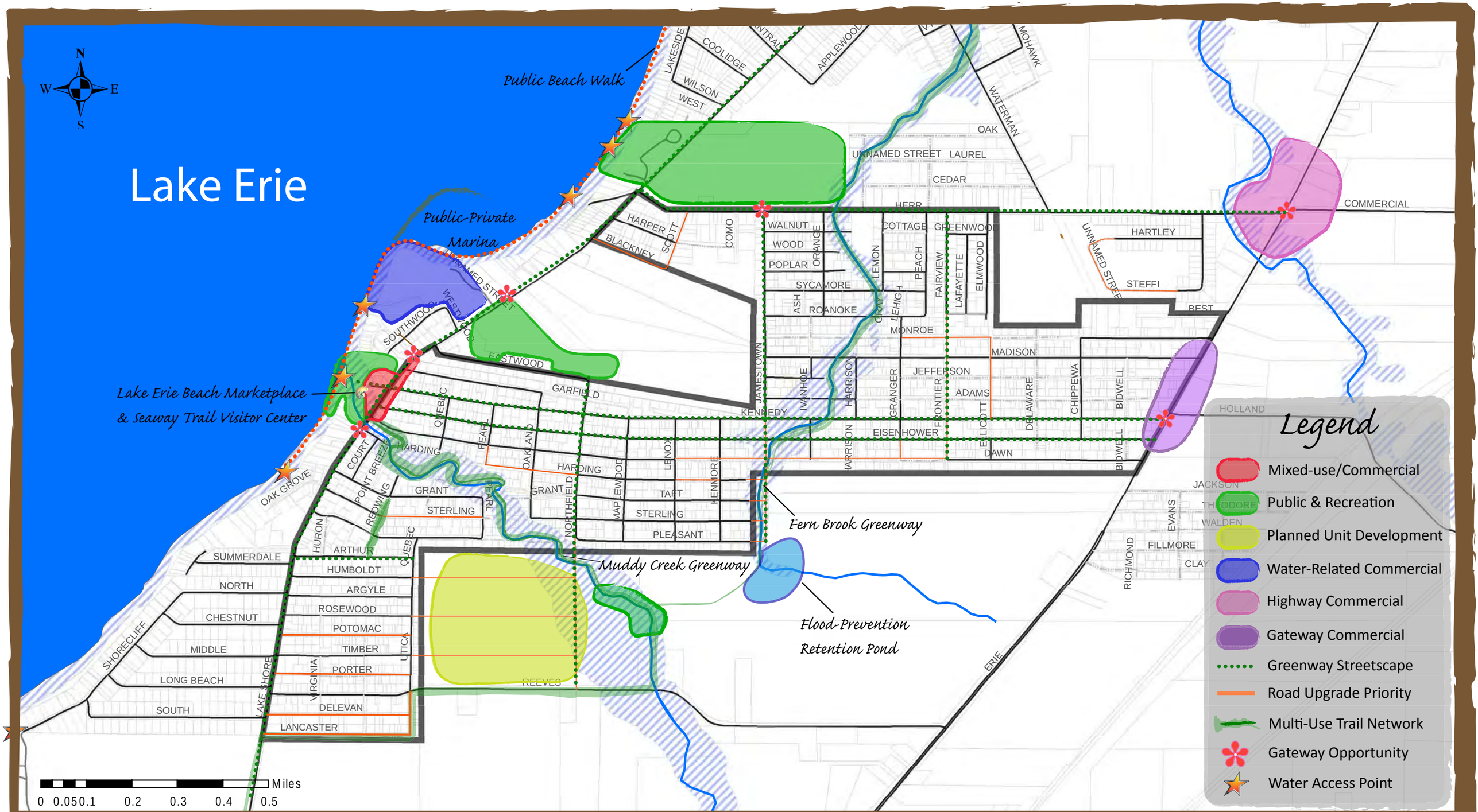
2.1.1 *Circulation*

The organizing principle of the Opportunities Plan is the development of a multi-modal neighborhood access and circulation system. The focus of this system is to provide integrated connectivity between the residential population, the neighborhood commercial core and major assets, especially Lake Erie.

Old Lake Shore Road features a reconstructed streetscape to function as the focal point of the neighborhood and provide a distinct character representative of a small-town beach-side community. Along each side of the road, 12-foot pedestrian walkways are proposed, including at least six feet of unobstructed right of way. The walkways will connect into the newly constructed sidewalks along Kennedy Avenue, to form a pedestrian-oriented neighborhood center. This promenade connects will connect into the Town of Evans Multi-Purpose Path, linking to the Evans Town Park to the north and Evangola State Park to the south. The promenade will be physically buffered from the traffic on Old Lake Shore Road with landscaping, street furniture and street trees. The road will be lit with period fixtures appropriate to the mid-twentieth century in which Lake Erie Beach was considered to be in its heyday.

The Opportunities Plan places a premium on establishing sufficient and safe access to beach-front amenities. Kennedy and Eisenhower streets could be upgraded to function as the primary east-west greenway streets, extending the length of the neighborhood from Old Lake Shore Road to Route 5. Upgrades would include separated shared bicycle and pedestrian paths as well as neighborhood lighting to allow for safe pedestrian access. The roads would also be marked for bicycle travel to make drivers more aware of bicycle traffic. Jamestown Street and Fairview/Frontier Avenue should be developed similarly as the North-South collectors. Diagrams for 40' and 50' greenway streetscapes are in **Figure 2-2** on page 18.

Photo-Simulation of Creekbed Multi-use Trail along Muddy Creek - peter j. smith & company



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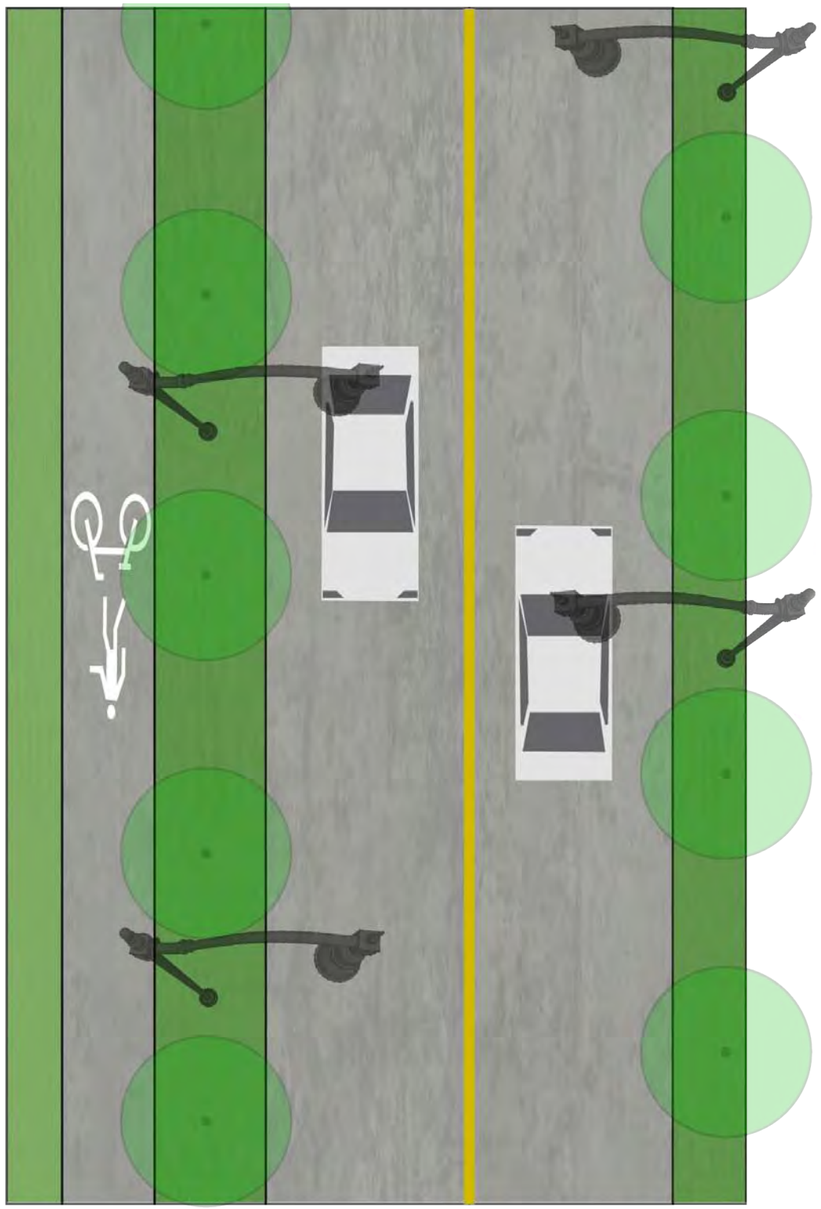
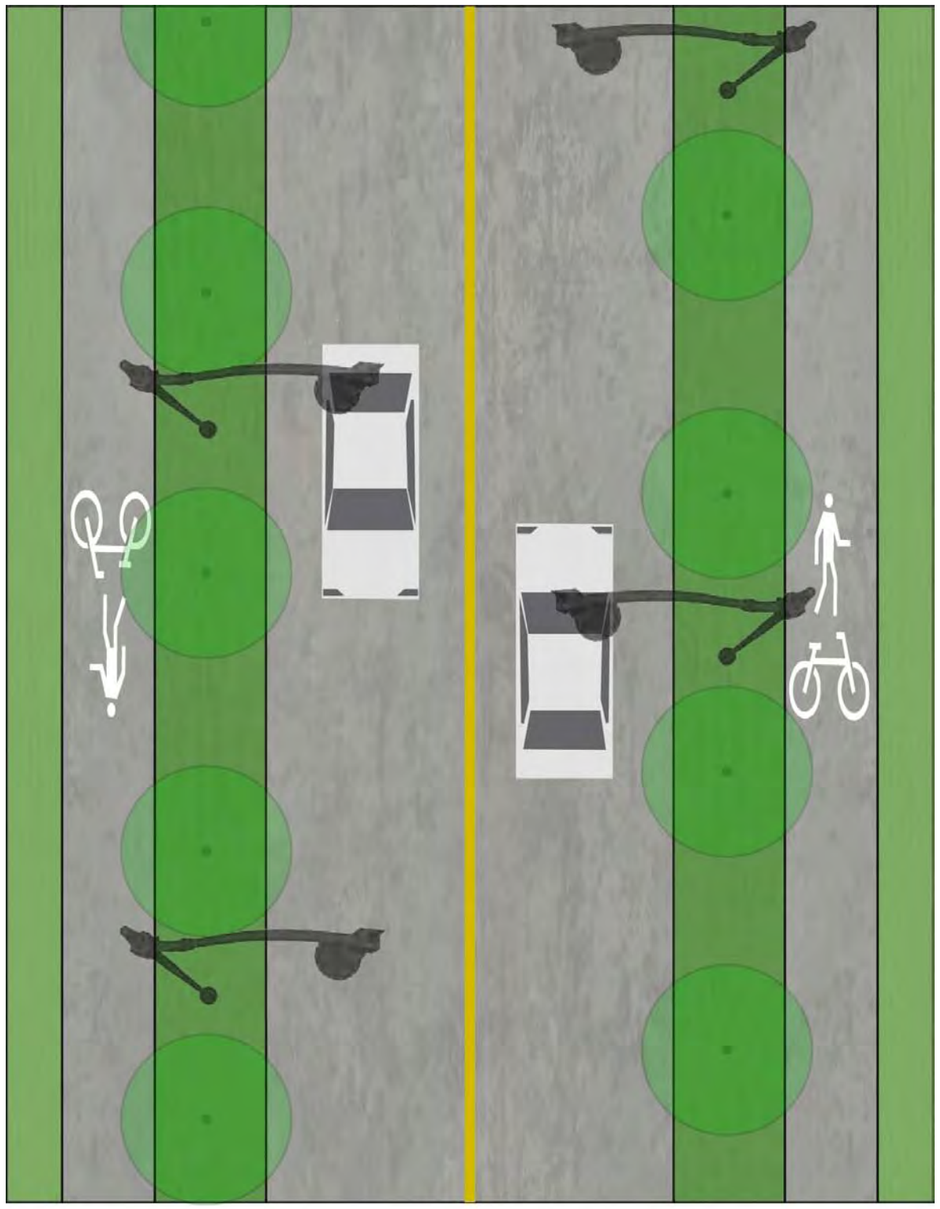
Lake Erie Beach

NEIGHBORHOOD REVITALIZATION STRATEGY

Figure 2-1

Opporunities Plan





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Lake Erie Beach

NEIGHBORHOOD REVITALIZATION STRATEGY

Figure 2-2

Greenway Streetscape Plans

Multi-use trails could be constructed along the two creek-ways that extend through the neighborhood. These trails would function as spurs off of the Lake Erie Beach section of the planned bicycle system and connect the amenities of Lake Erie Beach Park, Evans Town Park and Evangola State Park. Dilapidated and at-risk housing along the banks of Muddy Creek should be removed and replaced by small, minimally developed pocket parks with opportunities for fishing access. The objective is to establish continuous opportunity for recreation throughout the neighborhood, provide safe bicycle and pedestrian access to the Lake, establish new locations for fishing and reduce hazardous living conditions due to structural, infestation and mold conditions created by the creek floodplain.

Gateways would be established at each significant entrance point to the neighborhood along the major thoroughfares. These gateways would provide a new "front door" to Lake Erie Beach with representative signage and traffic calming elements to slow vehicles through the use of medians, raised crosswalks and changes in paved elements.

2.1.2 *Land use*

A local commercial core for the neighborhood centers around the intersection of Old Lake Shore Road and Kennedy Avenue. This district will extend along the east side of Old Lake Shore Road from Garfield to Dawn Avenue. These parcels will be improved as commercial and mixed use structures ranging from one to two stories, with commercial retail on the first floor and residential or accommodations on any floors above. The primary stimulating element of the commercial center would be the development of a Lake Erie Beach Marketplace and Visitor Center, featuring a mix of small scale retail and restaurant establishments, along with a Seaway Trail Visitor and Information Center. This publicly developed facility would function as a small business incubator, fueling the economic growth of the neighborhood's commercial core.

Photo-Simulation of Pedestrian-Oriented Neighborhood Commercial Center (Old Lake Shore Road & Kennedy Avenue) - peter j. smith & company

Sidewalks would be constructed throughout the district with prominent crosswalks at Garfield, Kennedy, Eisenhower and Dawn Avenues. Commercial and pedestrian development continues west across Old Lake Shore Road, Kennedy Avenue, and terminates at the entrance to Lake Erie Beach Park. Recreational land along the remainder of the west side of Old Lake Shore Road could be expanded and maintained to preserve Lake Erie vistas. Not only would this center provide for a concentrated pedestrian-friendly commercial core for the growth of small and local business, but would also allow for commercial development to occur in a manner that maintains the small-town beach-front atmosphere of Lake Erie Beach.

In addition to the redevelopment of existing residential and commercial cores of Lake Erie Beach, land has been designated for new physical growth. Highway commercial development should occur along Route 5, providing for larger scale business growth centering around intersections with local collectors, such as Herr Road and Kennedy Avenue. This will allow for the neighborhood to grow its local employment base without compromising the character of Lake Erie Beach. Planned unit development (PUD) has been identified for land located west of Utica Avenue, between Pleasant and Reeves. Anchored by the north-south collector of Northfield, the PUD would feature clustered residential development, with modern style cottages and planned recreational space that takes advantage of the wooded qualities of the site. The development would feature a continuation of the existing Lake Erie Beach street grid and would be centered around the recreational intersection of the creek-way trails, connecting Lake Erie Beach Park with the Evans Town Park and Evangola State Park.

Photo-Simulation of Rehabilitated Commercial Property in the Neighborhood Commercial Center - peter j. smith & company

2.1.3 *Recreational Amenities*

Complementing the recommended creek-way multi-use trails, recreational amenities throughout the neighborhood would be expanded with improved beach access along the Lake Erie shoreline. A publicly advertised beachwalk could be located along the entire navigable shore of Lake Erie, clearly indicating the shoreline as a publicly accessible entity. Lake Erie Beach Park would be expanded around the commercial core fronting Kennedy Avenue to connect to Old Lake Shore Road, and permanently preserve valuable waterfront views. The Town should explore the public and/or private development of a small marina facility that is open for use by all local residents; an opportunity presently exists in connection with the existing Point Breeze Resort. Finally, land surrounding the Anthony J. Schmidt Elementary School would be further developed for programmed recreation such as sports fields and tennis courts to serve the Lake Shore school district, with use provided additionally for Lake Erie Beach residents.

2.2 *Key Project Recommendations*

The Opportunities Plan presents the physical vision for the future of Lake Erie Beach. The following section outlines specific recommendations detailing the means by which that vision of a more vibrant Lake Erie Beach can be achieved.

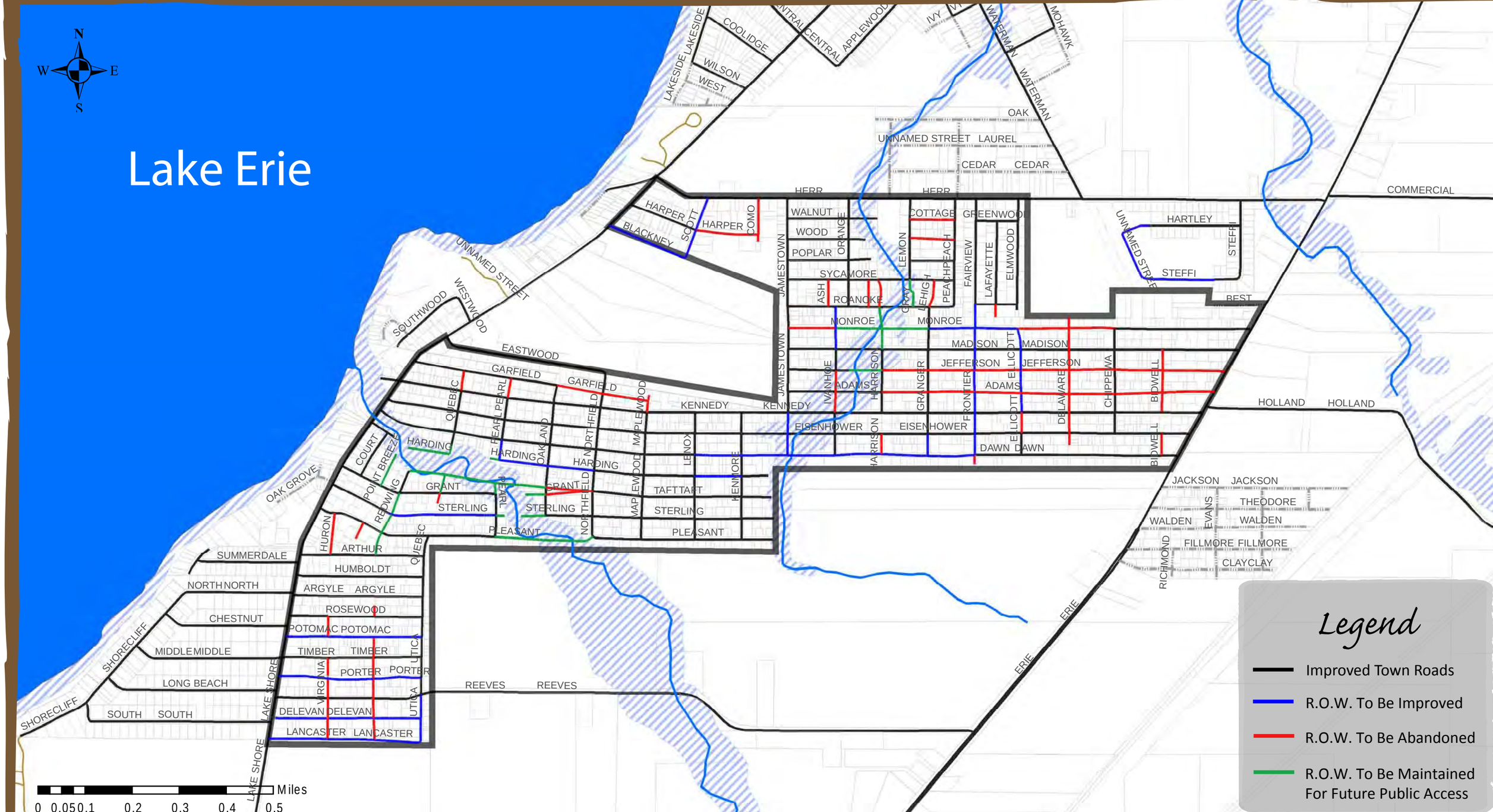
Complete the Multi-Modal Circulation Network

The establishment of a safe and functional circulation network is the most important implementation priority for the Lake Erie Beach neighborhood. The Town needs to ensure that residents as well as visitors to the neighborhood have connectivity throughout Lake Erie Beach, including public access to the water. The future transportation network will be a multi-modal system providing comprehensive access to pedestrians and bicyclists, in addition to automobiles. The central feature of the transportation improvement plan is the establishment of a grid system, in which the major thoroughfares are paved and improved as greenway streetscapes, with bicycle and pedestrian accommodations, traversing the entire neighborhood. Kennedy and Eisenhower Avenues will function as the primary east-west thoroughfares, with Jamestown Street and Fairview/Frontier Avenue will be developed as the north-south thoroughfares. Along the lengths of these roads with 50 foot right of ways, the streets will be redesigned to feature two 11 foot automobile lanes and two five foot shared bicycle and pedestrian paths on each side, with six foot buffers, between. This streetscape plan is detailed in **Figure 2-2** on page 18. Figure 2-3 on page 23 illustrates the Transportation and Infrastructure Plan. Figure 2-4 on the following page presents the final improved roadway network, according to recommendations.

Additional road improvements have been prioritized, completing the neighborhood circulation grid and ensuring residents have safe access and connectivity to primary grid thoroughfares. Additional Town right of ways connecting to Muddy Creek and Fern Brook have been identified for ongoing public ownership and maintenance, but not improvement in order to maintain access to these important environmental amenities as well as a portion of Red Wing Street from Grant to Arthur which may continue to be used as a neighborhood bicycle route. Table 2-1 identifies a phasing schedule for recommended roadway improvements.

Table 2-1 Road Improvement Phasing

Phase	Street	From	To	Length (feet)	Road Cost ($150/LF)	Waterline Cost ($80/LF)	Contingency, legal & admin. Costs (35%)	Total Cost (Road & Water)	Phase Total Cost
1	DAWN	Lenox	Granger	2747	Funded	Funded	N/A	N/A	Funded
	DELEVAN	Past Red Wing	Utica	754	Funded	Funded	N/A	N/A	
	HARDING	Pearl	Oakland	576	Funded	N/A	N/A	N/A	
	POTOMAC	Old Lake Shore	Utica	1605	Funded	N/A	N/A	N/A	
	UTICA	Reeves	Lancaster	558	Funded	N/A	N/A	N/A	
2	DAWN	Granger	Frontier	553	$82,950	$44,240	$22,295	$149,485	$857,728
	FAIRVIEW	Nashville	Monroe	277	$41,546	$22,158	$22,296	$86,001	
	FRONTIER	Monroe	Dawn	1502	$225,300	$120,160	$120,911	$466,371	
	JAMESTOWN	Kennedy	Dawn	502	$75,300	$40,160	$40,411	$155,871	
3	DELEVAN	Old Lake Shore	Past Red Wing	949	$142,350	$75,920	$76,395	$294,665	$895,713
	GRANGER	Eisenhower	Dawn	255	$38,212	$20,379	$20,507	$79,098	
	PORTER	Old Lake Shore	Utica	1681	$252,150	$134,480	$135,321	$521,951	
4	BLACKNEY	Old Lake Shore	Scott	970	$145,500	N/A	$50,925	$196,425	$760,540
	HARDING	Oakland	Northfield	1104	$165,600	N/A	$57,960	$223,560	
	HARDING	Lenox	Kenmore	554	$83,100	N/A	$29,085	$112,185	
	PEARL	Dawn	Harding	371	$55,613	N/A	$19,465	$75,078	
	SCOTT	Herr	Blackney	757	$113,550	N/A	$39,743	$153,293	
5	ELLICOTT	Monroe	Kennedy	990	$148,500	$79,200	$79,695	$307,395	
	IVANHOE	Roanoke	Madison	498	$74,700	$39,840	$40,089	$154,629	
	MONROE	Granger	Ellicott	1049	$157,350	$83,920	$84,445	$325,715	
	STERLING	Red Wing	Pearl	1275	$191,250	N/A	$66,938	$258,188	
6	LANCASTER	Old Lake Shore	Utica	1794	$269,100	$143,520	$144,417	$557,037	$795,716
	HARTLEY	Steffi Extension	Hartley	331	$49,599	N/A	$17,360	$66,959	
	STEFFI	Steffi	Steffi Extension	848	$127,200	N/A	$44,520	$171,720	
	Steffi Extension	Hartley	Steffi	582	$87,259	N/A	$30,541	$117,800	
					Cumulative Cost	**$803,977**	**$1,143,316**	**$4,473,423**	



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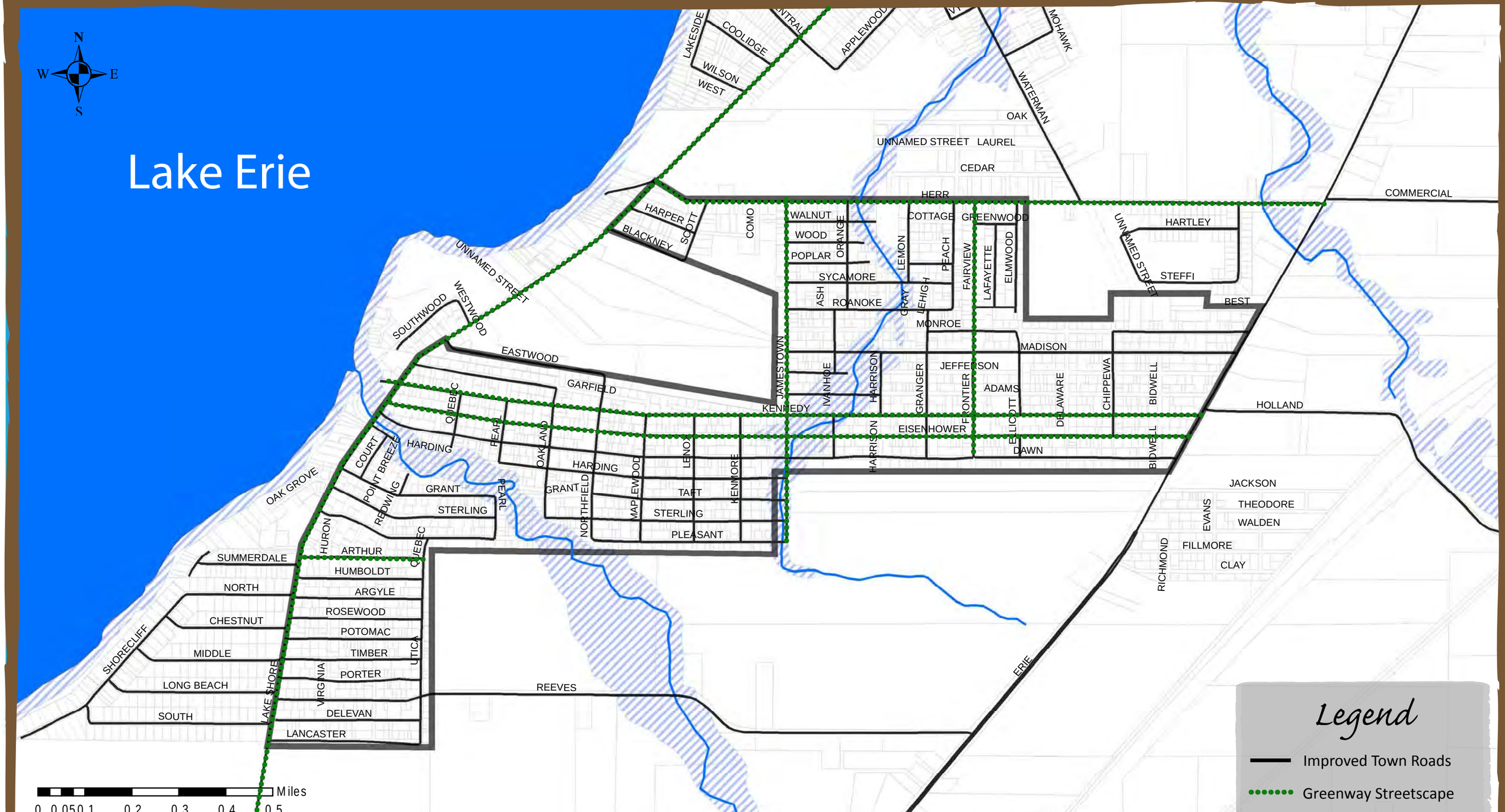
Lake Erie Beach

NEIGHBORHOOD REVITALIZATION STRATEGY

Figure 2-3

Trans. & Infrastructure Plan



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Lake Erie Beach

NEIGHBORHOOD REVITALIZATION STRATEGY

Figure 2-4

Future Road Network

Remaining Town-owned right of ways determined to be non-essential to the neighborhood circulation network, due to limited connectivity and low levels of residential service, are recommended for abandonment and sale to adjacent land owners. Tables 2-2 and 2-3 identify roadway segments identified for abandonment and to be retained for public use, respectively.

Table 2-2 R.O.W For Abandonment

Street	From	To	Length (feet)
ADAMS	Harrison	Route 5	3927
ASH	Sycamore	Roanoke	317
BIDWELL	Eisenhower	Dawn	256
BIDWELL	Madison	Kennedy	745
COMO	Herr	Dead End	523
COTTAGE	Lemon	Peach	533
DELAWARE	Dead End	Dead End	1501
ELLICOTT	Kennedy	Eisenhower	250
ELLICOTT	Monroe	Madison	247
FRONTIER	Monroe	Dawn	113
GARFIELD	Oakland	Maplewood	1090
GRANT	Oakland	Northfield	488
GRAPE	Fairview	Lafayette	332
HARPER	Scott	Como	740
HARRISON	Eisenhower	Dawn	233
HURON	Pleasant	Arthur	502
IVANHOE	Jefferson	Kennedy	495
JEFFERSON	Harrison	Route 5	4044
LAFAYETTE	Nashville	Dead End	157
LEHIGH	Sycamore	Roanoke	329
MAPLEWOOD	Dead End	Kennedy	208
MONROE	Ellicott	Chippewa	1144
MONROE	Jamestown	Ivanhoe	555
PARKER	Lemon	Peach	530
PEARL	Garfield	Kennedy	235
PLUM	Sycamore	Roanoke	321
QUEBEC	Garfield	Kennedy	236
QUEBEC	Grant	Dead End	125
REDWING	Dead End	Rosewood	131
REDWING	Potomac	Lancaster	1221
TAFT	Oakland	Northfield	549
TEXAS	Pleasant	Dead End	210
VIRGINIA	Rosewood	Potomac	235
VIRGINIA	Timber	Lancaster	916

Table 2-3 R.O.W to be Retained

Street	From	To	Length (feet)
GRANT	Oakland	Northfield	241
GRAY	Sycamore	Roanoke	337
HARDING	Dead End	Quebec	499
HARDING	Dead End	Oakland	689
HARRISON	Roanoke	Madison	497
JEFFERSON	Dead End	Harrison	386
MONROE	Ivanhoe	Granger	1099
PLEASANT	Pearl	Northfield	1169
POINT BREEZE	Dead End	Grant	418
QUEBEC	Quebec	Harding	106
QUEBEC	Taft	Grant	231
REDWING	Grant	Arthur	794
STERLING	Dead End	Oakland	288
STERLING	Pearl	Dead End	104
TAFT	Red Wing	Oakland	1625

The road improvements are complemented by a system of pedestrian and bicycle ways designed to safely connect all areas of the neighborhood seamlessly to the commercial center along Old Lake Shore Road, the waterfront and recreational amenities. That commercial center functions as the pedestrian core of the neighborhood and is linked to residents through sidewalk amenities and multi-purpose pathways. The primary bicycle connector will be the planned Town of Evans Bike path along Old Lake Shore Road. This path will travel the north-south length of the neighborhood, through Lake Erie Beach Park and provide immediate connections to Evangola State Park, the Evans Town Park and points north. Spurs are planned to branch off of this primary route into the neighborhood along existing environmental rights of ways. The Fern Brook Path will extend off of the Old Lake Shore Bike Path at the Town Park, north of Lake Erie Beach, reaching into the neighborhood and connecting into the Muddy Creek spur. The Muddy Creek Spur will serve as the east-west path from the Old Lake Shore Bike Path at Lake Erie Beach, connecting with the Fern Brook spur and extending south to Reeves road, where the path will connect back into the Old Lake Shore path.

Upgrade Utility Infrastructure to Standards

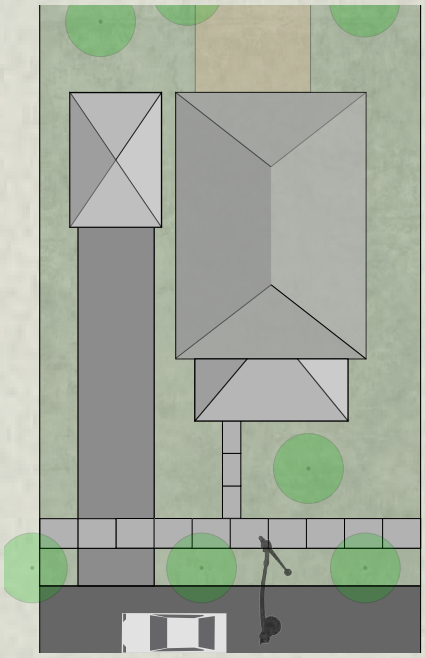
Utility service in Lake Erie Beach faces similar challenges to the presently underdeveloped roadway network. In many areas, waterlines are substandard and sanitary sewers are non-existent. It is recommended that improvements are made to bring water and sewer utility service up to standard at each right of way designated by the transportation plan as improved or to be improved.

Work Progressing on the Town of Evans Waterline and Road Improvements - peter j. smith & company

Establish a New Model for Residential Housing

Fundamental to the revitalization of Lake Erie Beach is the creation of housing opportunities that can stabilize the local market and provide for new growth. While the priority will be placed upon rehabilitation of the existing housing stock, new housing development should also be considered as an integral part of the neighborhood's future. Residents have expressed, overwhelmingly, that their desire is to retain the cottage atmosphere of the neighborhood as Lake Erie Beach grows. It is imperative that new development maintains this character, compatible with existing homes and architectural styles.

Example Site Plan on a 50' x 100' lot - peter j. smith & company



The Town of Evans should establish a new model for housing development in Lake Erie Beach that allows for the continued eclectic collection of architectural style, yet maintains the size, scale, density and pattern of development that already exists throughout the neighborhood. New housing should provide affordable opportunities for new residents to come to Lake Erie Beach and for existing residents to improve their own quality of life. By adjusting zoning regulations for the Lake Erie Beach R-2 district, lowering the minimum required square footage per dwelling unit and narrowing minimum lot frontage to reflect traditional development patterns, the Town can foster the growth of new high quality and affordable housing that strengthens the neighborhood's character. Architectural design of new homes should be allowed to significantly vary from highly traditional design to more contemporary styles that feature a mix of modern materials and minimalist style. Diagrams on this page provide examples of potential variations in new housing development, each that would be appropriate to Lake Erie Beach. These designs are each able to be constructed on a 50' x 100' residential lot, conform to existing setback regulations and feature driveways, detached garages as well as private outdoor space in the rear. The home on the right is designed in a more traditional single-family residential style that would likely be utilized as a primary residence. The home on the left features a minimalist contemporary loft design that would be suitable for year-round occupancy or seasonal use. Each would maintain and enhance the existing style and character of development in Lake Erie Beach, while providing affordable opportunities for new home construction.

Architectural examples of homes developed under the New Housing Model for Lake Erie Beach - peter j. smith & company

Create Lake Erie Beach Local Development Corporation (LEB LDC)

The Town of Evans should seek to establish a Local Development Corporation for the Lake Erie Beach neighborhood to facilitate the vibrancy and growth of the community. This organization will be able to provide focused attention and initiatives specifically oriented for the revitalization of Lake Erie Beach. The board of directors should be comprised of volunteers from the Town of Evans, local businesses and neighborhood residents, overseeing the day-to-day activities of a paid executive director and potential additional staff. The scope of the Local Development Corporation should include the following:

The Dunkirk Boardwalk Market provides an excellent example of a publicly developed and managed retail incubation facility

- Development and Management of the Lake Erie Beach Marketplace and Visitor's Center
- Planning & operation of public events at Lake Erie Beach Park
- Lake Erie Beach Farmer's Market
- Organization of periodic community clean-ups
- Inform the Town of Evans of neighborhood code violations
- Local monitoring of the multi-use trail network for maintenance issues
- Grant funding procurement

The Lake Erie Beach Local Development Corporation would be funded through a combination of grants, neighborhood membership, revenue from the Lake Erie Beach Marketplace and Visitor's Center and income generated by events. This corporation would provide a central organizing body with the sole objective of improving vibrancy in Lake Erie Beach. It should be noted that while all of the following recommendations fall under the scope of the proposed Lake Erie Beach Local Development Corporation, each recommendation should also be considered independent of the LDC and is able to be implemented by the Town of Evans in partnership with another community entity, such as the Southtowns Rural Preservation Corporation. In this scenario, it is recommended that a community association, specifically for Lake Erie Beach be formed to carry out recommendations for the LEB LDC, while grant funding opportunities

Specifically, the Lake Erie Beach Local Development Corporation or community association would be involved in the following initiatives:

Lake Erie Beach Marketplace & Visitor Center

The Lake Erie Beach Local Development Corporation, under the guidance and direction of the Town of Evans should pursue the development of a commercial development incubation facility. Located in the Lake Erie Beach Neighborhood Commercial Center, the facility would provide market-rate commercial retail and food service space to local businesses that service the neighborhood and seasonal visitors. It would serve to stimulate new commercial development in the area by providing small, affordable spaces in a desirable location. Being a publicly developed project, it also has the opportunity to begin the reformation of the Lake Erie Beach neighborhood commercial core, setting a valuable precedent for the scale, style and design for future commercial development. The structure itself should place a premium upon its accessibility to pedestrians and bicyclists, featuring an orientation directly adjacent to the sidewalk, primarily fronting the street, with automobile parking located to the rear. In addition to the retail space, the building will also house a visitors center with public rest rooms and providing information about the surrounding community as well as the Great Lakes Seaway Trail national scenic byway, along Old Lake Shore Road.

Taking precedence from the recently developed and successful City of Dunkirk Boardwalk Market, this facility can be expected to house five to eight food and retail establishments in spaces ranging from 300 to 500 square feet. Rents should average $7.50 to $10 per square foot and be structured to require higher payments during peak seasons and relief during colder months. For example, a space may rent for $350 per month from April to November and $175 from December to March. The Local Development Corporation should develop an application process to carefully evaluate prospective businesses and ensure the right mix, which should include destination retailers such as restaurants in addition to smaller businesses and specialty retail that rely upon consistent foot traffic. Daily management of the facility will be the responsibility of the Lake Erie Beach Local Development Corporation. Among priority recommendations is for the Town of Evans and the LEB LDC is to secure grant funding for the development of a business plan for the Marketplace.

Organize Community Events & Programming

Each Fourth of July, Lake Erie Beach Park and the surrounding neighborhood is inundated with thousands of visitors who arrive to enjoy the waterfront, local businesses and events. Events should be programmed throughout the summer months that cater to the local community and to a lesser extent, draw visitors from throughout the Buffalo-Niagara region. Most events should take place at Lake Erie Beach Park. When indoor space is required, the corporation could also utilize the Anthony J. Schmidt Elementary School and Lake Erie Beach Volunteer Fire Company facilities. Events should include the following:

Community Concerts provide common gathering and celebration space for neighborhoods

- Organized children's activities
- Youth street hockey and basketball tournaments
- Small community concerts & entertainment
- Homeowner rehabilitation workshops

The Local Development Corporation's ability to plan events specifically for the Lake Erie Beach neighborhood will stimulate additional activity and vibrancy throughout the neighborhood. This will also allow the Corporation to have greater influence regarding the population that the neighborhood can attract.

Establish Lake Erie Beach Farmer's Market

Weekly farmer's market's inject vitality into a community

**both photos courtesy of the Elmwood Village Association*

Farmer's Markets are continually becoming significant players in community food sourcing and distribution. However, their value extends far beyond simply providing fresh produce for a community at a convenient location. Farmer's markets inject vitality to a district, drawing people out of their homes to the neighborhood center, functioning as an open venue for community gathering and socialization. They provide an opportunity for residents to directly support their local economy, purchasing locally produced goods directly from the farmers and supporting vendors. Presently, the Town of Evans and directly neighboring communities do not have a local Farmer's Market.

It is recommended that the Lake Erie Beach Local Development Corporation organize and manage a weekly farmers market at Lake Erie Beach to serve neighborhood residents and draw from nearby communities. The ideal location for the market would be at Lake Erie Beach park, providing plenty of open space for the market, ample on site parking and will be the future pedestrian and bicycle access hub of the neighborhood. Market permit fees paid by participating farmers would provide operational revenue to the LDC.

Procure Grant Funding

A major aspect of the scope of the Lake Erie Beach Local Development Corporation includes the procurement of grant funding for operational expenses, programs and capital projects for the neighborhood. The LDC should prioritize the continual pursuit of grant funding in the following topic areas:

- Housing Rehabilitation
- Business Development
- Neighborhood Events & Programming
- Recreational Facilities
- Environmental Conservation
- Community-wide capital projects (such as way-finding signage)

Prior to the formation of the LDC, grant funding should continue to be procured and administered by the Southtowns Rural Preservation Corp.

2.3 *Innovative Strategies*

Complementing the key project recommendations to be pursued by the Town of Evans, a number of innovative strategies have also been developed to stimulate progress for Lake Erie Beach. Following are the major strategies the Town should employ in the neighborhood.

Create Housing Rehabilitation Tax Abatements

Housing assessments and strenuous property tax rates were a consistent theme of discussion throughout each piece of the public participation program. Residents have expressed a continued concern that an inordinate tax burden has been placed upon their homes. Consequently, many residents are hesitant to make improvements to their residences for fear of immediate reassessment, resulting in an even higher property tax on their home. The results are disinvestment in the neighborhood, allowing the local built environment to deteriorate to present condition. Similarly, the high tax rates function as a disincentive for developers to invest in new housing in Lake Erie Beach.

As of August 2010, the Town of Evans is in the process of developing a Residential Tax Enhancement (RTE) program. This program is designed specifically to incentivize investment in residential properties throughout the town, including both new construction as well as improvements to existing homes. Qualifying homes include one to three family dwelling units, owner-occupied homes as well as investment properties. The Tax Enhancement program offers five-year tax abatements on the improved value of the homes. For the first year, homeowners will experience a 50% abatement on the taxable value of their new home or improvement to their existing residence. Each year, the abatement reduces by 10% until the sixth year in which the improvements will be taxed at 100% of their assessed value. It is recommended that this program, in its proposed form, be implemented by the Town of Evans, marketed and offered to residents in the Lake Erie Beach neighborhood.

Leverage Public Property

Preservation of natural rights of way can provide for future recreational opportunities

Throughout the Lake Erie Beach Neighborhood, the Town of Evans and Erie County, collectively, owns more than 70 vacant parcels of land. It is recommended that ownership of each of the properties, presently held by the County, be transferred to the Town of Evans. This would allow for local control of lands, which are subject to municipal planning and zoning. For lands that are to remain public, the municipality would be able to perform necessary maintenance as well as drive their redevelopment, perhaps for recreational use. Finally, Town ownership would provide direct contact with local residents who may be interested in acquisition. Following this transfer of ownership, one of two options should be enacted upon for each parcel:

- Retain Town of Evans Ownership for future public conservation/use
- Make parcel available for sale to adjacent landowner or developer

For properties that front the natural right of ways of Muddy Creek and Fern Brook, Town ownership should be retained for three purposes:

- Ensure municipal access for maintenance and environmental re-mediation
- Preserve public right of way for trail spurs of the Town of Evans Bike Path
- Prevent future development upon ecologically sensitive and unstable lands

Furthering these purposes Evans should also develop a framework to acquire additional parcels along the natural right of ways as they become abandoned, foreclosed or available for sale.

Properties not fronting a natural right of way should be made available by the Town of Evans for sale. Priority should be given for purchase by adjacent homeowners interested in expanding their properties. If interest does not exist, these properties should be sold to developers interested in constructing in fill housing, appropriate to the scale and style of homes in Lake Erie Beach. As a means of facilitating the annexation process, Evans should revise section 178-5 of the Town Code definition for a subdivision to read as follows:

"The division of any parcel of land as of the effective date of this chapter into two or more lots, plots, sites or other divisions of land for immediate or future sale or for building development with or without the creation of one or more new streets, excluding the division of any parcel of land into two lots for the express purpose of bringing an adjacent property into zoning conformance. This exclusion shall apply only when the separated lot directly adjacent to the nonconforming property is the minimum amount required to bring the nonconforming property into zoning compliance. The nonconforming property and separated property must be combined into one lot at the time of the completion of the property division. The sale or exchange of parcels of land between adjacent or adjoining property owners or where such sales do not create additional lots shall not be considered a subdivision of land. The sale or exchange of parcels of land between adjacent or adjoining property owners or where such sales do not create additional lots shall not be considered a subdivision of land."

Employ Storm Water Management

The Town of Evans should employ progressive storm water management techniques as a means to combat persistent flooding that is experienced in the Lake Erie Beach Neighborhood. Presently, the Town zoning code provides guidance for storm water management, however further definition should be provided, including more specific references to the design and control manuals which provide the technical criteria established for development. The Town should also pursue the development of a Comprehensive Storm water Management Plan for Lake Erie Beach and surrounding neighborhoods. Prior to the development of such a plan, the Town Zoning Code should be amended to include the following storm water management techniques to encourage low-impact storm water development in Lake Erie Beach:

The Muddy Creek Floodplain is a primary contributor to storm water problems in Lake Erie Beach

- Use of bio-retention cells to provide a storage area away from buildings and roadways where water collects and filters into the soil. These may include permanent ponds, grass buffers, sand beds, planting soil and vegetation
- Use of vegetated swales to channel storm water overflow away from structures and roadways to a management facility, such as a retention pond.
- Use of filter strips along and within large impervious surfaces such as parking lots. These can be designed as landscape features, featuring vegetated water detention areas or sand filters to absorb water and filter out pollutants.
- Reduce and disconnect impervious areas, such as parking lots, to reduce volume and velocity of runoff, allowing water to be gradually collected and filtered.
- Utilize permeable pavement surfaces, where possible, on roadways and parking lots to accommodate water collection, storage and filtration.
- Encourage vegetative roof systems on new public and private structures to reduce impermeable surfaces created by buildings and provide natural water collection and filtration without runoff.
- Preserve existing woodlands and naturalized areas, wherever possible, to provide natural water collection and filtration.

Update Zoning Code

The Town of Evans zoning code is the rule of law influencing development in the Town of Evans and Lake Erie Beach. The Town's code pertinent the Lake Erie Beach neighborhood should be updated to provide for the development that has been envisioned for the Neighborhood. Specifically, within the neighborhood commercial center, commercial zoning should be expanded to allow for additional development and be complemented by a set of design standards to enhance and protect the character of the district as the pedestrian-accessible focal point for the Lake Erie Beach Neighborhood. Recommended zoning updates are identified in further detail within the Future Land Use Plan.

Housing Code & Enforcement

Enforce Local Laws Comprehensively

There are sufficient regulations in place to control the appearance of neighborhoods. Enforcement of these laws is necessary to correct issues facing Lake Erie Beach. If there is going to be strict enforcement, it should be carried out comprehensively. Property maintenance, unsafe building violations, and rules concerning the storage of recreational vehicles should all be enforced.

Enforce Junk and Recreational Vehicle Storage Provisions of Zoning Code

Since many residents own and store recreational vehicles on their property, enforcement of this provision, which restricts junk and recreational vehicles from being stored on residential property often creates strong reactions within the neighborhood population. Consequently, the enforcement of this provision has not been strictly applied to the neighborhood. Many homes throughout Lake Erie beach have one or more recreational vehicles stored in their front, side and rear yards, in plain sight from the public right of way. This has resulted in substantial visual blight on the neighborhood and a common source of complaint throughout the public input program. The Town should begin a no-tolerance policy of enforcement of the vehicle storage provisions. Alternative solutions should be provided for recreational vehicles, such as a local public storage lot for Lake Erie Beach residents, allowing them to lease secure space for their vehicles.

Amend Minimum Floor Area of Dwellings

The Zoning Code provides for a variety of housing options and contains districts for commercial uses. There will need to be rezoning in order to implement the revitalization strategy, but it will not be necessary to create a new district tailored to the Lake Erie Beach neighborhood. Consideration should be made to amend the minimum floor area of dwellings within the R-2 district in order to expand the market of potential owners to those who can only afford or only require smaller dwellings but are perfectly capable of maintaining their property and add to the character of the community. A recommended new minimum floor area for the R-2 district in Lake Erie Beach is 700 - 900 square feet for one story units and 900 - 1,100 square feet for two story units.

Revise Subdivision Regulations

Residential lots in the Lake Erie Beach neighborhood significantly vary in frontage widths, with most original lots non-conforming to the present 80-foot minimum frontage. This requirement makes parcel development in Lake Erie Beach difficult without annexation of adjacent properties. The requirement is also out of character with the historic density of cottage development in Lake Erie Beach and promotes construction of housing that is out of scale with the existing built environment. It is recommended that the zoning code be revised to require a 50-foot minimum frontage on lots developed within the R-2 district of Lake Erie Beach. This revision will allow for development with greater compatibility with the existing housing stock in the neighborhood, as is recommended in this strategy.

2.4 Future Land Use

The Future Land Use Plan serves as the basis for future updates of the Town's Zoning Regulations within Lake Erie Beach. The Future Land Use Plan combines the ideals from the Opportunities Plan with a consideration of existing land use patterns. The Plan focuses on preserving the existing residential development and providing further definition and opportunity for recommended neighborhood commercial center developments, identifying specific parcel allocation for land use. The future land use plan should be utilized as a rationale for an update to the Town of Evans Zoning Code within the Lake Erie Beach neighborhood. **T**he following are descriptions of specific land uses envisioned for Lake Erie Beach.

2.4.1 Single Family Residential

The vast majority of land located within the study area boundary is designated as single-family residential land. This district aims to maintain and continue present development patterns in Lake Erie Beach with the rehabilitation and construction of single-family detached housing. New housing should keep in character with existing structures, providing a range of housing styles, but generally limited to less than 2,000 square feet in size. It is also recommended that the Town of Evans revise its minimum dwelling unit size for this zone to allow residences to be constructed as small as 700 square feet. The Town should also permit minimum lot frontages of 50 feet to allow existing parcels to be viable for development and maintain existing construction densities.

2.4.2 Neighborhood Commercial Center

The Neighborhood Commercial Center is focused along Old Lake Shore Road, surrounding the intersection with Kennedy Avenue. This district is planned for moderate density commercial and mixed use structures, ranging from one to two stories, which commercial retail, restaurant or service entities occupying the first floors and residential or office space on any floors above. The scale of each commercial unit should be limited to a maximum of 5,000 square feet to accomodate small and local retail business growth. The streetscape design for this neighborhood emphasizes pedestrian and bicycle access, providing sidewalks and appropriate lighting along Old Lake Shore Road and Kennedy Avenue. New buildings should be constructed in an urban form, fronting the street and located directly adjacent to the sidewalk. Parking should be located in the rear of the structures, with shared access encouraged to limit ingress and egress points along the street. Special design consideration should be given to each new structure and its impact upon waterfront views from Old Lake Shore Road and residential development. Ancillary to the zoning code update for the neighborhood commercial center, the Town of Evans should also adopt a set of design guidelines that regulate and enforce the above-mentioned aspects of the districts built environment.

2.4.3 Gateway Commercial

The Gateway Commercial district is located along Route 5, south of Herr Road and adjacent to the Lake Erie Beach Neighborhood. The function of this district is two-fold. First, it provides opportunities for small-scale, highway-related commercial development along Route 5 and directly accessible to the Lake Erie Beach Neighborhood. It is recommended that commercial structures in this area be limited to less than 25,000 square feet and development geared primarily towards restaurant and convenience-related services. The district's second and perhaps more important function is to serve as an eastern gateway to Lake Erie Beach. Development should be centered around the primary east-west thoroughfares of Kennedy and Eisenhower Avenues. Way-finding Signage should be incorporated at the intersection of Kennedy alerting travelers to the neighborhood and indicating direction to the neighborhood commercial center, to the west, and Lake Erie Beach Park.

2.4.4 Highway Commercial

At the intersection of Route 5 and Herr Road is the Highway Commercial District. This land use is intended to maintain and provide continuation of existing development in that area, which caters to automobile-related commercial development. New development should be prohibited from located within the adjacent floodplain and each proposed project should be strictly reviewed for flooding impacts in adjacent neighborhoods.

2.4.5 Recreation Commercial

Recreation Commercial development is targeted for the lands presently occupied by the Point Breeze RV Resort. This district is in keeping with the current use and is intended to preserve these lands in perpetuity for water-related uses, in the event that the current occupant no longer utilizes the site. Opportunities should be pursued to identify public-private partnerships with the resort to further develop marine-related facilities that can be utilized by both the resort and neighborhood residents.

2.4.6 Recreation

Recreation is planned for lands presently used for recreation and public-oriented use. Included in this designation are the Camp Pioneer facilities, which are open for use by local residents as well as the Lake Erie Beach Fire Hall and Anthony J. Schmidt Elementary School, currently public facilities which offer community use. The Opportunities Plan for Lake Erie Beach envisions all of these recreational facilities to be linked by a comprehensive multi-use pathway network.

2.4.7 *Planned Unit Development*

A planned unit development zone should be permitted for the vacant land south of Pleasant Avenue and north of Reeves Road. A planned unit development provides for more planning flexibility than traditional zoning, use and lot layout, but are also an avenue for requiring more non-traditional requirements. The zone should require the use of cluster development, maintaining small lot sizes and preserving 50% of the development's total land area for recreation or conservation. Planned development should require the creation of parkland along the Muddy Creek multi-use trail and create bicycle linkages to residential lots. Road infrastructure should be designed according to the existing grid system in Lake Erie Beach and provide continuation of established right of ways already developed in the neighborhood. Design requirements should be placed upon the housing, requiring structures that conform to the style, density and scale of existing cottage homes in the Lake Erie Beach neighborhood, establishing a maximum square footage for development and maintaining similar minimum floor areas as are recommended for the R-2 district.

2.5 *Strategic Policy*

Strategic policy is developed within the context of the Revitalization of Lake Erie Beach with the purpose of providing guidance to the Town of Evans with regards to day-to-day actions that concern the neighborhood. On the following page is a series of policy statements that the Town should adopt in reference to Lake Erie Beach.

Administration/Grants

- The Neighborhood Revitalization Strategy should be updated at regular intervals.
- The Town of Evans should expedite the review and approval of development proposals consistent with the Neighborhood Revitalization Strategies, local land use, zoning and other regulations.
- Opportunities for public-private partnerships to implement development projects should be identified and pursued.

Development

- Development consistent with the Opportunities Plan of the Lake Erie Beach Neighborhood Revitalization Strategy should be promoted.
- Lake Erie Beach development should be concentrated within previously developed commercial and residential areas, protecting the natural environment and preserving open space.
- New residential development should be required to be of similar scale and style to the existing housing stock in the Lake Erie Beach neighborhood.
- The use of incentives to spur economic growth should be encouraged.
- Support for the local business community by Lake Erie Beach residents should be promoted.
- Efforts to diversify the Neighborhood's economic base should be encouraged.
- Commercial development should be concentrated along major thoroughfares and at important intersections, as identified in the Lake Erie Beach Neighborhood Revitalization Strategy, designed to enhance the pedestrian and bicycle-friendly nature of Lake Erie Beach along Old Lake Shore Road.
- Commercial development should be encouraged in areas designated in the Opportunities Plan.

Circulation & Infrastructure

- The development of unimproved roads identified in the Transportation & Infrastructure Plan should be followed accordingly.
- The private sale of right of ways identified for abandonment in the Transportation and Infrastructure Plan should be permitted to adjacent landlowers who require them for access.
- Adequate water and sewer infrastructure along all improved roadways should be developed.
- A multi-modal circulation network which provides safe travel for pedestrians, bicycles and automobile throughout the Lake Erie Beach Neighborhood should be established.

Environment

- The public acquisition of environmentally sensitive lands, especially within the creek floodplains, for public recreation and/or conservation purposes should be a priority.
- Land developers should be required to make every effort feasible to retain as much of the natural landscape as possible including trees, wetlands, topography and other important or unique features.
- Animal species and their habitats, on both land and in water should be protected.
- Development will be regulated so that it does not infringe upon protected open space, floodplains, wetlands and other important viewshed areas.

2.6 *Implementation*

As Evans seeks to implement the actions necessary to realize the vision for Lake Erie Beach, the Town should follow a set of guidelines, designed to provide a framework for addressing the recommended actions and strategies in the plan, as well as actions that are proposed and implemented in the future.

Guideline 1 The appropriate boards and commissions should be assigned the responsibility of developing strategies and actions to implement the Neighborhood Revitalization Strategy.

Guideline 2 The Neighborhood Revitalization Strategy serves as the official action plan for Lake Erie Beach and its recommended measures should be adopted by the Town of Evans and implemented accordingly.

Guideline 3 The Town should expedite review and approval of development proposals deemed consistent with the Neighborhood Revitalization Strategy and future land use plan

Guideline 4 Revisions, amendments and deletions of Goals, Objectives and Policies or to the Neighborhood Revitalization Strategy itself should be recommended by the Lake Erie Beach Neighborhood Revitalization Strategy Task Force, Lake Erie Beach Local Development Corporation and referred to the Town Council for review and possible action

Guideline 5 The Lake Erie Beach Revitalization Strategy will be the guiding document for the formation and mission of the Lake Erie Beach Local Development Corporation.

2.2.1 *Implementation Matrix*

As the Town of Evans adopts the Lake Erie Beach Neighborhood Revitalization Strategy as a guiding document for the future of the community, the most important phase becomes implementation. It is essential to develop strategies to ensure that implementation occurs and the vision developed in the Strategy comes to life. The implementation matrix below is a series of action-oriented tactics to bring the plan into reality. The Implementation Strategy is organized in a way that is straightforward, useful and comprehensive as the document itself. For each action item, a time frame and if available, an estimated cost are given for the completion. Responsibility is assigned for each recommendation, designating the parties that must carry out the action. It is anticipated that new actions for implementation will be developed during periodic updates to replace those that have been successfully implemented.

2.6.1 *Implementation Matrix*

Table 2-4 Implementation Matrix

Category		Action	Responsibility	Est. Cost	Timeframe
Administration	A	Adopt the Lake Erie Beach Neighborhood Revitalization Strategy	Town Board, Planning, Community Development, Erie County	N/A	Immediate
	B	Revise zoning regulations according to Future Land Use recommendations	Town Board, Planning, Community Dev., Zoning Board	N/A	Immediate
	C	Transfer ownership of all vacant county-owned properties to the Town of Evans	Erie County, Town Board, Town Assessor	N/A	Immediate
	D	Inform adjacent landowers of availability of public properties for annexation	Planning, Community Dev.	N/A	Short-Term
	E	Establish Residential Tax Enhancement Program	Town Board, Community, Dev., Evans Economic Dev. Community, Town Assessor	N/A	Short-Term
	F	Amend R-2 zoning to allow for 50' frontage on residential lots	Town Board, Planning, Community Dev. Code Enforcement, Zoning Board	N/A	Immediate
	G	Revise recreational vehicle provisions of Town code to permit storage of one recreational vehicle, however requiring that it be completely screened from public sight	Town Board, Planning, Community Dev. Code Enforcement, Zoning Board	N/A	Short-Term
	H	Amend R-2 zoning minimimum floor area for dwellings to 700 - 900 sqft single story units and 900 - 1,100 sqft multi-story units	Town Board, Planning, Community Dev. Code Enforcement, Zoning Board	N/A	Immediate
	I	Develop a Storm water Management Plan	Town Board, Planning, Community Dev., Code Enforcement, Erie County	$30 - $40K	Medium-Term
	J	Procure grant funding for the acquisition of parcels within and along environmental rights of way	Town Board, Planning, Community Dev., Erie County	$100K Fund	Medium-Term
	K	Acquire available properties along Muddy Creek and Fern Brook as they become available as a means to protect the natural rights of way and prevent new housing from developing in the floodplains	Town Board, Planning, Community Dev.	N/A	Long-Term
	L	Amend Town Code sub-division definition with recommended wording to provide for annexation	Town Board, Planning, Zoning Board	N/A	Immediate

Immediate = within 1 year Short Term = 1-3 Years Medium = 3-5 years Long Term = 5+ years

Category		Action	Responsibility	Est. Cost	Timeframe
Infrastructure	M	Construct Phase III of the Evans Multi-use Pathway from Evans Town Park to Evangola State Park	Town Board, Planning, Community Dev., Erie County	$700K	Short-Term
	N	Construct Creek-bed Multi-use Paths along Muddy Creek & Fern Brook	Town Board, Planning, Community Dev., Erie County	TBD	Medium-Term
	O	Constructa Sidewalk Network according to the Opportunities Plan	Town Board, Planning, Highway Department, Erie County	TBD	Medium-Term
	P	Constructappropriate, pedestrian-oriented roadside lighting according to the Opportunities Plan	Town Board, Planning, Highway Department, Erie County	TBD	Medium-Term
	Q	Adopt Transportation and Infrastructure Plan and Improveme unpaved roadways according to priorities	Town Board, Planning, Highway Department	N/A	Short-Term & Ongoing
	R	Improve water and sewer infrastructure to current standards according to the Transportation and Infrastructure Plan	Planning, Community Dev., Highway Dept., Town Engineer, Erie County	N/A	Short-Term & Ongoing
	S	Continue to pursue CDBG Funds for Infrastructure Improvements	Planning, Community Dev., Highway Dept., Town Engineer, Erie County	N/A	Immediate & On-going
Local Development Corporation/Community Association	T	Secure grant funding for the establishment of the Lake Erie Beach Local Development Corp.	Community Dev., Southtowns Community Development Corporation	$100K Start-Up	Short-Term
	U	Establish the Lake Erie Beach Local Development Corp.	Town Board, Community Dev., LEBNRS Task Force, Local Community	N/A	Short-Term
	V	Secure grant funding to develop a business plan for the Lake Erie Beach Marketplace & Visitor Center	LEB LDC	$5K - $10K	Short-Term
	W	Develop Lake Erie Beach Marketplace and Visitor Center	Town Board, Planning, Community Dev. LEVLDC	$3M - $5M	Medium/ Long-Term
	X	Establish Lake Erie Beach Farmer's Market	LEB LDC, Community Dev.	$1K - $5K	Short/ Medium-Term
	Y	Pursue grant funding sources identified in the financing matrix to fund improvement recommendations	Community Dev. Planning, LEB LDC	N/A	Immediate & On-going
	Z	Market Neighborhood Commercial Center to destination restaurant, specialty retail and hospitality industries	LEB LDC, Community Dev.	N/A	Short/ Medium-Term
	AA	Establish Seaway Trail Information & Visitor's Center Kiosk	Community Dev., LEB LDC	$20K - $25K	Long-Term
	BB	Establish Summer Neighborhood Concert Series at Lake Erie Beach Park	LEB LDC	$5K - $10K	Medium-Term
	CC	Organize home rehabilitation workshop series	LEB LDC, Community Dev.	$500 - $1,000	Short-Term
	DD	Organize Bi-annual Neighborhood Clean-ups	LEB LDC	N/A	Short-Term

Immediate = within 1 year Short Term = 1-3 Years Medium = 3-5 years Long Term = 5+ years

2.7 *Grant Financing*

Many of the action items identified in the Implementation Matrix will have no identifiable cost associated with them and would be included in annual budgetary expenses for the Town of Evans. However, several projects recommended in the Lake Erie Beach Neighborhood Revitalization Strategy, such as road improvements, multi-purpose trail projects, the Marketplace and Visitor Center project, will require outside and project specific funding. It is the intention of this strategy for the Lake Erie Beach Local Development Corporation to be established as a means to pursue grant funding for the neighborhood The matrix on the following page provides the Town of Evans and the proposed Lake Erie Beach Local Development Corporation with an inventory of potential grant funding sources to that should be pursued as means for realizing the vision of the Neighborhood Revitalization Strategy.

Table 2-5 Grant Financing Matrix

Source Name	Type of Funding (Operations, Capital Projects, etc.)	Funding Range	Fields of Interest: Housing	Fields of Interest: Urban / Community Development	Fields of Interest: Environment	Fields of Interest: Recreation	Fields of Interest: Business / Economic Dev.	Fields of Interest: Infrastructure	Eligible Applicants (municipality, Non Profit, Individuals, etc.)	Deadline	Application Source / Website	Phone	Email
HUD Neighborhood Stabilization Program	Purchase, demolition and landbanking of abandoned or foreclosed properties	N/A	X						State Government, County Government, Local Government, Non-profit	1-Feb	www.recovery.gov		
HUD Neighborhood Initiative Grant	Economic Stimulation Activities	N/A		X	X	X	X		Those entities specifically named by Congress	1-Dec	www.hud.gov	(212) 264-2885 x3445	Therese.J.Fretwell@hud.gov
Community Development Block Grant Entitlement Grants	Training, Technical Assistance, Capital Projects, Home Rehabilitation	N/A	X	X				X	County Government, Local Government	1-Sep	www.recovery.gov		
Assisted Housing Green Retrofit Program	Capital Projects, Training, Technical Assistance	N/A	X		X				County Government, Local Government	1-Jun	www.recovery.gov		
Tax Credit Assistance Program	Capital Projects	N/A	X						County Government, Local Government	1-Feb	www.recovery.gov		
Rural Housing Preservation Grants	Home Rehabilitation	Up to $100K	X						Public Agencies, Non-profit	28-Jun-10	www.wdc.usda.gov	(585) 343-0443	Bonnie.Edwards@wdc.usda.gov
NYSDHCR Low-Income Housing Trust Fund Program	Home Rehabilitation	Up to $125,000 per unit	X						Non-Profit Organizations	N/A	www.housing.ny.gov		
United States Dept. of Agriculture - Rural Business Enterprise Programs	Matching/Challenge Funds	N/A		X			X		State Government, County Government, Local Government, Non-profit	1-Dec	www.usda.gov/wps/portal/usda/arra?navid=USDA_RECOVERY	(585) 343-0442	
United States Dept. of Agriculture - Rural Business Opportunity Grant	Training, Technical Assistance	$250,000		X			X		State Government, County Government, Local Government, Non-profit	1-Jun	www.usda.gov/wps/portal/usda/arra?navid=USDA_RECOVERY	(585) 343-0443	
Communities at Work Fund	Community and Economic Development, Job Creation, Small Business and Microenterprise Dev.	N/A	X	X			X		Non-Profit Organizations	N/A	www.communitiesatworkfund.com	(215) 320-3246	info@
US Dept. of Commerce Economic Development Administration	Community and Economic Development, Job Creation	N/A		X			X		Non-Profit Organizations	N/A	www.eda.gov	(202) 273-4781	eda.webmaster@eda.doc.gov
Local Initiative Support Corporation (LISC)	Affordable Housing Preservation, Community Development, Seed Money	N/A	X	X	X		X		Non-Profit Organizations	N/A	www.lisc.org	(716) 852-3430	aarmstrong@lisc.org
The Cameron Baird Foundation	General	N/A			x				Non-Profit Organizations	N/A	Western New York Grantmakers	(716) 845-6000	
The Baird Foundation	Capital Campaign, Equipment, General Operating Support, Matching/Challenge Support	Up to $30,000			X	X			Non-Profit Organizations	N/A	www.bairdfoundation.org	(716) 883-2429	cfs@
Community Foundation for Greater Buffalo	Programs, Equipment, General Operating Support, Personnel, Capital Construction	N/A		X	X	X	X		Non-Profit Organizations	1-Feb	www.cfgb.org	(716) 852-2857	mail@cfgb.org

Source Name	Type of Funding (Operations, Capital Projects, etc.)	Funding Range	Fields of Interest						Eligible Applicants (municipality, Non Profit, Individuals, etc.)	Deadline	Application Source / Website	Phone	Email
			Housing	Urban / Community Development	Environment	Recreation	Business / Economic Dev.	Infrastructure					
Companions in Courage Foundaiton	General	N/A			X				Non-Profit Organizations	N/A	Western New York Grantmakers	(716) 856-4200	
East Hill Foundation	Building/Renovation, Equipment, Program Development	N/A		X	X	X	X		Non-Profit Organizations	1-Aug	www.easthillfdn.org	(716) 204-0204	info@ easthillfdn.org
The Robert J. and Martha B. Fierle Foundation	General Operating Support	N/A	X						Non-Profit Organizations	N/A	Western New York Grantmakers	(716) 626-0700	
First Niagara Bank Foundation	General (no operating expenses)	N/A	X	X	X	X	X		Non-Profit Organizations	Spring & Fall	Western New York Grantmakers	(716) 625-7503	patricia. barry@fnfg. com
Gibraltar Steel Corporation Contributions Program	Annual Campaigns, Capital Campaigns, Continuing Support, Endowments, General Operating Support, Loaned Talent, Sponsorships, Use of Facilities	N/A		X	X	X	X		Non-Profit Organizations	N/A	www.gibraltarl.com	(716) 826-6500	
Grigg-Lewis Foundation, Inc.	Building/Renovation, Capital Campaigns, Continued Support, General Operating Support, Equipment, Program Development	N/A		X		X			Non-Profit Organizations	N/A	www.grigglewis.org	(716) 478-0002	grigglewis@ grigglewis.org
Hahn Family Foundation	General Operating Support, Matching/Challenge Support, Program Development, Seed Money (Farming)	N/A		X	X		X		Non-Profit Organizations	N/A	Western New York Grantmakers	(716) 447-7828	
National Fuel Gas Company Contributions Program	Matching/Challenge Support, Community Development	N/A	X	X					Non-Profit Organizations	N/A	www.nationalfuelgas.com	(716) 857-7861	
The John R. Oishei Foundation	Matching/Challenge Support, Community Development, Program Development, Seed Money	N/A		X		X	X		Non-Profit Organizations	N/A	www.oisheifdt.org	(716) 856-9493	info@oisheifdt. org
The Richard W. Rupp Foundation	General Operating Support	N/A		X		X			Non-Profit Organizations	N/A	Western New York Grantmakers	(716) 876-2129	
The Margaret L. Wendt Foundation	Program-related Investments/ Loans	N/A		X	X	X	X		Non-Profit Organizations	N/A	Western New York Grantmakers	(716) 855-2146	
The Western New York Foundation	Building/Renovation, Capital Campaigns, Seminars, Land Acquisition, Matching/ Challenge Support, Seed Money, Program Development, Program-related Investments/Loans, Technology Assistance	N/A	X	X	X	X	X		Non-Profit Organizations	Quarterly	www.wnyfoundation.org	(716) 883-4954	info@

DRAFT

LAKE ERIE BEACH

NEIGHBORHOOD REVITALIZATION STRATEGY

ASSETS & CONSTRAINTS

TOWN of EVANS
1821
ERIE COUNTY, N.Y.

Inventory

3.1 *Neighborhood Challenges*

Historically, the Lake Erie Beach neighborhood was developed as seasonal resort community offering weekend and summer vacation homes for workers in the City of Buffalo and the surrounding Western New York Region. The housing stock is composed largely of cottage-style structures built as recreational second homes. These cottage homes range in age between 50 and 80 years and are interspersed with additional structures dating back to the late nineteenth century and new home construction.

Adjacent to the residential neighborhood, commercial nodes have developed over time along the Town's major thoroughfares. The largest commercial area serving Lake Erie Beach is along Route 5 near the intersections of Herr Road and Lake Street. This area features convenience and restaurant establishments, a supermarket, small businesses, pharmacies and convenience shopping. Much of the built commercial environment along Route 5 is constructed without uniform style or site planning. The second commercial node is located along Lakeshore Road, running through the western portion of the neighborhood. This area features a mix of restaurant and entertainment establishments, along with local services and retail.

Figure 3-1 on page 53 illustrates the Assets and Constraints Plan.

*historic photos courtesy of Town Historian, Cheryl Delano

3.1.1 *Housing Conditions*

The Lake Erie Beach neighborhood is faced with a myriad of unique housing challenges, many of which directly relate to the neighborhood's original status as a second home resort community. Original homes in the neighborhood were not constructed to the same standard as most housing in the Western New York region. Many residences were not built with central heat, permanent foundations or dedicated automobile access. Presently many of these properties continue to experience a level of disinvestment that threatens the long-term viability of the neighborhood as well as the health of residents.

A comprehensive review of more than 2,300 parcels in the study area was conducted as an assessment of present housing and land use conditions in Lake Erie Beach. Specific evaluations were completed for 1,752 of the primary structures and their accompanying property lots. Each was evaluated on a scale of one to five (1-poorest, 2-poor, 3-OK, 4-Good, 5-excellent). Of the neighborhood properties, 759 were rated as good or excellent and 890 were considered OK. The remaining 105 properties were giving a rating of poor or poorest, citing a number of significant detrimental conditions. Among the prevalent housing stock deficiencies include the following:

Vacancy – there are more than 1,000 vacant properties in the Lake Erie Beach community. Many of those properties are simply undeveloped; however, more than 40 of those properties include vacant structures. An additional approximately 225 properties are seasonal residences which are typically vacant for more than half of the year. The vacancies are cause for significant concerns and windshield surveys confirm that many of those properties are subject to ongoing maintenance, structural and property clutter issues. As of 2009, the Lake Erie Beach neighborhood has experienced a more than 16% vacancy rate.

Block and crumbling foundations – many of the homes in the Lake Erie Beach neighborhood were never constructed with permanent foundations. Others have since been placed upon temporary block foundations to elevate the structure from ground conditions and the environment. Of properties identified as significant concerns in the project area, 71, or 68%, were determined to have significant foundation issues.

Structural destabilization – as noted, the historic cottage development that occurred in the Lake Erie Beach neighborhood was not originally constructed to the same standards as primary residences of the time. Deterioration of the structural integrity of these homes has occurred at more rapid rates than primary residences of hardier construction. Many homes in the area show signs of significant structural dangers, including 70 properties, or 67%, of those cited in poor or poorest condition.

Dilapidated roofing – throughout the neighborhood, roofing continues to be an ongoing maintenance issue. Dozens of roofs are in need of patching, replacement and structural repair. The neighborhood's proximity to Lake Erie, with more extreme weather and wind conditions present a very specific threat to homes lacking proper roofing. Forty nine properties, or 47%, labeled as poor or poorest condition are experiencing significant roof issues.

Substandard siding – as Lake Erie Beach began to transition from a seasonal resort community to a more permanent population in mid-century, the area has coined its own derogatory term: "Point Breeze Siding". The term refers to the exterior condition of much of the housing of the area which was often temporarily patched with simple tar paper or other cheap materials. Siding continues to be a main concern in the neighborhood, ranging from poor aesthetics or damaged materials to houses that are missing entire sections of their siding. Of the properties rated in one of the two lowest condition categories, 76%, 80 properties, have had siding cited as a major concern.

Lot size – Lot sizes present ongoing constraints to development in Lake Erie Beach. More than one third of the properties in Lake Erie Beach have a lot frontage of less than 50 feet and many as small as 20 feet. Fifty two properties, which equates 50% of dwellings in the project area that were rated as of poor or poorest condition, were determined to have lot sizes and neighboring compatibilities that are detrimental to the value and viability of the property.

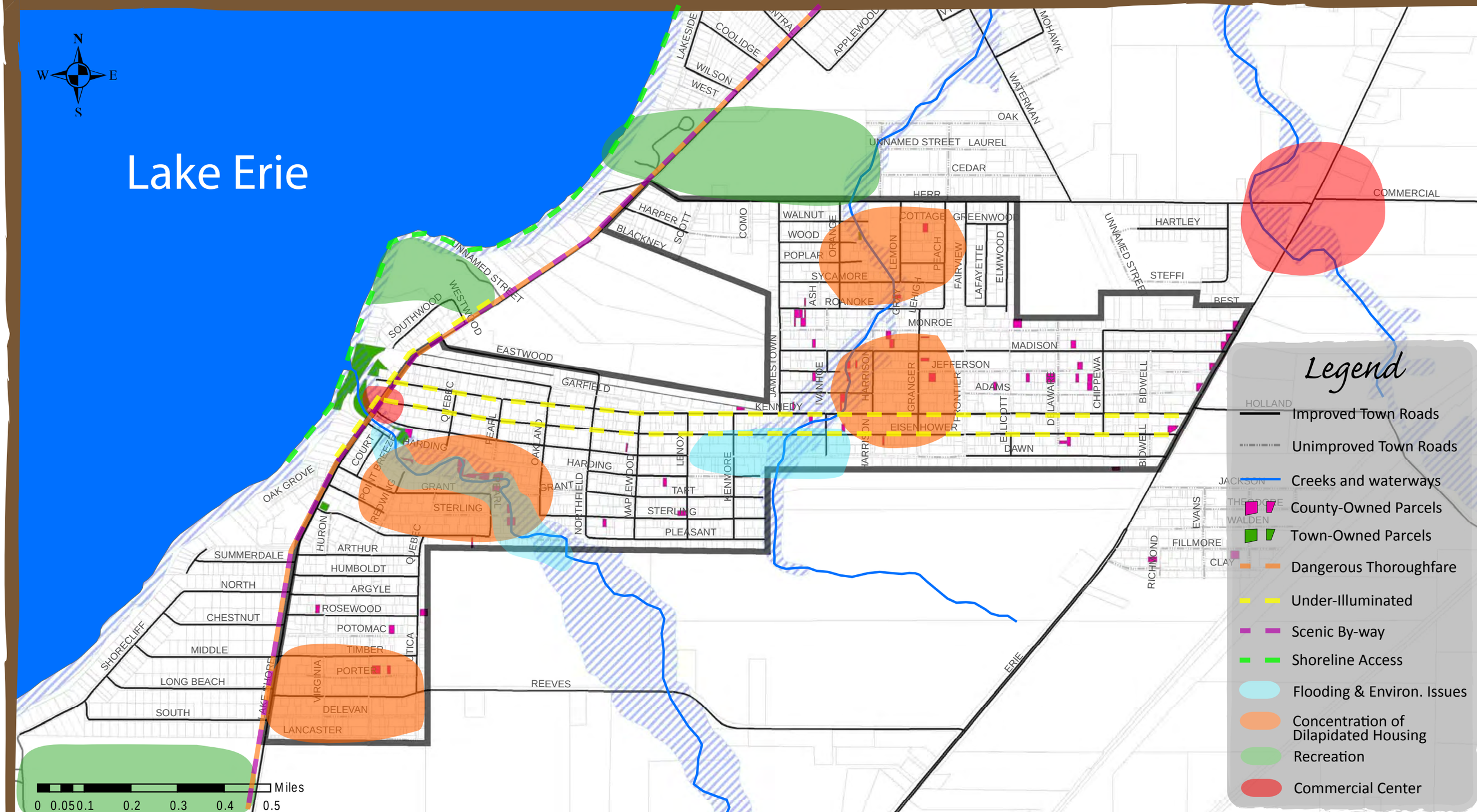
Flooding and moisture – properties particularly located in the Muddy Creek Floodplain, as well as along parts of Dawn and Eisenhower avenues, experience continued flooding and moisture issues. Proliferation of mold is a significant health issue in these homes. Infestation and the unconstrained growth of vegetation and moss upon and around the homes also gradually causes roof, siding and structural damage. Homes in these areas remain vulnerable to serious health and structural issues despite re-mediation efforts to the homes themselves.

Significant concentrations of poor housing conditions were found in four distinct areas. The first is in the southwestern portion of the neighborhood, south of Potomac Avenue. These homes are largely on unimproved roadways with difficult access. The Muddy Creek floodplain area is a second area with a concentration of poor housing conditions. Much of this can be contributed to the challenging environmental conditions associated with the Creek and its frequent flooding. Many of the houses show clear signs of structural damage, unrestrained vegetation growth and non-existent foundations, expedited by the flooding conditions. The remaining concentrated areas of housing dilapidation are more centralized in the neighborhood, bound by Jamestown, Herr, Fairview and Kennedy Avenue. These areas also experience disinvestment that appears to correlate with the lack of road access or an improved transportation circulation system.

3.1.2 *Infrastructure*

3.1.2.1 Roadway Conditions

The original development of Lake Erie Beach occurred privately with properties parceled off along private, unpaved access roads. Over time, most of the road rights of ways in the neighborhood were taken over by the Town of Evans for maintenance and operations. Through present day, Evans, along with Erie County, has gradually improved the roadway infrastructure with paving and widening the travel width to current access and emergency service standards. Portions of several local side streets with less importance to the overall circulation system have been sold to property owners for private drives. Currently, more than one third, over five linear miles, of the circulation network remains unimproved in Lake Erie Beach and nearby areas. Nearly one mile of those roads are presently under construction and scheduled for completion in 2010.



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Lake Erie Beach

NEIGHBORHOOD REVITALIZATION STRATEGY

Figure 3-1

Assets & Constraints

Characteristics of unimproved roadways range in quality from passable dirt roads, to deteriorated rights of way with significant holes or ruts, to roads that have been completely obstructed by creek beds, vegetation and trees. These conditions cause problems for the neighborhood access and circulation system. Kennedy and Eisenhower serve as the primary east-west thoroughfare through the neighborhood. Dawn Avenue could potentially serve as a third east-west through route; however, six blocks at its center remain unimproved and impassable. Zero fully improved north-south thoroughfares exist, complicating access for residents north of Monroe Avenue, as they are forced to typically make several turns to reach a thoroughfare and subsequently gain access to Old Lake Shore Road to the west or Route 5 to the east. Jamestown Avenue has the greatest potential for establishment as a north-south thoroughfare, as it would only need to be improved from Kennedy Avenue to Dawn Avenue. Fairview has potential to serve as a second north-south thoroughfare with improvement between Roanoke and Dawn Avenues. In the southwest area of the neighborhood, Muddy Creek forms a physical road impasse, completely segregating housing to its north and south. However, this is perhaps a lesser concern as most residential development south of Muddy Creek has direct access to Old Lake Shore Road. There is a need to prioritize the road upgrades in a manner which has the most significant positive impact upon the overall circulation system.

These unimproved roads have significant impacts upon the housing values and conditions in Lake Erie Beach. In many cases where a road is unimproved, owners or buyers are unable to secure bank loans for improvements or purchase because the infrastructure is regarded as a significant liability to the long term value and viability of the property. The resulting circumstance leads to property owners who are uninterested and/or unable to maintain and improve their property. These properties are then often left vacant or rented to low income populations who also do not typically have a vested interest in the maintenance of the property.

3.1.2.2 Pedestrian & Bicycle Safety

Bicyclists and pedestrians are impacted by the unimproved roads throughout Lake Erie Beach. Rights of ways in the neighborhood are relatively narrow, typically ranging between 40 and 50 feet, with some areas as narrow as 25 feet. Coupled with a lack of sufficient shoulders, designated striping and streetlights, the roads create a very dangerous condition for walking and cycling in Lake Erie Beach, especially at nighttime. As a result, the majority of the neighborhood is denied non-motorized access to the lakefront. Because of the dense development of structures throughout the neighborhood, it is unlikely that the improved right of ways can accommodate further widening of the roads. Therefore accommodations must be created to safely provide for sufficient pedestrian and bicycle access.

Old Lake Shore Road presents significant dangers to local pedestrian, bicycle and automobile traffic. The road serves as one of two main north-south thoroughfares, the other being Route 5, running along the east and west borders of the neighborhood. It offers connections between shoreline access points throughout the Town, including within Lake Erie Beach, north at the Evans Town Park, as well as for larger beach destinations. The corridor also serves several commercial nodes throughout the Town of Evans including entertainment and night life establishments, restaurants and local business. Therefore, Old Lake Shore Road experiences significant pedestrian and automobile traffic volume throughout the summer months. However, the only sidewalks present along Old Lake Shore road are north of Lake Erie Beach and restricted to the west side of the road. Consequently, pedestrians are forced to walk along the road's narrow shoulder to travel between commercial and recreational amenities. As mentioned in other sections, the Town has planned for the development of multi-use trail through the neighborhood. However, the Lake Erie Beach section will be the third of three construction phases for the trail and is currently several years away from being built.

3.1.2.3 Water Utility

Water infrastructure in the Lake Erie Beach neighborhood is also a significant constraint to development and threatens the ongoing safety of local residents. The fire code standard for waterline diameters is six inches at a minimum. Many properties in the neighborhood contain water lines less than six inches, with some as narrow as one to two inches in diameter. Areas especially lacking in water infrastructure including the streets south of Pleasant Avenue, side roads connecting west of Jamestown Avenue and additional right of ways scattered throughout Lake Erie Beach.

3.2 *Neighborhood Assets*

3.2.1 *Recreation*

Lake Erie Beach offers public and recreational assets unique to Western New York. For a population of only a few thousand residents, the community offers tremendous diversity including Town owned parks and facilities like Anthony J. Schmidt Elementary and Lake Erie Beach Park, a State Park, a privately owned recreational resort as well as a church-run recreational retreat that is open for use by all local residents. There is also a local fire hall along Old Lake Shore road. Each of these public facilities is well developed and programmed for active use and recreation. Playgrounds, community buildings, sports facilities, and seasonal lodging at Camp Pioneer are features. The only major public or recreation property that contains significant room for new growth without removing previous programming is approximately 7 additional acres behind Anthony J. Schmidt elementary school.

While Lake Erie Beach certainly offers an impressive number of recreational opportunities, they are under-used by the local community. Several of the facilities cater to a regional population, such as the state park and Camp Pioneer. However, more importantly, there is extremely limited local connectivity between the park facilities and residential populations. It has been cited throughout the public participation program that Lake Erie Beach is a dangerous community for pedestrians and bicyclists due to the narrow roadways, lack of lighting and, on Old Lake Shore road, high traffic speeds and limited automobile sight lines. Pedestrians do not have sidewalks to walk to the beach or local trails to ride their bicycles. Currently, the Town of Evans is planning the development of a trail connecting the Evans Town Park to the north with Evangola State Park to the south; however this project is several years off with no dedicated funding source. For these recreational facilities to reach their full use potential by local residents and for the homes in the area to reap the benefit of having such amenities, a non-motorized circulation system must be established.

3.2.2 *Publicly Owned Properties*

Publicly-owned lands can present a significant opportunity for a neighborhood because the municipality has control over the intention and use for the land. A government can designate the land for public use and benefit, it can decide to sell it to a developer with a specific intention for economic development or it can leverage its parcels to improve neighborhoods through land-banking or providing homeowners the opportunity to expand their own real estate.

Outside of Lake Erie Beach Park, the Town of Evans owns three properties within the neighborhood, including a cemetery on Old Lake Shore Road as well as a vacant residential property on Wood Avenue. The third property the Town owns is along Muddy Creek, extending into the neighborhood from Old Lake Shore road. This is an extremely valuable piece of land for the Town to maintain possession of for two reasons. First, it prevents new development along this portion of the Muddy Creek floodplain. Secondly, it is important for the Town to have control of the lands along one of its best natural features, potentially for future public use as a recreational amenity.

In addition to the Town-owned lands in Lake Erie Beach, Erie County owns 69 properties throughout the neighborhood. Each of these properties are vacant residential lots without improvements. Thirty six of the lots are located along paved roads, however, the remaining 33 properties are either located upon unimproved roads or do not have any frontage to the road at all. Eighteen of these properties are located along creek beds and/or within a floodplain. Eleven of those eighteen are specifically located within the Muddy Creek Floodplain. For the same reasons as the Town-owned property along Muddy Creek, this is an advantageous position for the government to have control over the future development of lands surrounding the neighborhood's natural features.

Six properties are situated along the western side of Route 5. The potential for these properties may include a coordinated effort for commercial development along the highway corridor. The remaining properties are scattered throughout the neighborhood upon varying roadway conditions. The Town and County must develop a strategic plan for the futures of each of these properties, which may include preservation or redevelopment for public use, sale to private developers or sale to adjacent landowners for property expansion.

3.3 *Commercial & Residential Market Assessment*

3.3.1 *Overview of Potentials for Lake Erie Beach*

The Lake Erie Beach neighborhood has the potential to achieve transformation. By setting achievable goals, and creating a product that will fill existing gaps in the marketplace, Lake Erie Beach can thrive as a mixed use community with an invaluable waterfront location. During the course of the study, residents and local specialists were asked to define the qualities that would define the type of "resort" community Lake Erie Beach might strive to become in the future. The qualities most agreed upon include:

- High Quality Housing Development and/or Rehabilitation of Homes
- Lodging
- High Quality or "Destination" Dining Establishment
- Specialty Retail

Most participants also indicated that while new business was vital, an entrepreneurial spirit is also required to "kickstart" new development and provide opportunity for the local population. The following section outlines potentials for each "resort" development category, and how these categories can capture existing markets to achieve success.

3.3.2 *Housing*

Current land use regulations and trends in the Town enable developers to construct the industry "standard": a suburban-character home of approximately 1,400 to 2,400 feet with significant frontage and setbacks. Information gleaned from focus groups and personal interviews with local developers and real estate agents indicates that this model is not currently successful in the Lake Erie Beach neighborhood. It often takes a developer many months, even years, to sell properties of this type and is therefore a disincentive for new development. Research of current real estate trends and continued conversations with local specialists indicate a market of regional Western New York buyers searching for a different type of home:

- "Empty Nesters" – Local couples whose children have grown and who now have less space requirements
- Senior Citizens – Local seniors who would appreciate a more manageable property with a space layout that enables a single story lifestyle

- "Snowbirds" – Buyers who may spend only part of their year in Western New York and have fewer space needs
- Duel Home Residents – Local buyers who may already own a home in Western New York and have an interest in a property near the Lake
- "New Generation" – Local buyers, whether young or older, who embrace the concept of a simpler lifestyle with a more manageable property

Home on Ashland Avenue in Buffalo, NY
- photo taken by peter j. smith & company, inc.

To capture these markets and capitalize upon the unique character of Lake Erie Beach, a new model for housing should be considered. The character of new and rehabilitated housing could represent a "Cottage" character similar to the photograph pictured below:

The model home in Lake Erie Beach could incorporate a smaller total floor plate of approximately 700 to 1,200 square feet with smaller frontage, side and rear setbacks. The Town can amend current land use regulations to enable development of this type. Colors, materials, and landscaping could all be guided through development of Town design standards that would ensure quality and a consistent character.

Opening Lake Erie Beach to new markets of buyers by creating a new model for home ownership is one of the most significant potentials for the future of Lake Erie Beach.

Virginia Bed & Breakfast

3.3.3 *Lodging*

Residents and local specialists indicated that the lack of any local lodging in Lake Erie Beach hindered economic growth and development of the area. A supply search on www.switchboard.com indicates that the Lighthouse Inn, located approximately 7 miles south of Evans in the Town of Irving, is the closest full service hotel in the area. There is a large cluster of business and leisure hotels located approximately 13 miles to the north in Hamburg, NY.

Local demographics and the seasonal nature of Lake Erie Beach would not indicate a capacity to compete with the significant cluster of Hamburg hotels. However, Lake Erie Beach could evolve with the development of smaller-scale lodging establishments that could include bed & breakfasts or small Inn's or quality resort motels.

3.3.4 Destination Dining

A "Destination" dining establishment could be defined as a restaurant with a unique character that attracts patrons from outside of the local community[1]. Focus groups and interviews with local business owners and residents indicate that the lack of a destination dining establishment in the Lake Erie Beach neighborhood is a detriment to positive development for the area.

Unique Destination Restaurant - Key West, FL

A regional supply search of restaurants conducted using www.switchboard.com indicates that there is a lack of "destination" dining within a nearly ten mile radius of the Town of Evans. The Colony Restaurant in Irving could arguably be considered the closest example of a "Destination" dining experience.

Ideally, the development of a Destination Dining establishment in Lake Erie Beach could be the initiative of a local or regional entrepreneur. However, even attracting a small quality resort-oriented chain restaurant could meet the goals of providing local jobs for residents and elevating the overall "resort" atmosphere of the community.

3.3.5 Specialty Retail

Encouraging unique, specialty retail development in the Lake Erie Beach neighborhood is a challenge that could be met with some assistance from the Town of Evans. Public input participants and local specialists were excited and encouraged by the development of the Dunkirk Boardwalk Market in the City of Dunkirk, NY and requested further information regarding its development and level of success. The City of Dunkirk offers a similar unique waterfront location on Lake Erie and shares many of the same socioeconomic characteristics of the Town of Evans.

1 Urban Land Institute. Dollars and Sense of Shopping Centers, 2007.

The Dunkirk Boardwalk market was developed over a two year period by the City of Dunkirk Development Department. Originally, the building was designed to function as an incubator for local entrepreneurs interested in retail development. The current mixture of uses includes a blend of restaurant and retail development. There are eight commercial spaces which are each approximately 300-500 square feet in size. The City works diligently to ensure an appropriate tenant mix and restricts the type of product sold strictly within its lease agreement to ensure proper tenant character[2].

Rents are reasonable and are adjusted seasonally; for example, total rent might be reduced by as much as half in the winter. 2009 rates were reported to be approximately $360/month in Summer and 180/month in Winter[3] There is currently a waiting list for tenants; future phases are reported to include the construction of a second facility with a total of 14-15 retail spaces. The City currently believes that a Local Development Corporation would be the ideal manager for the facility, but reports success with the current municipal management function.

Boardwalk Market - Dunkirk, NY

2 Interview with Cory Alstrum from City of Dunkirk Development Office
3 Ibid.

3.4 *Primary & Secondary Market Trends*

Future transformation of Lake Erie Beach must be initiated by the local market, then eventually gain momentum with the assistance of a regional Western New York market. The following section highlights local and regional demographic and socioeconomic characteristics of the Town of Evans, some surrounding neighbors for comparison, and Erie County as a whole.

3.4.1 *Local Area Demographics – Population 2009*

	Lake Erie Beach	Highland On the Lake	Angola on the Lake	Evans town	Erie County
2009 Population	2,753	3,413	4,139	17,111	921,497
2009 Households	1,068	1,217	1,693	6,626	375,368
2009 Average Household Size	2.58	2.8	2.42	2.57	2.37
Population Density per sq. mile	1,333	2,049	856	409	883
2000-2009 Pop: Annual Growth Rate	-0.6	0.2	-0.5	-0.3	-0.3
2014 Total Population	2,658	3,385	4,017	16,731	900,279
2009-2014 Pop: Annual Growth Rate	-0.7	-0.2	-0.6	-0.4	-0.5

Source: ESRI & peter j. smith & company, inc.

The statistical snapshot of present conditions in Lake Erie Beach show a smaller neighborhood that is experiencing general decline. In 2009, Lake Erie Beach had a population of 2,753 residents. As an older neighborhood, it features a density of more than 1,300 residents per square miles, more than 3 times the density of the Town of Evans as a whole and 450 more people per square mile than Erie County. Moving into the future, similar to many older neighborhoods, Lake Erie Beach is projected to lose 0.7% of its residents on an annual basis, or approximately 100 residents (3.6%) by 2014. This is the fastest rate of decline among any of the areas studied, including the Town of Evans and Erie County.

3.4.2 *Local Area Demographics – Housing 2007*

	Lake Erie Beach	Highland On the Lake	Angola on the Lake	Evans town	Erie County
Housing Units	1,285	1,278	2,004	7,601	424,727
Occupied	1,068	1,218	1,693	6,626	375,368
Owner Occupied	79.7%	83.3%	73.7%	78.4%	64.5%
Renter Occupied	20.3%	16.7%	26.3%	21.6%	35.5%
% Vacant	16.3%	4.9%	14.5%	12.8%	11.6%

Source: ESRI & peter j. smith & company, inc.

Housing information from 2007 indicates that Lake Erie Beach has an approximately four to one ratio of owner-occupied housing to rental units. This is fairly consistent with trends across the Town of Evans and exhibits a higher rate of owner-occupied housing than is found throughout Erie County on the whole. Alarming among the data is the high rate of vacancy (16.3%), which is approximately four times the level of vacancy in the Highland on the Lake neighborhood and almost 50% higher than the vacancy rate for Erie County. It can be inferred that a portion of this vacancy can be related to dilapidated conditions of some homes and limited growth in construction of dwelling units to draw new residents.

3.4.3 *Local Area Demographics – Age 2009*

	Lake Erie Beach	Highland On the Lake	Angola on the Lake	Evans town	Erie County
0-19	25.0%	27.0%	26.5%	25.3%	25.3%
20-39	25.8%	23.1%	22.0%	22.8%	24.2%
40-65	39.7%	41.6%	37.9%	40.0%	37.0%
65 and over	9.6%	8.2%	13.7%	12.0%	13.5%
Median Age	39.3	39.8	41.1	41.3	40.4

Source: ESRI & peter j. smith & company, inc.

Of note, the Lake Erie Beach features a population that is statistically younger than that of other areas included in the demographic study. The median age of the neighborhood is just over 39 years, which the Town of Evans is more than 41 years old and Erie County has a median age of more than 40. The primary reason for this trend is the presence of a population between 20 and 39 years old that accounts for a greater percentage of the total population than any of the other areas. This age, early- to mid-adulthood, likely coincides with the affordable nature of housing in Lake Erie Beach.

3.4.4 *Local Area Demographics – Income and Employment 2009*

Income	Lake Erie Beach	Highland On the Lake	Angola on the Lake	Evans town	Erie County
Under 25K	21.2%	9.4%	18.2%	16.1%	23.8%
25k -50K	33.2%	16.7%	33.4%	26.9%	25.0%
50K-75K	27.0%	30.1%	20.1%	24.2%	21.2%
75K-100K	10.2%	27.2%	13.6%	16.7%	14.6%
100K +	8.5%	16.7%	14.6%	16.1%	15.3%
Median HH Income	$45,843	$68,395	$47,603	$57,524	$51,150
Average HH Income	$53,151	$72,366	$60,429	$64,699	$63,415
2009 Unemployment Rate	14.3	6.9	10.7	10	10.3

Source: ESRI & peter j. smith & company, inc.

Lake Erie Beach experiences a high unemployment rate of more than 14%, almost 50% more than both the Town of Evans and Erie County, and more than double the unemployment found in Highland on the Lake. Similarly, the neighborhood also exhibits much lower household incomes, with a median household income of approximately $45,000. These figures provide support for the perception of Lake Erie Beach as an economically challenged community with limited employment opportunities.

3.4.5 *Local Area Demographics – Value of Owner Occupied Home 2009*

	Lake Erie Beach	Highland On the Lake	Angola on the Lake	Evans town	Erie County
Under 50K	2.4%	6.1%	9.7%	7.1%	4.8%
50K-60K	7.5%	0.6%	2.7%	3.3%	2.0%
60K-70K	3.5%	1.7%	2.7%	2.4%	1.8%
70K-80K	8.9%	3.9%	4.9%	5.0%	3.0%
80K-90K	8.0%	4.3%	3.4%	4.2%	3.1%
90K-100K	9.6%	5.9%	3.1%	4.7%	4.3%
100K-125K	24.1%	21.5%	14.3%	14.9%	13.4%
125K-150K	21.6%	26.0%	20.8%	19.8%	18.2%
150K-175K	10.0%	18.1%	12.8%	14.5%	14.5%
175K-200K	2.0%	4.8%	10.4%	8.7%	10.8%
Over 200K	2.4%	6.8%	15.2%	15.4%	24.1%
Median Value	$110,427	$130,634	$135,956	$135,605	$149,091
Average Value	$113,936	$133,548	$148,565	$147,954	$171,714

Source: ESRI & peter j. smith & company, inc.

Home values in Lake Erie Beach are reflective of other trends found throughout the neighborhood, a declining population, high unemployment and low household income. The median home value in the neighborhood is $110,000, which is $25,000 less than the Town of Evans on the whole and nearly $40,000 below the median value across Erie County. However, these lower values are likely the result of a combination of poor housing conditions as well as smaller housing sizes than are typically found elsewhere.

3.5 *Code & Enforcement Evaluation*

3.5.1 *Code Evaluation*

This section examines various Chapters of the Town of Evans Code concerning development and upkeep of property in order to maintain or improve the character of neighborhoods. Each relevant chapter was examined for objective, scope of authority, contradictions and missing elements. This examination was conducted to determine whether sufficient regulations are in place and to determine if any changes are needed in order to implement a revitalization plan for the Lake Erie Beach neighborhood. An evaluation of each the relevant laws are presented by chapter followed by recommendations for addressing any deficiencies in the laws of the Town of Evans with regard to Lake Erie Beach.

Chapter 74 – Unsafe Buildings

The Unsafe Buildings Law provides a mechanism for people to report that an unsafe structure is present. The Building Inspector is responsible for inspecting the premise and filing a report of the condition of the subject structure. If the structure is deemed unsafe by the building inspector, he/she may then issue a notice to secure or remove the structure. The inspector may take action to have the structure secured or removed at the cost of the property owner.

In cases where a structure is determined unsafe, this law provides the means to have the situation corrected.

Chapter 149 - Property Maintenance

The Property Maintenance law in the Town of Evans regulates junk vehicles, garbage and refuse abandoned or stored on private property. The Law also regulated unsafe and deteriorating structures. Among the provisions in the law are the following:

- Junk vehicles shall not be stored unless in a structure or secured beneath a cover.
- Broken or missing glass must be repaired or replaced.
- Exterior of buildings must be free of buckled, sagging, broken, partially missing, rotted or decayed walls, doors, and windows.
- Stairs and porches shall be maintained in safe condition.
- Exteriors subject to rotting shall be treated with paint or other preservative.
- Buildings shall be maintained free of pests.
- Property shall be maintained to not allow for growth in excess of 10”.

The Code Enforcement officer is responsible for enforcing the Property Maintenance Law. The Law gives him/her the authority to issue a notice of violation. The CEO also has authority to file an accusatory instrument requiring the violator to appear in court and answer to the violation. Once a notice is served the landowner has to correct the violation within a given time period. If a violation is not corrected, the CEO may take action to re-mediate the violation and the cost of re-mediation plus a 25% surcharge is levied on the property. The violator may also be subject to a fine of up to $250 for each week the violation goes uncorrected.

Violations of this law are clearly spelled out and authority is given to correct violations. There is enough regulation within this law to see that properties do not present a nuisance to surrounding properties.

Chapter 158 Rental or Unoccupied Premises

The Rental or Unoccupied Premises Law is principally aimed at making sure that rental properties meet standards for the safety and welfare of the occupants. A permit is required for these properties, which allows the Building Inspector to evaluate these structures for adequate facilities and utilities and structural integrity. The Law helps protect against "slum lords". The law also has provision against unsafe abandoned properties. This provision offers the same recourse against unsafe property as the Unsafe Buildings Law. The Rental or Unoccupied Premises Law specifically grants demolition as an option to remedy the problem. The cost of demolition would be levied upon the property. In the Unsafe Building Law, this option is only implied.

Chapter 175 – Streets and Sidewalks

The Streets and Sidewalks Law provides minimum specification for the design and construction of streets and sidewalks before they can be dedication of the street can be accepted by the Town Board. While there is more detail in this law, many of the provisions are contained in the subdivision regulations. There is a conflict with the right-of-way width between the two documents. The subdivision regulations only require a fifty foot right-of-way while this law requires sixty feet. This law would only apply to new subdivisions within the study area. Many of the unimproved roads in the study area have already been dedicated to the Town who is now responsible for the road upgrades. If some portion of the study area is redeveloped by a developer, the new roads would be subject to the requirements of this law. Most of the provisions of this law are standard minimum specifications.

Chapter 178 – Subdivision of Land

The Subdivision of Land Law provides a mechanism for lots to be divided into smaller lots. There are also regulations for infrastructure improvements necessary to serve the newly created lots. The Law contains the standard elements of most subdivision regulations.

The land within the study area has already been substantially subdivided. There are only a few lots in the study area large enough to undergo a major subdivision. A few properties may still be subdivided into a few lots, qualifying as a minor subdivision. The Subdivision regulations provide a simple process for minor subdivisions. The study area was subdivided prior to the creation of the present subdivision regulations. There are provisions in the current subdivision regulations that would require the installation of streets with an appropriate surface and sub-base. Some of the streets within the study area would not be allowed under the current subdivision regulations.

Missing from the subdivision regulations is a mechanism for combining lots. It is unclear how one would go about acquiring plots and surrounding right of ways for the purpose of redevelopment with a new subdivision layout.

Chapter 200 - Zoning

The Zoning Ordinance divides the town into districts and regulates types of uses permitted, lot dimensions, minimum standards for structures and a variety of other standards aimed at maintaining a given character within each district. Districts are divided into five categories including agriculture, residential, commercial, community service, and industrial.

Agricultural districts are designed to protect farmland from development pressure. Minimum lot sizes in these districts range from 3 to 5 acres.

Residential districts are broken into six separate districts which vary in density and type of development. The R-1 and R-1L districts are intended for single family developments with an average density of 3.5 and 1.5 units per acre respectively. The R-2 District is intended of a mix of single and two-family dwellings with an average density of 4 units per acre. The MFR-3 District allows a mix of attached and detached dwelling units at an average density of 8 units per acre. The MFR-4 District is intended for medium density multifamily developments with an average density of 14 units per acre. The district also regulates the distance between buildings of the same development. The MHD Districts provides areas for mobile home developments. There are provisions that apply to all residential districts. One of these regulations restricts the parking of boats, campers, and recreational vehicles in any residential district unless completely housed with a structure. This regulation seems excessive and is unenforced. Many Lake Erie Beach residents are in violation of this regulation.

There are three commercial districts. The Neighborhood Commercial (NB) District is intended for small scale commercial developments to meet the needs of the surrounding neighborhood without adversely affecting the character of the area. The General Commercial (CG) District allows for larger scale commercial developments. The Motor Vehicle Service (MS) District expands the General Commercial district to permit auto related commercial establishments such as vehicle sales, auto parts sales, and auto repair shops.

There are two industrial districts with varying intensity. The Community Facilities districts are created for public and recreational facilities. There are also regulations that apply to all districts. The regulations deal mainly with parking requirements and sign control.

The entire study area is zoned R-2, which allows a mix of single and two family dwellings. The minimum lot size is 10,000 square feet for single-family dwellings and 15,000 square feet for two-family dwellings. There is a 30 foot front and rear yard setback and a minimum lot frontage of 80 feet, 90 feet for corner lots. Minimum side yard setback is 5 feet. Maximum lot coverage of buildings within the R-2 District is 35%. Minimum floor area is also regulated. For a one story structure, the minimum floor area is 1,100 square feet per dwelling unit. For two story structures, the minimum floor area is 1,400 square feet per unit. The minimum floor area regulation precludes the construction of small dwellings that may be desirable to potential new Lake Erie Beach residents.

Zoning districts surrounding the study area include R-1 on the west side; R-1L on the north and east side; and Agriculture Open Space (AOS) on the south side. There is also is also a Neighborhood commercial located on the west side of Lake Shore Road. Rezoning will be necessary to invite additional commercial activity and residential development near the study area.

3.6 *Public Input*

The purpose of the public input program for the Neighborhood Revitalization Strategy is to build support and understanding for the plan and to incorporate the visions of the community's stakeholders in the strategy and its development process.

For the Lake Erie Beach Revitalization Strategy, a public input program was designed to ensure residents and stakeholders were given ample opportunity to participate in the planning process. The following elements were incorporated:

- Focus Groups – Three focus groups were conducted as part of the planning process. Focus Groups are facilitated discussions on a few questions with stakeholders and experts identified in particular topic areas.
- Interactive Public Workshops – The interactive public workshops are designed to allow the public to give their individual input as well as to collaborate with other residents and participants.
- Stakeholder Interviews – A series of Stakeholder interviews is conducted throughout the plan development process as a means to identify and extract particular information, insight and expertise from the community.

3.6.1 *Focus Groups*

Three Focus Group sessions were held as part of the planning process on April 6, 2010. The Focus Groups are facilitated discussions on a limited number of questions. Focus Group participants are selected for invitation to the discussions because they are recognized as experts in their fields either by vocation or avocation.

Lake Erie Beach Focus Group participants were asked about the character of Lake Erie Beach, what the community's focus over the next 20 years should be and the opportunities and challenges currently facing the neighborhood. Discussion topics and participants were identified with the support of the Revitalization Strategy Steering Committee. The Focus Group input is used along with the other sources of public input to assist in the identification of matters of special concern among the residents and members of special interest groups and those with special areas of expertise within the neighborhood and Town of Evans.

The opinions and views expressed during these and other public input sessions help to lay the basis of the goals and objectives for the strategy, which express the vision of the future for Lake Erie Beach. These sessions also help alert the consultant and Committee to issues of special concern about which they may not have been aware.

The Focus Group sessions are designed to spark thoughtful conversations among participants and between participants and the facilitating consultant. The object is to create an atmosphere where participants felt comfortable enough to air their views and opinions with confidence. The questions for discussion were provided to the participants in printed form at the beginning of the session. The facilitator reviewed each question, gave participants a few minutes to jot down some thoughts and responses and then went around the room ensuring everyone had an opportunity to weigh in on each question. This format was generally followed for all the questions. The following focus groups were conducted:

- Real Estate and Developers
- Neighborhood and Advocacy
- Business & Commercial Base

3.6.1.1 Real Estate & Developers Focus Group

There were seven participants in the Real Estate and Developers Focus Group held April 6, 2010. Participants were first asked to express what make Lake Erie Beach unique and to describe the character of the neighborhood by completing the sentence "Lake Erie Beach is…" Participants characterized the neighborhood as a family oriented community that has transformed from a seasonal neighborhood to more year-round residents, however still containing a mix of each. The group noted the poor condition the housing, but also that rehabilitation of older homes has been an increasing trend and that the neighborhood is unique due to its affordability, while also being close to a major amenity such as the Lake Erie. In discussing the challenges faced by the neighborhood, several major themes emerged from the group. Overwhelmingly agreed upon by the group was the perception that inordinately burdensome taxes are a major issue constraining development in the neighborhood. High assessments, even upon vacant lots, have given the impression that the Town of Evans is not development friendly. Small lot sizes are also seen as a constraint, especially given the Town code which does not permit the development of homes smaller than 1,100 square feet without a variance. The neighborhood is also challenged with a lack of local amenities such as retail shopping, which forces residents to travel north to Hamburg or south to Dunkirk for basic goods. Also the condition of the housing, along with many absentee landlords is degrading the appeal of the neighborhood.

Participants were then asked to identify improvements to the public realm (roads, community facilities, trails, infrastructure, etc.) that would best further local real estate and development. Road improvements was the first item identified, as the many unimproved roads often present a major hurdle for prospective buyers applying for a mortgage on an unimproved road. Lighting needs to be improved, along with the development of sidewalks and paths to improve pedestrian and bicycle friendliness. Participants also requested that access to the water be enhanced.

Among the significant future real estate and development opportunities in the neighborhood include restaurant and commercial development. It was suggested that commercial development could be highly successful in the neighborhood if supported by marketing. Planned Unit Development was also supported at the focus group as a means to diversify the local housing opportunities. Finally, the group suggested that the neighborhood needs to build upon existing amenities and attractions with the development of local accommodations such as a bed and breakfast.

Finally, the participants were asked to prioritize their top three things that the strategy should focus upon. One participant offered that the neighborhood needs to be "staged," with improved curb appeal, meaning that land and open space needs to be cleaned, housing improved and local thoroughfares should have gateway amenities with the Lake Erie Beach brand to give a "Welcoming Appeal." Others suggested that the Town of Evans needs to be on board, offering local development incentives, removing regulatory constraints and enforcing building codes. Finally, access needs to be improved with trails and paths connecting to the Lake.

3.6.1.2 Neighborhood & Advocacy Focus Group

There were 13 participants in the Neighborhood and Advocacy Focus Group held April 6, 2010. Participants were first asked to express what make Lake Erie Beach unique and to describe the character of the neighborhood by completing the sentence "Lake Erie Beach is…" The group described the neighborhood as in transition to a place with more year-round residents and a high concentration of lower socioeconomic levels. Residents expressed their pride in the neighborhood's lakefront living and the uniqueness of having an abundance of waterfront access when compared to the rest of the New York State Lake Erie shoreline, citing that approximately 10% of all water access to Lake Erie between Buffalo and Erie, PA is in the Town of Evans. The natural features of the neighborhood are also seen as important factors for the local quality of life.

Participants discussed the many challenges facing the Lake Erie Beach neighborhood. They expressed that the neighborhood has experienced significant disinvestment as homes have fallen into disrepair, with ownership that is not willing to rehabilitate. There was also the feeling that the Town is not involved enough in strengthening the neighborhood, establishing high taxes and assessments, providing a lack of infrastructure such as sidewalks, lighting and improved roads. The unimproved infrastructure and small parcel sizes make it difficult for new development to occur. Environmental factors were also cited as major concerns. Flooding is prevalent throughout the neighborhood, especially along Muddy Creek and Eisenhower Avenue. The area business base is limited, restricting local job opportunities as well as resources for residents to shop or obtain services. Finally, a general apathy among residents was cited as reasoning for a lack of community pride that would lead to maintenance and investment in the neighborhood.

Improving the "curb appeal" of Lake Erie Beach was the focus of discussion around how elements of the public realm should be enhanced. While, not necessarily public, properties in plain sight and prime locations need to be cleaned up. Suggestions were made to offer more public parking and access to the beach. Non-motorized access needs to be enhanced through the development of new sidewalks, bicycle paths, street lighting and handicap facilities. Participants also felt that the Town needs to take action to address drainage issues plaguing local residences. Additional suggestions were made to enhance community and recreation facilities, such as a community center featuring basketball, tennis and/or youth activities.

The group felt extremely strongly that continued residential development should be focused upon the redevelopment of existing homes along with the construction of new single family homes. It was expressed that the "cottage atmosphere" holds the most appeal for Lake Erie Beach and that new development should stay consistent with that character. It was also stated that Muddy Creek presents significant structural and health issues to the homes within its floodplain and that these residences should be removed.

The focus group was lastly asked to prioritize the top three things that the Strategy could do to improve local housing and quality of life. Among the prominent themes expressed was to strengthen the Town enforcement of housing codes, forcing rehabilitation, removing clutter from lots and regulating illegal activities such as recreational fires. The result should be a system that incentivizes neighborhood improvements of the status quo. These Town efforts could be complemented by the establishment of a housing court as well as a more "grass roots" approach through the development of a beautification committee to organize community cleanups and garbage collection. The group also cited several infrastructure upgrades that the Strategy should recommend, such as new sidewalks, park enhancements, road improvements and bicycle paths. The group discussed a desire to have a multi-modal system where residents can safely travel between their home and the beach-front without the use of an automobile. Several participants also expressed a need to improve the marketing of Lake Erie Beach. Suggestions were made for the development of a visitors' center, or more simply marketing brochures to educate visitors to the local amenities in the neighborhood and surrounding areas. One participant summed up his thoughts stating that the goal should be "to enhance and project a safe, friendly home environment where people want to live, visit and talk proudly about."

3.6.1.3 Business & Commercial Base Focus Group

There were six participants in the Business and Commercial Base Focus Group held April 6, 2010. Participants were first asked to express what make Lake Erie Beach unique and to describe the character of the neighborhood by completing the sentence "Lake Erie Beach is…" The overwhelming sentiment was that the neighborhood is a "great summer place" with access to the water, a resort feel and great potential for the future. The size of the neighborhood contributes to a close-knit atmosphere where everyone knows everyone. However this "small town" character also contributes to the feeling that the community is often not willing to allow change and growth to happen.

The Town of Evans was referenced by participants as prohibitive to business growth with a process that is not streamlined, forcing applicants to "jump through hoops" to obtain loans and funding. Zoning laws are too residential and should allow for more business development. These circumstances make it too difficult for business to bring new opportunities into Evans. Participants also cited a lack of parking and pedestrian amenities as an obstacle that limits the number of customers that are willing to spend in the Lake Erie Beach neighborhood. Finally, each participant felt strongly that visitor accommodations such as a hotel need to be established in Lake Erie Beach, providing greater numbers and diversity to the customer base.

Of the public realm, sidewalks and parking were the most significant improvements that are needed to improve business conditions in the area. Presently, it is not safe to walk along Old Lake Shore road, but people do so constantly throughout the summer months and "someone gets killed every year." A trail or sidewalks need to be constructed along its length through the neighborhood to increase safety and accommodate more pedestrians. Questions were raised as to why the planned Town of Evans bike path was not being constructed first in the Lake Erie Beach portion of the Town where the greatest population density exists.

Hotel accommodations and restaurants were the number most important businesses that participants felt needed to be developed in Lake Erie Beach. Coupled with more specialized retail and "souvenir shops," the neighborhood could increase its visitor draw from throughout the Western New York region. One participant strongly advocated for the development of "business clusters" so that they could support one another. One cluster would be from Lake Street to the Town Park, the next from Lakeside to the Grandview Golf Course and the third would be from the Lake Erie Beach fire hall to Muddy Creek.

Finally, participants were asked to prioritize the most important initiatives that the revitalization strategy should be targeting. It was felt that the Town should be more business friendly, removing red tape, zoning constraints and making it easier to obtain loan funding. The area should also identify ways to attract a larger customer base, such as through the development of accommodations and condominiums. One business owner offered that bringing in 100 additional people per week and extending the summer season would be a tremendous boon to his bottom line. Finally, the group reiterated the value of pedestrian infrastructure improvements, coupled with great access to the Lake Erie beach-front.

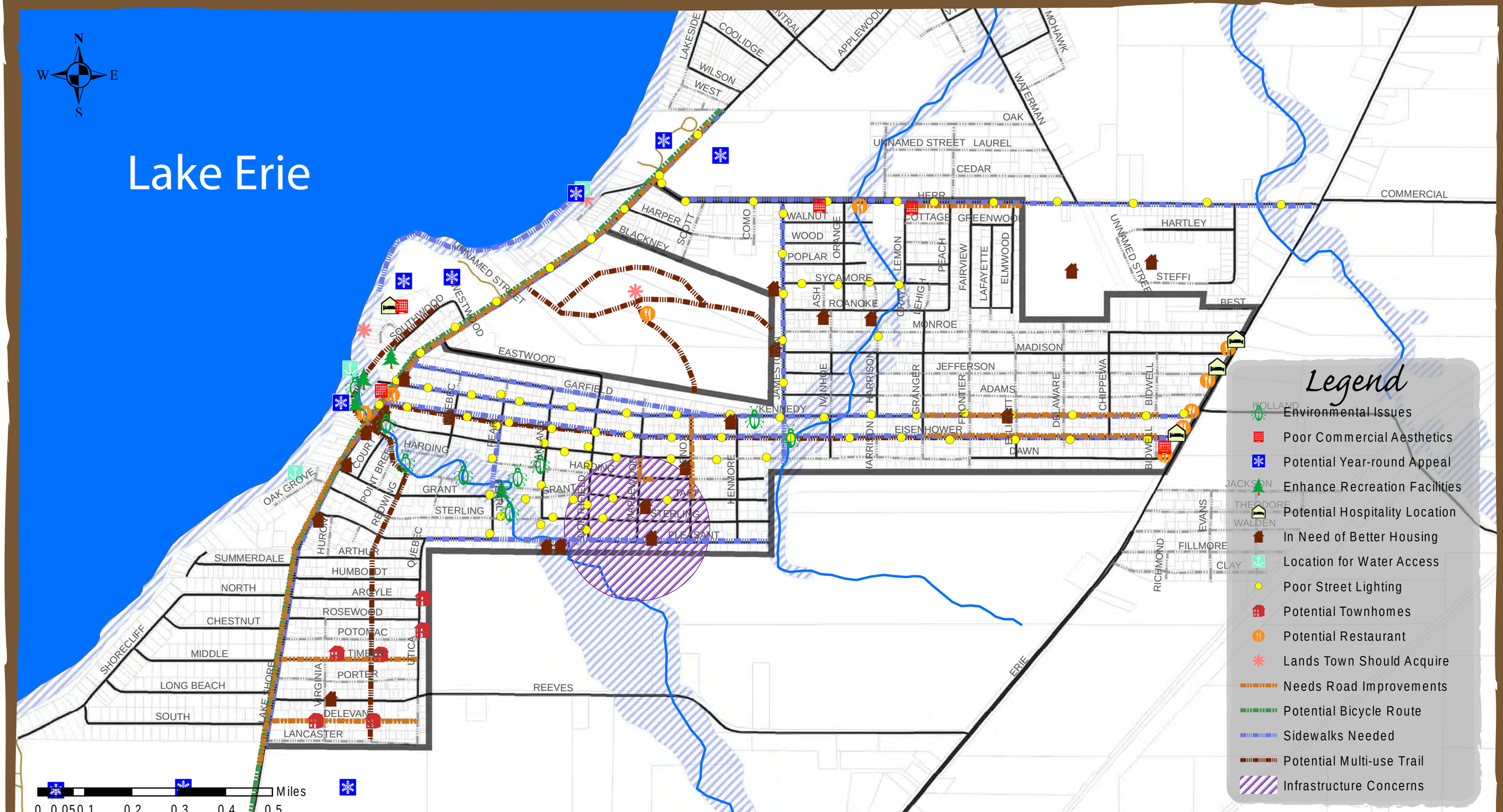
3.6.3 *Public Forums*

3.6.3.1 Issues & Opportunities Forum

The fist public workshop was held April 8 at the Anthony J. Schmidt Elementary School. The workshop featured background information about the Strategy and planning process as well as an interactive portion. The interactive portion of the program encouraged both individual input as well as group consensus building. The purpose of the meetings was to educate the public about the plan and the importance of the Plan and to identify issues that should be addressed through the planning process. By using both individual and group input techniques, the workshop sought to encourage collaboration and cooperation in problem identification and solutions.

Participants were given workbooks and seated at tables in groups. Each table had a large map of the town. The workbooks asked for individual feedback in the issue areas of housing and land use, circulation, economy and recreation and community services. Each section asked the participant to individually rate each of four or five statements identifying the level to which they strongly agreed, agreed, neither agreed nor disagreed, disagreed or strongly disagreed with the statement. Then, working as a group and using the maps, participants identify areas where issues are prevalent – for example, where sidewalks are needed, areas for open space preservation, etc. At the end of the session, groups of participants identify the top three issues from among all of the items identified and discussed over the course of the evening and present these findings to the assembled group.

The tabulated outcome of these workshops as well as the opinions and views expressed during these and other public input sessions help to lay the basis of the goals and objectives for the plan which express the vision of the future for the Lake Erie Beach neighborhood. These sessions also help alert the consulting team to issues of special concern about which they may not have been aware. **Figure 3-2** on the following page is a synthesis map of all the maps that were created by the groups during the session.



2010

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Lake Erie Beach

NEIGHBORHOOD REVITALIZATION STRATEGY

Figure 3-2

Public Input Map

3.6.1.1 Housing & Land Use

Workshop participants were generally in consensus in regards to the housing and land use issues in Lake Erie Beach. Ninety percent agreed that the overall aesthetic of development in the neighborhood needs to be improved. Environmental factors are a major concern as nearly all participants (96.7%) agreed or strongly agreed (76.7%) that environmental factors cause significant problems for local housing. Not one participant disagreed with that notion. Disagreement, however, was evident in the types of new housing should be developed in Lake Erie Beach. One half of those who attended the workshop felt that the neighborhood needs to diversify the types of housing development that occur, however nearly as many, 46.7%, disagreed or strongly disagreed (26.7%) with more diversity in housing type. This indicates that there is strong desire to maintain the existing character of Lake Erie Beach and its built environment. The following table displays the tabulated results of the workbook survey:

Housing & Land Use	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree
The overall aesthetic quality of residential and commercial development in Lake Erie Beach should be better.	76.7%	13.3%	0.0%	10.0%	0.0%
Environmental factors (such as flooding, erosion, wetlands, etc.) cause significant problems for Lake Erie Beach housing.	76.7%	20.0%	3.3%	0.0%	0.0%
Mixed-use developments with both commercial and residential components should be encouraged in Lake Erie Beach.	30.0%	23.3%	23.3%	10.0%	13.3%
Lake Erie Beach needs to develop more diverse housing styles including single-family homes, apartments, townhomes and condominiums.	30.0%	20.0%	3.3%	20.0%	26.7%

Source: peter j. smith & company, inc.

Roadway conditions and safety are major concerns for Lake Erie Beach residents. More than 86% of participants felt that road conditions in the neighborhood were a concern and 83.3% expressed that pedestrian safety is an. Strong agreement was expressed for the development of pedestrian and bicycle amenities such as official bicycle lanes, sidewalks and improved street lighting. Finally, nearly 80% of participants agreed that there needs to be more sufficient access to the waterfront in the neighborhood. The results of the participants' evaluation of the local circulation and access system are shown on the next page:

Circulation & Access	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree
I am concerned with the roadway conditions in the neighborhood.	65.5%	20.7%	3.4%	10.3%	0.0%
Pedestrian safety is an issue in Lake Erie Beach and there is a need for more sidewalks in the neighborhood.	70.0%	13.3%	0.0%	10.0%	6.7%
There is a need for official bicycle lanes on Lake Erie Beach Roadways.	66.7%	16.7%	3.3%	0.0%	13.3%
Ample street lighting is lacking in the neighborhood.	46.7%	26.7%	16.7%	3.3%	6.7%
Sufficient waterfront access is lacking in the neighborhood.	70.0%	6.7%	13.3%	10.0%	0.0%

Source: peter j. smith & company, inc.

It was evident throughout the workshop that participants where very encouraging for new economic growth in the Lake Erie Beach neighborhood, but many differed according to how the area should grow its commercial core. More than 62% of participants felt that retail and restaurant establishments need to grow in Lake Erie Beach. Similarly, 55.1% felt that there was the opportunity for accommodations, such as a bed and breakfast, to be developed and nearly 60% expressed that the neighborhood has potential to serve as a year-round attraction. There was not nearly as much support for commercial office development. Almost 40% of participants disagreed or strongly disagreed (29.6%) that there should be new commercial office development, in addition to 22.2% who expressed no opinion on the issue at all. The following chart outlines the results of the participants evaluation of priorities for local economic development:

Economy	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree
Lake Erie Beach needs to foster the development of new commercial retail and restaurant businesses.	34.5%	27.6%	17.2%	6.9%	13.8%
Lake Erie Beach has potential as a tourism destination that has potential year-round appeal.	20.7%	37.9%	17.2%	10.3%	13.8%
Lake Erie Beach needs to foster development of its local hospitality industry, such as a hotel, motel or bed and breakfast.	31.0%	24.1%	24.1%	10.3%	10.3%
Lake Erie Beach needs to identify land that could be redeveloped for commercial development such as offices.	29.6%	11.1%	22.2%	7.4%	29.6%

Source: peter j. smith & company, inc.

Finally, participants were asked to weigh in on the community services and recreational opportunities offered in the Lake Erie Beach neighborhood. The most controversial of the issues was the discussion of whether the Town is doing a good job of keeping up with current and future infrastructure needs in the neighborhood. While 34.4% felt that the Town was doing a good job, 43.8% disagreed, expressing that the Town was not adequately keeping up with infrastructure needs. Well more than half of the participants felt that the neighborhood would benefit from the further development of recreational amenities. Sixty four percent felt that a comprehensive trail system is needed for recreation and commuting and more than 70% felt that the Town of Evans should acquire land for future parks, open space and community facilities. Finally, there was 100% agreement that the Town of Evans should preserve, develop and enhance its natural assets such as beaches, creeks and forests for public enjoyment and recreation. The following table includes the full evaluation results of participants at the workshop:

Recreation & Community Services	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree
The Town of Evans is doing a good job of keeping up with current and future needs for infrastructure, including gas, electric, cable, storm water and sanitary sewer.	24.1%	10.3%	20.7%	13.8%	31.0%
A comprehensive trail system for recreational and transportation purposes is needed in the neighborhood.	51.7%	10.3%	13.8%	10.3%	13.8%
The Town should acquire land now for future parks, open space, and community facilities.	53.6%	17.9%	7.1%	10.7%	10.7%
The Town of Evans should preserve, develop and enhance its natural assets such as beaches, creeks and forests for public enjoyment and recreation.	82.1%	17.9%	0.0%	0.0%	0.0%

Source: peter j. smith & company, inc.

Participants in the workshop were then organized into small groups and given a large map of the neighborhood to spatially define their major concerns. Coinciding with each of the statements given in the evaluations above, each group was asked to identify major categorical areas of concern on the map as well as the major opportunities that the neighborhood holds.

Among the major themes expressed on the maps were transportation infrastructure concerns and opportunities for improvement. Locations identified as in need of road improvements were all of Old Lake Shore Road, Timber and Delevan Avenues in the southern areas of the neighborhood, Lenox Street, parts of Herr Road as well as the eastern portions of Kenney and Eisenhower Avenues. Kennedy and Eisenhower were also identified as priorities for sidewalk installation, as well as Garfield Avenue, Pleasant Avenue and Jamestown Street which could serve as a north-south pedestrian connector. The length of Old Lake Shore Road was also suggested for sidewalk development to improve pedestrian safety and connectivity. Bicycle routes and trails were suggested for varying locations throughout the neighborhood, including along Old Lake Shore Road and Eisenhower Avenue. An additional trail was also suggested to run generally north-south along the Red Wing Street right of way, which is a largely undeveloped roadway.

Improved street lighting is identified as a major need throughout the residential neighborhood, with specific emphasis placed along the major through-roads of Kennedy and Eisenhower. The intersection of Kennedy with Old Lake Shore as well as with Route 5 has been identified as locations with opportunities for new commercial development. Similarly, growth in the hospitality industry is also identified as a potential in each of these general areas. Finally, the groups collectively identified environmental concerns throughout the neighborhood. Primarily, flooding was cited as the major issue, with occurrences concentrating around the Muddy Creek and Fern Brook floodplains.

3.6.3.1 Strategies Forum

A second public workshop was held on May 20, 2010 at the Lake Erie Beach Volunteer Fire Hall. The purpose of this meeting was to allow the public to consider and evaluate the draft vision, goals and objectives of the Revitalization Strategy, as well as preliminary recommendations. Thirty-nine Lake Erie Beach and Town of Evans residents were in attendance to view a presentation given by consultant peter j. smith & company, inc. and offer feedback on the current progress of the Strategy.

The Meeting began with a brief description of the purpose and structure of the Revitalization Strategy and continued with a summary of previous public input activities as well as the inventory section of the plan. The consultant presented the Vision that was developed for Lake Erie Beach, along with 8 accompanying goals; one for each of the major categorical areas included in the study: Housing, Circulation, Infrastructure and Utilities, Recreation, Waterfront and Access, Land Use, Tourism and Business Development. Finally, the participants were presented the Opportunities Plan which represents the future potentials for development and projects proposed for Lake Erie Beach. Photo-simulations were shown to visually express the major elements of the Opportunities Plan

Participants were then given the opportunity to ask questions and participate in public discussion of the plan, as well as fill out a comment sheet which was subsequently submitted to the Lake Erie Beach Neighborhood Revitalization Strategy Task Force. The general discussion centered around the following topics:

- Concern over current roadway upgrade projects
- Impact of improvements upon taxes and how improvements would be funded
- Overwhelming support for trail development
- Concern over use of eminent domain to obtain private property
- Clarification of Opportunities Plan concepts

Participants, as well as those who notified the Task Force as interested in the workshop but were unable to attend were given comment sheets to express their opinions, ideas and concerns. Following are comments which were submitted via the comment sheet:

- Emphasis should be placed on infrastructure
- Complete sewer trunks
- Sidewalks or paved shoulders along the length of Eisenhower, Kennedy and Old Lake Shore for pedestrian and bicycle traffic
- #1 need is hike & bike trail parallel to Old Lake Shore Road
- Upgrade Herr Road and possibly other major access roads to support 40+ MPH, similar to Lake Street
- Beech Rd. access to beach from Herr Road Extension washes out because drainage is inadequate and not maintained
- Seasonal residents are at a disadvantage with participation because of project timeline.
- Not aware of any public access in Camp Pioneer
- Glad to see changes finally coming
- Examine Promise Community Grant, which provides $400,000 to $500,000 in funding for a 1 year planning grant.
- Does the Town have a grant writer?
- As far as the Plan so far – I love it!
- Get out of the “old” thought of being a resort area!!!
- More Police Patrols.
- Roads – sidewalks – close open ditches.
- Better houses.
- More lighting.

- We would like to see sidewalks on at least one side of Old Lake Shore Road – very unsafe conditions for people walking to the beach and park.
- More speed limit signs should be posted on Old Lake Shore Road as well as Eisenhower and Kennedy.
- Police need to monitor "speedsters" and fined accordingly! Especially on Old Lake Shore Road.
- Backyards behind our property look like "JUNK YARDS." Should have laws enforced to clean up their properties. All three houses around us are a disgrace to our community!
- Great concept and one that has been successfully employed in several WNY revitalization plans.
- Get the sidewalks and the roads fixed and they will come.
- The residential area needs code enforcement – Big Time!
- Please get code enforcement to take down orange construction fencing at corner of Old Lake Shore and Kennedy – has been there for 4 years!
- Can the abandoned liquor store at Old Lake Shore and Eisenhower be reclaimed from Lake Erie Beach Fire? That property and the one across the street and the former hardware store are the key properties for renewal.
- I have resided here 37 years and would live no where else in this world.
- More development equals more traffic, noise, litter, pollution and congestion. I moved here to get away from "more."
- Lake Erie Beach is an ideal retreat from stress of labor and earning a living.
- The development of a multi-modal trail system along one side of Muddy Creek must take into account the failed sewage systems of housing.
- Existing occupied homes should be required to "pump up" their sewage to the existing collection system. – Right of ways may be required for this.
- A 50' natural buffer of vegetation should be preserved along all watercourses within the Town.
- Trails should allow for all-season use so that snowmobiling and skiing are allowed. – This will encourage winter visitors to the area.
- Any new subdivision of land should only be allowed with the longest dimension of all lots running east-west to allow for future FREE energy capture on the building roofs.
- New subdivisions of land should not be allowed in or adjacent of any NYSDEC wetland.

- It is impossible to have new sewers, water service, police and fire protection and roads/streets at no cost to local gov't. Are the taxpayers able to pay this bill?
- Tax incentive to improve existing housing would be more reasonable.
- Evans needs trail along Old Lakeshore Road, affordable restaurant and affordable entertainment, for example, to serve as attractions to residents.
- Trails in flood prone areas should be crushed gravel and stone construction
- Conversion of at least one building to a bed and breakfast with a coffee shop on first floor should be encouraged near Lake Erie Beach Park.
- Where drainage ditches are enclosed in smooth piping, with limited drop-inlets, the existing surface above them must have a mowable swale that drains to the inlets.
- The expansion of parking at Lake Erie Beach Park by reacquiring the "sold parcel" appears reasonable and needed. The installation of an auto boat launch site would promote greater use of the park.
- Restrooms must be open during park "open hours." The park must be monitored during its "open hours," perhaps by adjacent business owners.
- Unlivable housing must be improved or removed promptly (no more than 3 years) to encourage the investment in upgrading adjacent housing. The Town must be prepared to remove derelict former housing. The un-housed lot splitting between adjacent owners should be encouraged.

All comments discussed during the workshop as well as those received on the public meeting comment sheet were considered and many were incorporated into the final Neighborhood Revitalization Strategy. This report will serve as a record of public participation, including comments that do not necessarily fall under the scope of the project, yet are still important for consideration by the Town in future planning.

3.6.3.2 Final Presentation Forum

The third and final public workshop was held on Wednesday, July 28, 2010 at the Lake Erie Beach Volunteer Fire Hall. At this meeting, the consultants presented the final recommendations and draft document of the Revitalization Strategy, giving residents the opportunity to make final comments on the Strategy. The consultant also outlined implementation initiatives for the plan, along with some responsibilities and timelines for the key recommendations.

At the final presentation, the Consultant and Town of Evans also took the opportunity to offer residents the opportunity to express their interest in becoming involved with new initiatives recommended by the plan. Interested residents were asked to indicate to the Town that they would like to receive more information about becoming involved in the community. Resident involvement will be an extremely important piece for the realization of the vision of the Lake Erie Beach Neighborhood Revitalization Strategy.

Finally, the consultants also presented some of the initial successes that draft versions of the plan have already achieved, including a $300,000 home rehabilitation grant that will be split between Lake Erie Beach and one other Western New York neighborhood, as well as more than $400,000 in road improvement funds which were reallocated within the neighborhood according to the Transportation and Infrastructure Plan.

As with the previous Strategies Public Forum, participants were once again given the opportunity to ask questions and participate in public discussion of the plan, as well as fill out a comment sheet which was subsequently submitted to the Lake Erie Beach Neighborhood Revitalization Strategy Task Force. The general discussion centered on the following topics:

- Questions regarding the recommended improvements to Dawn Ave.
- Support for trail development
- Concern that the strategy recommends a higher density of development
- Concern regarding code enforcement

Participants, were again given comment sheets to express their opinions, ideas and concerns. Following are comments which were submitted via the comment sheet:

- How about a steel pier with shops, restaurants, fishing and walking
- How about approaching Evans bank for placing an office in Point Breeze
- Increase police presence to discourage groups of teens from hanging out in the area around the beach and keep the area user-friendly for families
- Code enforcement is still non-existant
- Court St. dwellings have one new roof and one new porch built after hours without permits in the last 2 days. Code enforcement gives quality of life
- Bicycle paths that go by substandard houses with junk cars, boats and RVs are a waste of money
- Fines implemented to ensure action of property owner
- Need to help families improve their homes – to bring them up to snuff
- Recommendation – in order to put up a new build home – you should have to remove an old cottage or decrepit home
- Get local businesses involved
- Improve the existing assets that are already here
- Not sure squeezing tiny houses in tight places is the answer – that sounds wrong
- Some very interesting ideas

- Infrastructure including drainage and sidewalks are vital
- We need bike path built as soon as possible
- An Evans Bank branch (or some other bank) at the current Pat's Pizza/Just Pizza site would be a great addition – bank branches attract other businesses
- Please consider maintaining town ownership of Redwing – kids often use this R.O.W. as a bicycle path – otherwise kids would have to use Old Lake Shore Road which is unsafe due to the hill
- Road improvements are prioritized – why aren't all recommendations?
- Town has existing low interest revolving loan program
- Previously, during discussions of a larger marina at Point Breeze Camp, there was a proposal to widen Herr Road to accommodate larger boats/trailers. Since Dawn is targeted for improvements – perhaps plans should be made to allow large boats/ trailers on Dawn.
- The conditions around AJ Schmidt is wetlands
- Since Dawn is being paved, why not make Dawn the Multi-modal road? Why go to the expense on Kennedy and Eisenhower?
- Need to get Park Entrance out of Stroh's
- Business Incubator Bldg: Point Breeze is a seasonal Retail Area – Dunkirk is a city – lots of people. Businesses would have 3 months at best to make ago of biz

As with the previous forums, all comments discussed during the workshop as well as those received on the public meeting comment sheet were considered and many were incorporated into the final Neighborhood Revitalization Strategy. This report will serve as a record of public participation, including comments that do not necessarily fall under the scope of the project, yet are still important for consideration by the Town in future planning.

PETER J. SMITH & COMPANY, INC.