Town of North Collins

Comprehensive Plan 2026 Update



Acknowlegments

The development of the Town of North Collins's Comprehensive Plan was guided by the work of the Town's Planning Board, which functioned as the project steering committee. These committed individuals were essential in providing knowledge and information on the community; suppling valuable insight and feedback; and, bringing enthusiasm into this effort. Thank you to the governmental partners, community members, elected officials, and staff whose ideas and passions shaped this Plan:

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Executive Summary



The Town of North Collins Comprehensive Plan update builds on past efforts started by the Planning Board and supported by other planning initiatives, namely the development of an Agricultural and Farmland Protection Plan. While some strategic updates to the Comprehensive Plan itself were done in 2020 with a limited budget, this effort entails a more robust undertaking that includes the following:

- Updates to demographic data to reflect current community conditions and trends
- Engagement with residents through survey and meetings
- Creation of more Comprehensive mapping
- Updates to goals that reflect the long-term vision for North Collins
- Strengthen and expand on recommendations
- Identify an implementation strategy to help put "words into action"

While much of this was in the previous Plan, it lacked the format and organization of more modern-day plans. Additionally, the technical mapping that is included in the current Plan was not included. The resulting update addresses issues and opportunities of residents today, though closely mirrors much of the same from the previous version.

The vision for the Town of North Collins remains rooted in the past while still looking to the future:

The natural environment and rural character of North Collins is and remains one of its greatest assets. While growth is encouraged around the Village and along key corridors, it should be done in a manner that leverages available infrastructure and continues to maintain the character of the community. North Collins will continue to support the economic viability of farming that includes traditional farms as well as smaller scale and niche endeavors and support businesses. Opportunities exist for capitalizing on natural assets while balancing their protection and conservation as a means for economic development. Continued investments in parks and recreation amenities will enhance the quality of life for Town residents. The Town will support a mix of housing types, styles, and sizes that will both attract people entering the housing market and allow older adults to age in place.

This vision is further supported and elaborated on through key goals that were developed from community input through several public meetings and a general survey. These goals include:

1. Balancing residential land use patterns that remain consistent and harmonious with current and future needs

2. Diversify commercial facilities to provide adequately for the existing and future needs of the community
3. Promote new industrial development to meet future Town needs and strengthen the industrial base of the Town of North Collins
4. Enhance the quality and encourage the expansion of the Town's community facilities to ensure the needs of the area's residents can be met
5. Improve existing recreational facilities and provide new facilities in appropriate areas as needed based on population growth
6. Protect the resources of the Town by preserving the natural assets and environmentally sensitive areas that affect the overall capacity of the land for development and limit growth

Overall, the community has a desire to maintain the character of North Collins but is receptive to strategic growth around the Village and other key corridors. These are the areas where infrastructure either can support or could be improved upon to support future needs of the community. Development should be geared towards uses that expand on housing, provide local food and fuel, small-scale commercial uses, and support the recreational and agricultural economy. The latter two continue to be assets that highlight the character of North Collins and are ones upon which the Town can build upon through investment and protection, respectively.





Introduction

Why Plan? Why Now?

The Town of North Collins' current plan was strategically updated in 2020 from a previous update done in 2016; 1996 was the last time there was a significantly executed update, one that was more equipped to address the current issues at the time. This Plan was an update to the Town's 1969 Comprehensive Plan, an indication of how far detached the current Plan is from present day challenges. It is important for the town to take action now more than ever to facilitate the development of a plan that strongly aligns with their current challenges and overall current conditions.

Plan Intent & Purpose

A Comprehensive Plan gives the community a roadmap for the future. It encourages the community to develop a vision, supportive goals, and values that not only helps in guiding regulations, programs, and development, but helps to lead to their desired future. All developmental actions undertaken should be done in alignment with the community's Comprehensive Plan. While the Plan itself is not a regulatory document, it is a tool that should be used by local and regional officials in their decision-making processes. Further, it communicates to residents and businesses the opportunities that exist within the Town.

The authority and power to develop a Comprehensive Plan is established in New York State Town Law (TWN § 272-a), and is noted as being, "among the most important powers and duties granted by the legislature to town government." The Comprehensive Plan sets the foundation for local land use regulations and is required if zoning laws are to be adopted. Beyond this, the Plan provides a number of other community benefits, as noted on the following page.

The Plan Process

The development of this Plan began with a Kickoff meeting that entailed a review of the various components of a Comprehensive Plan with the partners and the project steering committees.

Guidance:
The Plan gives guidance to North Collins' elected leaders, appointed Board and committee members, regional officials, federal and state agencies, community organizations, businesses, and even residents.

Collaboration:
The Plan gives the community an opportunity to work together, discuss ideas, and establish and work toward a collective vision for the future.

Marketing/Education:
The Plan can act as a marketing and educational tool for the Town, outlining the assets found in the community and the opportunities for development and preservation.

Capital Improvements:
The Plan can act as a tool for identifying capital programs, projects, and initiatives that benefit and are prioritized by the community.

Funding Support:
Having a Comprehensive vision and strategy for the future demonstrates to grantors that the Town has thought through the projects and initiatives it will pursue. This increases the chances of these projects and initiatives being supported and funded.

Public informational meetings or workshops were held at various points to inform the community of the Plan and process and to also provide them with the opportunity to share their input. An initial kickoff meeting introduced the community to the project, provided a baseline for knowledge, and opened dialogue for further feedback as the process moved along. Follow up meetings were held as a "check in" to report on what was heard followed up by a project wrap up to highlight the Plan in its entirety.

More focused meetings were held as needed with community stakeholders as to gather feedback on certain aspects of the Plan while a steering committee made up of representatives of the Town, residents, business owners, and other volunteers oversaw the entire effort. In the case of North Collins, the Planning Board took the lead on the update, acting as the de facto steering committee.

Community Outreach

For more information, refer to the Community Outreach Plan and survey summary in Appendix A and B.

One of the most important courses of action during the planning process is to engage the community. In North Collins, this was achieved through several outreach avenues, in order to get more feedback from a diverse group of individuals. The methods used for the Comprehensive Plan include the following.

1. **Steering Committee Meetings**

   Meetings were held throughout the process to provide direct interaction with community representatives. As noted, the Planning Board acted as the steering committee for this effort and meetings were open to the public.

2. **Public Meetings**

   Public Kickoff Meeting: The initial public meeting occurred in May 2024, as the community's first opportunity for understanding what the project entails,

the process, and to provide their intial input. The intent was to identify issues and opportunities that will be included in the community profile and used to develop the vision, core values/goals, and subsequent actions that will be the core part of the Plan's implementation. Background information on existing issues and opportunities along with maps of key assets in the Town of North Collins were also provided to help elicit new ideas and comments from the community.

Second Public Meeting: The second public meeting occured in November 2025, which was focused on a summary of the community profile as well as feedback on the proposed vision statement that was developed based on input to date. The general intent of the meeting was geared towards the questions "Are we on the right track?" or "Did we miss anything?" It also gave a summary of previous outreach efforts that were undertaken up to this point including any community events, stakeholder meetings, or other endeavors carried out as a result of this Outreach Plan.

3. Community Survey

Following the public meeting, an online survey tool was created and distributed. The survey was intended to gather additional feedback from those who were unable to attend the public kickoff meeting. Approximately 55 people responded to the survey.





Existing Plans

While this Plan provides direction and strategies for the future, it is important to understand and acknowledge other local and regional initiatives and long-term planning efforts at play. These efforts, while important on the larger scale for development and conservation consistency within the County and greater region, do not replace local, community-developed plans as New York's Municipal Home Rule Law allocates that responsibility to incorporated municipalities. Facilities that are owned and operated by County, State, and Federal agencies, within the Town of Brant, while not required to or have limited immunity to local zoning and planning, can refer to to these documents as a means of ensuring consistency.

Town of North Collins Comprehensive Plan (2016 Update)

The Town of North Collins adopted its original Comprehensive Plan in 1996, with a minor update completed in 2016. The update refined and expanded upon the original Plan's vision, emphasizing preservation of the Town's rural character while guiding future residential, commercial, and recreational development.

Key recommendations of the 2016 update focused on promoting compact, well-planned growth within and around the Town's three principal hamlets—Lawtons, New Oregon, and Langford—as well as the Village of North Collins. The Plan discouraged scattered, low-density development that could lead to sprawl and negatively impact agricultural and natural resources. The updated Plan also utilized the latest demographic and economic data to inform policy decisions and included strategies for improving parks and recreation amenities, housing options, and infrastructure planning.

Although it has served as a foundational planning document for nearly a decade, the 2016 update highlights the importance of regularly updating the Comprehensive Plan to reflect changing conditions and community priorities.

Town of North Collins Agricultural and Farmland Protection Plan (2020)

In recognition of agriculture's central role in the Town's economy, identity, and landscape, the Town of North Collins adopted its first Agricultural and Farmland Protection Plan in 2020. This Comprehensive strategy outlines specific policies, programs, and actions aimed at preserving farmland, supporting agricultural operations, and sustaining the Town's rural heritage for future generations.

The Plan presents a vision for the future of farming in North Collins—one where both traditional and emerging agricultural practices can thrive, regardless of farm size or specialization. It identifies a range of opportunities to support local farmers, such as promoting agricultural tourism, expanding community-supported agriculture (CSA), encouraging farm stands and farm-to-table initiatives, and fostering value-added agricultural products.

Key issues addressed in the Plan include:

- Public education on the Town's Right to Farm Law, which protects standard agricultural practices from nuisance complaints, particularly from non-farming residents.
- Encouraging land leasing arrangements between non-farming landowners and active farmers to prevent productive farmland from lying fallow or being converted to non-agricultural uses.
- Promoting estate planning and conservation easement programs to help retiring farmers keep land in agricultural production.
- Supporting diversified farming operations, including hobby farms, beekeeping, farm markets, and agricultural tourism, which collectively enhance the resilience and economic viability of the Town's agricultural sector.
- The Plan includes a robust implementation strategy that identifies specific actions, responsible parties, and potential funding sources to ensure that agriculture continues to be a cornerstone of the Town's economy and cultural identity.

Village of North Collins Comprehensive Plan (2018)

While not a planning document for the Town of North Collins, the Village is surrounded by the Town and policies and actions that take place here can impact the Town. Therefore a review of the Village's Plan provides relevant content and goals that should be taken into consideration at the Town level as well - "streets or waterbodies don't necessarily end at municipal borders."

Goals for the Village include:

1. To promote orderly growth, improve quality of the public realm and enhance the unique identity of North Collins through:
   - Mixed uses, identifying vacant/underutilized properties for redevelopment, housing mix, Village identity with gateways & other signatures, historic resource evaluation and inclusion, passenger rail service with commercial node;
2. To increase community vitality through increased

participation in community life and development of leadership capacity:

- Continued civic involvement, social media presence, celebrate and promote North Collins with community events, encourage entrepreneurship downtown through space collaboration, encourage active and passive recreation at local resources

3. To improve transportation and utility infrastructure throughout the Village:

- Upgrade water system as funding is available/ accessible, green infrastructure approach to stormwater management, work with NYSDOT to calm Route 62, improve and expand sidewalks and trails for pedestrians and bikes, encourage carpooling alternatives to offset lack of public transportation.

Action items:

- Retain and expand existing businesses
- Encourage new businesses that complement existing ones;
- Portfolio of development-ready and redevelopment sites;
- Economic development study for Route 62 corridor;
- Promote community assets to increase tourism;
- Assist homeowners with housing rehabilitation and repairs;
- Promote North Collins as a garden spot for tourism;
- Create a database of potentially available land for housing growth ;
- Work with and encourage volunteer and service-based groups to target neighborhoods and open space to assist with maintenance;
- Design standards for buildings and streetscapes in the village and hamlets;
- Consider applying for NY Main Street planning grant to develop a renovation program targeting the village and hamlets
- Collaborate with online businesses and businesses in the village and hamlets to attract them to physical locations;
- Encourage community engagement through grassroot efforts, social media, festivals, and other events;
- Topic for future study include Route 62 economic development study, develop strategy for pedestrian and bicycle improvements, seek NY Main Street target area funding for downtown revitalization, work with Towns of Eden and Brant to develop agricultural best management practices (BMPs), conduct drainage study and water resources management plan, and develop a parks and recreation plan.
- Revise Business District boundaries;
- Meet with Towns to discuss issues of common interest.

Other Planning Initiatives

As previously noted, it is important to recognize and align local planning efforts within the framework of broader initiatives at the county, regional, and state level. Although they do not replace the authority or autonomy of municipal decision-making, they offer essential context for informed planning, ensuring local efforts are both consistent with and supported by regional strategies.

Additionally, County, State, and Federal agencies are typically guided by their own long-term plans and policies when managing lands and infrastructure within the Town. However, these agencies are increasingly encouraged, and in many cases required, to coordinate with municipalities to integrate local Comprehensive plan goals into their decision-making processes. Understanding these interconnected plans provides the Town of North Collins with opportunities to leverage resources, funding, and partnerships to achieve its own planning objectives.

Erie County, New York Agricultural and Farmland Protection Plan (2026)

The Erie County Agricultural and Farmland Protection Plan, adopted in 2026, establishes a comprehensive, countywide framework aimed at preserving agricultural lands and promoting farming as an integral component of the region's economy and cultural heritage. The plan recognizes that Erie
County's agricultural sector is uniquely positioned for success, benefiting from prime soils, a temperate climate moderated by Lake Erie, and proximity to major population centers such as the City of Buffalo. These assets support robust local food systems, provide opportunities for value-added agricultural
products, and enhance market access for farmers.

The plan outlines several key strategies to ensure the long-term viability of agriculture in Erie County, some of which include:

- Provide information to municipalities and farmland owners about protection programs and encourage them to confer with the Western New York Land Conservancy.
- Continue to promote local agricultural products and on-farm attractions through the Erie Grown Passport, Taste NY, and I Love New York tourism promotions and other programs.
- Provide information to farm operators on grant funding and sources of technical assistance to help them add processing packing or obtaincertifications.
- Encourage and support programs such FFA, BOCES, and 4-H for youth to increase awareness and develop skills that would be useful in farm jobs.
- Develop a geographic preference bid and procurement process friendly to small and mediumsized farms for County managed food servicesassociated with Erie County Holding Center and Correctional Facility and Meals on Wheels.

The County Plan complements the Town of North Collins' Agricultural and Farmland Protection Plan by reinforcing regional support for farmland preservation and agricultural economic development. In addition, the County's plan has maps identifying areas with clusters of high-value agricultural land that should be prioritized for protection. This plan also identifies agricultural parcels near transmission lines that are vulnerable to solar development.

Western New York 2023 Strategic Plan (2023)

The Western New York Regional Economic Development Strategic Plan is a Comprehensive Plan designed to create a more dynamic and sustainable economy for the region, reflecting the values, perspectives, and aspirations of people in Western New York. The Plan aims to make fundamental improvements in the economy to ensure sustainable, long-term growth in jobs and income across the five-county area, while also contributing to the broader economic resurgence of New York State. The Strategy for Prosperity acknowledges that food and agricultural production is a leading industry in both the region and New York State. Agriculture leverages unique geographic and natural resources. However, its full potential remains unrealized, and concerns about local food systems and other economic needs present new opportunities. The Plan calls for programs to spur innovation in products, processes, and market links through applied research; to enhance marketing and communicate the value of local food; and to participate in efforts to reform regulatory processes for more effective and efficient regulation.

Key strategies relevant to the Town of North Collins include:

- Expanding agricultural innovation, focusing on new products, processes, and technologies.
- Supporting regional branding and marketing initiatives that emphasize the value of local agriculture and farm-based tourism.
- Encouraging regulatory reform to streamline permitting processes and foster a more business-friendly environment for farmers and food producers.
- The Town of North Collins can leverage this regional strategy to promote its own agricultural economy and tap into broader initiatives supporting value-added products, renewable energy projects on farmland, and rural economic development.

Framework for Regional Growth (2006)

The Erie Niagara Framework for Regional Growth provides a blueprint to support the actions of county and regional agencies concerning the area's physical development. It serves as a guide for state and local governments, private developers, and non-profit organizations on the processes and actions county governments could undertake when making decisions affecting regional development. The Framework establishes basic policies and principles to guide the future growth and development of the region. It examines the regional context and challenges, offering guidance for growth and investment in several areas.

One key area is the loss of rural, agricultural, and environmentally sensitive lands. The report highlights that the loss of agricultural lands and its associated effects on rural economies and landscapes warrant attention for several reasons. Agriculture plays a crucial role in the regions and State's economies, contributing directly through sales, job creation, support services, and businesses, and secondarily through markets for processing and agricultural and heritage tourism.

The Framework acts as the regional Comprehensive Plan for Erie and Niagara County. As a "rural center," this document outlines several policies and strategies for communities such as the Town of North Collins and its hamlets, including:

- Strengthen the rural economy through avenues that

support conservation of agriculture, rural character protection, and targeted economic development

- Encourage development adjacent to existing rural centers, such as hamlets, rather than outlying areas
- Encourage smart development practices such as infill and adaptive reuse of older/historic buildings and vacant/underutilized buildings where public utilities exist
- Discourage “strip” commercial and industrial development along major roadways
- Encourage transportation improvements such as access management and increased alternative or active transportation to enhance mobility
- Determine appropriate locations for public utility extensions based on development pressure and desired growth patterns; restrict connections to utilities where land is designated for conservation
- Continue to identify and support intermunicipal agreements for public services.

Summary

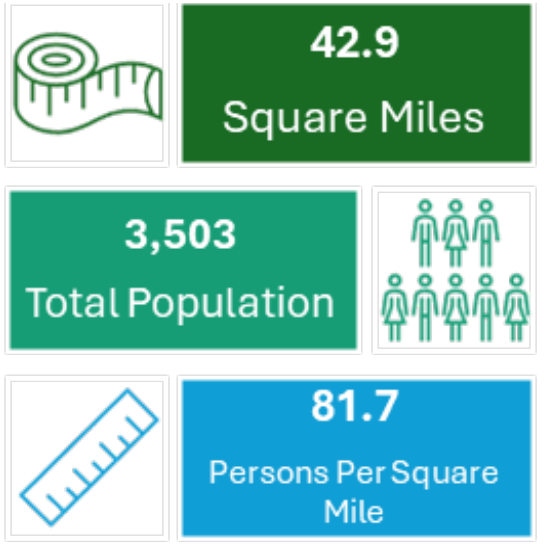
Across the various plans and initiatives, several consistent themes emerge that align with Smart Growth Principles as well as good planning practices including:

- Preservation of rural and agricultural character
- Concentration of development in existing centers
- Promoting sustainable and diverse economic development
- Enhancing infrastructure and connectivity
- Strengthening community identity and engagement
- Leverageing regional partnerships

Collectively, these documents influence land use, infrastructure planning, and economic development in the Town of North Collins. While they provide important guidance and opportunities for alignment, the Town retains autonomy over its land use decisions and continues to prioritize community-driven planning processes. By aligning with these broader strategies and taking advantage of regional partnerships and funding mechanisms, the Town of North Collins is well positioned to preserve its agricultural heritage, protect its rural landscapes, and support sustainable economic growth that benefits current and future residents and businesses.

Community Profile

History of North Collins



The Town of North Collins traces its origins to 1809, when Nathaniel Sisson established the first settlement in the southwestern corner of the area. In the years that followed, additional settlers—primarily English Quakers from New England—arrived and founded communities in the hamlets of Lawtons, Shirley, Marshfield, and Rose's Corners, the latter of which is known today as the Village of North Collins.

The War of 1812 disrupted further immigration, and the community lived under the constant threat of conflict. However, due to their Quaker beliefs, many of the town's men were exempt from military service. Despite the war's challenges, the settlers solidified their presence by constructing a log meeting house in 1813, near the site of what is now the Orthodox Meeting House, where they began holding regular gatherings. After the war ended in 1815, immigration resumed, and settlement expanded rapidly. This growth led to the formation of the Town of Collins in 1821, which originally included the present-day towns of Collins and North Collins. During the 1830s, a new wave of settlers, primarily from Germany, established themselves in the hamlets of Langford and New Oregon, located in the eastern and northern parts of the town. As the population increased, additional lands were cleared for homes and farms to accommodate the growing community.

On November 24, 1852, the Erie County Board of Supervisors created the Town of Shirley from the northern portion of Collins, encompassing the area that is today North Collins. The first official town meeting was held on March 1, 1853, at the home of Humphrey Smith. One of the earliest actions was to petition for a name change, as many residents wanted to retain their historical connection to Collins. The petition was successful, and the town was officially renamed North Collins on June 24, 1853.

In the decades that followed, North Collins became an important center for butter and cheese production. Erie County's first cheese factory was constructed there in 1864, followed by another in Marshfield in 1865. However, the need to transport milk over long distances led to the construction of four additional factories in 1866, strategically located approximately two miles apart to minimize travel time for farmers. This network became known as the "Marshfield Combination," one of the largest concentrations of cheese factories in Western New York. By 1880, North Collins was home to eight factories, with 24 additional affiliated factories elsewhere, establishing the town as a prominent hub in the regional dairy industry. Around 1900, North Collins

experienced another wave of immigration, as Italian families from Buffalo moved to the area in search of employment in its thriving agricultural sector. Their contributions further enriched the town's farming tradition.

Today, the Town of North Collins remains a vibrant agricultural community, home to farm stands, farmers markets, and a variety of agricultural enterprises. It continues to preserve its rural heritage and small-town charm, honoring a rich history of settlement, farming, and industry

North Collins Today

The Town of North Collins is located in southern Erie County, encompassing approximately 43 square miles of picturesque rural landscape. Situated between U.S. Route 62 and New York State Route 75, the town lies roughly 25 miles south of the City of Buffalo, offering residents and visitors convenient access to urban amenities while maintaining a peaceful, small-town atmosphere. This ideal location makes North Collins a desirable place to live, combining rural charm with accessibility to the Buffalo-Niagara metropolitan area.

North Collins is bordered by several neighboring communities that contribute to its regional connectivity. To the north lie the Towns of Eden and Boston, while Concord forms its eastern boundary. The Town of Collins is located directly to the south, and to the west are the Town of Brant and the Seneca Nation Cattaraugus Reservation, an area rich in Native American heritage and culture.

The town's landscape is defined by its rolling hills, open fields, and forested areas, reflecting its deep agricultural roots. Expanses of working farmland dominate much of the countryside, supporting a variety of agricultural operations including dairy farms, crop production, and farm markets. Scattered throughout the town are residential neighborhoods and hamlets, including the Village of North Collins, which serves as the town's central hub for government, commerce, and community services.

In addition to its agricultural heritage, North Collins hosts a variety of small businesses that provide goods and services to the local community. These enterprises contribute to the town's self-sufficiency and help preserve its small-town character. Local parks, recreational facilities, and access to nearby natural areas further enhance the town's quality of life, offering residents ample opportunities for outdoor activities such as hiking, fishing, and snowmobiling. With its combination of rural beauty, strong sense of community, and proximity to regional transportation corridors, the Town of North Collins continues to balance economic development with the preservation of its scenic landscapes and agricultural heritage.

Demographics

The Town of North Collins last adopted a Comprehensive Plan in 1996, with a minor update completed in 2016. While the 2016 revision incorporated updated census data available at the time, nearly a decade has passed since those figures were analyzed and applied. As demographic and economic conditions continue to evolve, it is essential for the town to revisit and utilize the most current census data and community indicators. Doing so will provide decision-makers with a more accurate and contemporary understanding of the town's population trends, housing needs, economic conditions, and community priorities.

This updated information will serve as a critical foundation for guiding future planning efforts, helping the town set realistic goals and develop strategies that reflect current conditions

and anticipated changes. A thorough analysis of the latest demographic, economic, and community data will not only offer a clear snapshot of North Collins today but will also highlight opportunities and challenges that may shape its future. These insights will inform the recommendations and implementation strategies presented in this Comprehensive plan, ensuring that the town's vision aligns with the needs of its residents, businesses, and stakeholders.

The demographic and community profile on the following pages provides a concise overview of the town's current makeup and offers valuable context for planning decisions related to land use, housing, economic development, infrastructure, and public services. This information will be instrumental in creating a Comprehensive plan that supports North Collins' long-term growth, prosperity, and quality of life, while preserving the town's rural character and historical heritage.

1. Total Population

As of 2022, the Town of North Collins had a total population of 3,503, reflecting a slight decline of 0.34% from 3,515 residents in 2012. While this change does not represent a significant decrease, it suggests a period of population stagnation over the past decade. This stability may be seen as both a strength, in terms of maintaining community continuity, and a challenge, as it reflects limited growth in attracting new residents or expanding the local workforce.

2. Median Age

The town's median age has remained relatively stable, increasing marginally from 40.8 years in 2012 to 41 years in 2022. This minimal change indicates that the population is not aging at a rapid rate, in contrast to trends observed in many rural communities across New York State. Additionally, the population of school-aged children (ages 5-19) experienced a negligible decrease, from 354 in 2012 to 353 in 2022. These figures suggest a steady demographic structure, which is beneficial for sustaining local schools, youth services, and family-oriented amenities.

3. Average Household Size

In 2022, the average household size in North Collins was 2.5 persons per household, representing a slight decline from 2.62 in 2012. This shift aligns with broader regional and national trends toward smaller household sizes, potentially due to an increase in single-person households or smaller family units. Owner-occupied units saw a modest decrease in household size, from 2.68 in 2012 to 2.62 in 2022 (a decline of 0.06). Renter-occupied units experienced a more significant decline, from 2.43 in 2012 to 2.12 in 2022 (a decrease of 0.31). This data may indicate changing household compositions and could inform future housing policies aimed at meeting evolving community needs.

4. Poverty Status

In 2022, 10.62% of North Collins residents were living below the poverty level, a reduction from 11.98% in 2012. This improvement suggests a modest enhancement in the town's overall economic health, with fewer residents experiencing severe financial hardship. While still above the national average, this positive trend may reflect job stability, access to services, or other local economic initiatives aimed at reducing poverty.

5. Median Household Income

The median household income for the Town of North Collins in 2024 was 100,270 marking a consistent increase from $71,000 (inflation adjusted) in 2012 or $51,905 if not adjsted to today's prices. This growth is a positive indicator of the town's economic health and may reflect increases in household earnings, employment opportunities, and property values. A

rising income also enhances the town's financial capability to invest in infrastructure improvements, community services, and public amenities, supporting future growth and development. In comparison to the County, North Collins is approximately 1.4 times higher ($72,839) and 20% higher than that of the State ($85,974).

6. Housing Tenure

As of 2022, 81.24% of housing units in North Collins were owner-occupied, down from 83.51% in 2012. Conversely, the proportion of renter-occupied units increased from 16.49% to 18.76% over the same period.

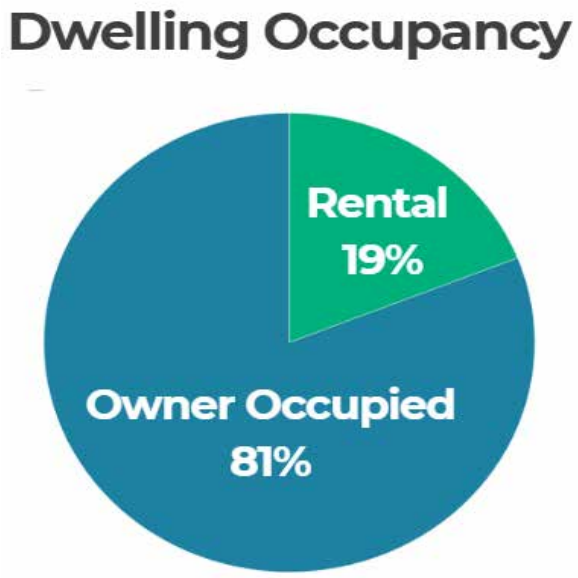
This shift may reflect a gradual diversification in housing preferences, with more households opting for rental options, possibly due to affordability factors or changing lifestyle choices. While homeownership remains strong in North Collins, understanding these trends is important for ensuring an appropriate balance of rental and ownership opportunities to meet housing demand and attract new residents.

7. Occupancy Status

As of 2022, 91.36% of all housing units in the Town of North Collins were occupied, while 8.64% remained vacant. These figures have remained largely unchanged since 2012, reflecting a stable housing market with consistently high occupancy rates. The relatively low vacancy rate is an indicator of steady housing demand and suggests that most available housing in the community is being utilized.

8. Age of Housing Stock and Median Year Built

North Collins is characterized by an older housing stock, with the majority (58.27%) of residential structures built in 1959 or earlier. Notably, 38.96% of all housing units were constructed before 1939, highlighting the town's historic

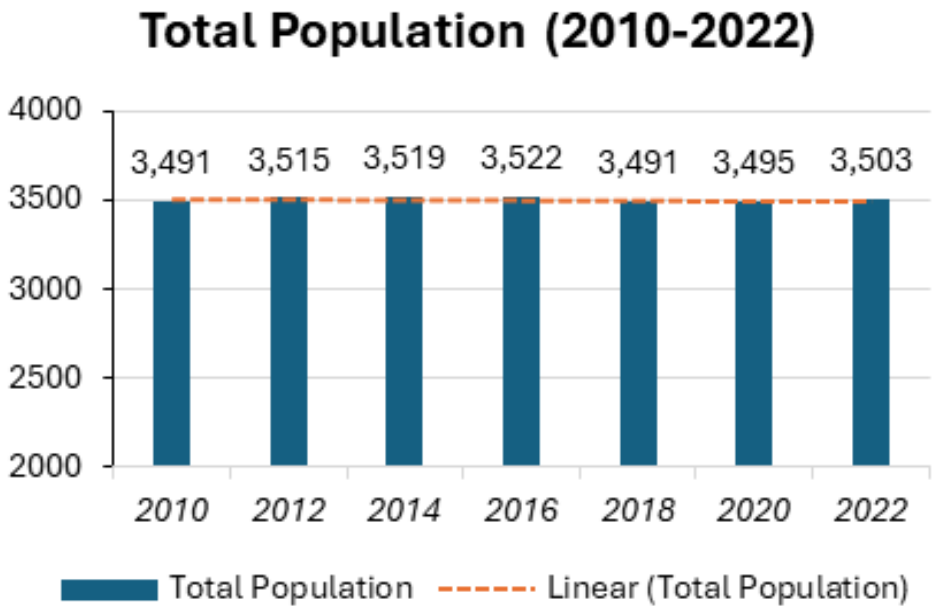


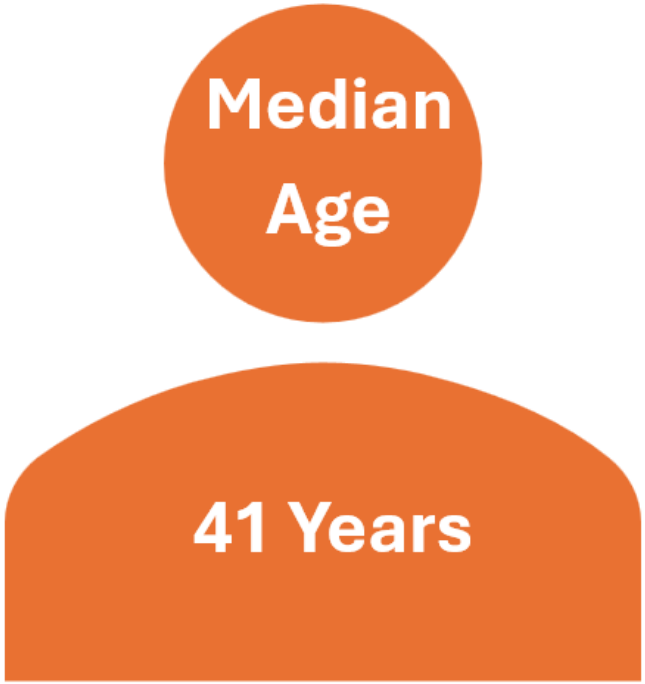
development patterns. In contrast, only 6.53% of housing units have been built since 2000, indicating limited new residential development over the past two decades. The median year of construction for homes in North Collins is 1954, which suggests a need to evaluate housing conditions, as older homes often require rehabilitation and infrastructure upgrades. These factors may present both challenges and opportunities for revitalization programs, historic preservation, and incentives for new construction.

9. Median Household Income

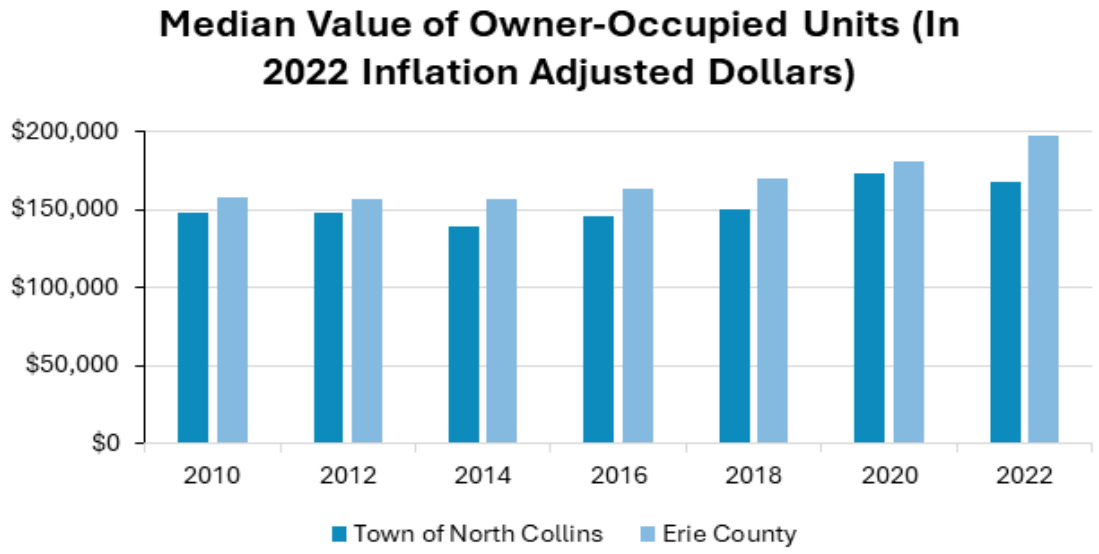
The median household income in North Collins saw a significant increase from $57,222 in 2012 to $76,331 in 2022, representing a 33.39% growth over the decade. This upward trend demonstrates economic improvement and rising household earning power in the community. Notably, the town's median household income in 2022 outpaced Erie County's average of $68,014, positioning North Collins as a relatively affluent rural community within the region. This enhanced earning capacity may offer expanded

Community Profile:





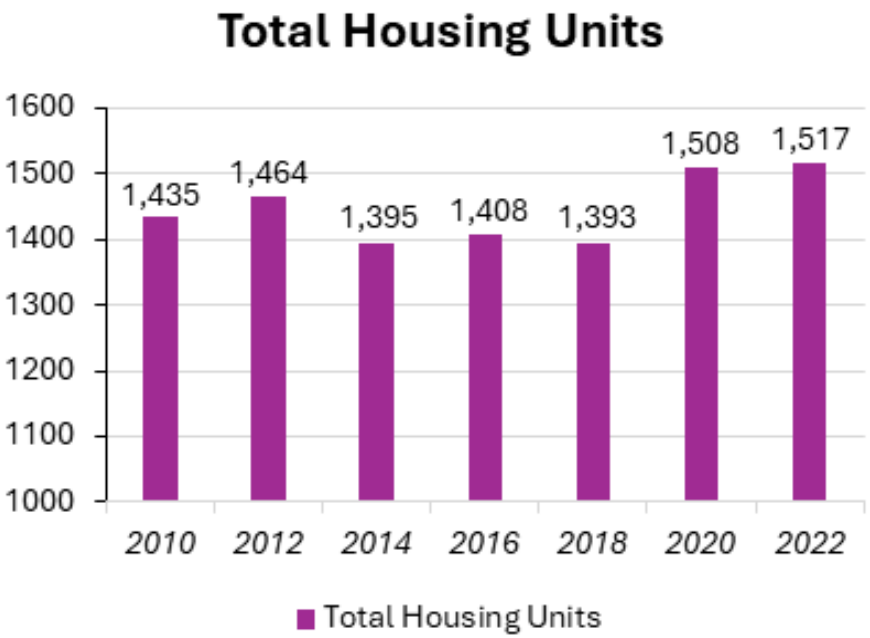




1954
Median Year of Construction for Residential Structures

58.27%
Residential Structures Built Before 1959

6.53%
Residential Structures Built Since 2000





opportunities for community investment, economic development, and infrastructure improvements.

10. Housing Types and Units in Structure
The housing stock in North Collins is overwhelmingly comprised of single-family detached homes, which make up 79.56% of all residential units. The next most common housing type is two-family homes, accounting for 12.92%. The town has limited multi-family housing options, which may pose challenges for attracting young professionals, first-time homebuyers, or families seeking rental opportunities. Expanding diverse housing options, including multi-family developments or affordable rental units, could help address this gap and support broader community growth while preserving the town's rural character.

11. School Enrollment and Educational Attainment
In 2022, approximately 24.17% of North Collins residents were enrolled in school, with 18.10% enrolled in grades K-12 and 4.26% attending college. The remaining 75.83% of the population was not enrolled in any educational program. In terms of educational attainment, 40.79% of residents had earned a high school diploma or GED, while 37.41% had achieved an associate's degree or higher. An additional 13.77% of residents reported attending some college without completing a degree. These figures indicate a solid educational foundation, but they also present an opportunity to increase access to higher education and vocational training programs, which can enhance workforce readiness and support local economic development.

12. Travel Time to Work
Commuting patterns in North Collins suggest a diverse employment base, with 44.79% of residents having a commute of less than 20 minutes, while 55.21% commute 20 minutes or more to work. This indicates that over half of the town's workforce is employed outside the immediate community, likely in neighboring towns or urban centers such as Buffalo. These patterns highlight the importance of regional transportation access and suggest opportunities to strengthen local employment options, reducing the need for longer commutes and supporting work-life balance for residents.

13. Household Type and Senior Needs
In 2022, family households represented 63.46% of all households in North Collins, while non-family households comprised 36.36%. Within the non-family category, 71.42% of households were made up of individuals living alone. With 24.1% of the town's population aged 62 years or older, a significant portion of whom may be living alone due to widowhood or other circumstances, there is a growing need to prioritize senior services and social support programs. Addressing social isolation, improving access to healthcare, and providing senior-friendly housing options will be critical to supporting this population and maintaining their quality of life.

Implications

Demographic data offers more than just statistics—it provides valuable insight into emerging trends, community needs, and potential opportunities for growth and development. By analyzing the demographic profile of the Town of North Collins, local leaders and stakeholders can better understand the factors shaping the town's present and future. These insights help identify key priorities, inform policy decisions, and guide strategic planning efforts that support the well-being of residents and the vitality of the community.

1. Population Decline and Stagnation

Between 2012 and 2022, the Town of North Collins experienced a slight decrease in population, signaling a trend toward population stagnation. While the decline is minimal, it highlights a critical need to attract new residents and families. A shrinking or stagnant population can have far-reaching consequences, including decreased enrollment in local schools, reduced demand for housing, and potential strain on community services due to a smaller tax base. To sustain long-term community vitality, the town may need to adopt strategies that promote residential development, enhance amenities, and market North Collins as an attractive place to live and raise a family.

2. Aging Population and Future Service Needs

Although North Collins' population is not aging rapidly, a substantial 24.1% of residents are currently 62 years of age or older. As this population segment grows, there will be an increasing need for expanded community services, particularly in the areas of healthcare, affordable and senior-friendly housing, and alternative transportation options for those who may no longer drive. Proactively addressing these needs can help ensure that older residents are able to age in place safely and comfortably, while also maintaining their connection to the community.

3. Decreasing Household and Family Sizes

The town has experienced slight decreases in household and family sizes, which may result in a stagnant or declining number of school-aged children. This trend could affect the long-term sustainability of local schools and other youth-oriented services. To address this challenge, the town may consider strategies to attract young families, such as expanding affordable housing options, improving recreational amenities, and supporting quality educational programs.

4. Aging Housing Stock and Housing Quality

A significant portion of the town's housing stock was built prior to 1959, with many homes constructed before 1939. This aging housing inventory presents challenges related to maintenance, affordability, and energy efficiency. Older homes often require costly repairs and upgrades to meet modern building codes and standards. Proactively encouraging housing rehabilitation programs, offering incentives for new construction, and reviewing code enforcement strategies can help preserve housing quality, retain current residents, and attract new homeowners. Introducing new residential developments can also help balance the town's housing mix, broaden the tax base, and enhance curb appeal, making North Collins more attractive to prospective residents.

5. Limited Housing Diversity

Approximately 79.56% of North Collins' housing consists of single-family detached homes, with minimal multi-family or alternative housing options. Increasing housing variety, such as townhomes, duplexes, senior living communities, and affordable rental units, can appeal to a wider demographic—particularly young professionals, first-time homebuyers, and seniors looking to downsize. Offering a diverse range of housing options will promote inclusive growth, support aging-in-place strategies, and help retain residents across all life stages.

6. Increasing Household Income and Economic Capacity

The town's median household income has grown by 33.39% between 2012 and 2022, indicating greater earning power among residents. This increased disposable income has the potential to stimulate local businesses and encourage investment in housing, infrastructure, and community amenities. However, it's important to consider that rising inflation, housing costs, and other living expenses may offset some of these gains. To capitalize on this increased

economic capacity, the town could focus on expanding retail and service offerings locally, fostering entrepreneurship, and ensuring that new development meets the evolving needs of residents.

7. Commuting Patterns and Local Economic Opportunities

With over 55% of North Collins residents commuting 20 minutes or more to work—primarily to nearby communities and the City of Buffalo—there is an opportunity to expand local employment options. Encouraging business development within the town, particularly in key sectors such as agribusiness, small-scale manufacturing, retail, and professional services, could help reduce commute times, increase job opportunities, and strengthen the local economy. Additionally, fostering a business-friendly environment through incentives and supportive policies may attract new enterprises and retain existing businesses.

Our Community

In addition to the community's demographic makeup, the Town of North Collins' physical attributes play a crucial role in shaping its quality of life, livability, and future development potential. These physical assets include both natural features—such as waterbodies, forests, wetlands, and open spaces—and built features, including the town's network of roads, trails, public facilities, and residential and commercial structures. Together, these elements define the physical landscape, contribute to the town's rural character, and support recreational opportunities, transportation connectivity, and economic activity.

Understanding the interaction between these natural and man-made features is essential for informed decision-making regarding land use planning, infrastructure investment, environmental conservation, and community development. The following maps provide a detailed illustration of these features, offering a Comprehensive visual representation of the town's topography, transportation systems, land use patterns, environmentally sensitive areas, and recreational resources.

This section presents a brief overview of the key components highlighted in each map, demonstrating how these physical features collectively shape the character, functionality, and development opportunities of the Town of North Collins.

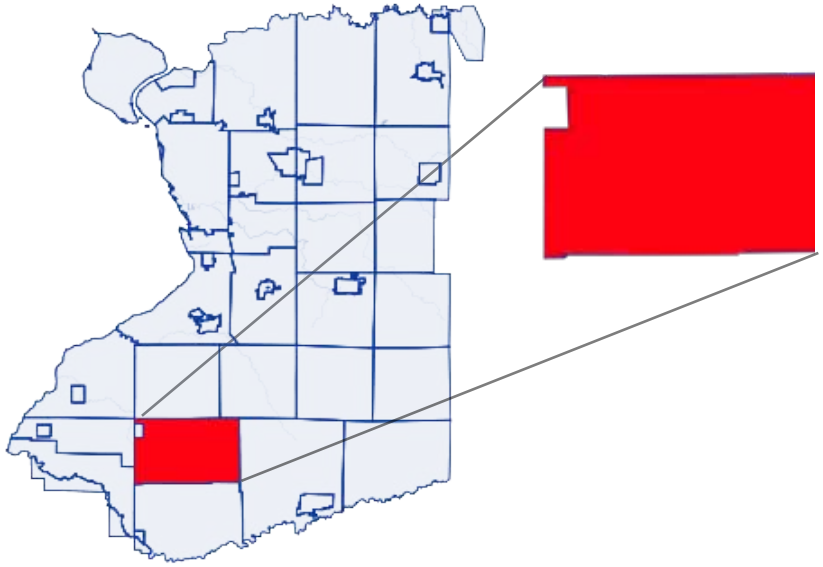


Image 1.1
The Town of North Collins' location within Erie County, NY

1. Regional Setting

The Town of North Collins encompasses an area of about 43 square miles in southern Erie County and is largely located between Route 62 and Route 75, roughly 25 miles south of the City of Buffalo, making the community accessible while maintaining its quaint, small-town atmosphere. It is

bordered by the Towns of Eden and Boston to the North, Concord to the east, Collins to the south, and Brant and the Seneca Nation Cattaraugus Reservation to the west. The town's landscape is characterized by its rural setting, with a mix of agricultural lands, residential areas, and small businesses throughout.

Spanning over 26,000 acres, the Town of North Collins maintains a strong identity as an agricultural community, a fact that is clearly reflected in its land use patterns. According to classifications from the New York State Office of Real Estate Property Services (See Table 1), agricultural lands account for nearly 46.58% of the town's total acreage. This substantial proportion of farmland is supported by the town's adoption of a Right to Farm Law, which underscores North Collins' commitment to preserving and promoting its agricultural heritage.

However, the actual extent of land used for agricultural purposes is likely even greater than what is represented in official classifications. Many parcels categorized as vacant or residential are actively engaged in farming activities, including land that is fallow, leased, or partially cultivated by local farmers. For example, 43 of the 1,261 parcels identified as residential are further classified as "primary residential, also used in agricultural production." These properties often function as working farms while serving as primary residences, typically through lease or rental agreements that enable agricultural use of part or all of the land.

This additional rural residential acreage, totaling approximately 2,011 acres, further highlights the expansive footprint of agriculture in North Collins beyond the 12,220 acres officially designated for farming (See Table 1). Taken together, these figures reinforce the town's agricultural prominence and the importance of protecting farmland as a critical component of North Collins' economy, culture, and landscape.

Despite agriculture being the dominant land use by acreage, residential properties represent the second largest land use category, comprising 36.47% of total acreage. Residential

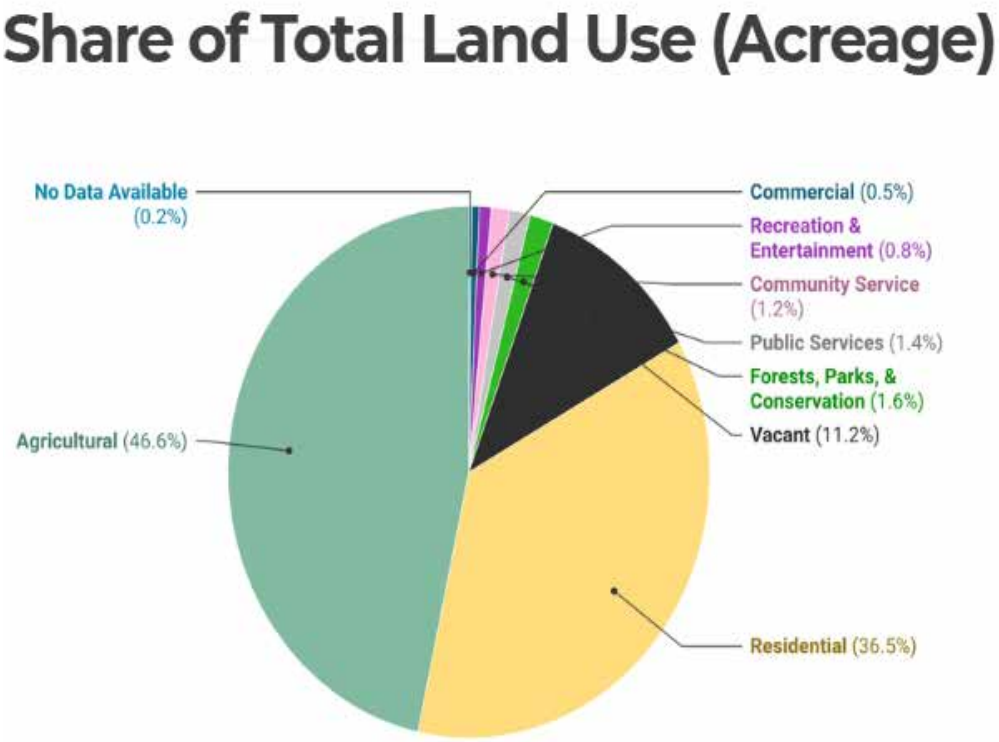
Code	Property Class	No. of Parcels	% Total	Acreage	% Total	Assessed Land Value	% Total
100	Agricultural	212	14.68%	12220.63	46.58%	$13,087,127.00	36.04%
200	Residential	866	59.97%	9568.30	36.47%	$16,660,649.00	45.88%
300	Vacant	273	18.91%	2942.32	11.21%	$4,635,823.00	12.77%
400	Commercial	27	1.87%	134.22	0.51%	$610,600.00	1.68%
500	Recreation & Entertainment	4	0.28%	214.10	0.82%	$199,900.00	0.55%
600	Community Service	23	1.59%	320.44	1.22%	$638,010.00	1.76%
700	Industrial	0	0.00%	0.00	0.00%	$0.00	0.00%
800	Public Services	14	0.97%	362.93	1.38%	$203,100.00	0.56%
900	Forests, Parks, & Conservation	11	0.76%	429.88	1.64%	$278,750.00	0.77%
0	No Data Available	14	0.97%	44.60	0.17%	$0.00	0.00%
	TOTAL	1444	100.00%	26237.42	100.00%	$36,313,959.00	100.00%

land use also plays a pivotal role in the town's assessed value, contributing significantly to the tax base (See Table 1). As is common in many rural communities, residential properties carry the bulk of the local tax burden due to their increased use of public and community services. By comparison, commerical and industrial lands do not utilize public services as extensively, nor do agricultural (working) lands; the common phrase for the latter is "cows and corn don't go to school."

This dynamic is reflected in the disparity between the land values and total assessed values (which include improvements such as buildings). The gap between agricultural and residential uses in terms of land value is relatively modest at $3,573,522, but the difference in total assessed value is much greater at $89,631,044. This illustrates the impact of agricultural exemptions and tax incentives, which are designed to support the economic viability of farming by easing the financial burden on farmers.

In terms of residential development, most properties in North Collins consist of larger, narrow lots that reflect the historic land division patterns of the late 1800s, as seen in the community's range maps. While modern subdivision-style developments, featuring smaller lots, exist, they are limited and are primarily located along major roadway corridors or within the town's hamlets, including Lawtons to the southwest, Langford and New Oregon to the northeast, and Marshfield to the south. The average residential lot size in North Collins is approximately 7.94 acres, with some properties exceeding 150 acres in size.

While residential uses are scattered throughout the town, they are more concentrated in the northeastern corner, as



well as adjacent to the Village of North Collins, where services and infrastructure are more readily available. Commercial land uses are limited but strategically located along or in proximity to the state highways, offering services that support both residents and the local agricultural economy.

2. Local Zoning

The Town of North Collins employs a Euclidean-based zoning system, which divides land uses into distinct districts to regulate development and preserve the community's rural character. The town consists of eight zoning districts, with zoning patterns largely reflecting its agricultural heritage. Approximately 96.7% of the town's total land area is zoned Residence-Agricultural (R-A), reinforcing agriculture as the dominant land use. The remaining land is divided among

residential, business/commercial, and industrial districts, which are primarily concentrated in the hamlets of Lawtons, New Oregon, and Langford, as well as along the State Route 62 corridor, which extends through the Village of North Collins.

Residential Districts

- Single-Family Residence (R-1)
  Designed to maintain the town's rural character, R-1 zoning allows for low-density development with larger properties, ensuring open space preservation.
- General Residence (R-2)
  Similar to R-1 but permits higher-density residential development and a wider variety of housing types to accommodate growth.
- Residence-Mobile Home Court (R-M)
  The only district that explicitly allows mobile homes and mobile home parks, providing an alternative housing option within the town.
- Residence-Agricultural (R-A)
  The most extensive zoning district, covering nearly the entire town. In addition to residential uses, R-A zoning supports agricultural activities, open space preservation, and limited institutional uses such as cemeteries, wildlife reserves, and recreational clubs.
- Residence-Restricted Business (R-C)
  Building upon R-2 zoning, the R-C district permits professional offices, cultural facilities, community spaces, and lodging establishments. This district primarily extends along State Route 62, south of the Village of North Collins, allowing for a mix of residential and small-scale commercial uses.

Business Districts

- Local Retail Business (C-1)
  Concentrated in the western portion of the town along State Route 62 and State Route 249/Langford Road in Langford, the C-1 district allows for small-scale retail businesses and service providers, supporting the needs of local residents.
- General Commercial (C-2)
  Intended for larger-scale businesses, including entertainment venues, warehousing, and commercial enterprises, the C-2 district accommodates higher-intensity commercial uses than C-1.

Industrial Districts

- Planned Light Industrial (M-1)
  Designed for low-impact, clean industries that are compatible with residential areas. M-1 zoning allows for light manufacturing, research and development, and supporting commercial uses.
- General Industrial (M-2)
  Allows for a broader range of industrial activities, though businesses must meet environmental and land-use compatibility standards to prevent pollution or adverse impacts on surrounding areas.

The town's industrial zoning is minimal, with only one small industrial district located in Lawtons. Notably, no Planned Light Industrial (M-1) districts currently exist, and the M-2 industrial district is a floating district, meaning rezoning requests must meet specific acreage criteria to be considered for industrial development.

Zoning Considerations

North Collins' zoning framework reflects a strong commitment to agriculture, low-density residential development, and strategic commercial and industrial growth. As the town considers future development, potential

areas of focus may include the following:

- Expanding housing diversity to attract new residents while preserving open space.
- Encouraging business growth along State Route 62 and in hamlet centers to reduce reliance on outside employment.
- Identifying opportunities for light industrial development that align with the town's economic goals and rural character.

3. Community Resources

The Town of North Collins benefits from a variety of community resources that contribute to its high quality of life and overall prosperity. These resources encompass municipal facilities, recreational assets, and private institutions, all of which play an integral role in shaping the town's identity, supporting community well-being, and fostering local pride. Together, these assets enhance the town's rural charm while providing essential services, recreational opportunities, and educational facilities to residents.

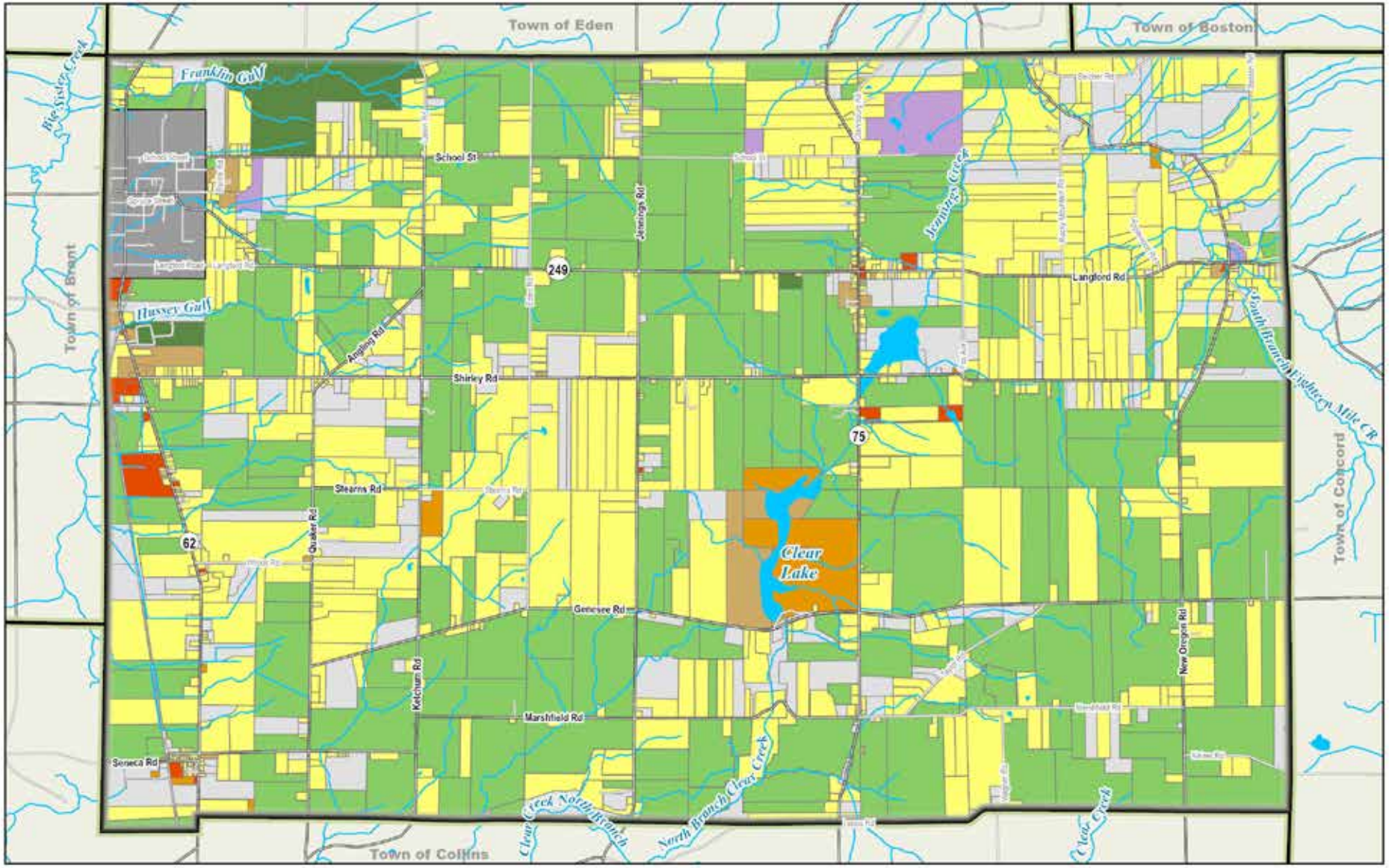
A majority of North Collins' community resources are concentrated in the northwestern portion of the town, near and within the Village of North Collins, as well as in the northeastern region surrounding the hamlets of Langford and New Oregon. The Town Hall, along with most municipal services and facilities, is located in or near the Village of North Collins, serving as the administrative and civic hub of the community.

Recreational facilities are a hallmark of the community's commitment to quality of life and outdoor activity. Among the most prominent is Marion J. Fricano Memorial Town Park, located just south of the Village on Gowanda State Road (Route 62). This well-maintained park offers a wide range of amenities, including a playground, disc golf course, exercise stations, pickleball and basketball courts, and walking paths, making it a popular destination for families and residents of all ages.

In the hamlet of New Oregon, the Francis E. Danter Memorial Park provides additional recreational space. This park features swings, covered picnic shelters, bike-friendly areas, a baseball field, and easy access to a nearby creek, where children often explore and catch crayfish and salamanders. The park's location and variety of features make it a valuable resource for the northeastern portion of the town.
For residents seeking a more natural setting, Franklin Gulf County Park, located in the town's northwest, offers wooded ravines, creeks, waterfalls, and miles of hiking trails. The park's extensive wildlife viewing opportunities and untouched natural beauty make it a destination for outdoor enthusiasts from North Collins and beyond.

In the southern portion of the town, Clear Lake Reservoir and Wildlife Management Area fills a critical role in providing recreational access to residents outside of the primary park network concentrated in the north. Managed for wildlife conservation and habitat protection, this area supports wildlife-dependent recreation such as hunting, fishing, trapping, and wildlife observation. The diverse landscape includes mature forests, wetlands, open fields, and Clear Lake itself, offering excellent opportunities for kayaking, canoeing, and hiking, provided these activities do not interfere with the area's primary purpose as a wildlife management zone.

Additional recreational facilities include the Eden Valley


Town of Eden
Town of Boston
Town of Brant
Town of Collins
Town of Concord
Franklin Gulf
Hussey Gulf
Big Sister Creek
School St
Jennings Rd
Jennings Creek
249
Langford Rd
Angling Rd
Shirley Rd
75
Stearns Rd
62
Quaker Rd
Clear Lake
Genesee Rd
Ketchum Rd
Marshfield Rd
New Oregon Rd
Seneca Rd
South Branch Eighteen Mile Cr
Clear Creek North Branch
North Branch Clear Creek
Clear Creek
Legend
Residential
Agricultural
Vacant
Commercial
Recreation & Entertainment
Community Services
Industrial
Public Services
Conservation & Parkland
Lake
Creeks/Streams
Waterbodies
State/County Roads
Local Roads
Village of North Collins
Municipal Boundaries
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0 0.25 0.5 1
Miles
Looking to the Future
Rooted in the Past
Town of North Collins
Comprehensive Plan Update
Map #1 Existing Land Use

Golf Course, located north of Langford. This 18-hole course features scenic views and is popular among residents and visitors seeking leisure activities in a picturesque, rural setting. Nearby, the Novyi Sokil Ukrainian Plast Scouting Camp offers a unique summer camp experience for children, operating on over 40 acres of parkland just outside the Village of North Collins. The camp has been a longstanding cultural and recreational institution, offering activities that reflect the community's diverse heritage.

The Town of North Collins is home to several historically significant sites that celebrate its agricultural and industrial heritage. The Gamel Hexadecagon Barn, built in 1900, is listed on the National Register of Historic Places (since 1984). This unique 16-sided barn continues to operate as a working dairy farm, symbolizing the town's deep agricultural roots. Another notable site is the Langford Steam and Mechanical Exhibit, an outdoor display that highlights the historical significance of railroads and mechanical engineering in the region's development. The exhibit offers residents and visitors a glimpse into North Collins' past, showcasing machinery and artifacts integral to the town's growth and prosperity.

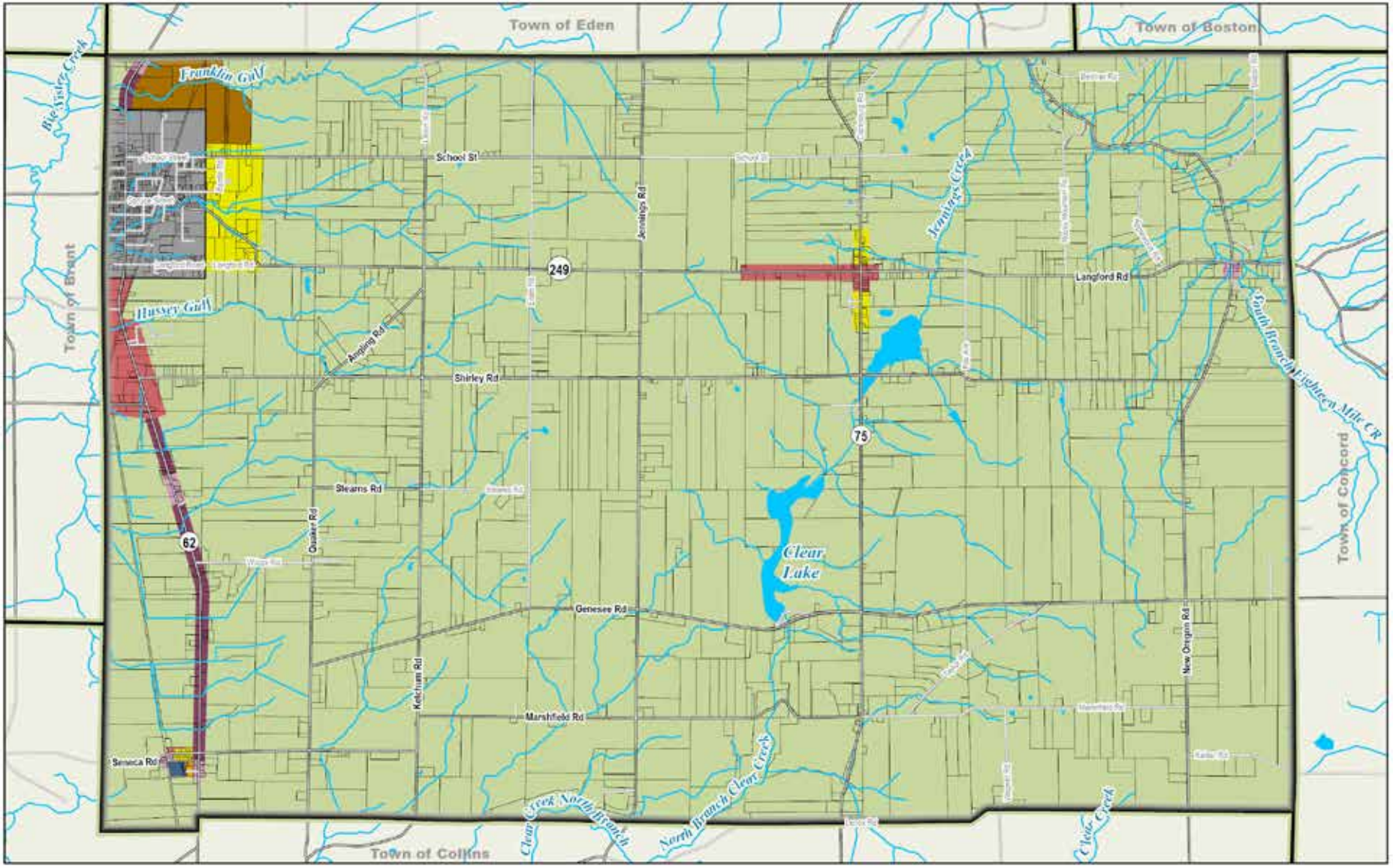
The Town of North Collins is served by three volunteer fire departments, providing essential fire protection and emergency services to residents. Stations are located in the hamlet of Lawtons, the hamlet of Langford, and within the Village of North Collins, ensuring broad coverage and rapid response across the town's expansive rural areas. Postal services are available through two post offices, one in Lawtons and another in the Village of North Collins. These facilities serve the town's various hamlets and the village itself, accommodating three ZIP codes—14111 (central town and village), 14057 (northeast), and 14091 (southern portion of the town).

Public education in North Collins is provided primarily by the North Collins Central School District, which serves the majority of the town's K-12 students. North Collins Elementary School is located in the town's northwestern section, while North Collins Junior/Senior High School is situated within the Village of North Collins. A small portion of the town's northeastern area falls within the Eden Central School District, offering additional educational options to residents in that region. Between 2012 and 2022, K-12 enrollment in North Collins increased by 3.85%, rising from 598 students to 621 students. This growth demonstrates a stable or slightly increasing school-age population, supporting the long-term viability of local schools and reflecting the town's potential to attract young families.

The Town of North Collins offers a Comprehensive range of community amenities and public services that enhance the quality of life for residents and contribute to the town's unique identity. From its recreational assets and historic sites to municipal services and educational institutions, North Collins remains a vibrant and welcoming community rooted in its agricultural heritage and rural charm, while providing essential services and amenities that support residents today and into the future.

4. Environmental Features

The Town of North Collins is endowed with a wealth of natural resources that contribute significantly to its rural character, agricultural productivity, and environmental health. Extensive woodlands, open spaces, and fertile farmland dominate the landscape, supporting both the local economy and the town's long-standing agricultural heritage. In addition to these productive lands, North Collins is home to a diverse range of ecologically sensitive



Legend

Zoning District

- Local Retail Business (C-1)
- General Commercial (C-2)
- General Industrial (M-2)
- Single-Family Residence (R-1)
- General Residence (R-2)
- Residence-Agricultural (R-A)
- Residence-Restricted Business (R-C)
- Residence-Mobile Home Court (R-M)
- Village of North Collins
- Municipal Boundaries
- North Collins Parcels
- State/County Roads
- Local Roads
- Waterbodies
- Lake
- Creeks/Streams

N W E S

0 0.25 0.5 1 Mile

Looking to the Future — Rooted in the Past

Town of North Collins
Comprehensive Plan Update

Map #2 Zoning

areas, including wetlands, floodplains, steep slopes, and a network of creeks and waterbodies. Together, these natural resources have played a pivotal role in shaping the town's development patterns, land use practices, and community identity.

The town's topography and natural features have historically influenced where and how development occurs. For the most part, development density and land use intensity have followed the natural contours of the land, with minimal need for extensive engineering interventions. In areas where steep slopes or flood-prone lands are present, growth has generally been limited or directed elsewhere to avoid environmental impacts and construction challenges.

Topography

The topography of North Collins varies across the town, with much of the land characterized by flat to gently sloping terrain, particularly in the central and western portions of the town. These gently rolling landscapes are ideally suited for agricultural uses, residential development, and recreational activities, requiring minimal site preparation or grading.

More dramatic terrain features are found in areas adjacent to the town's major creek corridors, where gullies and steeper slopes are common. These areas include the North Branch of Clear Creek and Jennings Creek, along with several unnamed tributaries. Steeper slopes associated with these waterways create natural buffer zones, offering both erosion control and wildlife habitat. The South Branch of Eighteen Mile Creek, located in the northeastern portion of the town, flows through a wide, flat valley bordered by steep embankments, typical of larger watercourses and glacially carved valleys.

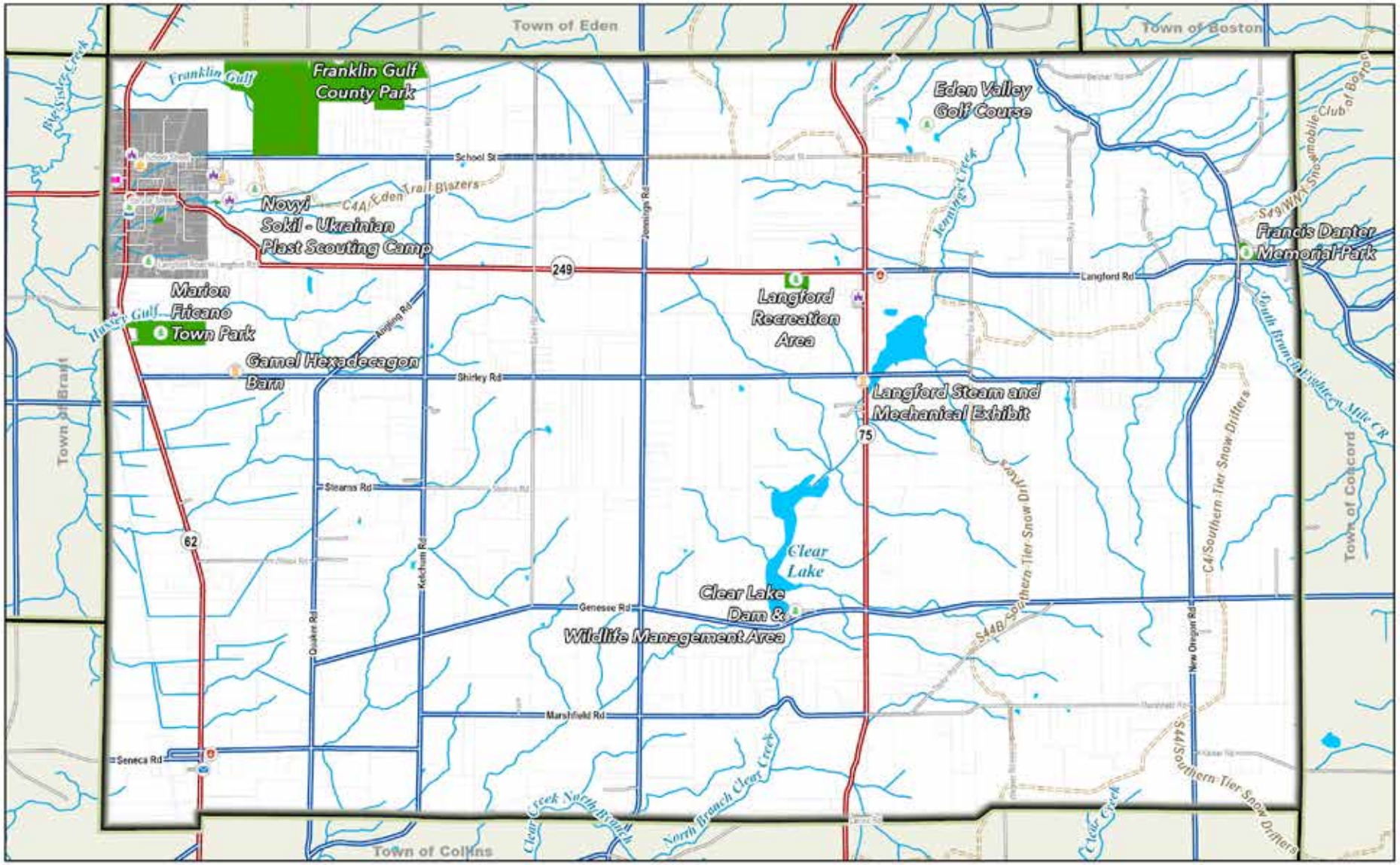
As the land continues eastward toward State Route 62, it remains relatively flat before gradually decreasing in elevation as it approaches the valley surrounding Cattaraugus Creek, located just beyond the town's eastern boundary. These topographical variations influence drainage patterns, vegetation, and land suitability for development.

Forests and Vegetation

The Town of North Collins features a mix of open agricultural lands and forested areas, creating a patchwork landscape that supports both agricultural and ecological functions. While active farmland dominates much of the open space, significant woodlands are interspersed throughout the town, often concentrated near streams, creeks, and lakes where they serve as riparian buffers and critical wildlife corridors.

Prominent forested areas are located along Jennings Creek, the North Branch of Clear Creek, and around Clear Lake, offering habitat for native species and helping to maintain water quality by reducing runoff and erosion. In addition, a continuous forest corridor runs along the eastern side of State Route 62, extending from Franklin Gulf County Park (which straddles the boundary between North Collins and the Town of Eden), southward through the hamlet of Lawtons, and into the Town of Collins. This corridor serves as an important ecological linkage and provides scenic value along one of the town's primary routes.

The Town of North Collins, through its Comprehensive Plan and alignment with the Erie-Niagara Framework for Regional Growth, continues to prioritize the protection of farmland and agricultural operations. These policy documents reinforce the Town's commitment to maintaining its rural character and promoting agriculture as a key economic and cultural resource.



Legend

- Municipal Boundaries
- Town of North Collins
- Village of North Collins
- Interstate
- State Routes
- County Roads
- Local Roads
- NYS Snowmobile Trails
- Lake
- Creeks/Streams
- Parks
- Fire Station
- Post Office
- Church
- School
- Library
- Recreation
- Historical Site/Museum
- Municipal Boundaries
- Town of North Collins

N W E S

0 0.25 0.5 1 Miles

Looking to the Future — Rooted in the Past

Town of North Collins Comprehensive Plan Update

Map #3 Community Resources

Looking ahead, the presence of these County-adopted State-certified Agricultural Districts, further noted on page 41, and the protections they afford will remain an essential component of the Town's land use strategy. While North Collins is within commuting distance of the Buffalo-Niagara metropolitan area, which provides access to regional markets and employment centers, the Town remains committed to preserving its agricultural lands and supporting the farming community as a cornerstone of its local economy and way of life.

Environmental Stewardship and Land Use Implications

The abundance of natural resources and environmentally sensitive areas in North Collins underscores the importance of conservation-minded planning. Preserving wetlands, riparian buffers, and forested slopes is vital for maintaining biodiversity, water quality, and soil stability. At the same time, balancing agricultural productivity with land conservation is essential to sustain the town's economic vitality and quality of life. Future development in North Collins should continue to recognize and respect these natural features, promoting smart growth principles that direct new construction to appropriate locations while safeguarding the town's environmental assets.

Water Features

The Town of North Collins is defined in part by its hydrological features, which contribute to the town's natural landscape, ecological health, and development potential. Several creeks, wetlands, and critical drainage areas traverse the town, influencing topography, land use patterns, and environmental management practices. Understanding the role these features play in stormwater management, habitat preservation, and development constraints is essential to responsible planning and conservation efforts.

Major Waterbodies

Several major creeks and tributaries flow through the Town of North Collins, shaping the surrounding terrain and drainage patterns.

North Branch of Clear Creek- The North Branch of Clear Creek is the town's primary watercourse, with its headwaters located south of the hamlet of Langford. From there, it flows southwest through the south-central portion of town, eventually joining the main branch of Clear Creek in the Town of Collins, near the Seneca Nation Cattaraugus Reservation. Several unnamed tributaries extend off the North Branch, providing additional drainage channels within the town.

Clear Lake Reservoir- Located south of the town center, Clear Lake Reservoir is a man-made waterbody, constructed in the 1920s by the development of an earthen embankment dam to serve as a public water supply. The dam, measuring approximately 30 to 40 feet in height, includes a concrete spillway that discharges into the North Branch of Clear Creek, just north of Genesee Road (County Road 488).

Jennings Creek and Eighteen Mile Creek- In the northeastern portion of the town, Jennings Creek flows eastward, eventually joining the South Branch of Eighteen Mile Creek. The Eighteen Mile Creek valley forms a wide, flat corridor with steeper slopes along its periphery. This area is an important component of the town's drainage system, with potential floodplain and development limitations.

Franklin Gulf and Hussey Gulf- Located in the northwest

corner of the town, Franklin Gulf and Hussey Gulf are prominent ravines that drain into Big Sister Creek in the neighboring Town of Brant. These steep gullies frame the north and west sides of the Village of North Collins, creating scenic landforms and erosion-prone areas. The eastern portion of Franklin Gulf is home to Franklin Gulf County Park (Larkin Woods), an important ecological and recreational area.

Wetlands and Flood Prone Areas- While state-designated (NYS Department of Environmental Conservation/NYSDEC) and federally regulated (US Army Corps of Engineers/ USACOE) wetlands are present in the Town of North Collins, they are not a dominant landscape feature due to the town's generally well-drained topography. However, where they do occur, wetlands provide critical habitat for a variety of plant and animal species, serve as natural water filters, and help mitigate flooding by storing excess stormwater.

Wetland Characteristics- Wetlands are typically characterized by hydric soils, poor drainage, seasonal ponding, and increased flooding potential. Despite these limitations, hydric soils are often nutrient-rich, making them suitable for specific agricultural uses, such as pasture or seasonally managed crops.

Primary Wetland Locations- The largest concentration of wetlands in North Collins is found on the western side of the town, between the municipal boundary and the rail line (see Map #5, page 39). These wetlands play a role in local stormwater management and habitat preservation, although they are scattered and fragmented rather than contiguous systems.

Floodplain Considerations- Notably, there are no designated Federal Emergenbcy Management Agency (FEMA) floodplains within the Town of North Collins. However, localized flood-prone areas exist, particularly in association with creeks, ravines, and poorly drained lowlands. These areas are susceptible to seasonal flooding, water saturation, and stormwater runoff issues.

Key Flood-Prone Areas Include:

- South Branch of Eighteen Mile Creek (eastern portion of the town)
- Jennings Creek, near its confluence with Eighteen Mile Creek
- Franklin Gulf
- Hussey Gulf, located in the west
- North Branch of Clear Creek and its tributaries, south-central portion of the town

Development in or near these flood-prone zones is discouraged due to the increased risk of flooding, potential economic loss, and disruption of natural stormwater drainage patterns. Protecting these areas from inappropriate development preserves their role in flood mitigation and water quality protection.

Critical Drainage Basins and Stormwater Management

The Town of North Collins contains three major drainage basins, each requiring special attention to ensure effective stormwater management and minimize flood risk in low-lying areas.

Identified Drainage Basins:

- South Branch of Eighteen Mile Creek and Jennings Creek Basin
- Franklin Gulf and Hussey Gulf Basin (tributary to Big Sister Creek)



Legend

- Slopes Over 25%
- Slopes 10-25%
- Topography (5 Feet)
- Interstate
- State Routes
- County Roads
- Local Roads
- Lake
- Creeks/Streams
- Village of North Collins
- Municipal Boundaries

N W E S

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Looking to the Future — Rooted in the Past

Town of North Collins Comprehensive Plan Update

Map #4 Environmental Features

- Clear Creek Basin, including Clear Lake Reservoir and its tributaries

These upland drainage areas contribute to stream flow through narrow valleys and steep ravines, where rapid stormwater runoff can lead to critical flooding if unmanaged. Development in these basins, particularly on hillsides and in valley bottoms, must be approached with caution. Improperly managed land use changes, such as extensive clearing, impervious surfaces, and poor grading, can significantly alter runoff rates and contribute to erosion, sedimentation, and flash flooding.

Stormwater Management Recommendations

To address these concerns, the town should consider implementing best management practices (BMPs), including:

- Retention and detention basins to regulate runoff rates
- Vegetative buffers and riparian plantings to stabilize streambanks
- Low-impact development (LID) strategies, such as permeable pavement and green infrastructure
- Storm sewer systems with adequate capacity in developing areas

While these measures do not prohibit development within drainage basins, they require careful planning and design standards to preserve the natural hydrologic function and protect downstream areas from flooding hazards.

The hydrological systems of the Town of North Collins—its creeks, wetlands, and drainage basins—are vital components of the community's natural infrastructure. They influence land use planning, development potential, and environmental stewardship. Maintaining the ecological integrity of these features, while promoting responsible development, will ensure the town continues to balance growth with the preservation of its valuable natural resources.

5. Transportation Network

The Town of North Collins benefits from a transportation network that supports both local connectivity and regional access. The majority of roadways within the Town are under the jurisdiction of Erie County and New York State, with relatively few roads owned and maintained by the Town itself. Most of the roads in North Collins follow a traditional grid layout, running north-south and east-west, which allows for efficient travel throughout the area.

Three primary state highways serve as the Town's main thoroughfares: New York State Routes 62, 249, and 75. State Route 62 is the principal north-south corridor, acting as the main street through the Village of North Collins and extending southward to the hamlet of Lawtons. Route 249 provides an important east-west connection, while Route 75 traverses the eastern portion of the Town, linking North Collins to the hamlet of Langford and surrounding communities. These roadways not only facilitate local travel but also provide residents and businesses with direct routes to larger highways and regional destinations.

North Collins' strategic location places it within approximately 30 miles of the City of Buffalo, the economic and cultural hub of Western New York. This proximity allows for convenient access to a wide range of employment opportunities, educational institutions, healthcare services, and commercial centers located in the Buffalo-Niagara metropolitan area. Commuters can easily reach Buffalo via

State Route 62 or by connecting to major highways such as the New York State Thruway (Interstate 90). Additionally, the Town's location offers access to regional transportation facilities, including the Buffalo Niagara International Airport and major freight corridors, supporting both personal travel and economic development.

The Town is also served by the Buffalo Southern Railroad, a Class III short-line freight rail system that runs north-south through its western section. This rail line connects the City of Buffalo to the Village of Gowanda and beyond, where it interchanges with the New York and Lake Erie Railroad. Together, these rail lines provide a vital freight link that parallels State Route 62 and continues south through Cattaraugus County to the Conewango Valley. The presence of these rail systems enhances the Town's logistical advantages for businesses reliant on freight transportation.

While North Collins retains a rural, small-town character, its proximity to the Buffalo metropolitan area and its access to key transportation routes make it an attractive location for residents seeking a quieter community within reach of urban amenities and jobarkets.

6. Utilities/Infrastructure

Gas & Electric

The Town of North Collins is served by two primary utility providers: National Grid, which supplies electricity, and National Fuel Gas (NFG), responsible for natural gas services. Both companies maintain vital energy infrastructure within the Town that not only ensures reliable service for residents and businesses but also presents opportunities for future development.

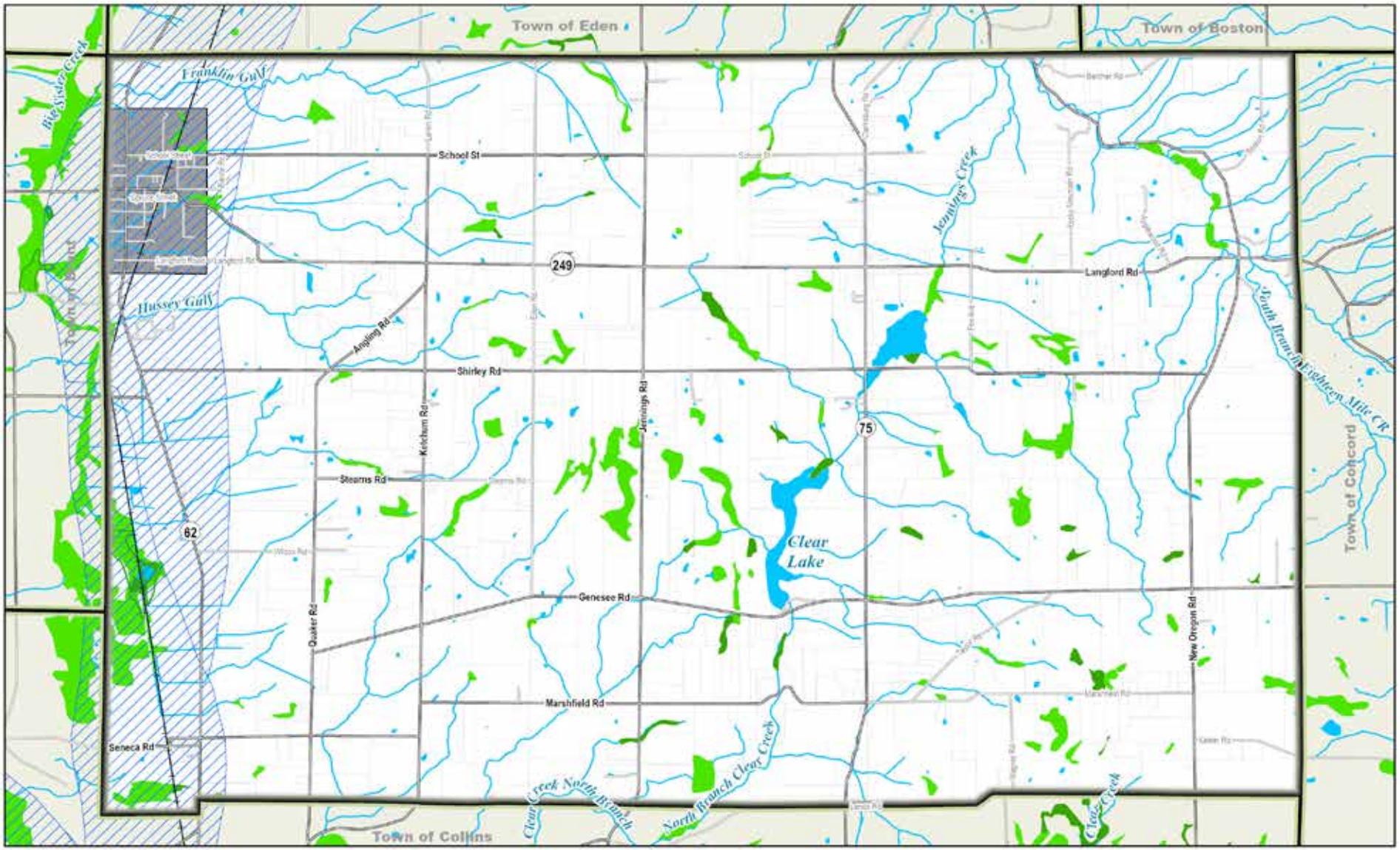
A major electric transmission corridor owned by National Grid traverses North Collins. This high-voltage line enters the Town from its northwestern boundary (adjacent to the Town of Eden), following a southeast alignment. It runs parallel to New York State Route 249 before cutting diagonally alongside State Route 75 toward the Town's southeastern border. Additionally, the Langford Substation (Substation 180), with a capacity of 556 kilowatts, is strategically located on Shirley Road, east of Route 75. This substation, coupled with the transmission infrastructure, provides critical capacity and access for potential economic development initiatives—particularly for energy-intensive industries and renewable energy projects.

Proximity to both the transmission line and the Langford Substation makes portions of the Town particularly attractive for utility-scale renewable energy projects, such as solar or wind farms. These energy facilities require access points to the electrical grid, and available agricultural lands in North Collins, especially near these corridors, may appeal to renewable energy developers seeking suitable project sites. However, this also raises considerations about preserving agricultural land and balancing energy development with the Town's rural character and farming heritage.

In addition to electric utilities, National Fuel Gas (NFG) maintains a natural gas transmission main that runs generally north-southeast along State Route 75. This line originates from the Tennessee Gas Pipeline interconnection facility in the neighboring Town of Eden and extends southward to the NFG Distribution Corporation interconnection facility in the Town of Collins. This transmission main ensures stable gas service for residential, agricultural, and commercial users while providing a backbone for potential industrial expansion.

Water Supply

The Town of North Collins primarily relies on private



Legend

- NYSDEC Regulated Wetlands
- Creeks/Streams
- Aquifers

Federal Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Waterbodies

FEMA Flood Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- State/County Roads
- Local Roads
- Railroad
- Village of North Collins
- Municipal Boundaries

N W E S

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Looking to the Future — Rooted in the Past

Town of North Collins
Comprehensive Plan Update
Map #5 Water Features

wells for potable drinking water, particularly in its rural areas. However, public water service is available in limited portions of the Town. The Erie County Water Authority (ECWA) provides municipal water services to adjacent areas, including parts of the Town of Eden to the north, and the Towns of Evans and Brant to the west, as well as the Cattaraugus Reservation, located to the southwest of North Collins.

Within North Collins, the hamlet of Lawtons, located in the Town's southwestern corner, is the only area currently served by a public water system. Historically, Lawtons was supplied by a 1912-era, spring-fed water system, which eventually became inadequate due to surface water infiltration and concerns over groundwater contamination. In response, public water service was extended to Lawtons from the neighboring Seneca Nation of Indians water district, addressing longstanding water quality and reliability issues.

Approximately 38 properties in Lawtons are now connected to this upgraded system through a newly constructed service line. The remainder of the Town, however, continues to depend on private wells for their potable water needs.

Efforts to expand public water service to other parts of North Collins are ongoing discussions, but challenges remain due to the Town's rural nature, dispersed population, and the financial investment required for infrastructure development.

Water Quality & Agricultural Practices

Protecting groundwater quality is a key concern in North Collins, especially given the widespread reliance on private wells and the Town's extensive agricultural operations. Many local farmers implement best management practices (BMPs) aimed at minimizing the impact of farming on water resources.

For instance, corn producers in North Collins often utilize subsurface fertilizer injection methods rather than surface spreading. This practice reduces the risk of nutrient runoff and groundwater contamination. Under the guidance of the Erie County Soil and Water Conservation District's Conservation Stewardship Program, these farmlands undergo annual soil testing to ensure that fertilizers are applied in environmentally responsible quantities, preventing over-fertilization and safeguarding groundwater supplies.

Additionally, several farms in North Collins are classified as Concentrated Animal Feeding Operations (CAFOs), particularly those with livestock populations exceeding 200 dairy cows. These operations are subject to federal and state environmental regulations designed to mitigate potential impacts on soil and water quality. The Western New York Crop Management Association (WNYCMA) works closely with these larger farms, providing technical support and regulatory guidance on nutrient management plans, including the appropriate application and storage of manure and commercial fertilizers. This oversight ensures compliance with CAFO standards and promotes sustainable farming practices that protect the Town's vital water resources.

Public Sewage and Wastewater Management

Public sanitary sewer service in the Town of North Collins is limited in scope and primarily confined to the Village of North Collins and a small adjacent area to the west of New York State Route 62. These areas are served by Erie County Sewer District No. 2, which extends its infrastructure southward from neighboring communities into the Village

and its immediate surroundings. The remainder of the Town of North Collins lies outside the boundaries of the County's sewer district and is not provided with public sanitary sewer service. As a result, most residential, agricultural, and commercial properties throughout the rural portions of the Town rely on private, on-site wastewater disposal systems, such as traditional septic systems or more advanced on-site treatment technologies where required.

The Erie-Niagara Framework for Regional Growth—the regional land use and infrastructure policy guide—does not prioritize or support the expansion of sanitary sewer services into areas designated as rural or agricultural, such as North Collins. This policy framework aims to direct growth and infrastructure investments toward areas that are more densely populated or identified as priority development areas, in an effort to promote smart growth and preserve rural character and open space.

Similarly, the Town of North Collins Comprehensive Plan aligns with this regional strategy by maintaining the current boundaries of sewer service and emphasizing the protection of agricultural lands and low-density rural development patterns. Consequently, the expansion of Erie County Sewer District No. 2 or the installation of new public sanitary sewer infrastructure in areas outside the Village of North Collins is not anticipated in the foreseeable future. For the properties outside the sewer district, on-site septic systems will continue to be the primary method of wastewater management. The Town and Erie County encourage responsible system maintenance and adherence to public health guidelines to protect groundwater quality, especially considering the widespread reliance on private wells for drinking water in these areas.

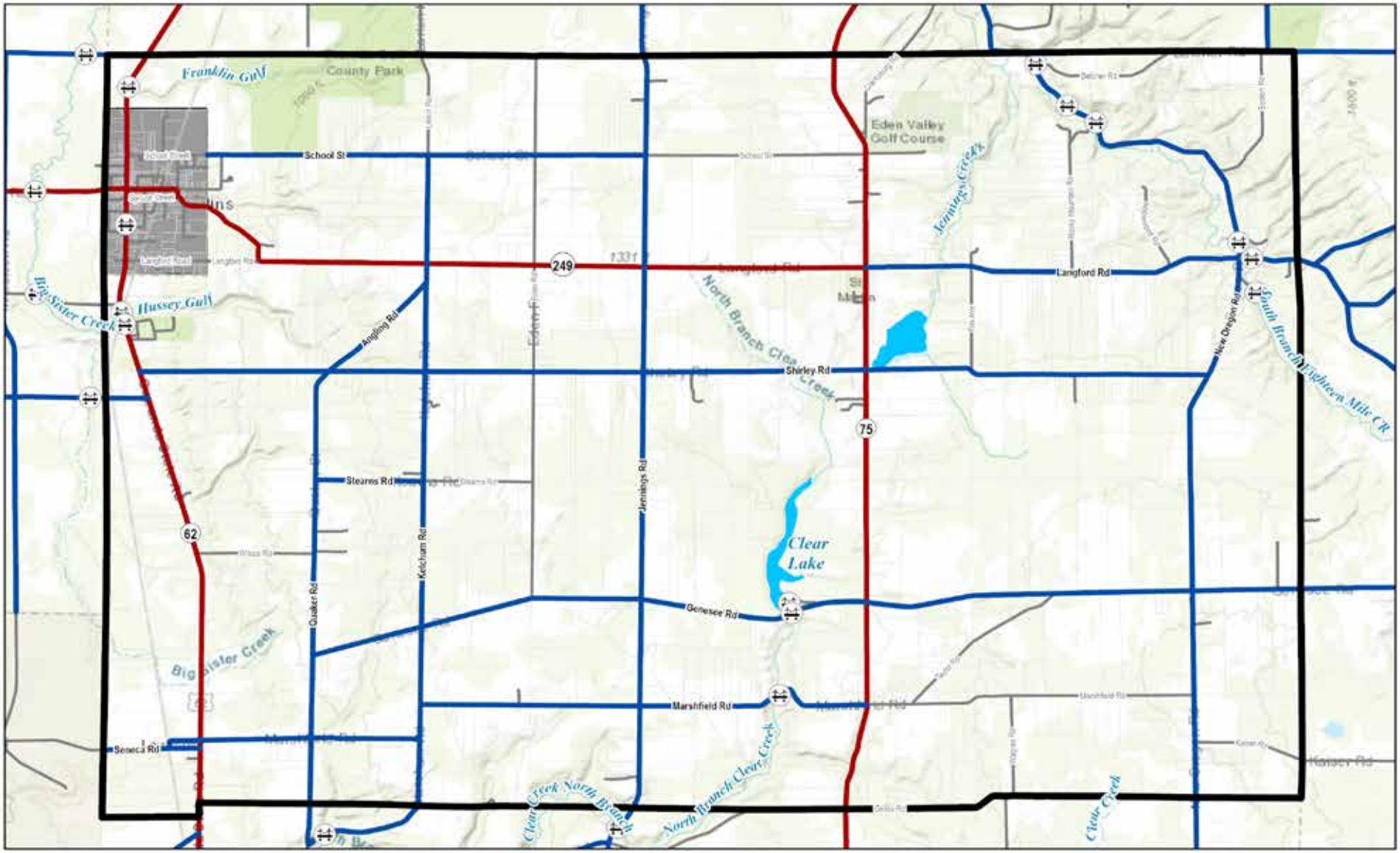
While there is currently no plan for public sewer expansion, any future changes would likely require Comprehensive review and coordination with Erie County, the regional planning framework, and the Town's long-term development goals. Potential drivers for such considerations could include changes in land use patterns, environmental concerns, or the introduction of significant new development requiring higher levels of wastewater treatment. At present, the Town remains committed to sustaining its rural character by focusing infrastructure investments in appropriate areas and supporting decentralized, private wastewater systems as the most practical and environmentally responsible solution for much of North Collins.

7. Agricultural Districts

Agriculture plays a central role in the identity, economy, and landscape of the Town of North Collins. Approximately 76 percent of the Town's land area—encompassing nearly 1,100 parcels—is currently designated within two Erie County-certified Agricultural Districts: Southwest Agricultural District #8 and Southeast Agricultural District #15. Collectively, these districts cover roughly 22,917 acres of farmland within North Collins, reflecting the Town's strong agricultural heritage and ongoing commitment to farming as a vital land use.

Specifically, District #8 includes 524 parcels totaling approximately 9,995 acres, primarily in the western and southwestern portions of the Town. District #15 encompasses 576 parcels, accounting for about 12,922 acres, predominantly in the eastern and southeastern areas. These designated agricultural districts do not represent the most productive and viable farmland in the Town, they do provide some insight into where active operations may exist and where land is viable for farming.

However, not all areas within the Town are included in these



Legend

- Bridge
- Interstate
- State Routes
- County Roads
- Local Roads
- Lake
- Village of North Collins

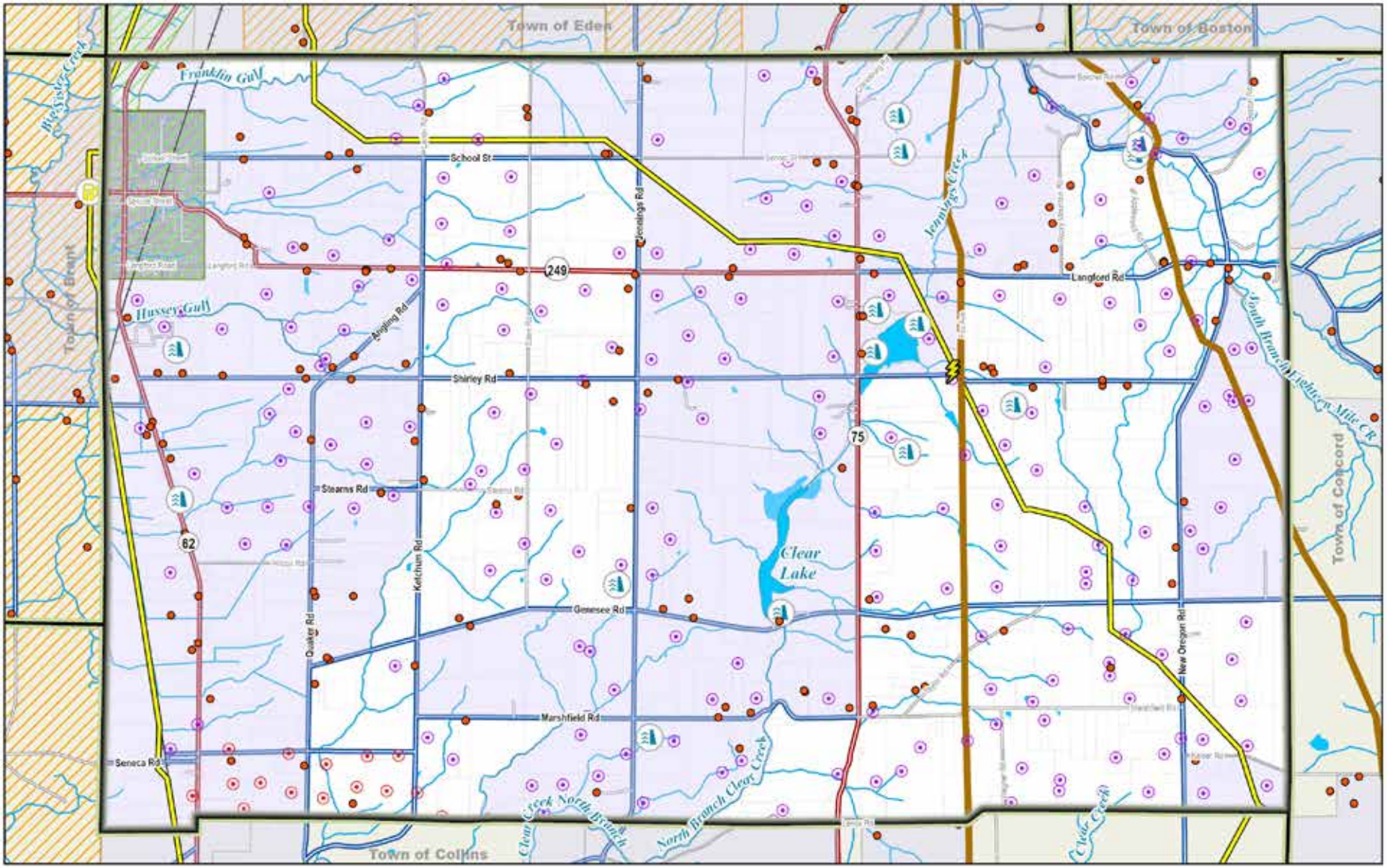
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Looking to the Future
Rooted in the Past

Town of North Collins
Comprehensive Plan Update

Map #6 Transportation Network



Legend

- Gas Well
- Storage Well
- Electric Substation
- High Voltage Power Line
- Electric Substation
- Gas Transmission Main
- Local Dams
- Water Wells
- Erie County Sewer District
- ECWA Water District
- Broadband Availability
- Interstate
- State Routes
- County Roads
- Local Roads
- Railroad
- Lake
- Creeks/Streams
- Village of North Collins
- Municipal Boundaries

N W E S

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Looking to the Future — Rooted in the Past

Town of North Collins
Comprehensive Plan Update

Map #7 Local Utilities

certified districts. Lands surrounding the Village of North Collins in the northwest, the hamlet of New Oregon in the northeast, and areas near Clear Lake in the south-central portion of the Town are generally excluded from these districts.

This may be due to various reasons, but in most cases it is because the landowner has never requested it be added to the district because it's not farmland or they're not aware of the program.

Future Considerations

In accordance with New York State Agricultural Districts Law, state and local governmental agencies are required to avoid or minimize potential adverse impacts to farm operations when planning, funding, or approving projects within Agricultural Districts. This includes infrastructure projects, land acquisitions, and other development activities that involve public funds. The purpose is to safeguard agriculture as a preferred land use and ensure farming remains viable in the long term.

Purpose of Agricultural Districts

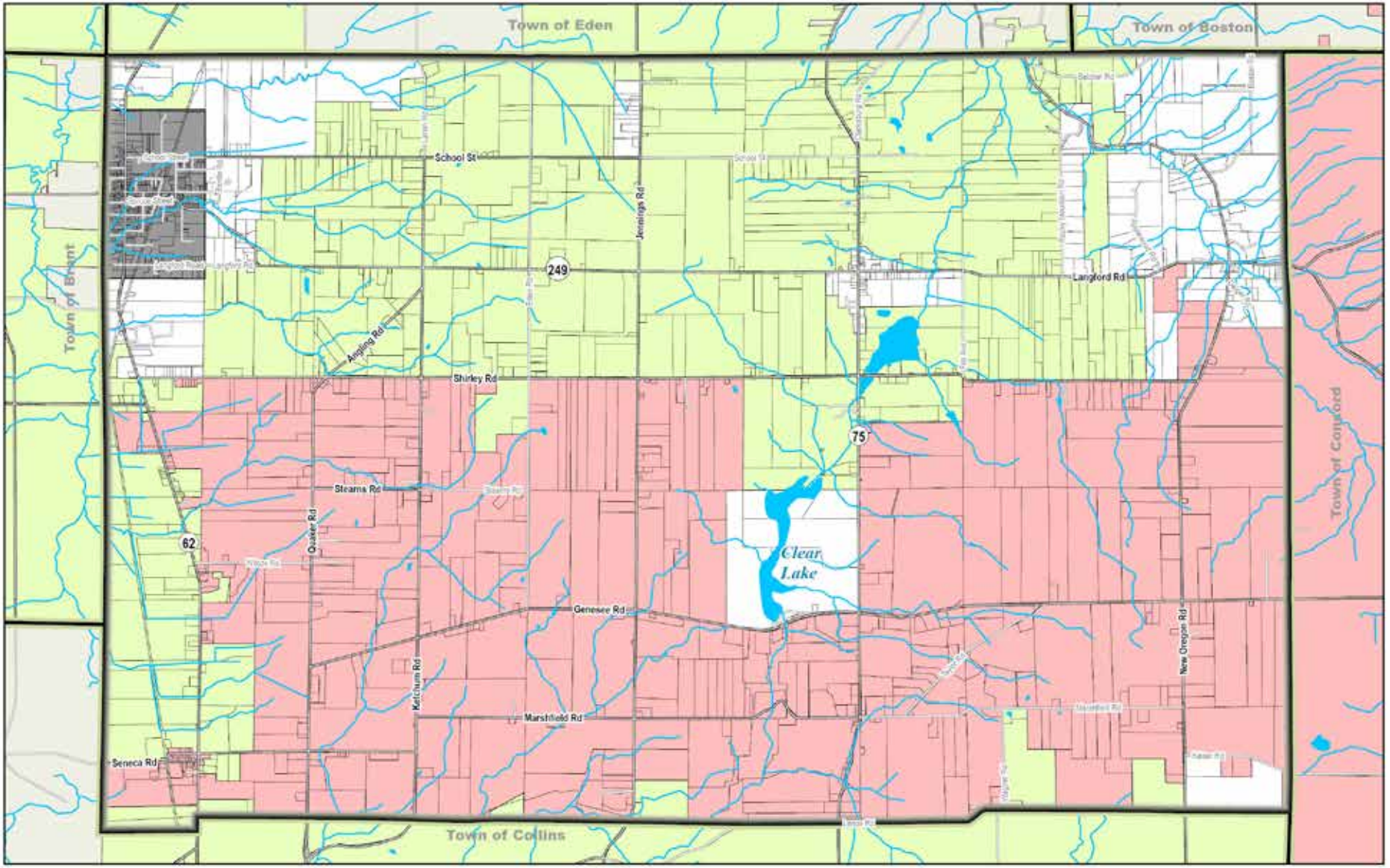
There's an important distinction between an Agricultural District (Article 25-AA of the Agriculture and Markets Law) and local zoning of the same name. The former does not regulate land use or impose zoning restrictions but rather are designed to support and encourage ongoing agricultural activity by providing economic benefits, legal protections, and policy considerations that safeguard farmers from undue regulatory or financial pressures. Benefit include:

Protection from Unreasonable Local Laws: Local governments are prohibited from enacting laws, ordinances, or policies that unreasonably restrict standard farming practices within Agricultural Districts. Where concerns exist, a review by the New York State Department of Agriculture and Markets may be taken.

Right-to-Farm Disclosure Requirements: Real estate agents are required to inform potential buyers when a property lies within an Agricultural District or is located within 500 feet of an active farm operation.

Agricultural Data Statement Requirement: Any application for development on land within an Agricultural District, or within 500 feet of an existing farm operation, must be accompanied by an Agricultural Data Statement. This provides local boards with information about the proximity of proposed development to agricultural lands and helps ensure that new development is compatible with ongoing farming operations.

*It is important to note that properties that are permitted for inclusion into a County-adopted State-certified Agricultural District must be considerd a "farm operation" under definition of such in State Agriculture and Markets Law.



Legend

Agricultural District

- District #8
- District #15
- State/County Roads
- Local Roads
- Town of North Collins
- Village of North Collins
- Waterbodies
- Lake
- Creeks/Streams
- Municipal Boundaries

N W E S

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Looking to the Future — Rooted in the Past

Town of North Collins
Comprehensive Plan Update
Map #8 Agricultural Districts

Other Farmland Development Pressures

One of the most significant issues impacting farmland today is the conversion of lands from active operations (e.g., pasture, commodity/cash crops, specialty crops) to large solar facilities, commonly referred to as “solar farms.”

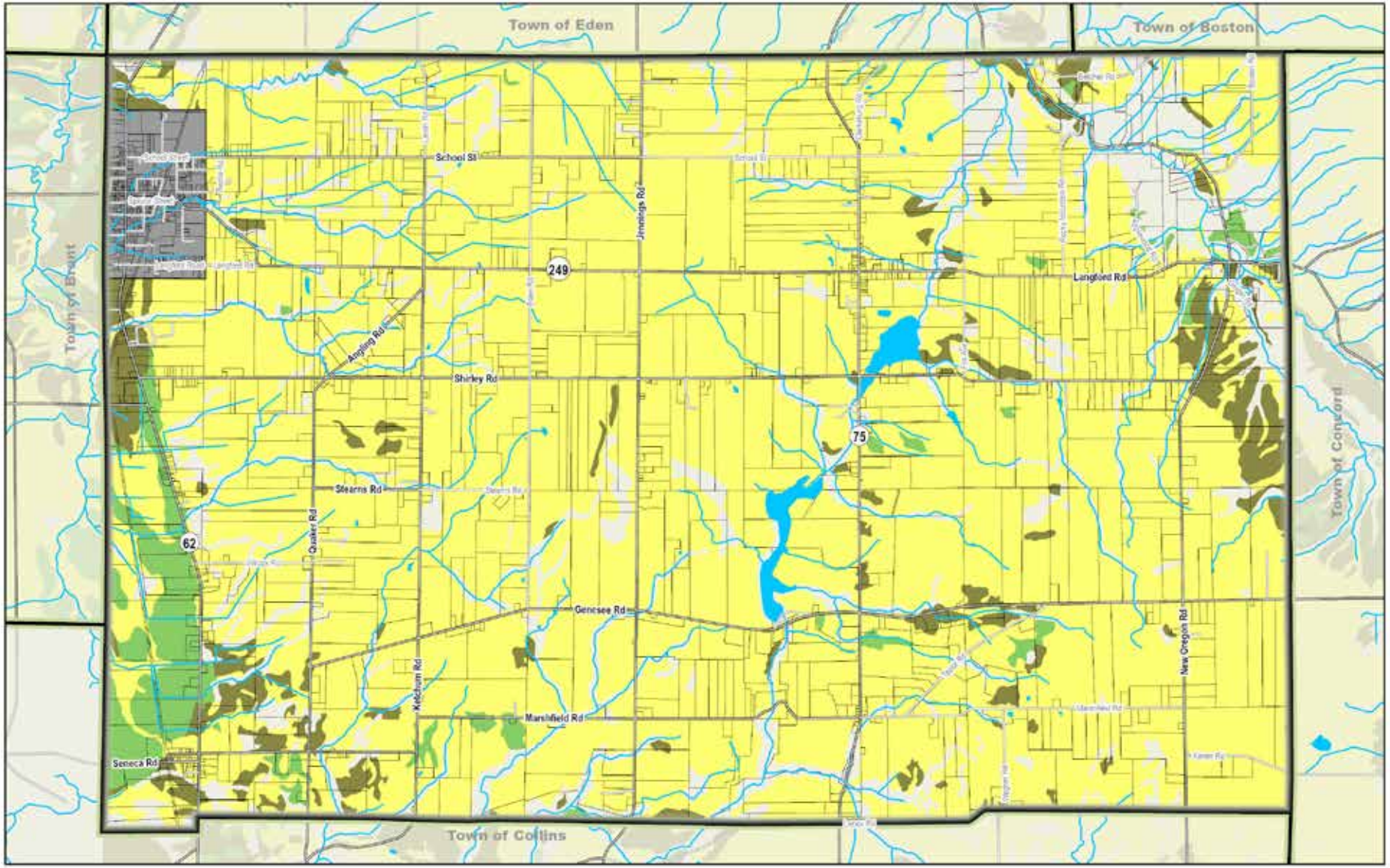
These facilities typically encompass 25-30 acres for systems that generate 5 MW (DC) of power which are commonly connected to and feed into the larger utility grid. Facilities of this size up to 25 MW are regulated at the local level, though projects between 20-25MW have the option to utilize the State siting and regulations set forth in Executive Law Section 94c (25 MW and up are required). Additionally, in hilly locations such as North Collins, industrial wind facilities continue to another source of renewable energy that impacts farmland. While not taking up as much land as solar, the increasing height of new towers (from 89 m/292 ft to 130 m/426 ft) does lead to larger foundation needs and much greater visual impacts. The overall desire of the North Collins community is to encourage the use of renewable energies, but on a property or point of use basis as opposed to utility or larger scale.

While renewabele energy systems continue to be a hot topic in the Southtowns of Buffalo and other rural communities, other land-intensive uses are on the horizon including battery storage systems and data centers. The former is slightly less land intensive compared to solar systems as they are more compact depending on the overall size of the system proposed. Additionally, they are not exclusive to solar systems but rather buffer and balance the electricity that is generated and supplied to the electric grid from various sources to make it available during lower production periods that accompany renewable energy. State fire and electric codes (Uniform Code) cover most of the critical aspects of these systems while local regulations should address location, setbacks, visual impacts, emergency response protocols, and decommissioning in a similar vein to solar systems.

Data centers are still in their infancy in New York as of the development of this Plan, but North Collins should be proactive in addressing the need to protect and preserve open, working lands. At a minimum, the Town should specifically define this land use, require detailed environmental review of proposed actions to evaluate potential water and electrical use requirements among other potential impacts, determine the level of permissibility (require special use approval with conditions at a minimum) and location, ensure adequate setbacks/heights, and outline buffering standards .

Achieving a balance between protecting farmland, preserving local community character, providing farmers with the ability to diversify their operations, and gain a return on their largest investment (land) can be a challenge. For the above uses and any others, local regulations should focus on proper siting techniques that retain active agricultural operations and utilize lower quality soils, use construction best practices to protect soil health, and develop and maintain comprehensive decommissioning plans.

Mitigation measures resulting from the removal of agricultural lands should be identified early on and maintained throughout; agrivoltaics or dual-use facilities should be encouraged (or required) as a means to continue farming pursuits. Resources such as American Farmland Trust’s Smart Solar ^{SM} principles, among others, should be reviewed as local regulations are updated.



Legend

- Municipal Boundaries
- Town of North Collins
- Village of North Collins
- North Collins Parcels
- State/County Roads
- Local Roads
- Waterbodies
- Lake
- Creeks/Streams

Agricultural Soils

- Statewide Importance
- Not Prime or Important
- Prime Farmland
- Not Prime or Important
- Municipal Boundaries
- Town of North Collins

N W E S

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Looking to the Future
Rooted in the Past

Town of North Collins
Comprehensive Plan Update

Map #9 Agricultural Soils

Vision for North Collins

A Comprehensive Plan acts as a roadmap for the community, outlining the direction and course for the future. Beginning with a vision statement, the Plan identifies where the Town sees itself in the future. From there, distinct goals, objectives, and actions are outlined to bring the Town closer to their vision.

A vision statement, born from the voices and overall input of a community, describes the desired future for that community. With the culmination of what the community identifies to be its major priorities, challenges, and core values, this statement told in just a few sentences comes to represent the long-term trajectory of the Town of North Collins. What is described in the vision statement becomes the end goal for all policies passed, and development undertaken. These land use-oriented actions must align with what the Town strives to be to assist in getting closer to the envisioned North Collins.



Town of North Collins Vision Statement

The natural environment and rural character of North Collins is and remains one of its greatest assets. While growth is encouraged around the Village and along key corridors, it should be done in a manner that leverages available infrastructure and continues to maintain the character of the community. North Collins will continue to support the economic viability of farming that includes traditional farms as well as smaller scale and niche endeavors and support businesses. Opportunities exist for capitalizing on natural assets while balancing their protection and conservation as a means for economic development. Continued investments in parks and recreation amenities will enhance the quality of life for Town residents. The Town will support a mix of housing types, styles, and sizes that will both attract people entering the housing market and allow older adults to age in place.

What the community is saying

A community survey was developed and distributed during the spring of 2025, using the original survey from the previous Plan to determine how perspectives have changed since then. The information below is a summary of the major findings from the input that was used to develop and refine goals as well as more tangible action items in the implementation section of the Plan

1. Demographics of respondants

Out of the 55 survey respondents, 58% reside in the Town of North Collins, while 33% are from the Village. Among them, 49 are homeowners, 4 are renters, and 2 are business owners. Additionally, over 60% of respondents have lived in North Collins for more than 20 years, 13% for 11-20 years, 16% for 5-10 years, and 11% for less than five years. Furthermore, approximately 62% of all respondents are aged between 31 and 50 years.

2. Future Growth & Land Use

Responses regarding the use of undeveloped land in the town were varied. About 29% of respondents favored further residential and agricultural development, while approximately 36% preferred a mix of uses, including commercial, residential, office, and light/general industrial where appropriate. Meanwhile, 18% wanted the land to be used exclusively for agricultural purposes. When asked about the most important issues facing the town in the next 10 years, 25% of respondents were most concerned with the need for additional recreational facilities and open space, while 21% focused on enhancing the tax base and employment opportunities.

Regarding future growth and development in North Collins, 45% of respondents believe the town should support and encourage further growth. Meanwhile, 29% are in favor of additional development, provided it is appropriately managed. On the other hand, 18% prefer the town to remain as it is. In terms of preferred housing types for the town's development, 59.3% of respondents expressed a desire for more single-family homes. Additionally, 50.9% indicated a preference for more senior assisted living facilities, and 48.1% would like to see an increase in affordable housing options.

When it comes to the allocation of the town's budget, respondents ranked their top three priorities as emergency services (29%), local roads (19%), and community services (15%). Furthermore, 96.3% of respondents noted that they would like to see the development of more small businesses, with 75% wanting more agricultural supportive businesses, and 65.4% desiring more recreation and related businesses.



3. Agriculture

A majority of survey respondents (60%) indicated that they believe North Collins should make continued efforts to retain and promote its rural character. This includes preserving large open tracts of land and encouraging various forms of agriculture, such as dairy and hobby farms, small-scale farming, and organic farming. Additionally, respondents support the development of cottage industries and single-family homes to maintain the town's rural charm. Furthermore, 75% of respondents emphasized that preserving and continuing agriculture should be a priority over converting farmland to other non-farm uses. This strong preference for agricultural preservation reflects the community's desire to sustain a way of life that values open spaces, local food production, and a close knit, rural atmosphere.



4. Recreation & Natural Resources

A majority (69%) of respondents indicated that North Collins should actively work to protect and promote its cultural and recreational resources. Regarding the state of parks and recreation in the town, 64% of respondents felt that the town had an adequate number of parks available to residents. However, the 36% who disagreed noted that the parks were missing various amenities such as basketball courts, soccer and baseball fields, disc golf, aquatics, and trails for biking and walking.

In terms of concerns related to local natural resources, respondents highlighted major issues such as groundwater pollution, the loss of prime farm soils, and the loss of woodlands. These concerns reflect the community's desire to preserve the town's natural environment and ensure sustainable development.

5. Transportation

76% of respondents noted that town-owned roadways were well maintained for motorists. However, 13% of respondents expressed concerns about specific issues such as potholes as well as the state of other roads including New Oregon, Shirley, and Marshfield Road, all County-owned/maintained.

6. What can be improved?

Regarding areas for improvement in the Town of North Collins, 42% of respondents agreed that information is adequately communicated to residents. However, 35% had no opinion, which may suggest a lack of awareness about the Town's outreach efforts. Additionally, respondents indicated that the town could enhance its current parks and recreation programs, provide more support for small businesses, and increase the number of activities offered. When it comes to the Town's greatest strengths, respondents highlighted its small-town, rural atmosphere as the most significant asset.



Goals

The vision for the Town of North Collins lays out the desired path over a 8-10 year timeframe - goals expand on certain themes within the vision and provide more direct and nuanced direction. When establishing goals, it is important to not only craft goals that can contribute to the Town's future growth and development, but also to assure the goals are achievable. These goals and their associated objectives will help the community to strive toward their vision and work towards benchmarks for measuring results. Using the community survey results, feedback from the public, and an analysis/ assessment of the physical, demographic, and socioeconomic conditions of the Town, the following goals were identified within each core value.

Goal 1: Balance residential land use patterns that remain consistent and harmonious with current and future needs.

Future residential development should be directed toward areas where infrastructure, services, and community facilities are available or can be efficiently extended. Emphasis should be placed on expanding housing choice, encouraging affordability, supporting aging-in-place, and attracting young families to strengthen the community's long-term vitality. The Town should also support development patterns that preserve open space, minimize sprawl, and protect agricultural resources

Goal 2: Diversify commercial facilities to provide adequately for the existing and future needs of the community.

Commercial development should strengthen existing business areas, provide goods and services desired by residents, and contribute to a more resilient local economy. New commercial growth should be focused in appropriate locations where infrastructure exists and where development can enhance community character, improve convenience, and reduce the need for residents to travel outside the community for everyday services.

Goal 3: Promote new industrial development to meet future Town needs and strengthen the industrial base of the Town of North Collins

Though industrial development isn't significant in the Town, any future opportunities should be strategically located near existing transportation and utility infrastructure, developed in a manner that minimizes impacts on surrounding agricultural, residential, and environmental resources. The Town should encourage industries that complement the local economy, support agriculture, and contribute to long-term economic sustainability.

Goal 4: Enhance the quality and encourage the expansion of the Town's community facilities to ensure the needs of residents can be met.

The Town should continue investing in municipal infrastructure, emergency services, transportation networks, public utilities, and community facilities that support current residents and future growth. Coordination with regional partners, service providers, and neighboring municipalities should be encouraged to maximize efficiency and improve service delivery where opportunities exist

Goal 5: Improve existing recreational facilities and provide new facilities in appropriate areas as needed based on population growth.

North Collins should continue to build upon its parks, trails, open spaces, and recreational resources as valuable community assets. Recreational opportunities should serve residents of all ages and abilities while promoting healthy lifestyles, community interaction, and tourism. Future investments should focus on improving existing facilities, expanding access where deficiencies exist, and strengthening connections between parks, natural areas, neighborhoods, and community centers.

Goal 6: Protect the resources of the Town by preserving the natural assets and environmentally sensitive areas that affect the overall capacity of the land for development and limit growth.

The Town's agricultural lands, groundwater resources, forests, open spaces, wetlands, stream corridors, and other environmentally sensitive features are among its most valuable assets. North Collins should pursue development patterns, regulations, and stewardship initiatives that balance growth with conservation. Protecting these resources will preserve community character, maintain agricultural viability, safeguard public health, reduce environmental risks, and ensure that future generations continue to benefit from the Town's natural environment and rural heritage.

Moving Forward

Future Land Use

A Comprehensive Plan not only addresses community issues and opportunities, but also addresses conservation, preservation and growth. For North Collins, it especially looks to address the relationships between the rural and agricultural areas of the Town to existing hamlets of Town. The Comprehensive Plan looks to answer:

What do we want North Collins to look like (physically) in the future?

Existing land use patterns and targeted development areas provide a more realistic view of what currently exists in Town as well as potential trends and opportunities. These patterns, along with community input throughout the planning process, serve as the basis for the future land use map. The map addresses future growth through a balance of uses desired by the community, opportunities that may arise, and preseerving the valuable natural and cultural resources that contribute to community character - the latter of which could serve as economic development catalysts. Prime agricultural lands, recreational areas, and sensitive environmental features are all indicated on the map as well, to support preservation and limited growth. The intended outcome of the future land use map is to focus growth and infrastructure development adjacent to the Village and within hamlets. This serves two purposes: balancing rural character within the more concentrated development areas, creating more attractive and walkable central business areas, and taking advantage of existing infrastructure.

Development is intended to be more walkable and safe within the hamlets, supporting the traditional, organic growth that is typical of rural towns; infill, redevelopment, and preservation will be the predominant objectives in the Town of North Collins. Successful central business areas require an adequate density of “rooftops,” which already exists in the area around the hamlets.

Assuming that additional residential growth occurs in the Town, strategic expansion would be focused in identified areas, while maintaining larger parcel sizes in Agriculture and Rural residential areas.

As growth builds over time, improvements in the visual quality and aesthetics of the hamlets can be made to support them and create more functionality. The remaining areas of the Town will continue to be more rural in character with larger lots at a smaller density, mainly to address the need for private septic and water systems. Areas of the Town that are prime farmland would continue to remain as such, with added emphasis on agricultural operations and supporting enterprises and protection against non-agricultural conversions. The Future Land Use Map provides guidance on long-term decision-making about land uses, including zoning changes, that implement the goals, policies, and objectives of the Comprehensive Plan.

Changes that occur to existing zoning districts in the Town, whether smaller amendments or district changes, will need to be consistent with the Plan as this is the primary function of the future land use map and land use planning in general.

Future Land Use Categories

Medium Density Residential (Tan) – This residential land use is situated outside of the Village of North Collins, making it the most logical area to develop single-family, two-family and multi-family homes to take advantage of Village density. While public utilities currently do not exist here, the proximity to the Village provides the greatest opportunity for potential extensions should density reach a financially sound level and/or water quality/quantity concerns become significant, among other considerations. At a minimum, lot sizes with private water and septic should be no smaller than three-quarters of an acre to provide adequate space for each of these domestic needs. Subdivisions should consider cluster or conservation-style development in order to maintain the rural character where feasible, though traditional subdivisions would still be complementary. Medium density development areas could also support alternative housing for seniors, which is a growing need in the Town as the population continues to age, with varying density (multi-story buildings or apartment complexes) located in closer proximity to the Village.

Furthermore, the medium density residential area's proximity to the village, to hamlets/commercial areas for the convenience of shopping, and provision of services should allow for the promotion of increased connections and walkability. Additionally, the Town should promote multi-use connections and other accommodation between the Village and adjoining areas in the Town to address public safety and accessibility needs for pedestrians, bicyclists and others. This focus should primarily be along the east side of US 62, between the Village of North Collins and the Town Park. Other appropriate locations and opportunities should be identified for multi-use trails.

Hamlet/Mixed-Use (Star) - This land use category represents the centers of rural economic activity and areas where general growth patterns in the Town should occur with simultaneous focus on the revitalization of existing structures/properties. Lawton, while not a formal Village, exhibits similar qualities in terms of a mix of uses, higher density, walkable, and also has access to public water from the adjacent Cattaraugus Indian Reservation. It intends to maintain that village charm even at that much smaller scale though light industrial uses made be feasible here as well, subject to design compatibility with adjacent areas and performance standards to maintain environmental quality.

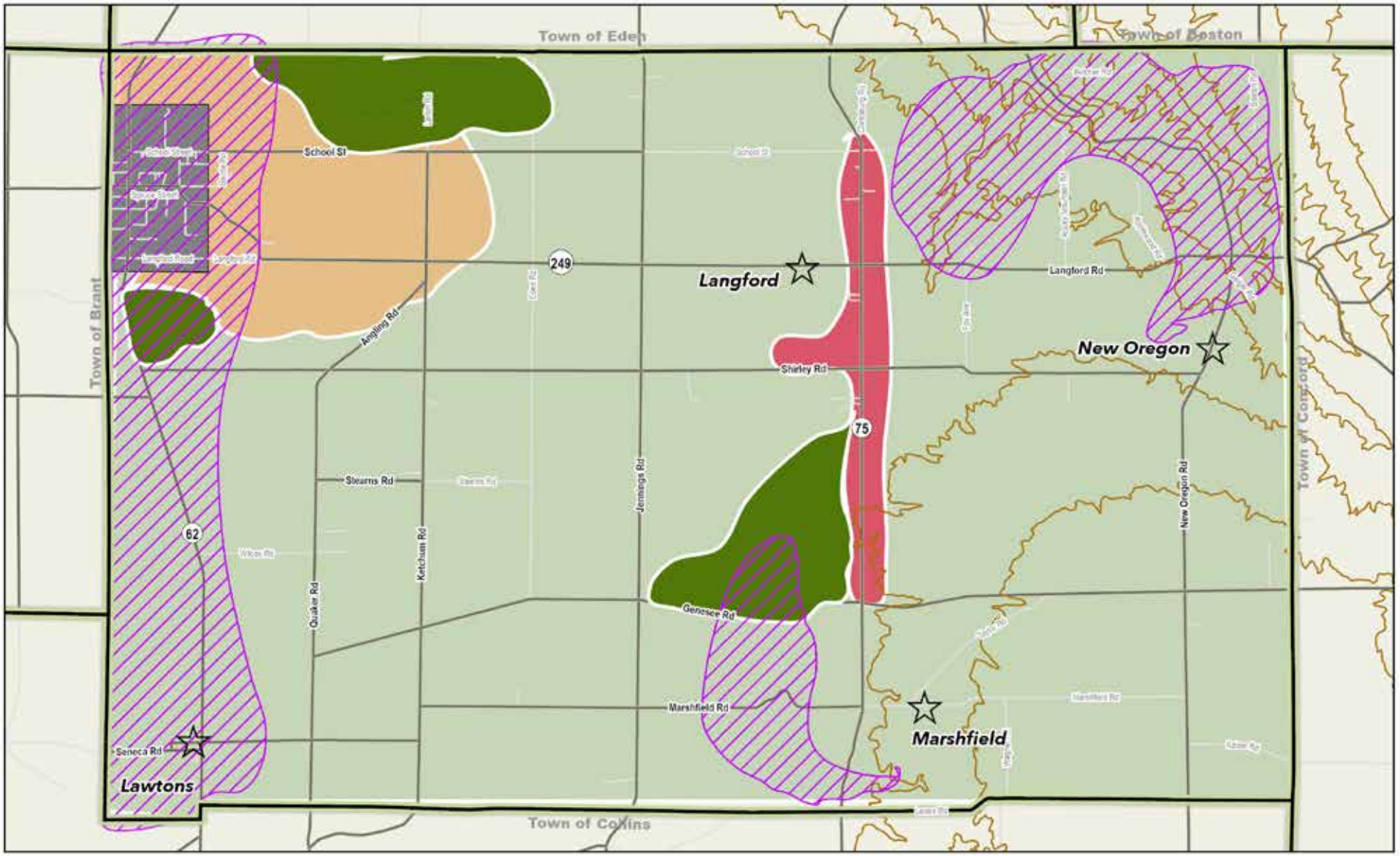
Rural Commercial (Pink) – The purpose of this land use category is to provide services to travelers and residents alike on the east side of Town, areas along well-traveled corridors where volumes and visibility could support such uses. It is a smaller footprint commercial area that is designed to provide development that is consistent with the rural character of the area, which would typically consist of "auto-

oriented" commercial uses such as auto sales, motels, drive-in restaurants, etc. "Auto-oriented" commercial uses such as auto sales, motels, drive-in restaurants, etc. Currently, mixed commercial development is found in a much smaller area, though, the Town of North Collins could support further development along this corridor. Commercial development is encouraged to focus on compatibility with neighboring uses through site and building design, landscaping, lighting, etc., as well as controlled access to major thoroughfares and adequate off-street parking.

Rural Agricultural/Open Space (Light Green) – This land use category is vast and contains a wide range of uses, representing much of what the town is. North Collins' largest land uses are contained in this category, including large lot residential, woodlands, and agriculture. The purpose of this area is to continue to support active agricultural operations while encouraging low-density/intensity residential development. Being that large lot development exists here; this is an area that would be suitable for clustered development in order to maintain rural character and protect open space. There are sufficient vacant/open spaces to accommodate future growth in North Collins.

Conservation (Dark Green) - These areas represent existing recreational or conservation space designated to protect and preserve the natural environment while allowing for compatible, low-impact uses. While the primary function of these areas is to preserve natural resources, it should also accommodate outdoor recreation uses such as, but not limited to, hiking, biking, wildlife viewing, personal watercraft use, horseback riding, and active and passive recreation, where appropriate. Scenic and cultural preservation should also be promoted in these areas.

Sensitive Environmental Areas (Purple Patch) - The purpose of this future land use category is to protect natural resources and environmental areas while allowing limited development. Conservation areas are made up of steep slopes, scenic viewsheds, woodlands, ridgelines, critical soil and drainage areas, floodplains, etc. Development in these areas should be significantly limited to protect environmental quality. Areas in this category are primarily located on the steeply sloped areas east of US 75 and in the drainage basins for Hussey Gulf, Clear Creek, Jennings Creek, and the South Branch of Eighteen Mile Creek.



Legend

- Conservation Areas
- Hamlet/Mixed-Use
- Medium Density Residential
- Rural Agricultural/ Open Space
- Rural Commercial
- Village of North Collins
- Sensitive Environmental Areas
- Contours 100ft

N
W E
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Looking to the Future
Rooted in the Past

Town of North Collins Comprehensive Plan Update

Map #11 Future Land Use

Residential Development - Varying Options for North Collins

As development pressure in the Town of North Collins increases, the need for adherence to intelligent land use planning practices will become more essential. To date, most of the residential development in the Town of North Collins has consisted of scattered development along existing roads in the rural areas or "grid-iron" subdivisions in the urbanized portion of the Town. Scattered residential development has created small "pockets" of development in the outlying portions of the Town. Gradually, as these patterns of development continue, the demand for public sewer or water systems will begin to increase. By discouraging the continued pattern of scattered, non-farm development, and focusing new residential development in around the hamlets and village, the provision of new or extended utility services can be more economically provided without disturbing prime agricultural areas or disrupting undeveloped portions of the Town.

Cluster/Conservation Subdivisions - Where new development is proposed, it should take into consideration the natural lay of the land, reflecting more of a curvilinear street pattern as well as other extensive natural features. As a result, a traditional "block" subdivision can be modified to group or cluster lots at a slightly higher density on less land, leaving other areas open to preserve natural and scenic qualities. This preserved land may be subject to a conservation easement, homeowners association, land trust, or other means of ownership. While providing greater flexibility, these types of subdivisions do not exceed the number allowed under a conventional plat meeting the zoning requirements.

Planned Unit Development – This development concept utilizes the basic premise that a "neighborhood" instead of an individual lot becomes the unit for planning new residential development. The planned unit concept can include single-family homes, multi-family dwellings, shopping facilities, recreational facilities and perhaps even educational facilities. The general objectives of a planned unit development include flexibility in site design, variety in physical development patterns, and encouragement of more effective and desirable use of open land. It basically differs from the cluster concept in that it allows for a greater variety of land uses and housing types since cluster subdivisions are limited to only one type of use. Planned unit developments are subject to specific regulations and tend to be geared towards much larger plots of land, typically 25 acres or more. However, planned unit development can only be undertaken in areas where public infrastructure, most notably sewer, is available to support the proposed development density.

Residential Development - Varying Options for North Collins

Affordable Housing - Affordable housing is a critical component of a balanced and sustainable land use strategy, providing access to safe, quality housing at a range of price points. A well-planned approach to affordable housing supports economic stability, social equity, and long-term community resilience across a variety of demographics. While constantly changing with new technology and building styles, some of the most common types of affordable housing in rural areas include:

1. Duplexes and multi-family dwellings

2. Accessory dwelling units (ADUs) – Allows smaller, secondary units on existing lots as either standalone structures or integrated into principal dwellings, subject to additional standards for neighborhood compatibility where necessary.

3. Manufactured homes – Subject to HUD standards (post 1976), these dwellings are constructed off site and transported to sites for placement; they may be more commonly referred to as “single” or “double wide” homes. These types of homes may be placed on a pier and beam foundation for relocation by a specialized contractor or on a permanent foundation, crawl space or basement are commonly located within dedicated parks. Within North Collins, homes of this style may be allowed with certain standards, such as placement on a permanent foundation.

4. Modular (Prefab) homes – Similar to manufactured homes, these are also built off site but are held to a much higher standard as they are required to follow all applicable state and local building codes. Modular homes are transported to sites in sections and are placed by cranes to a permanent foundation. These homes are intended to not be easily distinguishable from traditional, stick-built homes.

5. New technologies – While modular (prefab) homes are the most common, new and innovative technologies for affordable housing continue to come to light across the country. These include the use of structural-insulated panels (SIPs), 3D printing (concrete or other flowable materials), mass timber, insulated concrete forms, and others.

Tools for Implementation

The Town of North Collins's Comprehensive Plan update serves as the policy and guidance document for a sustainable future that balances rural character with growth and investment. Assuring the vision for the Town becomes a reality will take time, but it cannot be done without a plan for how to implement it. This section outlines various tools for implementation that need to be considered moving forward.

1. Plan Adoption

One of the first actions that the Town must undertake is the official adoption of the Comprehensive Plan Update. This will ensure that the Town fully supports the goals, objectives, and actions contained within it and can begin to implement it using a variety of approaches as outlined on these pages.

2. Town Budget

From the perspective of the Town Board, reference to the Plan when developing the budget and capital expenditures is one of the more critical connections to carrying out the goals and strategies. Communities have a variety of sources of revenue for community improvement projects, primarily from local property taxes, but also tax funds, grants, receipts, fines, and other fees. When developing the budget, the Town should coordinate its efforts with the Comprehensive Plan as it provides a framework for decision-making and identifies specific actions that could be incorporated into the budget each year.

3. Regulations

One of the most effective means of implementing the objectives of any plan is through zoning. Following adoption of the Plan, the Town should perform a thorough review of the existing zoning code for consistency, paying attention to specific actions that pertain to regulations, and consider amendments to carry out the goals of the Plan as appropriate.

4. Capital Program

As with many efforts, the Comprehensive Plan Update identifies a number of projects/actions that relate to public improvements that can only be carried out by the Town. Being a rural town, North Collins's financial resources will always be limited and public dollars must be spent wisely. The use of a capital improvement program allows the Town to prioritize their long-term spending for public improvements, typically over a 3-5 year time-frame, for the most desirable or effective projects/actions, while remaining within budget constraints. The objectives and action items in Town of North Collins Comprehensive Plan should be referenced when developing the capital improvement program to ensure higher priority projects are incorporated where appropriate.

5. Plan Relationship

The Town of North Collins will use the Plan as a resource for future planning activities. The Comprehensive Plan Update has its own directives and intent, there are other initiatives, programs, and plans that relate to and are consistent with the goals and objectives contained herein. The Town should continue to reference and coordinate long-term planning efforts and actions with these and other local/regional documents (not an exhaustive list):

- Erie County Agricultural and Farmland Protection Plan
- Framework for Regional Growth
- Sowing the Seeds for Southtowns Agribusiness
- One Region Forward
- Erie County Park System Master Plan

Funding Opportunities

In addition to local funding, various other sources exist for the Town to carry out the projects, programs, and other actions contained within the Plan. The current nature of grant funding in New York State, administered through the Consolidated Funding Application (CFA) changes yearly, though the grants listed below are generally available each cycle, beginning in late spring. As these funding sources become available, the Town should review the list of action items and identify the potential grants that could utilized.

1. Consolidated Funding Application (CFA)
   - Empire State Development (ESD) – Strategic Planning and Feasibility Studies, Grant Funds, Market New York, NYS Grown and Certified Agricultural Producer
   - New York Main Street Program (NYMS)
   - Parks, Recreation & Historic Preservation (PRHP) Environmental Protection Funds, Recreational Trails Program
   - Department of State (DOS) – Local Waterfront Revitalization Program, Local Government Efficiency
   - Department of Environmental Conservation/ Environmental Facilities Corp. (DEC/EFC) – Wastewater Infrastructure Engineering/Planning Grant
   - Environmental Facilities Corp. (EFC)– Green Innovation Grant Program Funding Opportunities
   - Climate Smart Communities Program (CSCP)
   - State Council of the Arts (SCA) – Arts and Culture Initiatives
   - Department of Agriculture and Markets (AGM) - Farm to School, Waste Storage and Transfer System Program, Amendments to Local Laws
2. NYS Department of Transportation
   - Consolidated Local Street & Highway Improvement Program (CHIPS)
   - Statewide Transportation Improvement Program (STIP)
   - Transportation Enhancement Program (TEP)
   - Pedestrian Safety Action Plan (PSAP)
   - BRIDGE NY
3. Greater Buffalo Niagara Regional Transportation Council (GBNRTC)
   - Transportation Alternatives Program (TAP)
   - Congestion Mitigation and Air Quality Improvement Program (CMAQ)
   - Unified Planning Work Program (UPWP)
4. Other
   - NYS Broadband Equity, Access and Deployment (BEAD) Program (ConnectALL)
   - Erie County consortium Community Development Block Grant (CDBG) Program

Submitting grant applications requires significant effort from the Town and any consultants utilized in preparation and delivery. The Plan update provides the important first step in laying out the goals, objectives, and desired actions that can easily be used to support any application. In fact, many applications provide additional scoring points to those communities that have updated plans as they clearly show direction for actions. In addition, highlighting partnerships for each action identifies potential joint efforts and application, which can also increase scoring for grants.

While this information is not required for all grants, understanding the required level of effort and

documentation will prepare the Town for successful grant processes in the future.

Action Plan

Once goals for North Collins are established to guide future growth and development, they must be supported by practical plans. The feasibility of these goals depends largely on the development of specific actions that guide their realization. Actions that directly reflect the intent of the goals enhance their achievement and, ultimately, bring to life the North Collins envisioned in the town's vision statement.

The values and character of the Town of North Collins, detailed in the previous chapters, were developed through outreach and with great optimism for the future of the Town. Without a viable action plan to carry them out, results would be difficult to realize. The following pages outline key recommendations for the Town. These recommendations do not make an attempt to address and identify every action that is required nor the exact method for carrying it out. Instead, this guidance document provides direction for action; how the Town ultimately fulfills it is within its own discretion.

The priorities are divided up into three categories:

1. Immediate: Action to be taken within 1- 3 year time-frame and are considered to be most important to address following the completion of the Comprehensive Plan Update. These typically consists of policy decisions or regulatory/administrative changes. Without following through on these actions, subsequent work to carry out the recommendations of the Plan will be difficult to achieve. These actions may not be associated with a specific recommendation or goal, but rather the entirety of the Comprehensive Plan itself.

2. Short-term: Action to be taken within 3-5 years, and while equally important as the "immediate," these actions may require some additional work to establish partnerships, seek further funding opportunities, or require planning and discussion about Town staff and the community.

3. Long-term: Action to be taken in a 5+ year time frame. This category consists of long range projects and initiatives that may require additional funding, resources, or strategic partnerships, or rely on earlier actions to take place in order for these to be undertaken. These are typically larger-scale, higher cost projects that could be associated with State agencies such as the Department of Environmental Conservation or Transportation in order to share financial and technical resources.

This update is intended to be an active, working document for Town government, boards, and the community at-large. To that end the matrix on the following pages includes the following additional information:

Estimated cost - These range from low cost ($) actions that may cost less than $100,000 and be part of the Town's annual budgeting up to high cost ($$$) actions over $500,000 and would be considered signifcant community projects.

Partners - Internal or external entities that have a stake in or potential to influence an action through funding, review, technical assistance, etc.

Relation to Goal - A brief description or connection between the proposed action and goals noted within the plan.

Immediate Priority (1-3 Year Timeframe)				
Recommendations		Est. Cost	Partners	Relation to Goal
1.	Promote Agricultural Environmental Management (AEM) and related practices to protect water quality.	$	Erie County Soil & Water (ECSWCD) NYSDEC	Natural Resources - The farmers' participation in AEM & other related practices will enhance their ability in preventing nutrient runoff from disrupting sensitive areas and preserving water quality, which overall protects the town's natural assets.
2.	Strengthen code enforcement and address property maintenance issues	$	Village of North Collins	Residential - The identification of areas that are violating property & structural maintenance brings the town closer to creating a community with structures that are matching the needs of its local residents, especially in terms of safety. Most importantly, maintenance upkeep is a consistent need.
3.	Expand housing options, including ADUs, modular homes, manufactured homes, and multifamily housing where appropriate.	$	Planning Board Town Board	Residential - Expanding housing options is prioritizing the current needs of the community whether that is due to the demands of an increasing population, rising number of households, seniors, young graduates, etc., this would be a result of some demand from the community, and what will be the demand of the community in the future based on current trends.
4.	Limit renewable energy development on prime farmland and sensitive natural resources with a focus on personal/point of use systems.	$	Planning Board Town Board	Natural Resources - Looking to focus renewable energy systems on a smaller scale rather than building out at large scales is a key way to minimize contact with valuable, sensitive areas and assets that are meant to be preserved.
5.	Develop and/or strengthen battery energy storage regulations.	$	Planning Board Town Board	Natural Resources - Developing and strengthening the battery storage process and regulations in the town code to ensure little to no contact with town natural resources is one way to maintain protection and resilience

Immediate Priority (1-3 Year Timeframe)				
Recommendations		Est. Cost	Partners	Relation to Goal
6.	Direct industrial development to locations with access to transportation and utilities.	$	Planning Board Town Board Erie County IDA (ECIDA)	Industrial & Natural Resources - Ensuring the design & performance expectations for light industrial development to be appropriately suited to directly enhance the protection of the town's environmental quality will overall protect the town's natural assets. In addition, situating these development types near truck corridors strengthens the town's industrial base due to the volume of traffic, further promoting more industrial uses
7.	Establish design, buffering, and performance standards for industrial uses.	$$	Village of North Collins	Commercial, Public, & Natural Resources - Encouraging commercial development along high dense areas and corridors will attract diverse commercial uses , creating a a richer commercial stock. Furthermore, the expansion and diversity will prompt and prioritize quality. The promotion of high density development in proximity to utilities encourages sustainable practices, significant method in the preservation of the town's natural resources
8.	Partner with land banks and financial institutions to address vacant, abandoned, and foreclosed properties.	$$	Buffalo Erie Niagara Land Improvement Corp (BENLIC) Local Banks	Residential - Steps to lessen housing abandonment prevents vacancy in the community, deters the spread of blight, which overall aligns with the goal to match housing patterns with resident needs; local and future needs
9.	Develop a Capital Improvement Plan and pursue funding for priority infrastructure projects.	$$$	Town Highway Department Erie County DPW	Commercial, Industrial, Public, Recreation - Developing a CIP and receiving funding would be beneficial in addressing these goals because of their large scale. Improvements of recreational facilities, expansion of or newly developed community facilities, all costly endeavors. A capital improvement plan would be a crucial step in moving these goals forward, closer to accomplishment

Immediate Priority (1-3 Year Timeframe)				
Recommendations		Est. Cost	Partners	Relation to Goal
10.	Evaluate opportunities for public water and utility expansion in targeted growth areas.	$$$	Erie County Water Authority (ECWA) The Seneca Nations of Indians	All goals - Examining opportunities for utility extensions ensure for the identification of where various commercial, industrial and recreational developments could expand to while remaining buffered from any natural assets due to high density development patterns near the village.
11.	Maintain and improve local roads through capital planning and grant funding; coordinate with County & State where necessary.	$$$	Town Highway Department Erie County DPW State DOT	Public goals - Maintaining and improving the quality of local roads through a CIP & additional funding opportunities is necessary for the expansion and enhancement of public facilities.
12.	Coordinate Main Street revitalization efforts with the Village of North Collins.	$$$	Village of North Collins	Commercial, Public, & Recreation - Planning collaboration with the village of North collins for the purpose of revitilizing Main Street will result in the diversification of commercial facilities, facilities of quality, and the expansion of existing recreational facilities.

Immediate Priority (1-3 Year Timeframe)				
Recommendations		Est. Cost	Partners	Relation to Goal
13.	Update zoning districts to ensure consistency with the Comprehensive Plan.	$	Planning Board Town Board	All goals - Ensuring the regulatory tool and the guideline resource are aligned increases the chances of the town's vision for North Collins coming to fruition.
14.	Adopt environmental protection standards for sensitive natural features, groundwater, and scenic resources.	$	Planning Board Town Board	Natural Resources - Developing implementable regulations that seeks to limit development/growth in areas that are naturally valuable to the town is necessary for the desired protection of the town's natural resources and overall rural character. Focus should be on scenic viewpoints, ridgelines, aquifers and other assets noted by the community.
15.	Encourage development in areas served by existing infrastructure and utilities.	$	Planning Board Town Board	Commercial, Industrial, Public, Natural Resources - Encouraging less restrictive districts through code revisions is necessary for recreational & industrial development, the preservation of natural assets, and the diversification of commercial uses
16.	Ensure lot standards support safe on-site water and septic systems.	$	Planning Board Town Board	All goals - Ensuring town code complies with Dept. of Health standards for septic and wells ensures community and environmental health.
17.	Maintain buffers between agricultural and non-agricultural uses.	$	Planning Board Town Board	Natural Resources - Using the code to create & strengthen separation between agricultural & non-agricultural uses allows for the protection of the town's natural character

Immediate Priority (1-3 Year Timeframe)				
Recommendations		Est. Cost	Partners	Relation to Goal
18.	Update cluster subdivision regulations to better protect farmland and open space.	$	Planning Board Town Board Erie County Department of Environment & Planning (DEP)	Natural Resources - Reviewing & updating the provisions & increasing the comprehensibility of the cluster subdivison process in the code for the purpose of preserving natural resources & agricultural lands will limit and restrict development/ encroachment on sensitive lands
19.	Review non-residential zoning districts to ensure desired business uses are permitted.	$	Planning Board Town Board	Commercial - Reviewing permitted uses in non-residential districts to ensure nonrestrictiveness, and not the exclusion of desired uses, is necessary to promote the process of diversifying the town's commercial facilities, a more inclusionary approach.
20..	Improve public awareness of Town services, programs, and community events.	$	Village of North Collins Town clerk	Public goals - By enhancing the promotion & awareness of community events & local resources available to residents, an understanding of the community will be gained; what is lacking and what is desired.
21.	Continue implementation of the Agricultural and Farmland Protection Plan.	$	Planning Board Town Board	Natural Resources - Addressing the town's agricultural situation through the formulation of an AFPP will ensure the longevity and overall preservation of valuable natural lands
22.	Pursue funding for a comprehensive zoning code update.	$	Planning Board Town Board	All goals - Fundings received to assist in an in-depth analysis of the town's code & its eventual update will address all of the town's goals, and overall vision for the future.

	Recommendations	Est. Cost	Partners	Relation to Goal
Immediate Priority (1-3 Year Timeframe)				
23.	Update renewable energy siting standards to protect farmland, natural resources, and community character.	$	Planning Board Town Board	Natural Resources - Reviewing the siting for larger-scale renewable energy systems will determine whether this system requires any code revisions for the sole purpose of ensuring the protection of the town's natural assets. This course of action prioritizes and values the rural character of the town, and seeks to maintain it.
Short-term (3-5 Year Timeframe)				
24.	Assess recreation facilities and equipment to identify maintenance and expansion needs.	$$	Town Parks & Recreation Department	Public goals - Evaluating whether existing recreational facilities are safe, sufficient, and of quality is necessary for the identification of where improvements and new facilities may be needed
Long-term (5+ Years)				
25.	Expand sidewalks, trails, and other active transportation connections in developed areas.	$$$	Town Highway Department Village of North Collins	Public goals - Examining opportunities for developing/expanding active transportation through high dense areas encourages the expansion of the community's facilities due to greater accessibility for residents



Appendix A

Community Outreach Plan

Town of North Collins

Comprehensive Plan Update

Community Outreach Plan

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Project Background

The Town of North Collins has received a grant to update their Comprehensive Plan from the Erie County Department of Environment and Planning. Updating the Comprehensive Plan provides the community with the ability to outline more specific actions, policies, and projects that directly address local needs and opportunities. Actions undertaken within North Collins by outside agencies are then required to be consistent with the Town's visions. The intent of this plan is to create a plan to move the town forward into the next two decades.

Purpose of the Outreach Plan

The Comprehensive Plan is only as good as the community support that is has behind it, but getting sufficient input can be a logistical challenge in terms of scheduling locations and timing that has the potential to inhibit meaningful participation. This Community Outreach Plan provides a blueprint for the methods and general steps to effectively engage interested individuals, organizations, and agency representatives in the preparation of the Comprehensive Plan. The input that is gathered as part of this process will be used to determine an overall vision for the Town. Specific goals, strategies, and action items for implementation will then be developed with further community feedback to achieve the vision for the future of North Collins.

While various means for community outreach have been identified below, there is always the possibility of a weak turnout or uneven representation from groups and areas in North Collins. The Comprehensive Plan should be considered a living document in which outreach elements or activities may require modification(s) to seize on opportunities as they arise during the planning process.

Engaging the Public

As required in the Comprehensive Plan Contract Proposal, the Town of North Collins established a Comprehensive Plan Steering Committee. During the kickoff meeting for the Comprehensive Plan update, the backgrounds of the Steering Committee members were discussed to ensure that this committee included representatives with a variety of interests, viewpoints, and standing in the

community – a great benefit to the process moving forward. Additional agencies, groups, and organizations that should be included in the outreach efforts for the local Program include:

Municipal Officials

- County Officials (i.e., Planning and Development)
- Adjacent municipal representatives (cooperative/regional efforts)

State and Federal Agencies

- NYS Department of Transportation (NYS DOT) – State Route 249
- NYS Department of Conservation (NYS DEC)
- NYS Department of State (NYS DOS) – funding agency

Local Agencies and Groups (having a stake in the North Collins NY)

- Erie County Department of Environment and Planning- Funding Agent
- Town of North Collins Senior Services

Local North Collins Business Owners

- Greater North Collins Chamber of Commerce (https://gnccc.org/)

Groups

North Collins Neighborhoods – neighborhood associations/groups (if they exist)

- The Hamlets
    - Hamlet of Lawtons
    - Hamlet of Marshfield

  - Hamlet of Langford
  - Hamlet of New Oregon
- Village of North Collins
- Shirly Rd.

Outreach Plan Components

Various methods and avenues for outreach have been identified by the consultant team to gather input from the community about issues and opportunities related to the Town's Comprehensive Plan. As noted in the original request for proposals (RFP), three public meetings will be held during the Plan update as well as other outreach methods to reach a diverse audience. Public comments will be reviewed by the Committee and consultant team. In some instances, due to the tight schedule, outreach efforts can be combined. Priority events should be identified by the Committee.

The methods that will be used for the Comprehensive Plan include:

1. ***Public Meetings/Workshops:***
   - ***Public Informational Meeting*** - With a kickoff meeting likely to occur in **August 2024,** this will be the community's first opportunity for understanding what the project entails, the process, and to provide their initial input. The intent is to identify issues and opportunities that will be included in the community profile and used to develop the vision, core values/goals, and subsequent actions that will be the core part of the Plan's implementation. Some background information on existing issues and opportunities and maps of key assets in the Town of North Collins ("*What we have to work with?*") will be provided to help elicit new ideas and comments from the community.
   - ***Second Public Meeting*** – A second meeting in **the late fall/early winter 2024** will be a public focus meeting to gather feedback on and confirm the community profile and the vision statement that will likely be developed at this point based on input from the community, Steering Committee, and other stakeholders – this meeting is geared towards the question "*Are we on the right track?*". It would also give a summary of previous outreach efforts that were undertaken up to this

point including any community events, stakeholder meetings, or other endeavors carried out as a result of this Outreach Plan.

2. ***Public Hearing*** - The final draft document, after consultation with the Steering Committee, will be provided to the Town Board for final action, including referral to Erie County, review by NYSDOS, SEQRA compliance, and public hearing prior to adoption. The hearing will be led by the Town with a formal presentation of the final draft document by the consultants as requested. This is geared to answer the question "*Did we miss anything?".*
3. ***Site tours*** – Local tours of specific areas within North Collins will provide the consultant team and Steering Committee the opportunity to not only further engage the public and provide the necessary reconnaissance as part of the inventory and analysis for the plan. Site tours may consist of walking, biking, or driving events aimed at fully assessing the condition and character of the Town of North Collins. Where applicable, Steering Committee members and stakeholders will be invited to provide local knowledge, allowing them to act in the capacity of "local cheerleaders" for the Town and driving the implementation of the plan.
4. ***Comprehensive Plan "marketing"*** –A logo and tagline could be created to establish a brand or presence for the local program and to help promote the project in a more recognizable manner around the community. People can associate a graphic or tagline with the Comprehensive Plan and, if the document is used as a marketing tool, may help in those efforts.
5. ***Town of North Collins Stakeholders*** – Those who have a direct stake in the Town of North Collins, whether they are residents, business owners, or groups/organizations, that typically have the most knowledge of issues and opportunities. A dedicated stakeholder meeting or another form of outreach to stakeholders (e.g., online survey) will be conducted to provide vital background information to the planning process.
6. ***Targeted Outreach –*** Combined outreach efforts with seasonal, community events or doing presentations in-school with student groups/classes or to senior groups.
7. ***Surveys*** – Using digital or paper surveys can help to initially get input from the community. Our experience has shown that digital platforms enable easier tabulation of responses and the compilation of summary information for use. Surveys can be conducted at any public meeting, posted on the Town website, or passed around via postcards at local events/functions.

8. ***Communication*** – Getting the word out will rely on various avenues, including:
    - **Town website**
    - **Town Board meetings** – Having a regular time allotted to a "community conversation corner" to allow residents to give feedback on the future of the town. This would require initial education on what it entails and should be limited in time to not prolong meetings. Follow-up could occur between Board members and those speaking.
    - **Facebook** – The Town has an existing Facebook page that is actively utilized. Its use can be important to reach out to younger generations as well as others who may not wish to take part in larger community events. In addition to the Town's page, a community page could be established specifically for the project to communicate special events, activities and stages of the planning process to the public. Commenting could be limited initially but be made available as time goes on with moderation done by the consultant team.
    - **School district** – Email blasts or the school newsletter could be used to promote special events for the project, in coordination with the district.
    - **Local publications/mailings** - Chamber of Commerce mailings, newsletters, library flyers will be utilized as needed to advertise meetings, post articles, and generally keep the public informed.
    - **Impromptu Events** – There may be locations in the Town of North Collins that can be used to post boards or set up an impromptu informational tent, especially as part of any seasonal special events that may occur within the community, especially during the summer or fall months.

Roles and Responsibilities

There are multiple players involved in the process for the Comprehensive Plan Update, each contributing a specific role. These include:

Comprehensive Plan Steering Committee (s)

The Steering Committee is an extension of the Town's Planning Department with members selected who have a relationship with the Town of North Collins (business owners, residents, other stakeholders, etc.). This group will meet **once every month, or as often as deemed necessary** to review findings and documents prepared by the consultant team. The committee is the primary entity for leading the development of the Comprehensive Plan and working with the consultant(s) throughout the process, providing local information and being the "sounding board" for community-supported recommendations for the town. Minutes for each meeting will be prepared by the Steering Committee secretary and provided to the Committee and consultants.

Based on interest in participation, an Outreach & Communication subcommittee has been created. This committee will meet **as often as deemed necessary** and will assist the Steering Committee and Town of North Collins with the components of this Outreach Plan.

Consultant Team

The consultant team provides technical expertise and work closely with the Steering Committee on the development of the plan, providing guidance and facilitating all community outreach activities. CPL, as the primary consultant, has also enlisted other subconsultants as part of the project team to provide further technical assistance with specific plan components. The contacts for the consultant team are:

Prime Consultant
Justin Steinbach, AICP
CPL
jsteinbach@cplteam.com
585-402-7541

Erie County Department of Environment and Planning (ECDEP)

The Erie County Department of Environment and Planning is a secondary sponsor of the Comprehensive Plan update. Quarterly updates and key task milestones will be reviewed by DEP as well, providing overall project oversight. The contact for Erie County DEP is:

David Hall
Planner
David.hall@erie.gov
716-858-2251

Town of North Collins

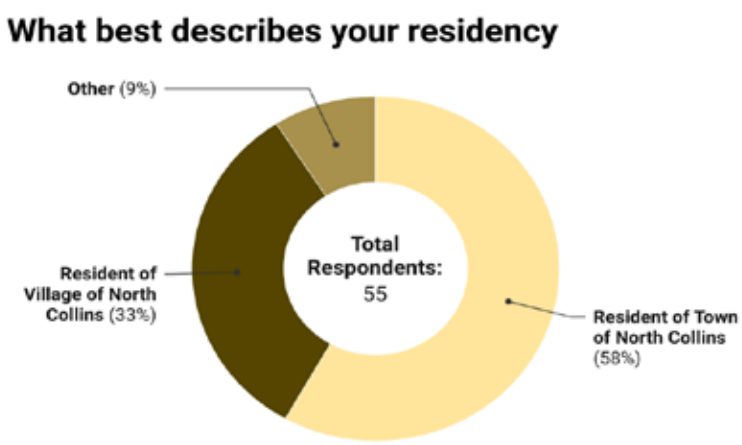
As the recipient of the Comprehensive Plan Update funding, the Town is responsible for the day-to-day administration and management of the project. Representatives of the Town will be included in the Comprehensive Plan Steering Committee and will provide input to the committee as well as the selected consultant(s). The Town also acts as grant administrator for the project, providing DOS with quarterly updates and key deliverables corresponding with the tasks outlined in the scope of work. The contact for the Town is:

John M Tobia
Supervisor

Appendix B

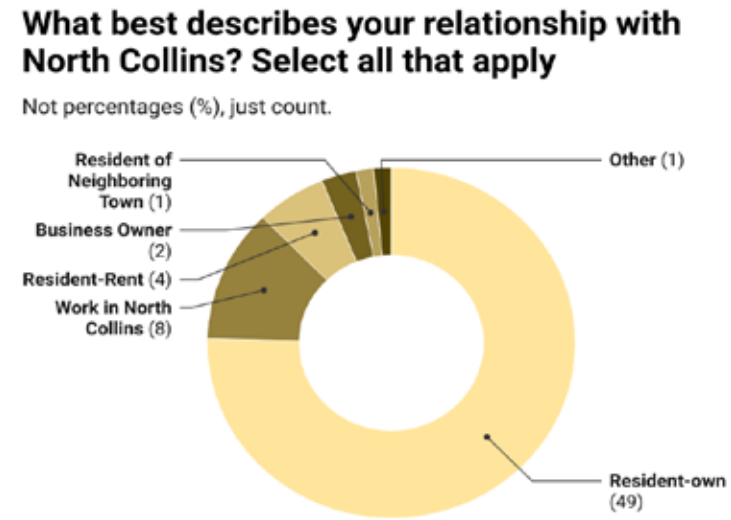
Outreach Results

1.



What best describes your residency? (Count of respondents)	
Resident of Town of North Collins	32
Resident of Village of North Collins	18
Seasonal/Summer Resident	0
Other	5

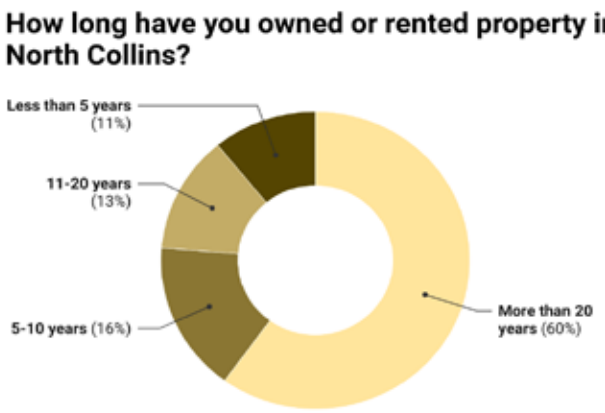
2.



What best describes your relationship with North Collins? (Count of respondents)	
Resident - Own	49
Resident-Rent	4
Business Owner	2
Work in North Collins	8
Resident of neighboring town	1
Other	1

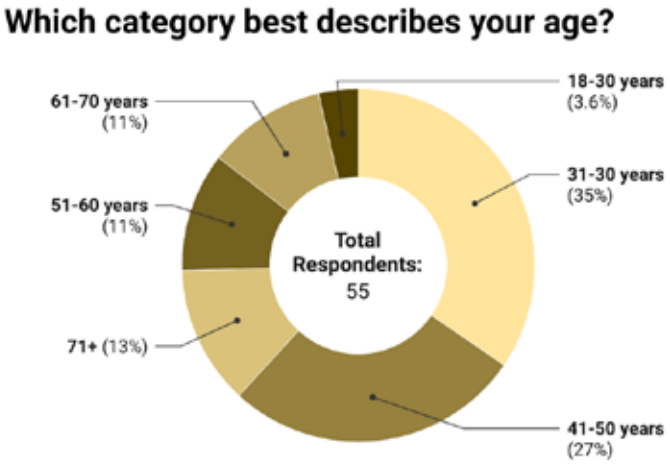
Demographics

3.



How long have you rented or owned property in North Collins? (Count or respondents)	
Less than 5 years	6
5-10 years	9
11-20 years	7
More than 20 years	32

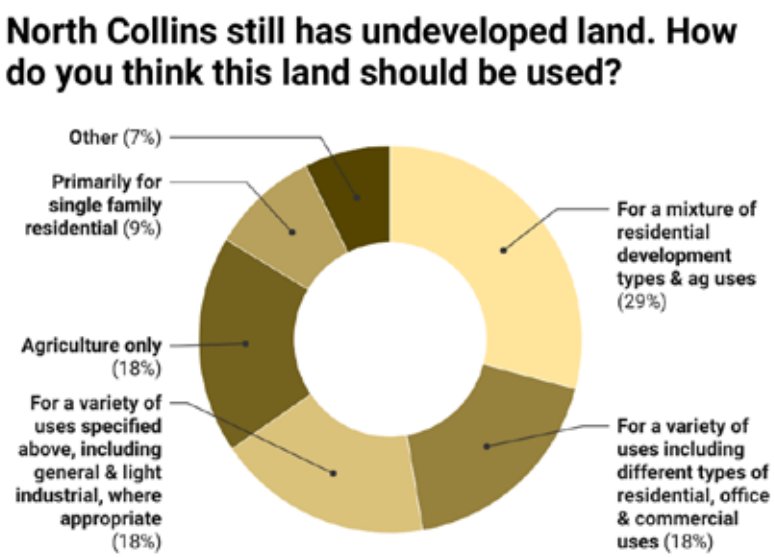
4.



Which category best describes your age? (Count of respondents)	
Younger than 18 years	0
18-30 years	2
31-40	19
41-50	15
51-60 years	6
61-70 years	6
71+	7

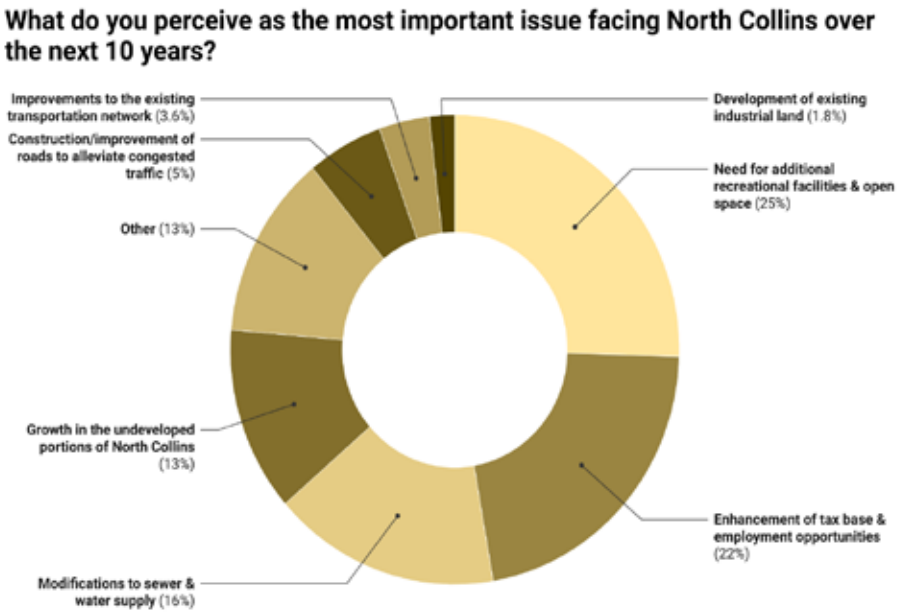
Demographics

5.



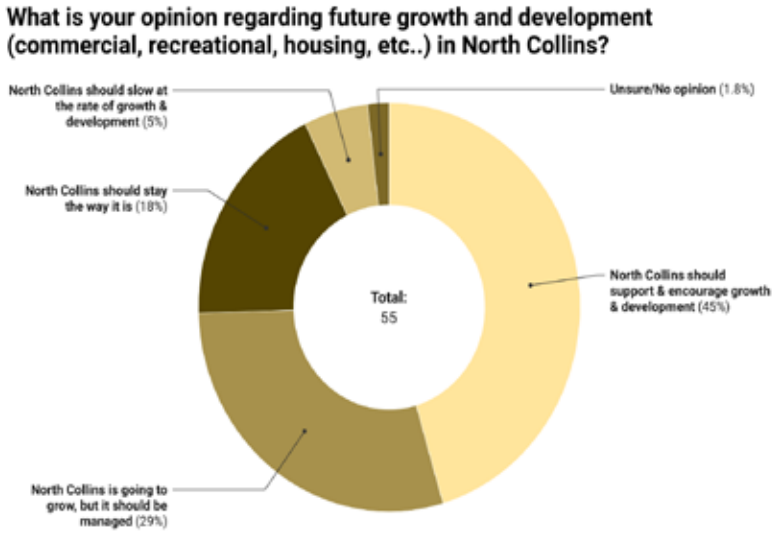
How do you think undeveloped land should be used in North Collins? (Count of respondents)	
Primarily for single family residential	5
For a mixture of residential development and agricultural uses	16
A variety of uses; different types of residential, office	10
Including general and light industrial, where appropriate	10
Agriculture only	10
Other	4

6.



What do you perceive as the most important issue facing North Collins over the next 10 years? (Count)	
Growth in the undeveloped portions of North Collins	7
Need for additional recreational facilities & open space	14
Improvements to the existing transportation network	2
Construction/improvement of roads to alleviate congested traffic	3
Enhancement of tax base & employment opportunities	12
Modification to sewer & water supply	9
Development of existing industrial land	1
Other	7

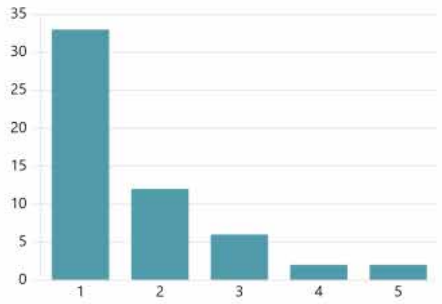
7.



What is your opinion regarding future growth & development (commercial, recreational, housing, etc...) in North Collins? (Count)	
North Collins should support & encourage growth and development	25
North Collins is going to grow, but it should be managed	16
North Collins should slow the rate of growth and development	3
North Collins should stay the way it is	10
Unsure/No opinion	1

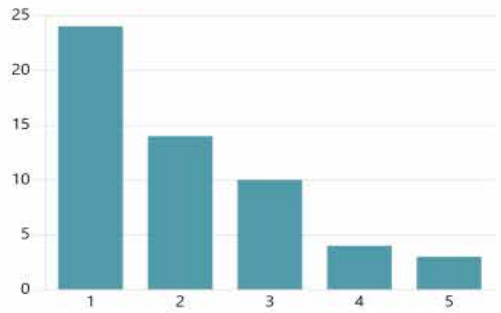
8. North Collins should retain and promote its “rural” character (large tracts of open farmland and wooded lots, dairy and hobby farms, small scale farming, organic farming, cottage industries, single-family homes, etc.)
(1= strongly agree, 2= agree, 3= No opinion, 4= disagree, 5= strongly disagree)

1.69
Average Rating



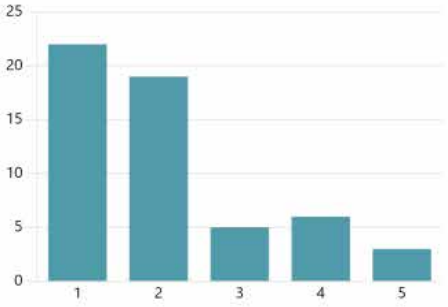
9. North Collins should actively work to protect and promote cultural and recreational resources. (1= strongly agree, 2= agree, 3= No opinion, 4= disagree, 5= strongly disagree)

2.05
Average Rating

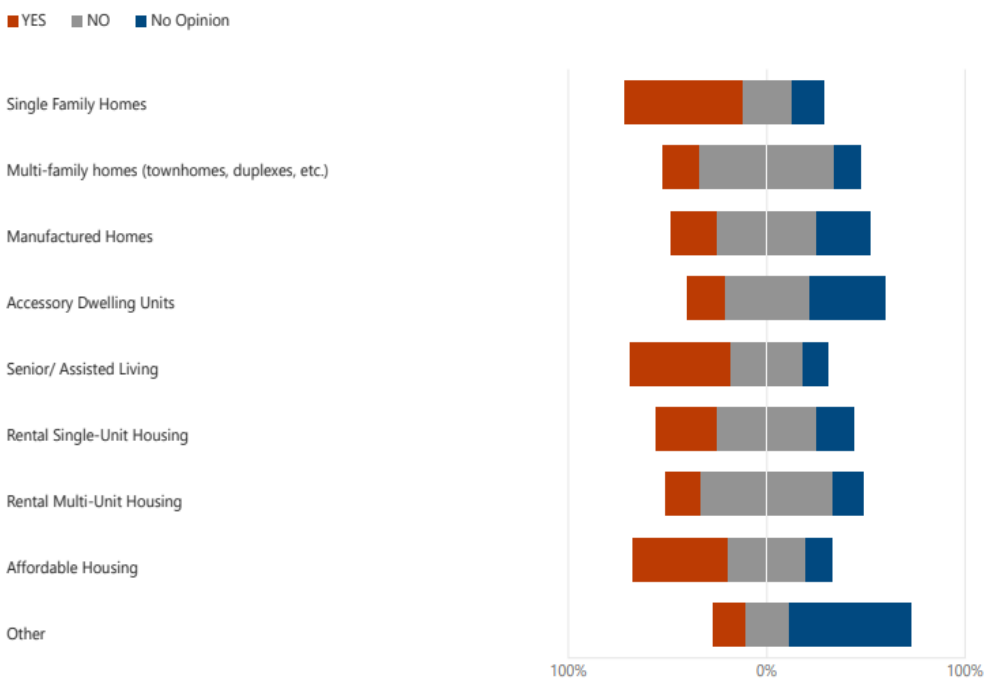


10. Preserving and continuing agriculture should be a priority over converting farmland to other non-farm uses. (1= strongly agree, 2= agree, 3= No opinion, 4= disagree, 5= strongly disagree)

2.07
Average Rating



11. North Collins needs more:

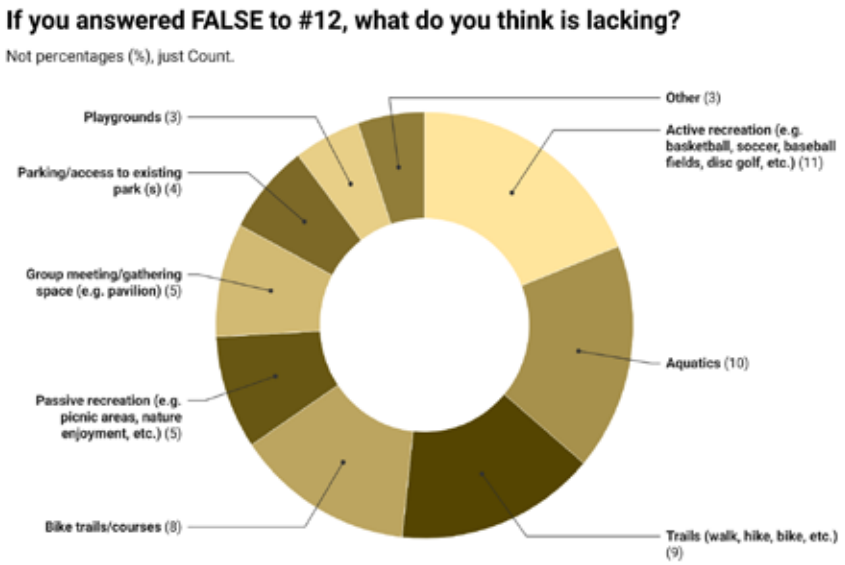


North Collins has an adequate amount of parks & recreation available to residents:

12.

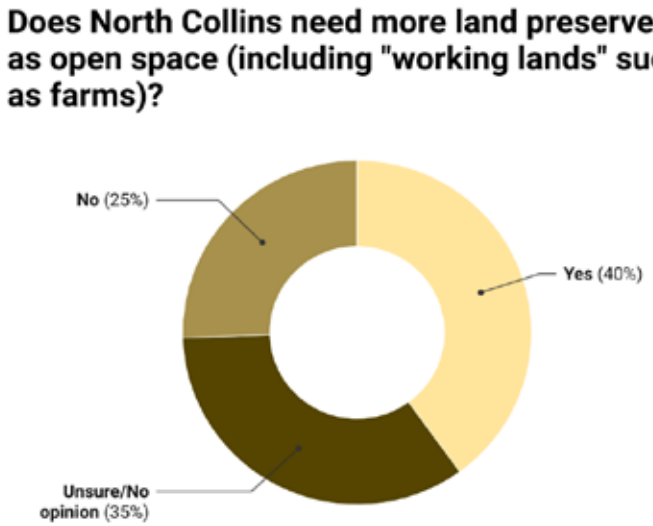


13.



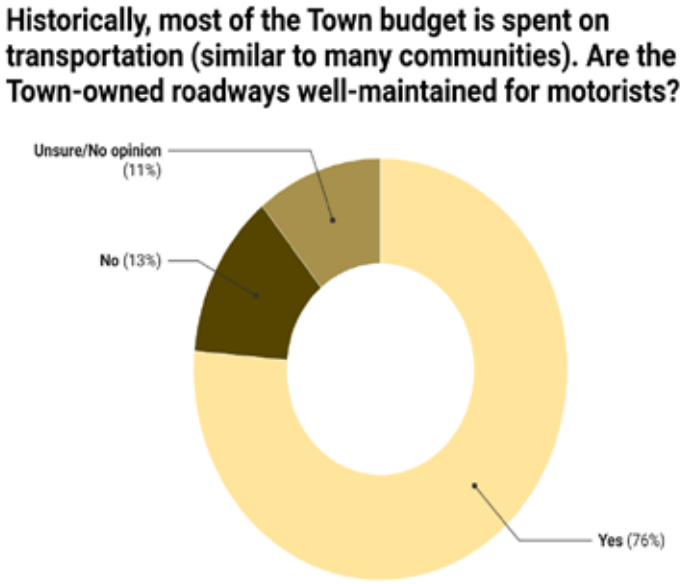
If you answered FALSE to #12, what do you think is lacking?	
Active recreaction (e.g. basket-ball, soccer, baseball fields, disc golf, etc.)	11
Passive recreation (e.g. picnic areas, nature enjoyment, etc.)	5
Playgrounds	3
Trails (walk, hike, bike, etc.)	9
Bike trails/courses	8
Aquatics	10
Parking/access to existing parks	4
Group meeting/gathering space (e.g. pavilion)	5
Other	3

14.



Does North Collins need more land preserved as open space (including “working lands” such as farms)?	
Yes	22
No	14
Unsure/No Opinion	19

15.



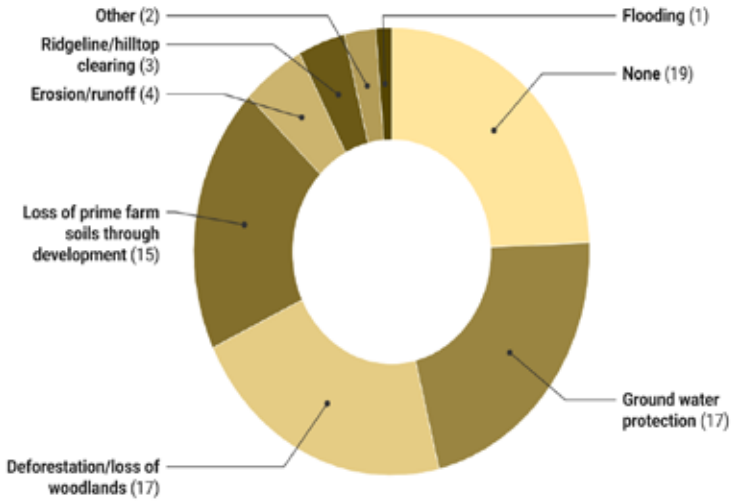
Historically, most of the Town budget is spent on transportation (similar to many communities). Are the Town-owned roadways well-maintained for motorists? (Count of respondents)	
Yes	42
No	7
Unsure/No Opinion	6

16. If you answered NO or UNSURE to #15, are there certain roads or corridors of concern? What issues?

3 respondents (60%) answered "road" for this question

School Street
Shirley Road ("Shirley Repair")
Oregon Road
Marshfield Road
Pot holes
Highway Department
Village Sidewalks
Lines & Repairs
Road

17.

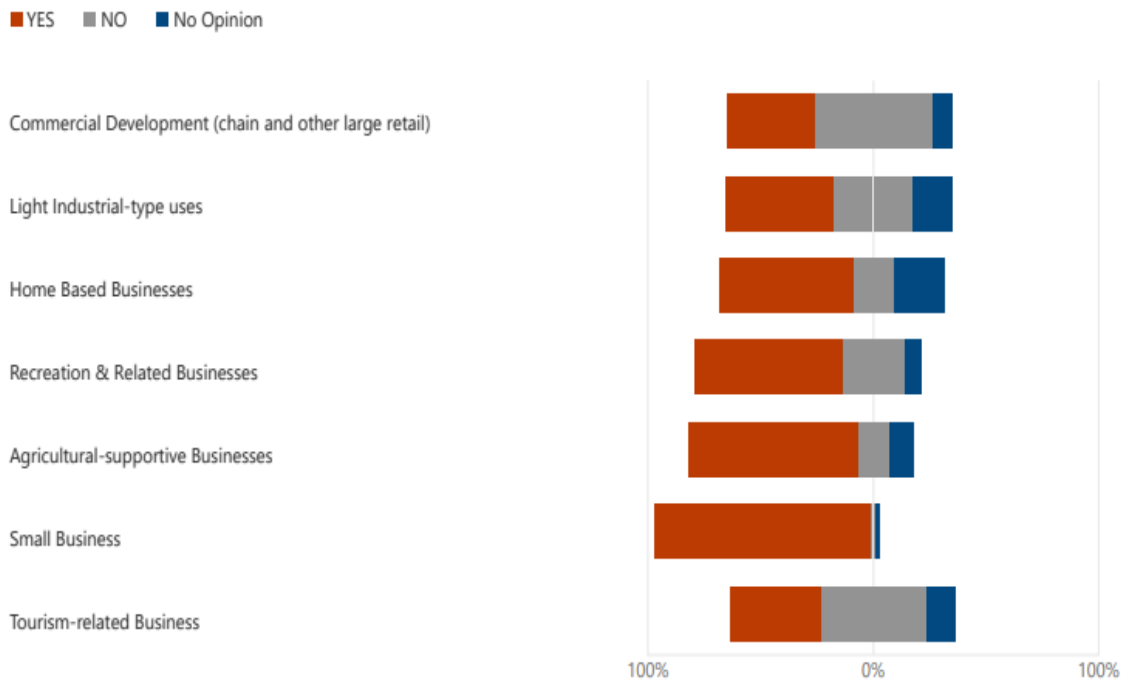


Are there specific concerns related to natural resources? (Count of respondents)	
None	19
Flooding	1
Erosion/runoff	4
Groundwater protection	17
Loss of prime farm soils through development	15
Deforestation/loss of woodlands	17
Ridgeline/hilltop clearing	3
Other	2

18. As North Collins develops an annual budget, what do you perceive as the major areas North Collins should invest in? Rank in order of (1) High Importance to (6) Low Importance



19. North Collins needs more:



20. In your opinion, what is/are the greatest strength(s) of North Collins?

6 respondents (21%) answered "small town" for this question

Pro-agriculture	School district
School system	Great
Town community	Quiet
Town environment	Knit community
Close community	Town & family
Beautiful	Stores/corporations
Parks	Farmland
Rural	Sense of community
Town flavor	Small Town
Small school	

21. In your opinion, what aspect(s) of North Collins need(s) improvement?

6 respondents (19%) answered "Town" for this question

Town government	Code Enforcement
Pools for the summertime	Buildings
Gas station	Small businesses
Town wells	Emergency services
Parks for children	Chickens in the village
Parks & Recreation	Water
Dog parks	Town

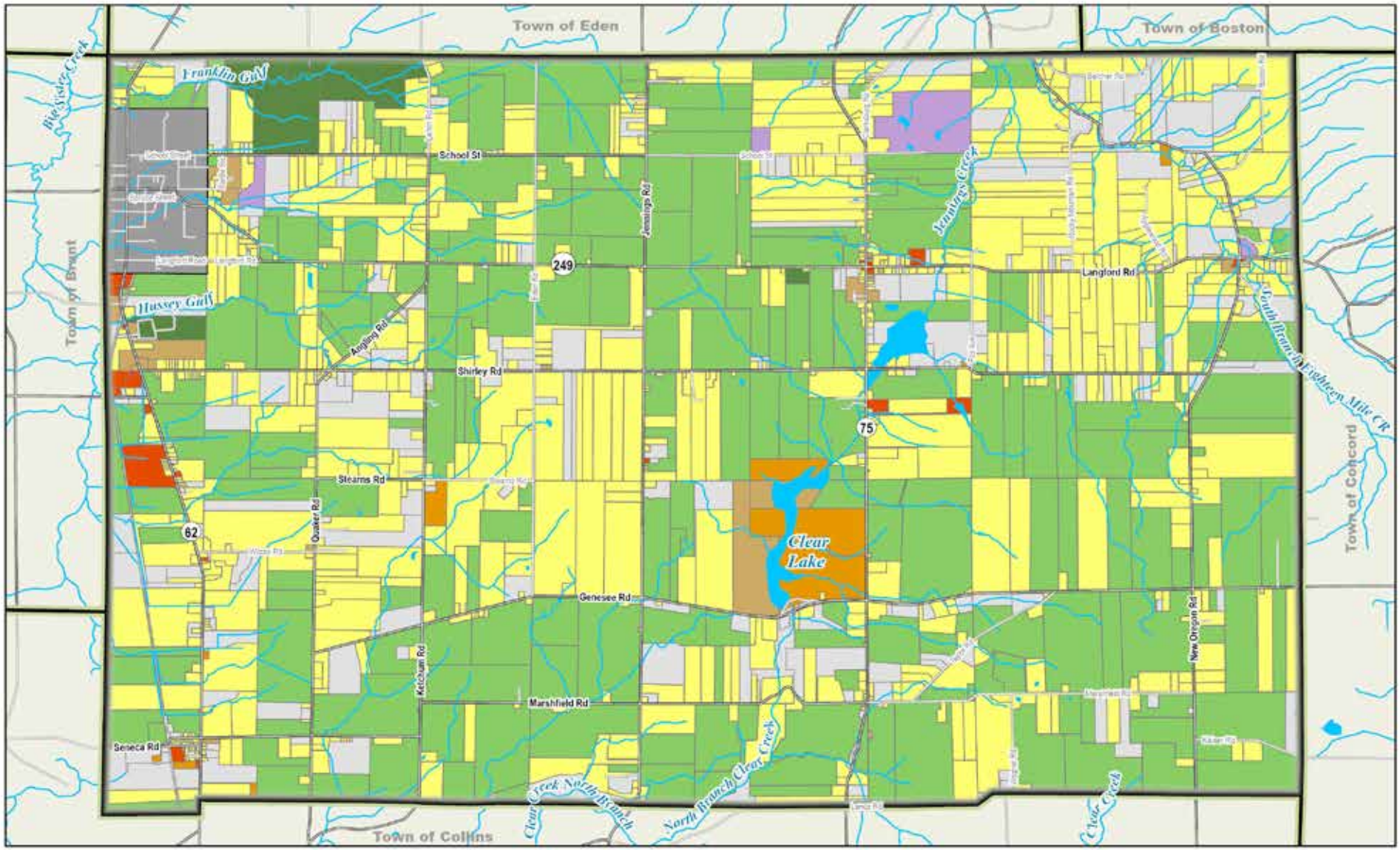
22. Are there other types of commercial types of businesses needed or desired by residents?

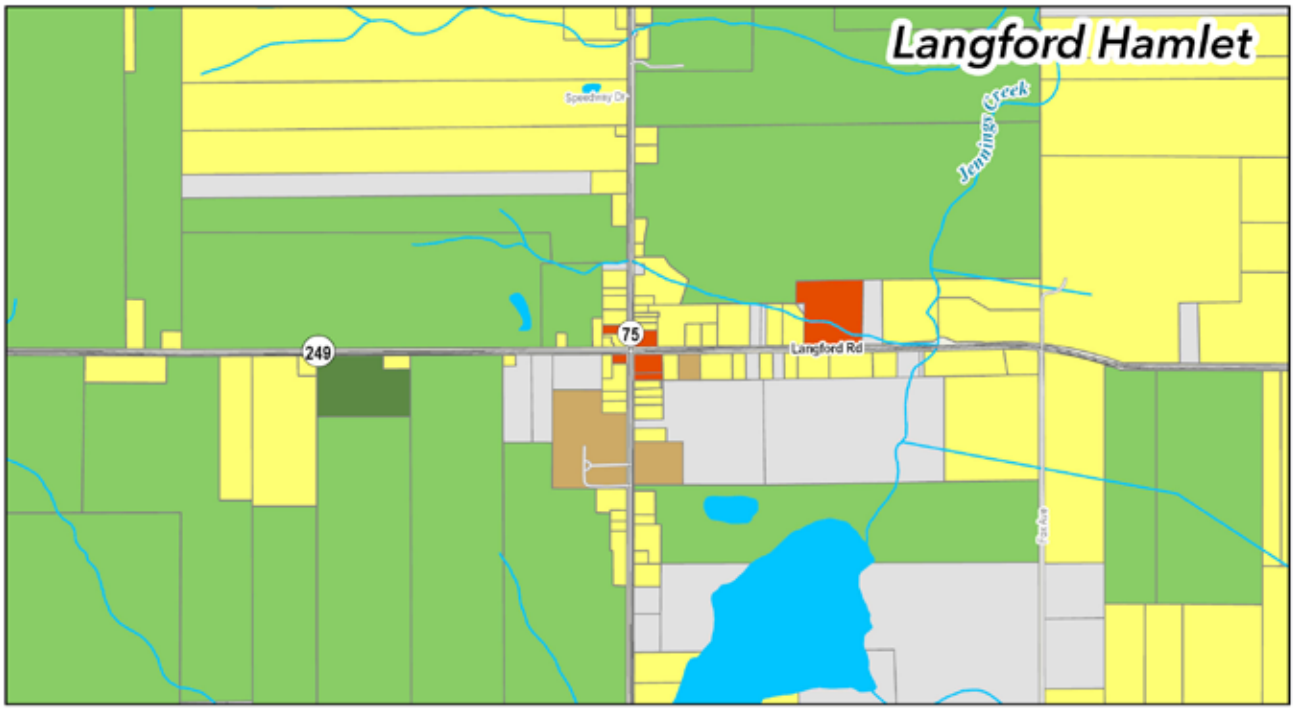
6 respondents (35%) answered "Gas station" for this question

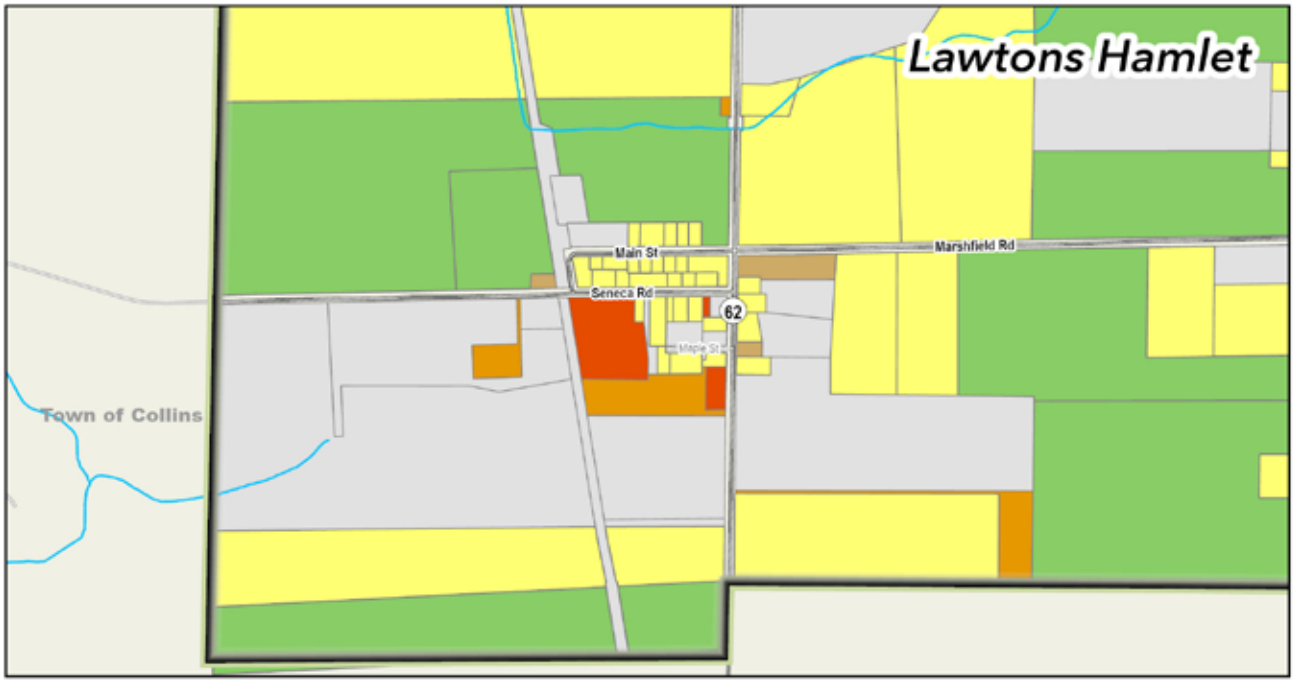
Chain restaurants
Auto parts
Better stores/Any store
Food store
Town resource
Car wash
Coffee
Urgent care
Tim Hortons
Multiple Pharmacies
Gas stations

Appendix C

Maps


Town of Eden
Town of Boston
Town of Brant
Town of Concord
Town of Collins
Franklin Gulf
Hussey Gulf
Bigelow Creek
School St
Jennings Rd
Jennings Creek
Langford Rd
South Branch Eighteen Mile CR
249
75
62
Angling Rd
Shirley Rd
Stearns Rd
Quaker Rd
Clear Lake
Genesee Rd
Ketchum Rd
New Oregon Rd
Marshfield Rd
Seneca Rd
Clear Creek North Branch
North Branch Clear Creek
Clear Creek
Legend
Residential
Agricultural
Vacant
Commercial
Recreation & Entertainment
Community Services
Industrial
Public Services
Conservation & Parkland
Lake
Creeks/Streams
Waterbodies
State/County Roads
Local Roads
Village of North Collins
Municipal Boundaries
N
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0 0.25 0.5 1
Miles
Looking to the Future
Rooted in the Past
Town of North Collins
Comprehensive Plan Update
Map #1 Existing Land Use





Looking to the Future
Rooted in the Past
Town of North Collins
Est. 1852

Town of North Collins
Comprehensive Plan Update

Map #1.1 Existing Land Use
Hamlet Detail

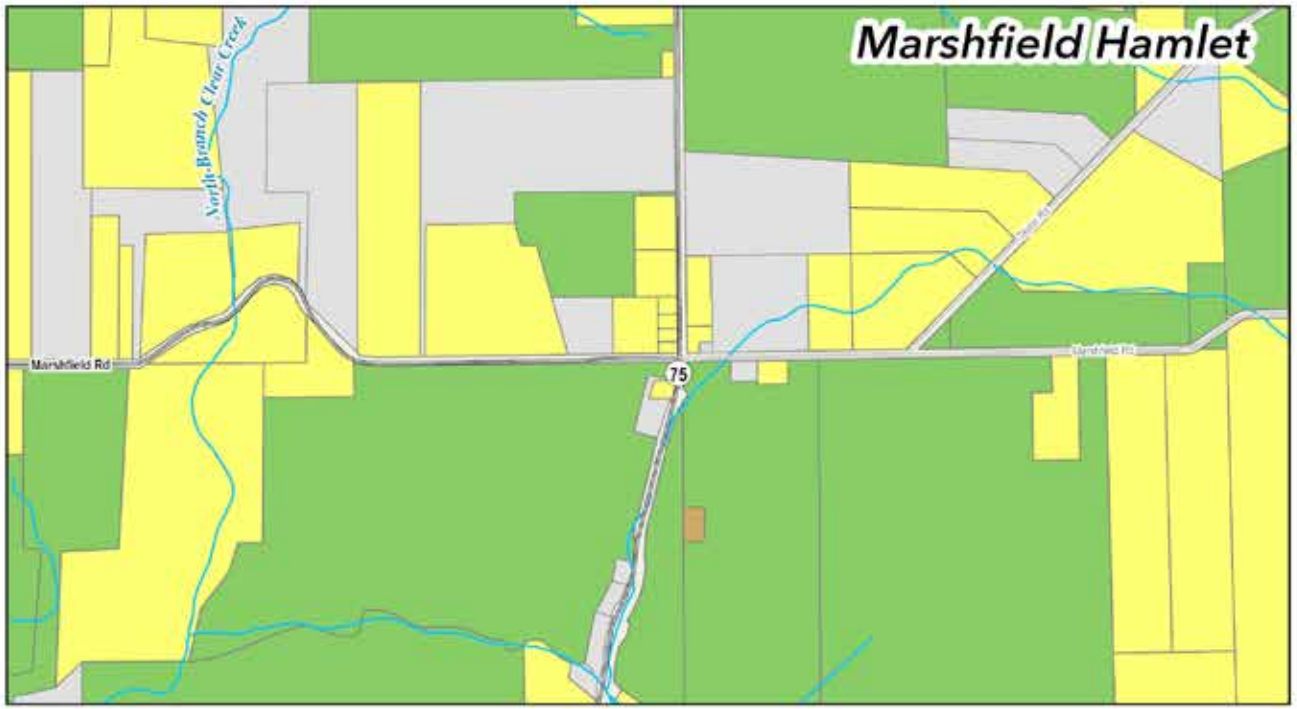
Legend

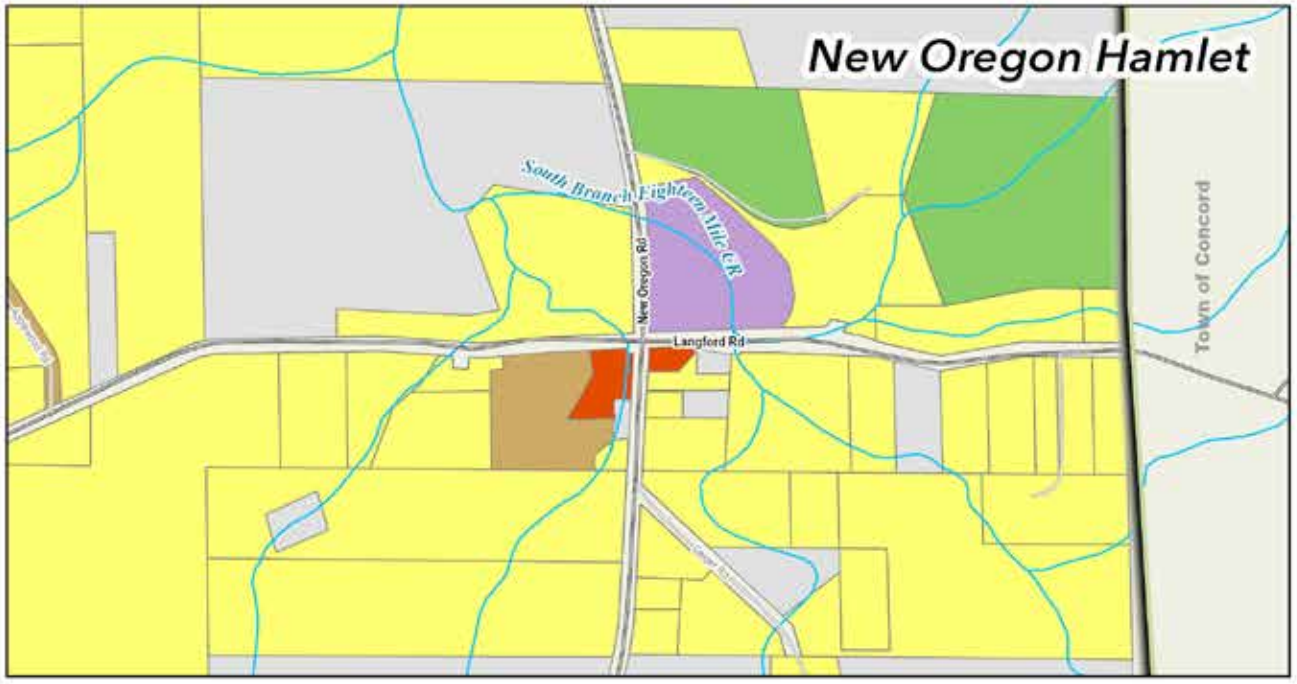
- Municipal Boundaries
- State/County Roads
- Local Roads
- Waterbodies
- Lake
- Creeks/Streams
- Municipal Boundaries
- Village of North Collins
- Residential
- Agricultural
- Conservation & Parkland
- Public Services
- Industrial
- Community Services
- Recreation & Entertainment
- Commercial
- Vacant
- Municipal Boundaries
- Town of North Collins

N
W E
S

0 500 1,000 2,000
US Feet

CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com





Looking to the Future
Rooted in the Past

Town of North Collins
Comprehensive Plan Update

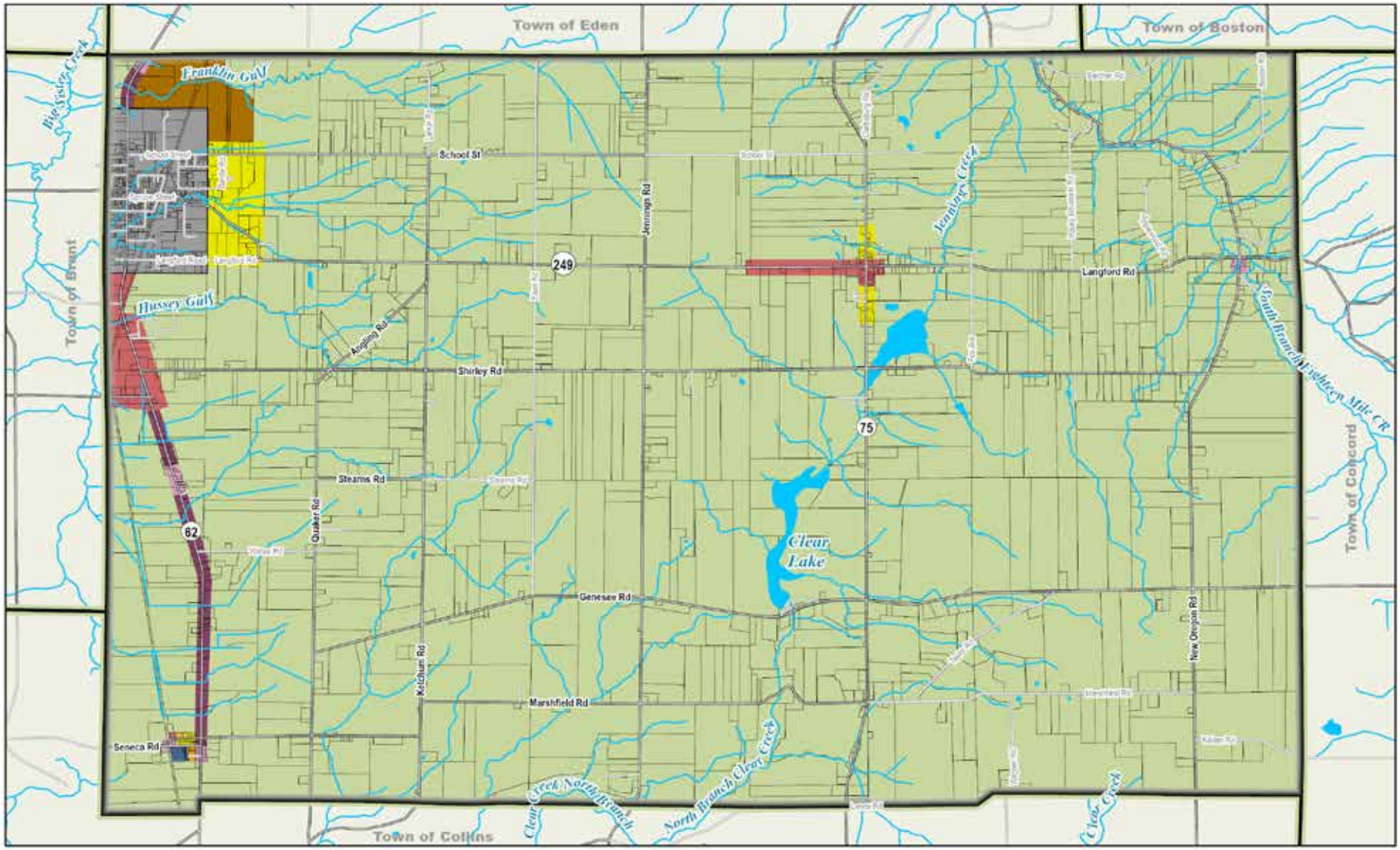
Map #1.2 Existing Land Use
Hamlet Detail

Legend

- Municipal Boundaries
- State/County Roads
- Local Roads
- Waterbodies
- Lake
- Creeks/Streams
- Municipal Boundaries
- Village of North Collins
- Residential
- Agricultural
- Conservation & Parkland
- Public Services
- Industrial
- Community Services
- Recreation & Entertainment
- Commercial
- Vacant
- Municipal Boundaries
- Town of North Collins

N
W E
S

0 500 1,000 2,000
US Feet



Legend

Zoning District

- Local Retail Business (C-1)
- General Commercial (C-2)
- General Industrial (M-2)
- Single-Family Residence (R-1)
- General Residence (R-2)
- Residence-Agricultural (R-A)
- Residence-Restricted Business (R-C)
- Residence-Mobile Home Court (R-M)
- Village of North Collins
- Municipal Boundaries
- North Collins Parcels
- State/County Roads
- Local Roads
- Waterbodies
- Lake
- Creeks/Streams

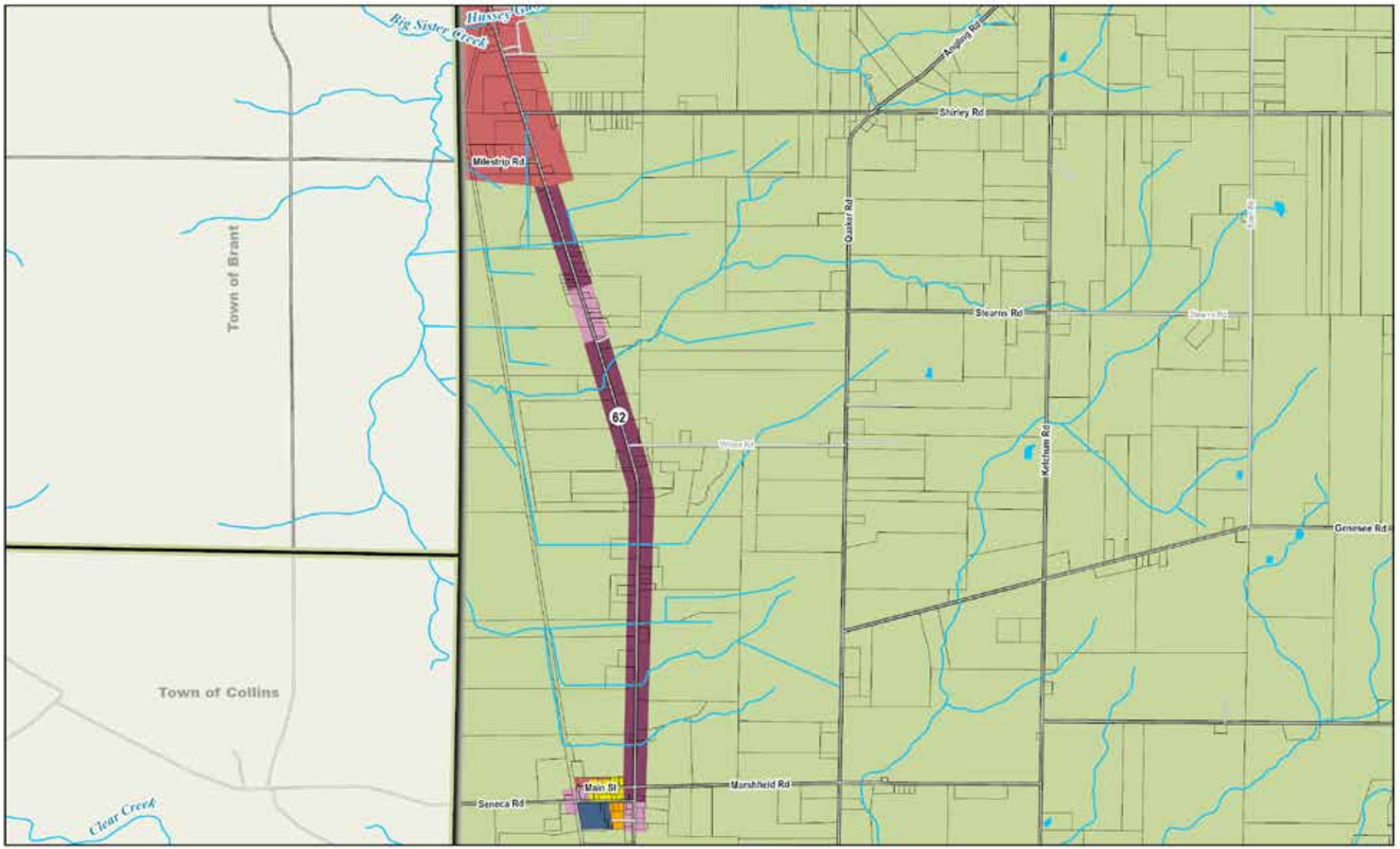
N W E S

0 0.25 0.5 1 Mile

Looking to the Future — Rooted in the Past

Town of North Collins Comprehensive Plan Update

Map #2 Zoning



Legend

Zoning District

- Local Retail Business (C-1)
- General Commercial (C-2)
- General Industrial (M-2)
- Single-Family Residence (R-1)
- General Residence (R-2)
- Residence-Agricultural (R-A)
- Residence-Restricted Business (R-C)
- Residence-Mobile Home Court (R-M)
- Village of North Collins
- Municipal Boundaries
- North Collins Parcels
- State/County Roads
- Local Roads
- Waterbodies
- Lake
- Creeks/Streams

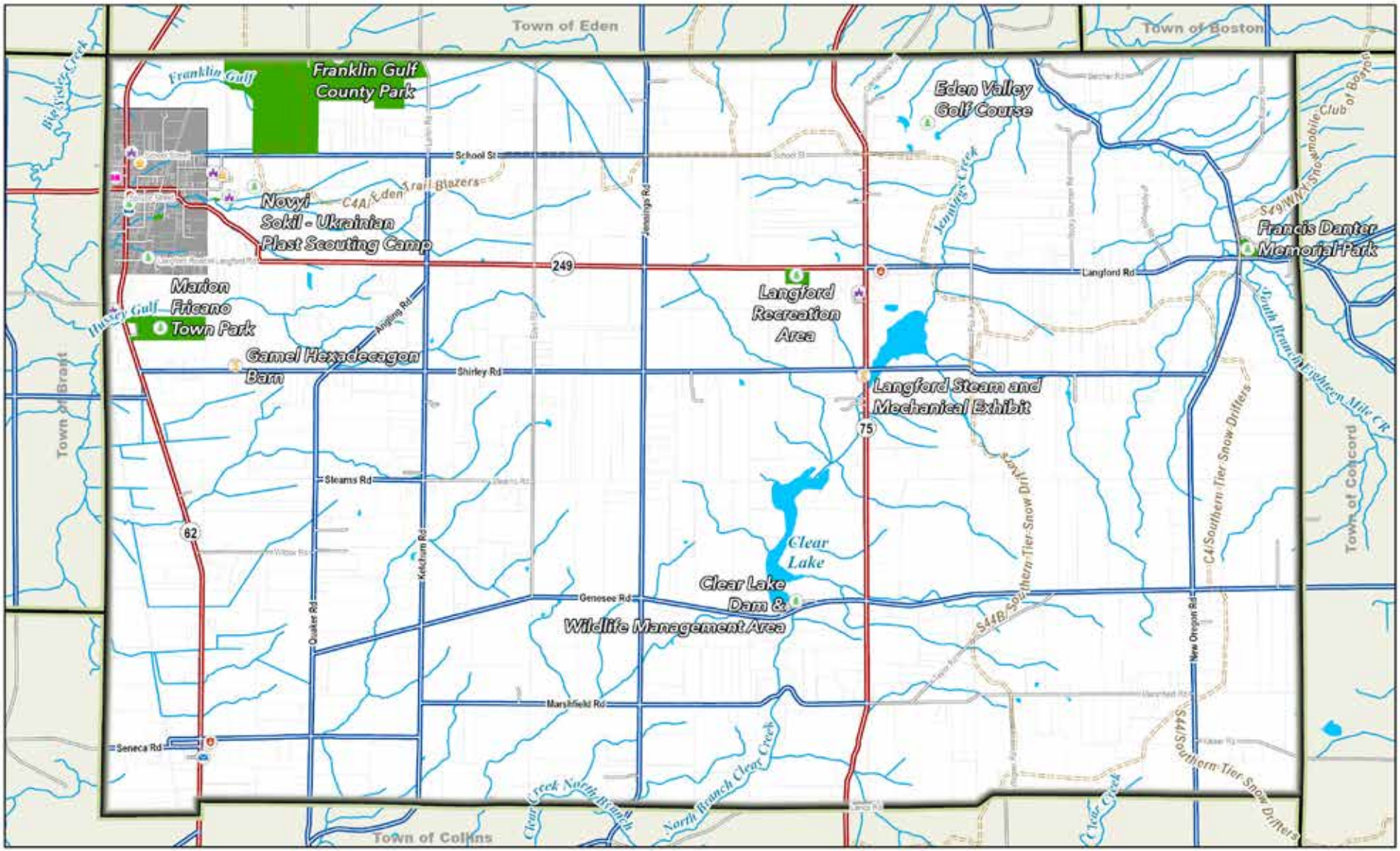
N W E S

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Looking to the Future — Rooted in the Past

Town of North Collins Comprehensive Plan Update

Map #2.1 Route 62 Corridor Zoning



Legend

- Municipal Boundaries
- Town of North Collins
- Village of North Collins
- Interstate
- State Routes
- County Roads
- Local Roads
- NYS Snowmobile Trails
- Lake
- Creeks/Streams
- Parks
- Fire Station
- Post Office
- Church
- School
- Library
- Recreation
- Historical Site/Museum
- Municipal Boundaries
- Town of North Collins

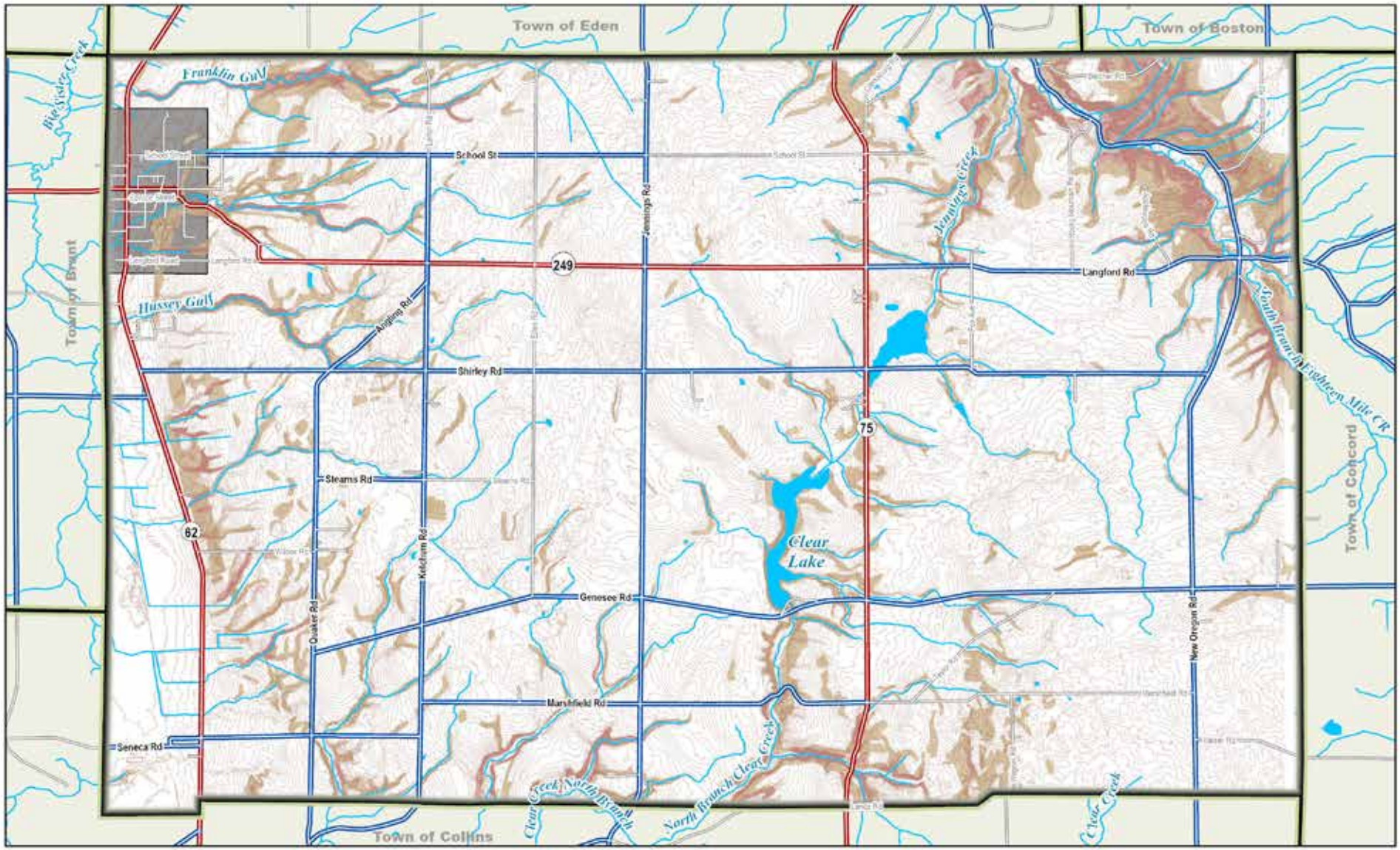
N W E S

0 0.25 0.5 1 Miles

Looking to the Future — Rooted in the Past

Town of North Collins Comprehensive Plan Update

Map #3 Community Resources



Legend

- Slopes Over 25%
- Slopes 10-25%
- Topography (5 Feet)
- Interstate
- State Routes
- County Roads
- Local Roads
- Lake
- Creeks/Streams
- Village of North Collins
- Municipal Boundaries

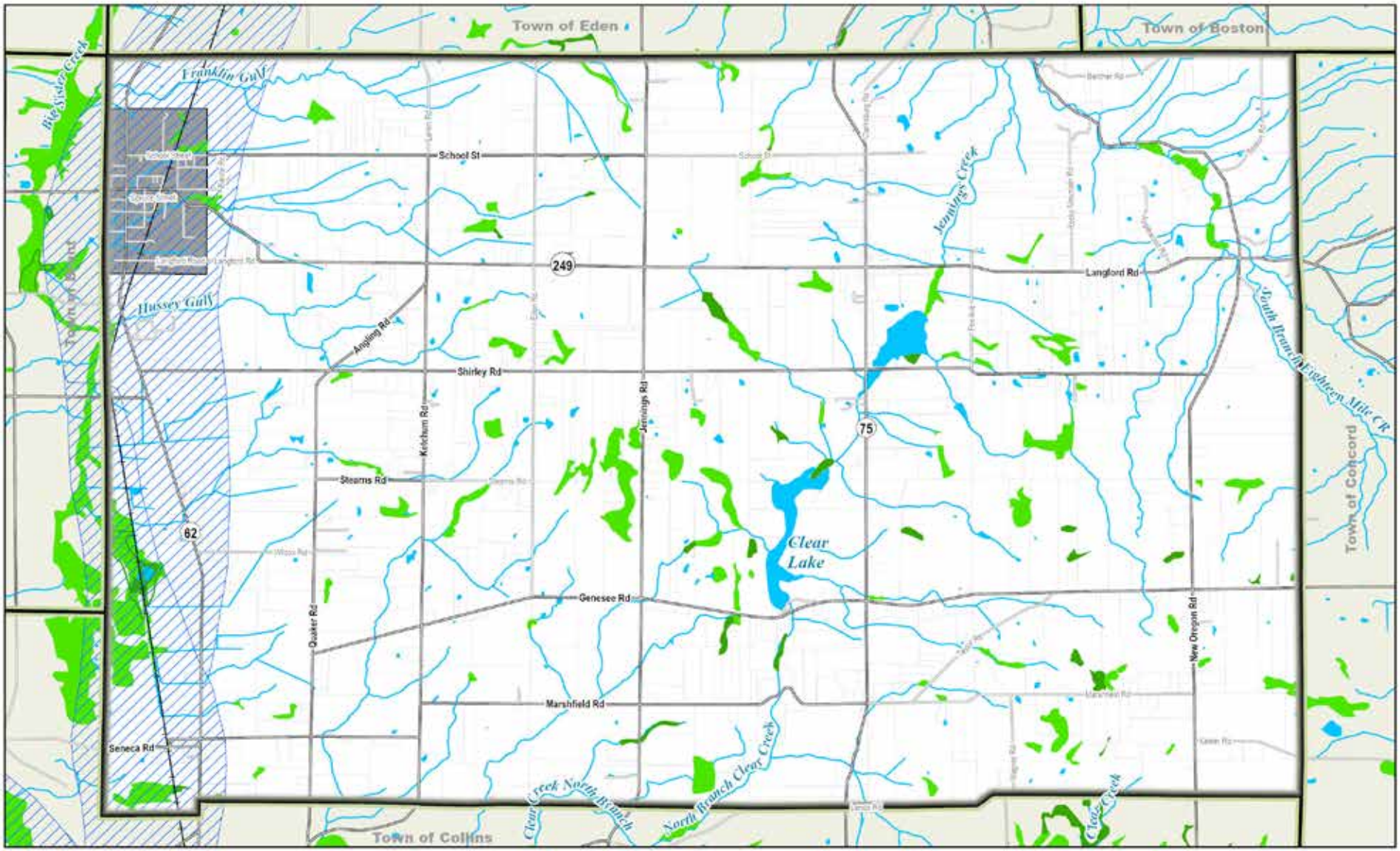
N W E S

0 0.25 0.5 1 Miles

Looking to the Future
Rooted in the Past

Town of North Collins
Comprehensive Plan Update

Map #4 Environmental Features



Legend

- NYSDEC Regulated Wetlands
- Creeks/Streams
- Aquifers

Federal Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Waterbodies

FEMA Flood Zones

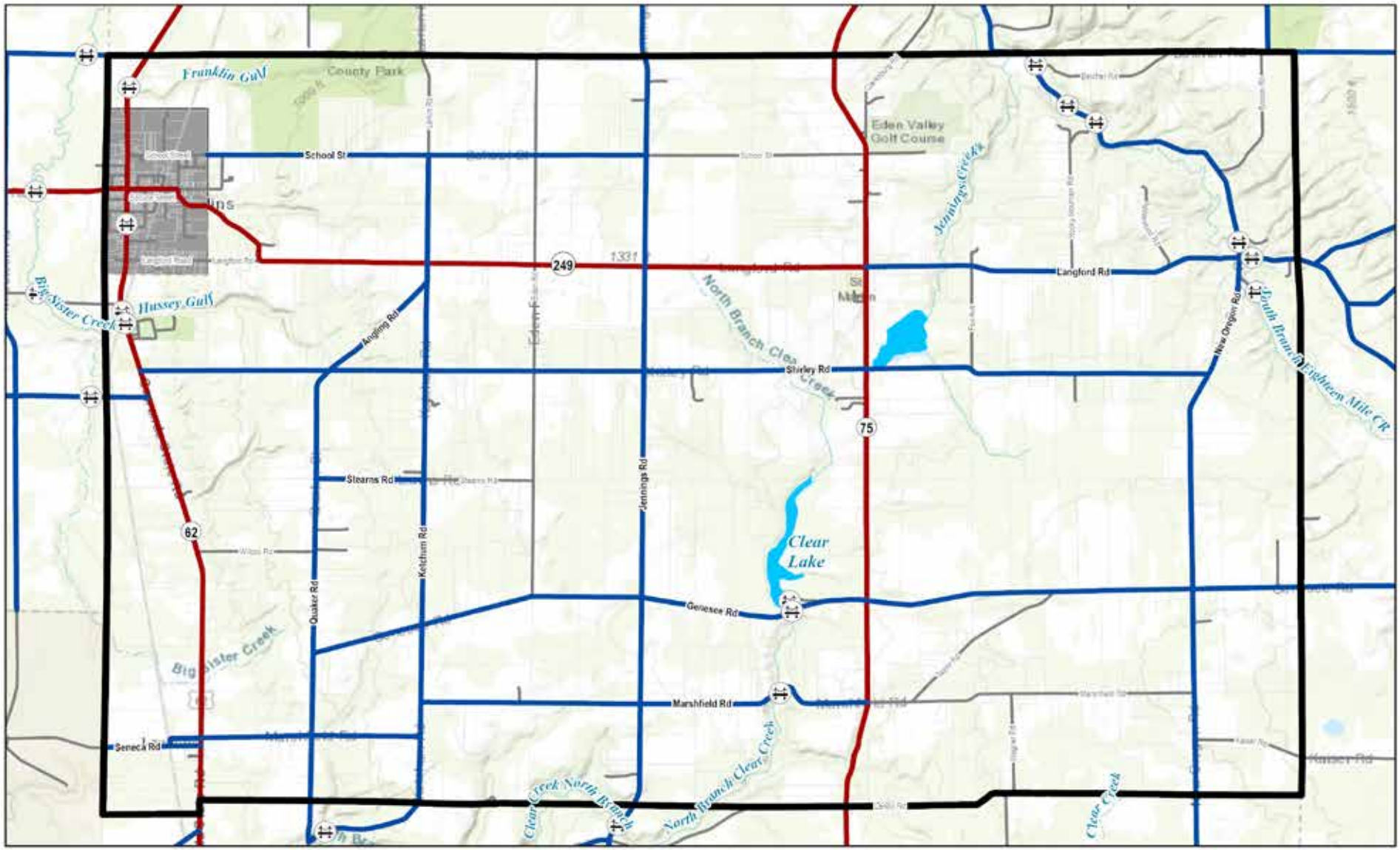
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- State/County Roads
- Local Roads
- Railroad
- Village of North Collins
- Municipal Boundaries

N W E S

0 0.25 0.5 1 Miles

Looking to the Future — Rooted in the Past

Town of North Collins
Comprehensive Plan Update
Map #5 Water Features



Legend

- Bridge
- Interstate
- State Routes
- County Roads
- Local Roads
- Lake
- Village of North Collins

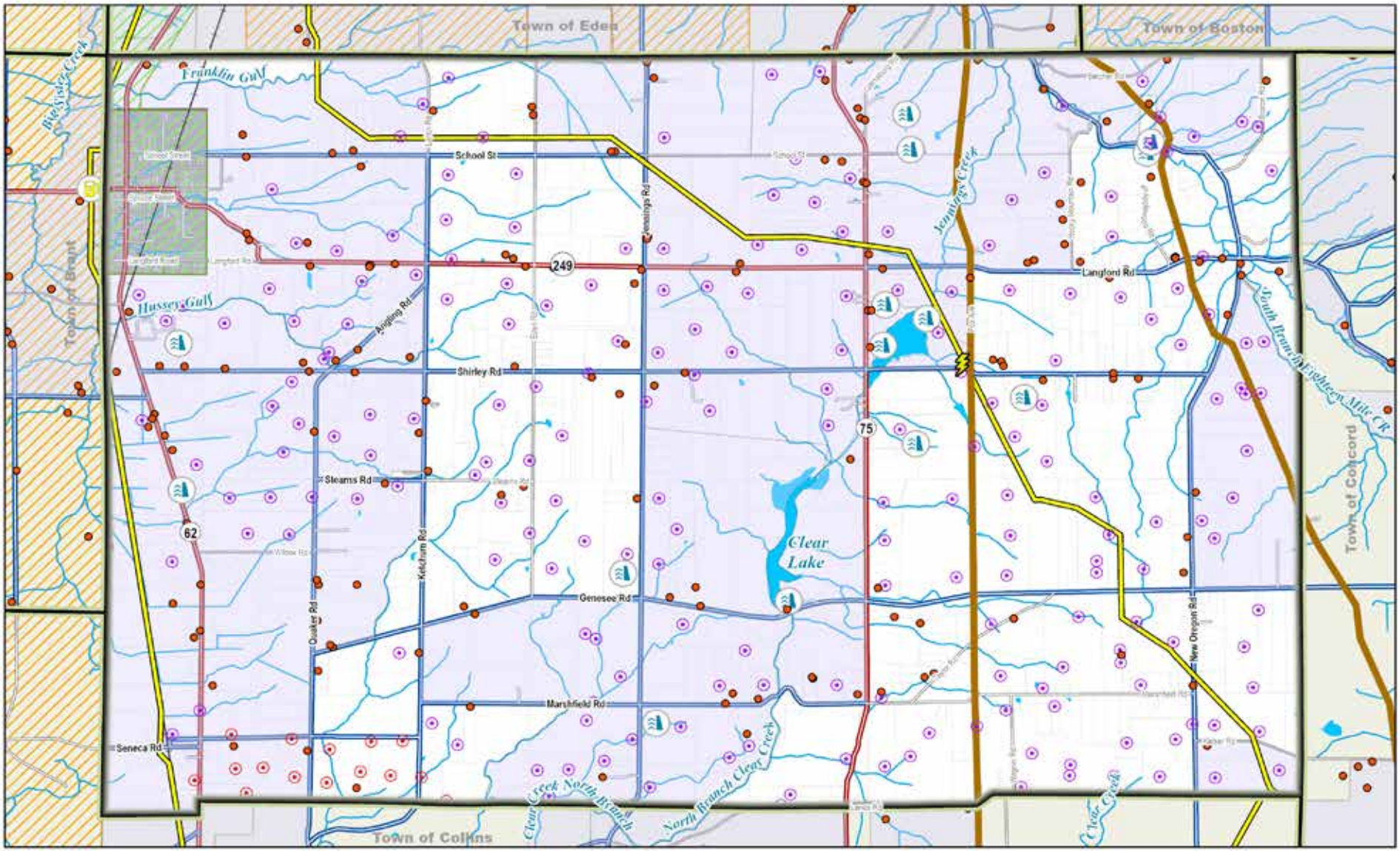
N
W E
S

0 0.25 0.5 1 Miles

Looking to the Future
Rooted in the Past

Town of North Collins
Comprehensive Plan Update

Map #6 Transportation Network



Legend

- Gas Well
- Storage Well
- Electric Substation
- High Voltage Power Line
- Electric Substation
- Gas Transmission Main
- Local Dams
- Water Wells
- Erie County Sewer District
- ECWA Water District
- Broadband Availability
- Interstate
- State Routes
- County Roads
- Local Roads
- Railroad
- Lake
- Creeks/Streams
- Village of North Collins
- Municipal Boundaries

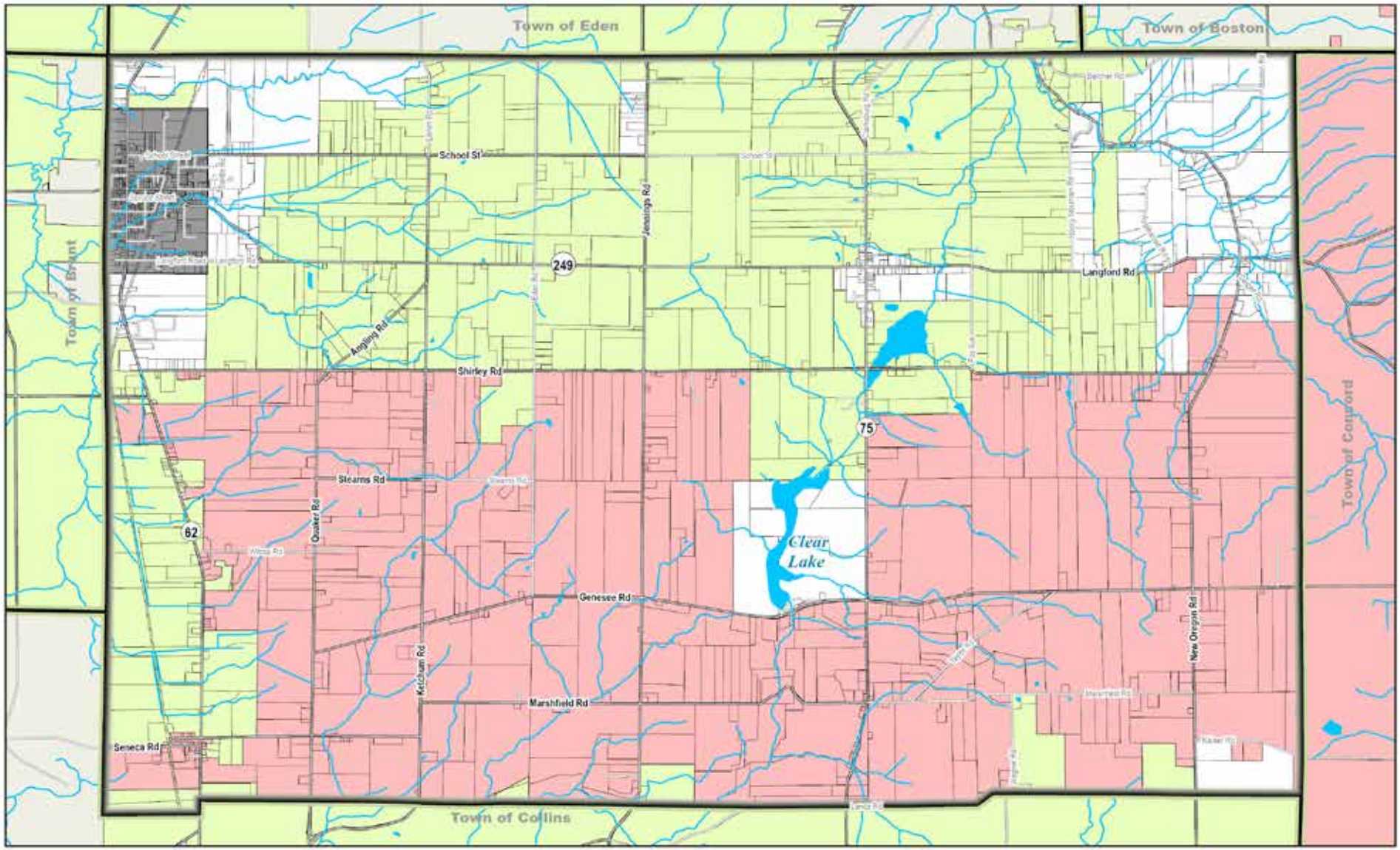
N W E S

0 0.25 0.5 1 Miles

Looking to the Future — Rooted in the Past

Town of North Collins
Comprehensive Plan Update
Map #7 Local Utilities

CPL ARCHITECTURE ENGINEERING PLANNING CPLteam.com



Legend

Agricultural District

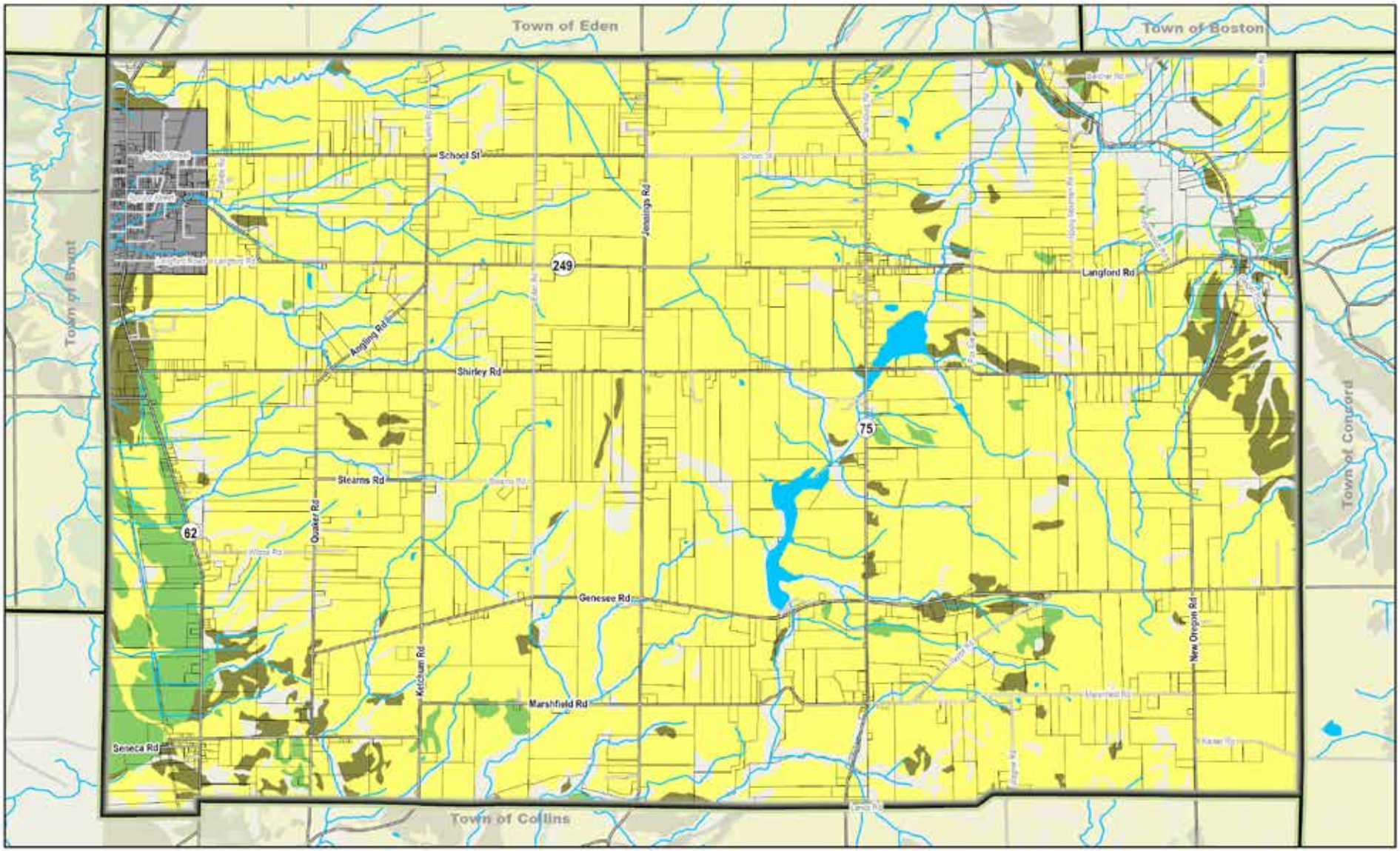
- District #8
- District #15
- State/County Roads
- Local Roads
- Town of North Collins
- Village of North Collins
- Waterbodies
- Lake
- Creeks/Streams
- Municipal Boundaries

N W E S

0 0.25 0.5 1 Miles

Looking to the Future — Rooted in the Past

Town of North Collins
Comprehensive Plan Update
Map #8 Agricultural Districts



Legend

- Municipal Boundaries
- Town of North Collins
- Village of North Collins
- North Collins Parcels
- State/County Roads
- Local Roads
- Waterbodies
- Lake
- Creeks/Streams

Agricultural Soils

- Statewide Importance
- Not Prime or Important
- Prime Farmland
- Not Prime or Important
- Municipal Boundaries
- Town of North Collins

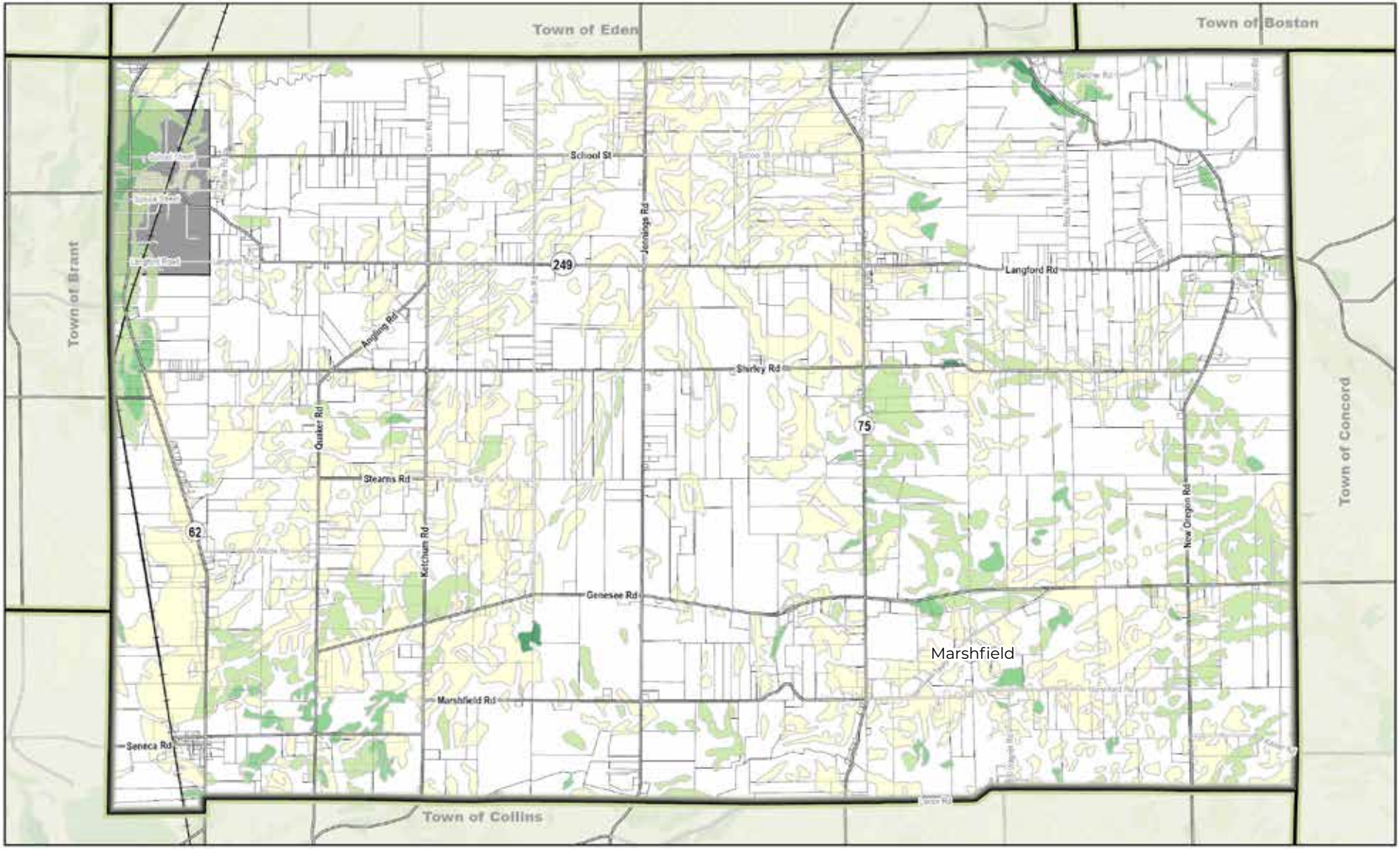
N W E S

0 0.25 0.5 1 Miles

Looking to the Future — Rooted in the Past

Town of North Collins
Comprehensive Plan Update

Map #9 Agricultural Soils



Legend

Mineral Soils Groups 1-4

- 1
- 2
- 3
- 4
- Municipal Boundaries
- State/County Roads
- Local Roads
- Railroad
- North Collins Parcels
- Village of North Collins

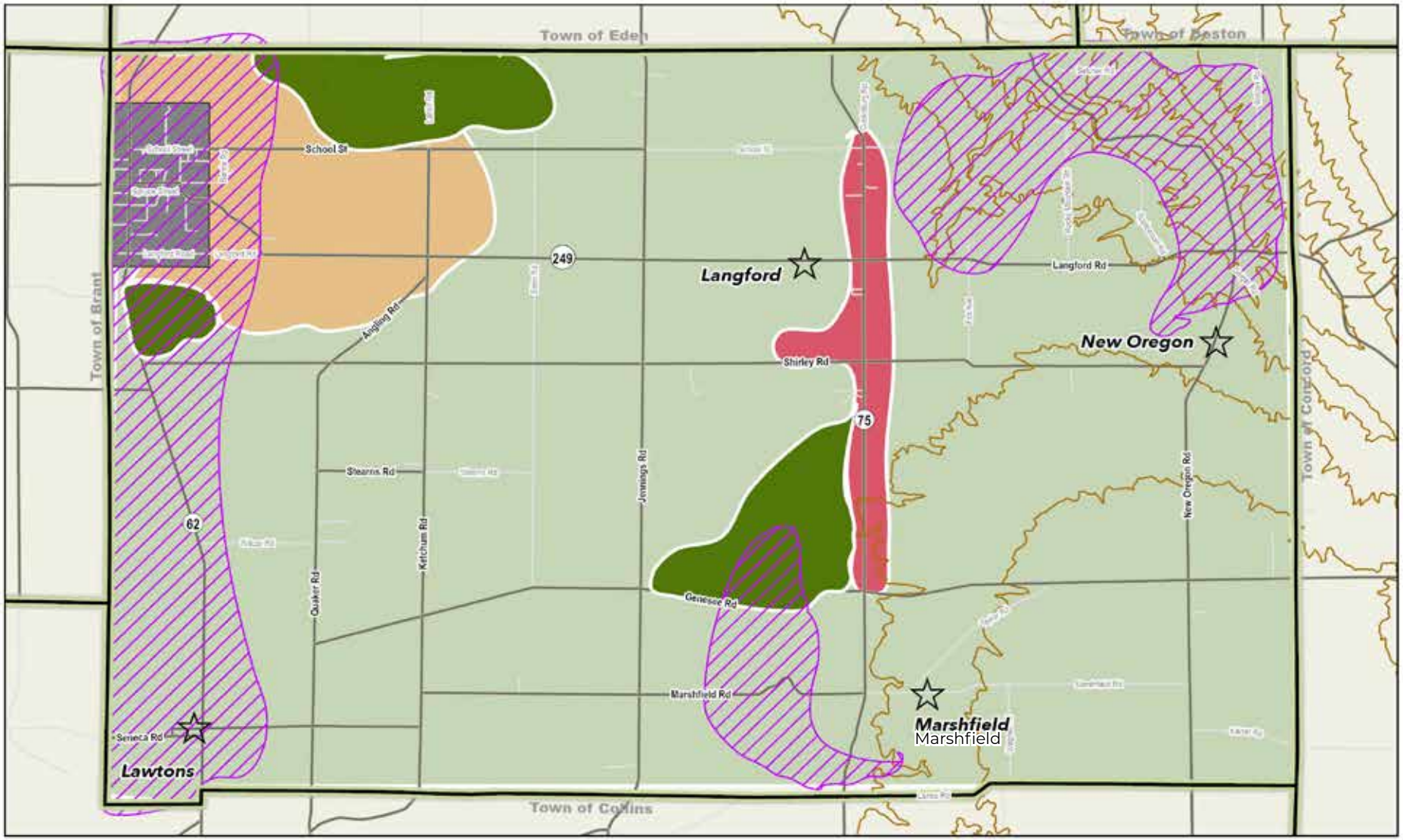
N W E S

0 0.25 0.5 1 Miles

Looking to the Future — Rooted in the Past

Town of North Collins Comprehensive Plan Update

Map #10 Highly Productive Agricultural Soils



Legend

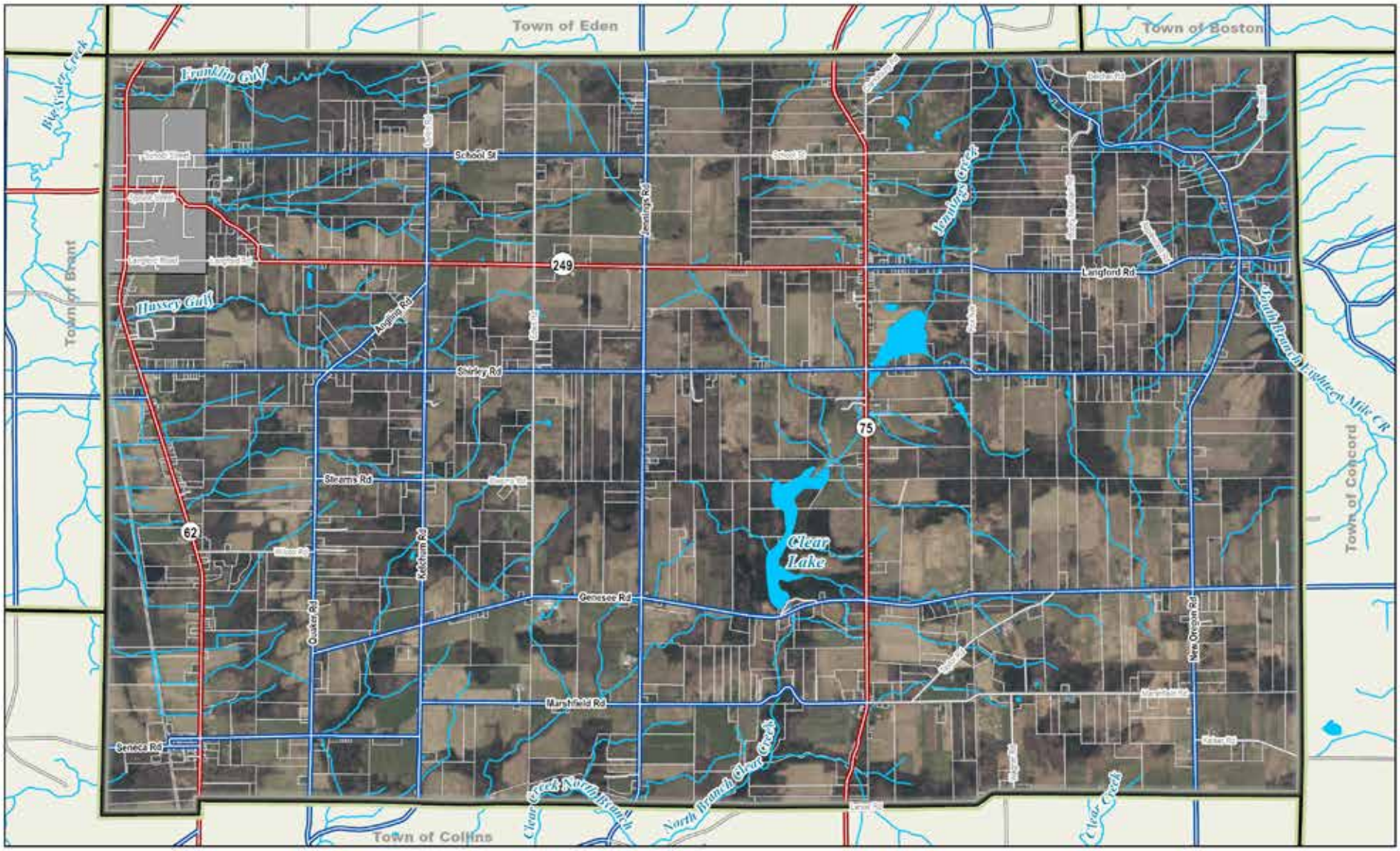
- Conservation Areas
- Hamlet/Mixed-Use
- Medium Density Residential
- Rural Agricultural/ Open Space
- Rural Commercial
- Village of North Collins
- Sensitive Environmental Areas
- Contours 100ft

N
W E
S

0 0.25 0.5 1 Miles

Looking to the Future
Rooted in the Past

Town of North Collins
Comprehensive Plan Update
Map #11 Future Land Use



Legend

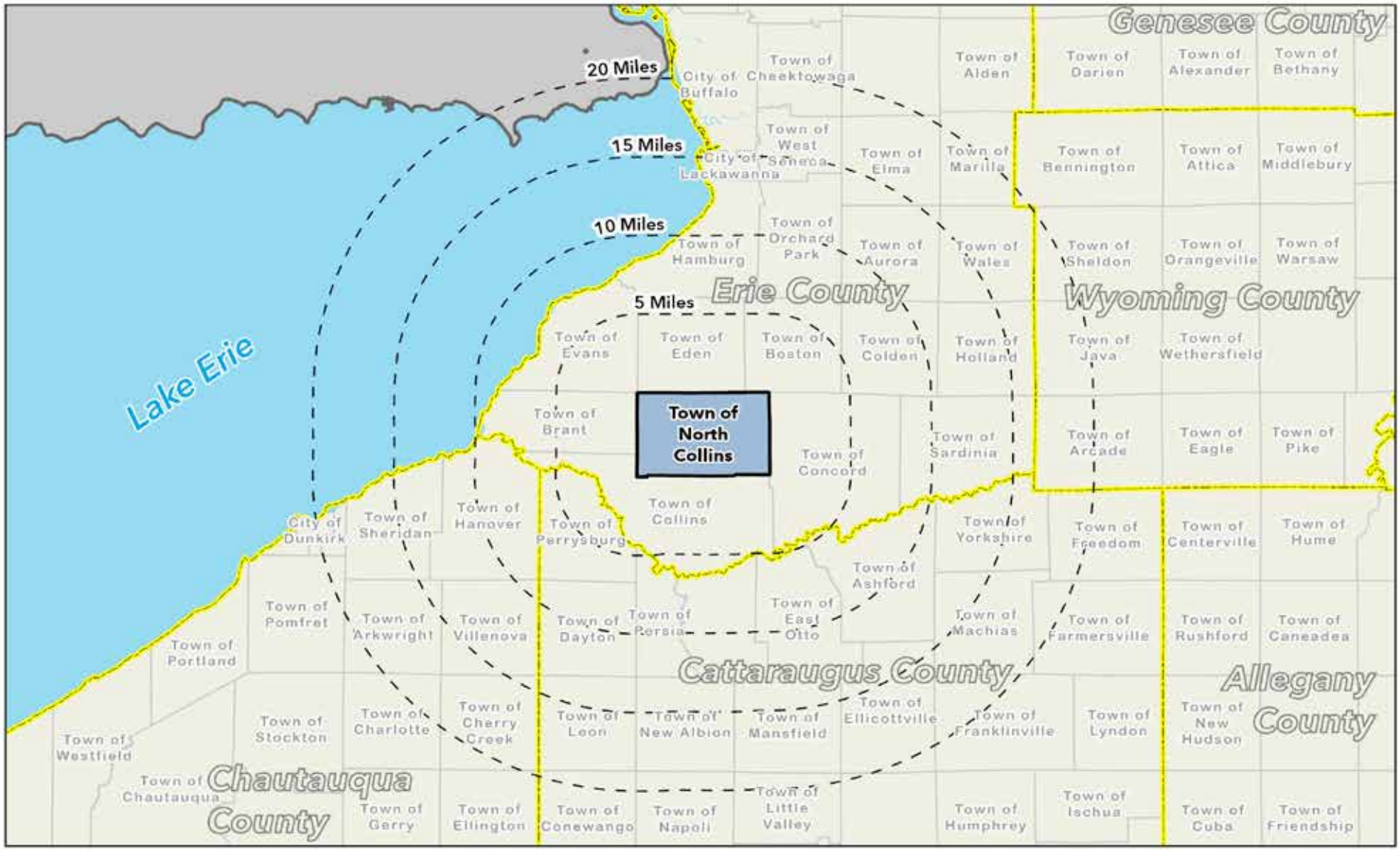
- Interstate
- State Routes
- County Roads
- Local Roads
- Creeks/Streams
- Lake
- Village of North Collins
- Municipal Boundaries

N W E S

0 0.25 0.5 1 Miles

Looking to the Future
Rooted in the Past

Town of North Collins
Comprehensive Plan Update
Map #12 Aerial Imagery



Legend

- Town of North Collins
- Distance Buffer
- Municipal Boundaries
- Lake Erie
- County Boundaries

N W E S

0 2.5 5 10 Miles

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Town of North Collins Comprehensive Plan Update

Map #13 Regional Location