

approval of the site plan. There are now four areas zoned P-D. One is located off Shenk Road in the southwestern corner of the town and overlays approximately 33 parcels. One is located in the southeastern corner of the town, in-between Comstock Road and Campbell Boulevard, and overlays 5 parcels. Another is located south of Saunders-Settlement Road, off of Unicorn Drive, and overlays approximately 10 parcels. The newest P-D district is the Shovel Ready Business Park created in the Southeastern corner of the Town off Lockport Road.

The Town's zoning ordinance also includes sections enforcing erosion and sediment control, signage, parking, swimming pools and other activities.

Since 2015, the Town has amended sections of the Zoning Law in accordance with the 2015 Comprehensive Plan. These amendments included issues relating to Agricultural Tourism, wineries, distilleries and microbreweries. The law amendments also included issues dealing with Modular Homes, outside storage of boats/RV's/trailers, signage, in-law apartments, ponds, farm worker housing, and clarifying that Mining, Quarries, Sand pits and topsoil stripping are prohibited uses in the AR, R-1, B-1 and B-2 Zoning districts.

The Town also adopted, and subsequently revised a solar installation ordinance in an effort to address large-scale solar projects. Large Scale Solar projects over 25 MW are presently being processed under NYS Article 10, and new regulations (94 C) for these facilities are currently being drafted at the State level and are intended to be in place in early 2021. A major criterion of compliance encouraged within these state-level laws aimed at incentivizing and accelerating the development of renewable energy resources, is consultation and communication with local affected communities and to meet their zoning regulations. NYS requires that zoning regulations be written in accordance with a Comprehensive Plan, hence the importance of this Plan update.

The existing zoning in the Town has resulted in very few rezoning applications, with only one pending at this time. However, the Town averages about 10 area variances per year and of late about three use variances per year. Most of these use variance requests are denied.

Land Use Regulations (Zoning) - Observations

The zoning patterns of the Town generally follow the existing land uses, with the Agriculture and Rural Residential zoning district covering most of the Town. North of the Niagara Escarpment, there are some scattered parcels zoned for Business 2 and parcels zoned to allow Recreational Vehicle Parks and Campgrounds. Generally, zoning north of the escarpment appropriately supports rural uses.

The area surrounding NCCC is zoned Residential R-1 to allow denser residential development in an area of Town with sewers. This designation will accommodate future growth in the NCCC/Sanborn area. The college itself is zoned Agriculture and Residence.

Segments of Saunders Settlement Road are zoned in support of business development: at the southeast corner of Townline Road (the plaza); the four corners at Baer Road (a landscaping business, but otherwise not commercial); between Shawnee and Cambria Roads (commercial uses include the medical office building and BOCES); and the eastern stretch of the road within Cambria, which is currently all agricultural and residential, with the exception of a parcel at the southwest corner of Campbell Boulevard. The southeastern corner of the Town, along Lockport Road, is designated for economic development, zoned for Business (B-2) and Planned Development (P-D) in support of future business development at the Shovel-Ready Cambria Technology Park site, which is anticipated to be developed with light industrial and business uses. These areas are important for the economy of the Town and the generation of jobs and taxes. The Town also includes a large area zoned Industrial along the former rail corridor north of Saunders Settlement Road between Lockport-Junction Road and Comstock Road.

The zoning allows a wide range of uses with special use permits. For example, within the Agriculture-Residential zoning district, there is a list of 42 uses allowed with a special use permit. Examples include animal hospitals, rooming houses and medical clinics. In the process of obtaining a special use permit, applicants must demonstrate the use will meet a list of eight conditions. For example, the use must not change the character of the neighborhood, not create excessive noise, and must have appropriate landscaping. The code also contains sections establishing specific criteria for certain uses, such as motels, manufactured homes and motor vehicle repair stations.

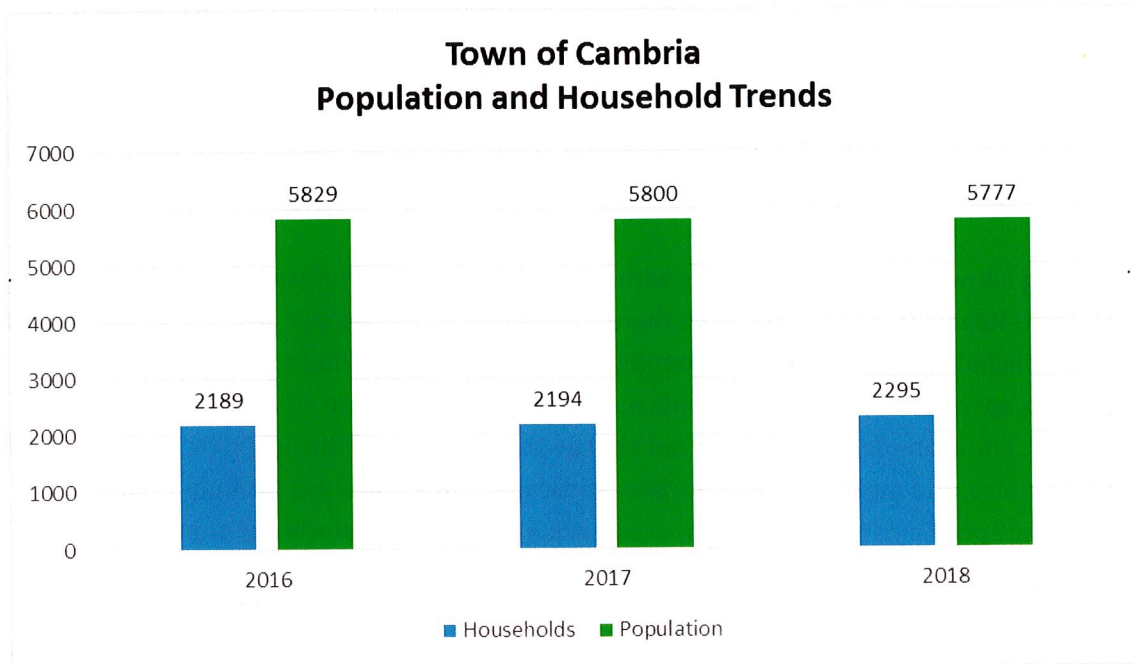
The zoning also explicitly prohibits certain uses. Generally, these are uses that are more likely to result in negative impacts. For example, uses such as junk yards and slaughtering are prohibited in the Light Retail Business District (B-1). It should be noted that residential dwellings are also prohibited in that district.

The Town over the past 5 years has amended their laws to reflect the importance of Agriculture and the new Agriculture Tourism that has been expanding in the Town and clarified uses that are prohibited in certain zoning districts. This intent was also reflected in the limitation of large-scale solar projects to certain districts in the Town.

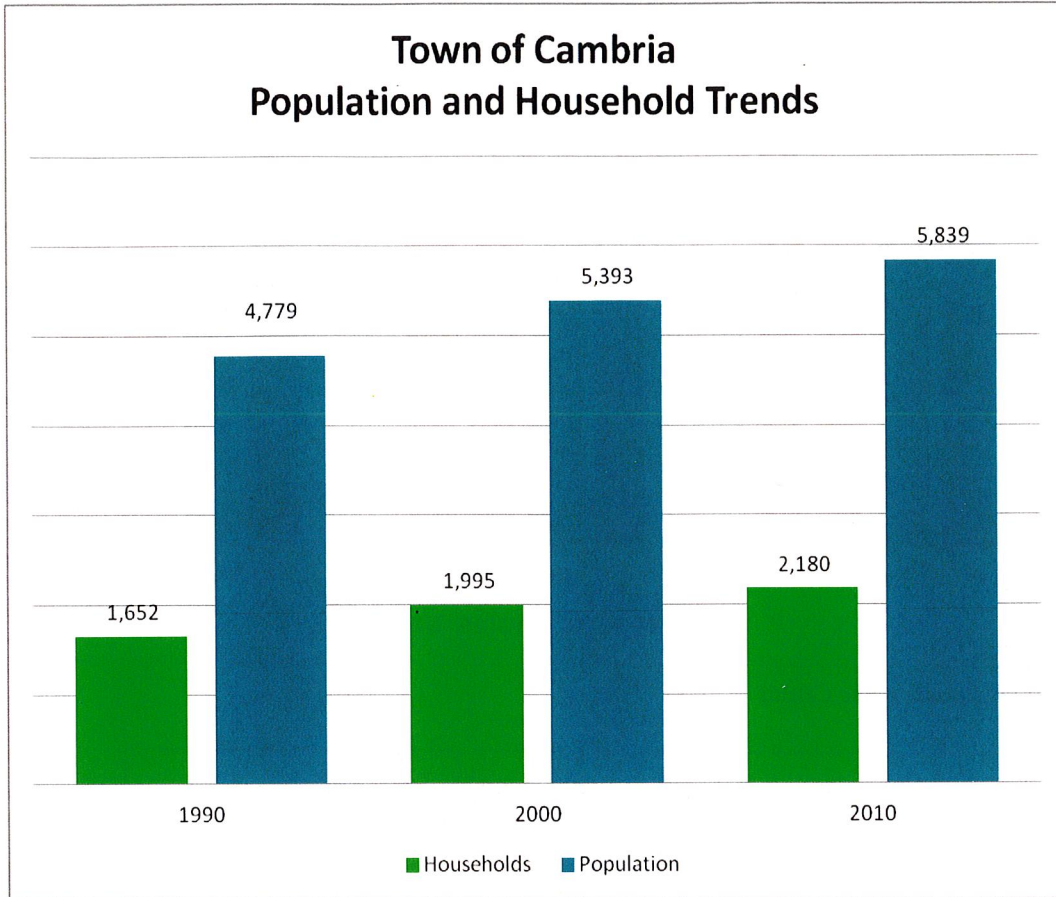
Demographic Trends - Data

The Town's population decreased from 5,829 in 2016 to 5,777 in 2018, a 0.89% decrease (approximately 17 people per year), suggesting a stable population base. The number of households in the Town has been growing at a faster rate. In 2016, there were 2,189 households. In 2018, the number of households had grown to 2,295, an increase of 106 (a 4.84% increase).

This equates to roughly 35 new households per year from 2016 to 2018. According to building permit data, there were only 24 new houses built from 2016 through 2018. Household growth exceeds population growth due to a trend toward smaller household size, particularly growth in the number of one-person households. The average household size in the Town was 2.69 in 2016. This number had decreased to 2.51 in 2018. The first chart illustrates the trend since the last Plan and the second chart is from the last Plan (trends from 1990 – 2010)

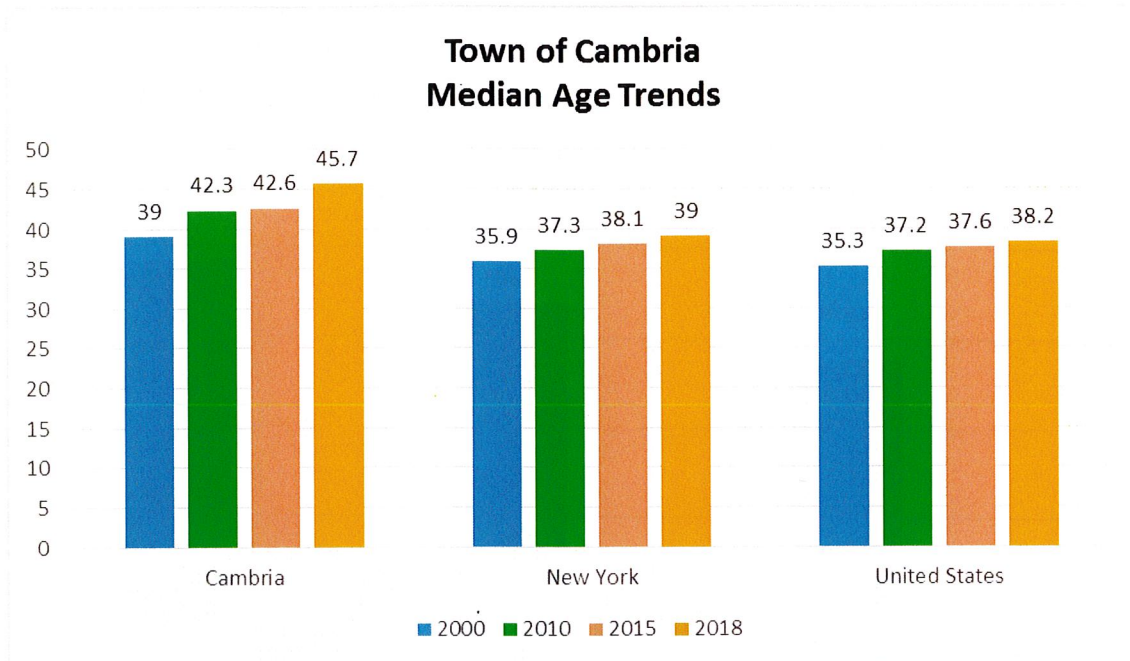


Source: US Bureau of the Census, ACS 5-Year Estimates Data Profiles (2016 to 2018)

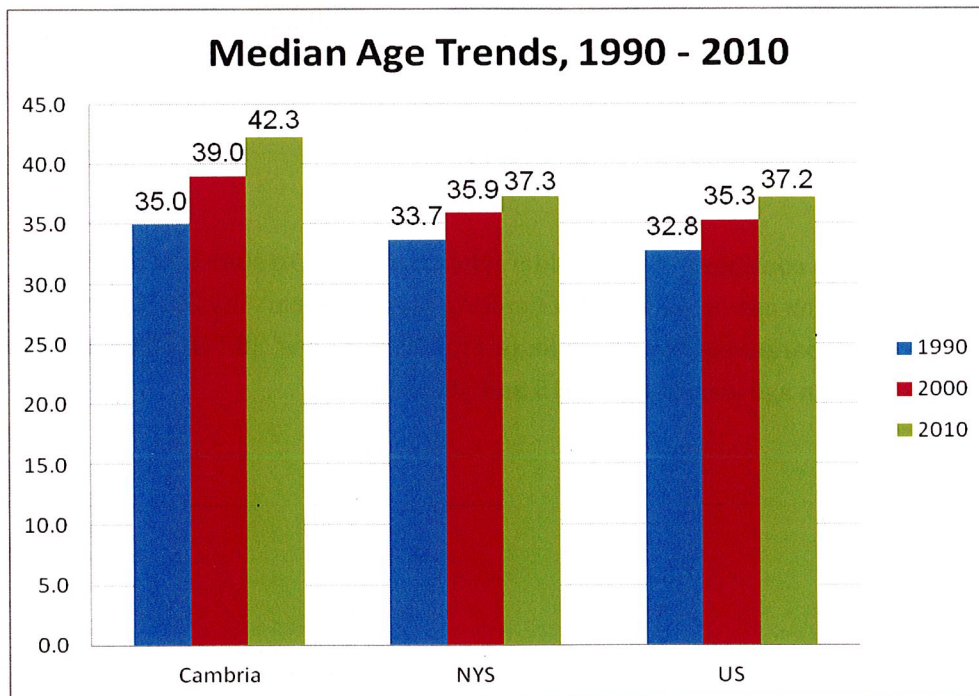


Source: US Bureau of the Census

The population of the Town continues to trend older when compared to state and national numbers. In 2015, the median age in the Town of Cambria was 42.3 years. By 2018, this number had increased to 45.7. Comparatively, New York State's median age was 38.1 in 2015 and 39 in 2018. Nationally, the median age was 37.6 in 2015 and 38.2 in 2018.



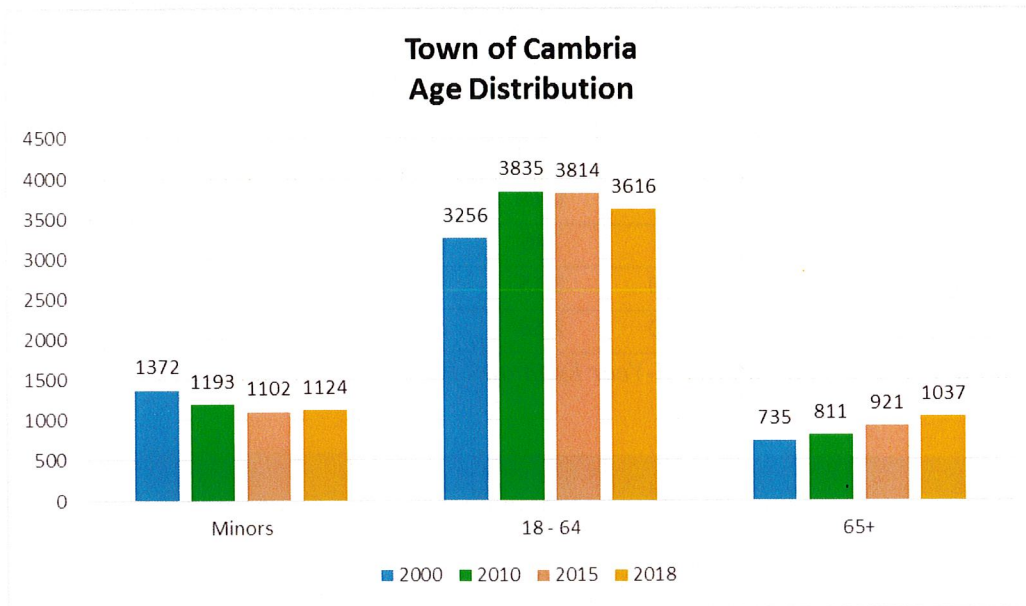
Source: US Bureau of the Census



Source: US Bureau of the Census

The number of older residents in Cambria is increasing. In 2015, there were 921 residents age 65 and over. By 2018 that number had grown to 1,037, an increase of 116 people (12.6% increase). Over the last decade the number of residents age 65 and over has grown exponentially. From 811 in 2010 to 1037 in 2018 (27.9% increase). At 1,037 of the Town's 5,777 residents (2018), people

age 65 and over account for 18% of the Town's population. In 2018, people age 18 to 64 accounts for 63% of the Town's population and minors (people under the age of 18) account for 19%.



Source: US Bureau of the Census

Town of Cambria – Age Distribution						
	2000		2010		Change	
Minors (<18 years)	1,372	25.4%	1,193	20.4%	-179	-13.0%
Age 18 – 64	3,256	61.0%	3,835	65.7%	+549	16.7%
Seniors (65+)	735	13.6%	811	13.9%	+76	10.3%

Source: US Bureau of the Census

The number of vacant housing units in the Town has decreased since 2015. In 2015, there were 76 vacant housing units in the Town. In 2018, that number had declined to 13, which is less than 1% of the total number of housing units in the Town (a vacancy rate of approximately 5% is considered normal and accommodates natural mobility in the market related to turnover involving home sales and apartment transitions). Cambria's housing stock is characterized by single-family homes, and 87% of the homes in the Town are owner-occupied.

Additional data on demographic trends are shown in the following tables (new data), followed by the charts/tables from the previous Plan.

Town of Cambria Population Summary				
	2010	2015	2018	% Change 2010 to 2018
Total Population	5839	5832	5777	-1.06%
Median Age	42.3	42.6	45.7	+8.04%
Households	2135	2255	2295	+7.49%
Total Families	1641	1569	1551	-5.48%
Age 65 Living Alone	701	746	670	-4.42%
Average Family Size	3.09	3.15	3.04	-1.62%
Average Household Size	2.69	2.56	2.51	-6.69%

Source: US Bureau of the Census, ACS 5-Year Estimates Data Profiles

Town of Cambria Population (other statistics)				
	2010	2015	2018	% Change 2010 to 2018
Minors	1193	1102	1124	-5.78%
Seniors	811	921	1037	+27.87%
Total Housing Units	2228	2331	2308	+3.59%
Vacant Units	93	76	13	-86.02%
Owner Occupied	1717	2126	2008	+16.95%
Renter Occupied	418	182	300	-28.23%

Source: US Bureau of the Census, ACS 5-Year Estimates Data Profiles

TOWN OF CAMBRIA - Demographics

	1990	2000	2010	Percent Change		
				1990-2000	2000-2010	1990-2010
Total Population	4,779	5,393	5,839	12.8%	8.3%	22.2%
Median Age	35.0	39.0	42.3	11.4%	8.5%	20.9%
Households	1,652	1,995	2,180	20.8%	9.3%	32.0%
Family Households	1,347	1,525	1,586	13.2%	4.0%	17.7%
Female HHH	103	124	178	20.4%	43.5%	72.8%
Married Couples	1,186	1,318	1,296	11.1%	-1.7%	9.3%
Nonfamily Households*	305	470	594	54.1%	26.4%	94.8%
Age 65+ living alone	127	183	190	44.1%	3.8%	49.6%
Avg. Family size	3.22	3.1	2.97	-3.7%	-4.2%	-7.8%
Avg. HH Size		2.7	2.55		-5.6%	

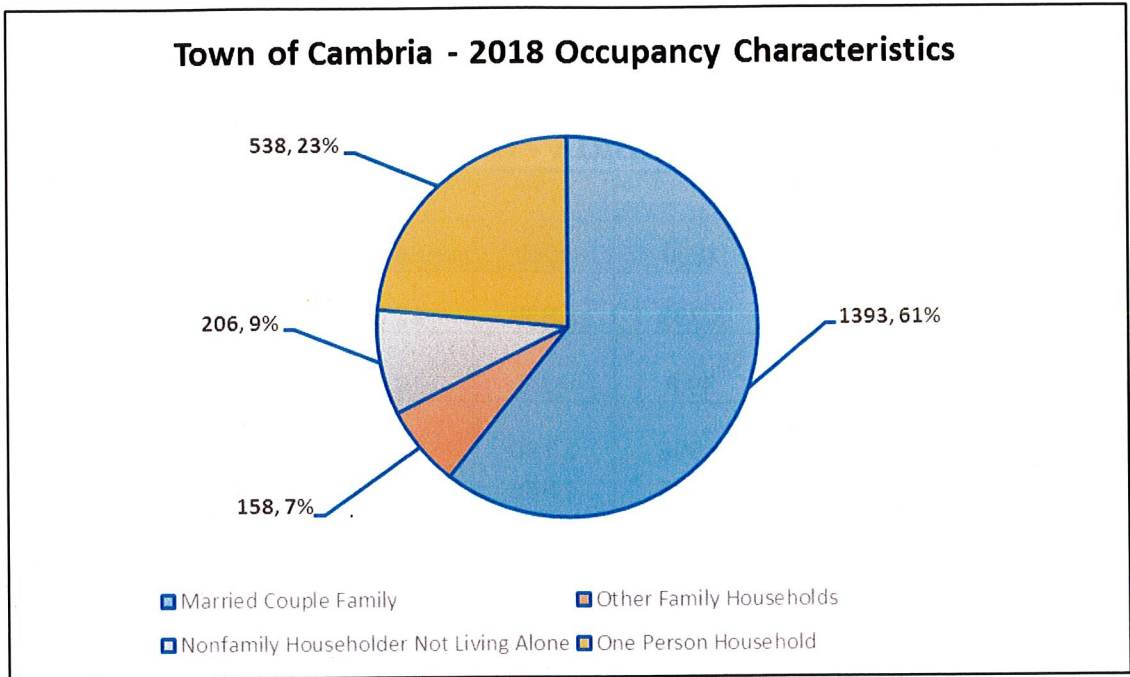
* Non-family households include households with one person living alone, as well as households made up of non-related persons

Source: US Bureau of the Census

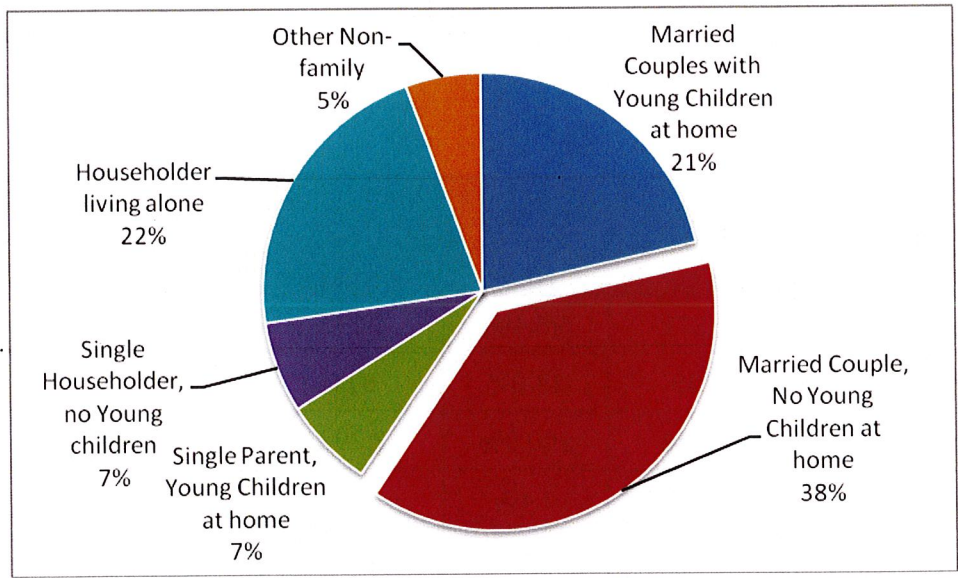
	2000		2010		2000-2010
	Number	Percent Total	Number	Percent Total	Percent Change
Minors (<18 years)	1,372	25.4%	1,193	20.4%	-13.0%
Seniors (65+)	735	13.6%	811	13.9%	10.3%
Total Housing Units	2,066	100.0%	2,292	100.0%	10.9%
Vacant units	71	3.4%	112	4.9%	57.7%
Owner Occupied	1,641	82.3%	1,813	83.2%	10.5%
Renter occupied	354	17.7%	367	16.8%	3.7%

Source: US Bureau of the Census

Household Composition, Town of Cambria, 2010

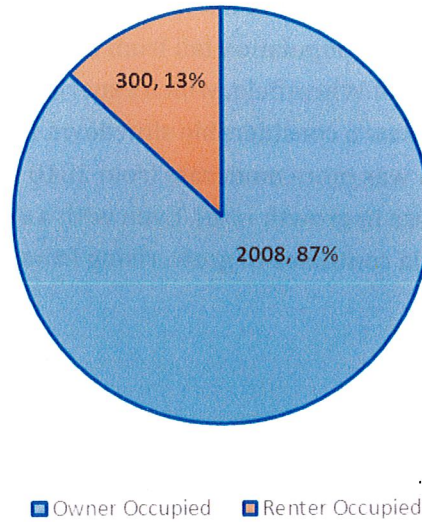


Source: US Bureau of the Census, ACS 5-Year Estimates Data Profiles



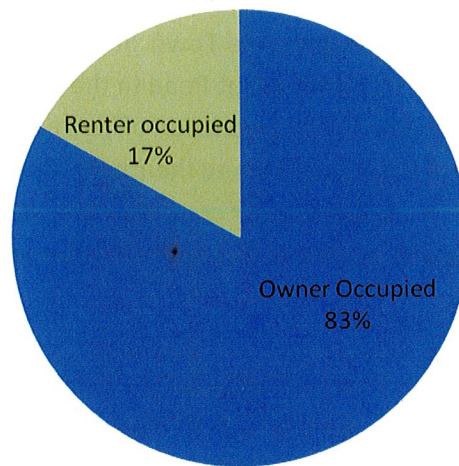
Source: US Bureau of the Census

Town of Cambria - 2018 Housing Tenure



Source: US Bureau of the Census, ACS 5-Year Estimates Data Profiles

Housing Tenure, Town of Cambria, 2010



Source: US Bureau of the Census

Demographic Trends – Observations

The Town's population decreased from 5,839 in 2010 to 5,777 in 2018, a 1.06% decrease (roughly 8 people per year on average). The Town's population is slightly more stable than Niagara County's. Overall, Niagara County saw its population fall from 216,064 in 2010 to 211,704 in 2018, a decrease of 2.02%. The Town of Wheatfield, which experienced accelerated population growth from 2000 to 2010 (28.6%), saw a considerable slowdown in the number of new residents in recent years. Wheatfield's growth was more moderate from 2010 (17,311) to 2018 (18,179), a growth rate of 5.01% (a 23% decrease in growth rate). Even with a slightly decreasing population, the number of households in Cambria continues to grow, rising from 2135 in 2015 to 2295 in 2018 (an increase of 7.49%).

Environmental Features - Data

The Town of Cambria has a wealth of environmental features and resources in the Town. These features include wetlands, stream corridors, floodplains, prime farmland, mature woodlots, and the escarpment. To a large degree, the environmental features of the Town help define its rural character. These features are depicted on Map 5: Environmental Features.

Wetlands

The Town of Cambria has both State and Federal wetlands. Some of these are illustrated on the Environmental features map, but it should be noted that not all wetlands are mapped, and there are areas of hydric soils in the Town that may be mapped as wetlands in the future. These are areas that tend to be saturated with water on a regular basis, creating a specific habitat. Whether under State or Federal jurisdiction, development within a wetland area is carefully regulated. Federal wetlands exist in pockets throughout the Town. State wetlands are concentrated primarily in an area north of Saunders Settlement Road in the western and central portions of the Town, and north of Ridge Road in the northern portion of Town. As noted in the 1997 Plan, wetlands provide a range of benefits. In addition to their habitat value, wetlands tend to improve water quality and protect areas from flooding by creating a natural 'holding area' for stormwater. They also can be attractive features, adding to the aesthetic character of the community.

Surface Waters

Several major streams traverse the Town of Cambria. The East and West branches of Bergholz Creek flow through the southwestern portion of the Town, southerly into the Town of Wheatfield. Bull Creek crosses through the southeastern portion of the Town. Several tributaries flow into the Western Branch of Eighteen Mile Creek in the northeastern corner of Cambria, and the East Branch of Twelve Mile Creek is in the north central portion of the Town. Smaller creeks and tributaries feeding into these major streams flow through the Town. The Town is divided into two watersheds, with properties south of the escarpment draining southwest toward the Niagara River and properties north of the escarpment flowing north to Lake Ontario.

Floodplains

There are areas of floodplains along each of the major stream corridors in Cambria, and many of the small tributaries as well. Floodplains are areas where FEMA has determined that there is a one percent chance of flooding each year. These areas are also known as the 100-year floodplain. There are relatively wide areas of floodplains associated with Twelve Mile and Bergholz Creeks, and narrower but still significant floodplains along Eighteen Mile and Bull Creeks.

The Niagara Escarpment

The Niagara Escarpment crosses through the Town of Cambria, essentially bisecting the Town into northern and southern areas. The escarpment is a major geological feature that extends approximately 1,000 miles from Watertown, New York, across the Province of Ontario, through Michigan, Wisconsin and Illinois. Approximately 600 feet in height, it provides a dramatic landform through the Town of Cambria. In Canada, the Escarpment has been designated as a World Biosphere Reserve by UNESCO. Development on or near the escarpment in Ontario is carefully regulated by the Niagara Escarpment Commission.

See the “Niagara Escarpment Legacy Report, May 2014” for additional information on this important geological feature. The appendix includes some excerpts from this Plan.

Environmental Features – Observations

There are extensive areas of wetlands, floodplains and stream corridors throughout the Town of Cambria. The escarpment is another important environmental feature that merits protection. There is no inventory of woodlots and forests in the Town, but it is apparent that there are many wooded parcels, some of which are also categorized as wetlands. Generally, there is a greater concentration of environmental features north of the escarpment.

These features along with the agricultural components of the Town, contribute greatly to the rural character of the Town of Cambria. The Town should adopt policies to encourage their preservation and protection.

Transportation -Data

The roadway system in the Town of Cambria is a mix of local, County and State roads. State Routes within the Town are State Routes 31, 93, 104, 270, 425 and 429. Saunders Settlement Road is designated as Route 31, and Ridge Road is Route 104. Route 93 forms the eastern boundary of the Town (Campbell Boulevard/Lockport-Junction Road/Lockport-Townline Road), then cuts through Cambria along Ridge Road and North Ridge Road just inside the northern boundary of the Town. Route 429 (Townline Road) forms the western boundary of the Town. State Route 425

travels along Shawnee Road, a portion of Lower Mountain Road and Cambria Wilson Road. These roadways are shown on Map 6: Transportation.

County Roads include Upper Mountain Road, most of Lower Mountain Road, Thrall Road, Church Road, and the portion of Comstock Road south of Saunders Settlement Road. All remaining roadways in Cambria are Town roads.

The busiest road segment in Town, based on NYSDOT traffic counts is Saunders Settlement Road near Niagara County Community College, which accommodates an average of 8,263 vehicles on a daily basis (2018 Average Annual Daily Traffic, or AADT). Continuing on Saunders Settlement Road to the east, traffic counts drop to 6367 AADT. Route 93 has higher counts south of Upper Mountain Road (2,619 vehicles in 2016) than on its northern segments. Traffic counts are lower on other roadways in the Town, as shown on Map 6.

There are other forms of transportation in the Town. A CSX rail line crosses the Town of Cambria. This rail line had provided access to the power plant in Somerset, which is now shutdown. There is limited transit service to the Community College from Niagara Falls. There are limited pedestrian accommodations (sidewalks) in the Town, with sidewalks largely confined to a small area of Pekin. New York State Bicycle Route 5 crosses the Town of Cambria. Bike Route 5 is a State-designated bicycle route that crosses New York State from Buffalo to Albany. It travels along Route 31 (Saunders Settlement Road) in the Town of Cambria. A number of other major roads in the Town are shown on the Greater Buffalo Niagara Regional Transportation Council's Bicycle Route Guide as part of the region's on-road bicycle network.

Transportation - Observations

The roadway network provides good access throughout the Town, with generally low traffic counts. Congestion is not an issue in the Town, except for isolated instances. Transportation in the Town of Cambria is very automobile-oriented, with few sidewalks, formal bike trails or bus routes. Given the low traffic volumes and the fact that many roadways have adequate wide shoulders, bicycling is a feasible option. There are areas of Cambria that have the potential to be walkable, most notably the Sanborn hamlet area. This area of the Town has higher density housing along with available services (shopping, the college) that would make walking a feasible option. More transportation alternatives, such as transit and biking, should be made available to service NCCC.

Town Utilities - Data

The Town of Cambria has water service throughout the Town, with waterlines along all major roadways and a water storage tank with pumping facilities. Water is provided by the Niagara County Water District (NCWD) and distributed by the Town. The Town has a Water Department

that is responsible for the operation and maintenance of the water lines and hydrants. Water lines are shown on Map 7: Water & Sewer Infrastructure.

The southern portion of the Town, south of Upper Mountain Road, falls within the Niagara County Sewer District (NCSD#1). Sewer service is available in the area surrounding Niagara County Community College, and at the Fair Village area of the Town (Unicorn Drive, Fairview Drive), both of which discharge to NCSD Interceptor Sewers. A NCSD Interceptor sewer line runs through the southeastern portion of the Town. In other areas of the Town, wastewater management is handled by private on-lot septic systems. Map 7 depicts current and proposed sewer lines.

New York State Electric and Gas provides limited natural gas service to a portion of the eastern half of the Town, and National Fuel Gas provides limited natural gas service in the western half of the Town. Most of the Town of Cambria is without natural gas service. Although a NYSEG powerline runs through the Town, National Grid provides most of the Town's electric service.

Utilities – Observations

Water and sewer infrastructure are in relatively sound condition and service interruptions due to repairs are very infrequent. The older system of sanitary sewer lines in the Former Lockport Air Force Station area has been inspected and portions have been lined and repaired to eliminate structural weaknesses and to reduce infiltration and inflow of extraneous water.

As with many municipal systems, the existing water and sewer facilities are aging. Investments have been made to keep the systems in sound operating condition. The Town has developed an asset management plan to inventory the infrastructure condition and plan financially for future repairs, rehabilitation and replacement needed to sustain levels of service needed by its users.

Community Facilities (parks, schools, fire, law enforcement) - Data

Town Hall is located at 4160 Upper Mountain Road. The Town's Community Center is located adjacent to Town Hall. The Town Park, built since the 1997 Plan was prepared, is also on Upper Mountain Road, near the current Town Hall. The Park has ball fields that accommodate baseball, softball and soccer, picnic shelters and a popular summer recreation program. The rear of the parcel is dedicated to passive recreation, with a nature trail through a wooded area. The Town continues to make improvements to the facilities at the Town Park. The Cambria Historical Society operates a museum in Old Town Hall, on Lower Mountain Road.

The Town is divided among five public school districts, and all primary and secondary students are bused to schools in adjacent communities. The Orleans-Niagara Board of Cooperative Educational Services (BOCES) has facilities for several programs on Saunders Settlement Road, including technical education, adult education and support services for the BOCES program.