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CHAPTER 1: INTRODUCTION

This document represents the Comprehensive Plan update to the Town of Concord and Village of Springville 1999 Joint Comprehensive Plan. The project was funded through the Housing and Urban Development's (HUD) CBDG (Community Block Development Grant) funding program, which was acquired by Erie County. In 2015, the Village of Springville completed their own Comprehensive Plan, separate from the Town of Concord. The Town of Concord recognizes the value of the Village of Springville's plan and seeks to build upon this plan, expanding on those goals and objectives that are shared amongst the two communities, while at the same time maintaining a focus on those priorities that are unique to the Town. This plan is designed to be consistent with other regional planning documents including, but not limited to: One Region Forward and the companion Regional Framework for Growth; A New Way to Plan for Buffalo-Niagara (2014); Western New York Regional Sustainability Plan (2012); REDC: A Strategy for Prosperity in Western New York (2011) and their yearly updates. The overarching goal of this plan update is to both build upon the previous Comprehensive Plan completed for the Town of Concord and Village of Springville in 1999 and, more recently, the Comprehensive Plan completed for the Village of Springville in 2015.

1.1 Regional and Local Setting

The Town of Concord is located in southeastern Erie County, approximately 25 miles southeast from downtown Buffalo. At approximately 70 square miles, it is the largest town in area in Erie County. In 2015, the U.S. Census Bureau estimated the population of the Town at 8,547 residents, with 4,328 (approximately 50.6%) of those residents living in the Village of Springville. The Town of Concord is a primarily rural/agricultural community that has some commercial development along U.S. Highway 219 and State Route 39 and some light development existing on the immediate outskirts of the Village of Springville's municipal limits. All of the Town of Concord, including the Village of Springville, is defined in the *Erie-Niagara Framework for Regional Growth* as a "Rural Area," which the Framework notes are among the least intensely developed lands in the region and include large tracts of open lands, forests and farmland. The Village of Springville serves as a critical hub of commercial services and civic institutions for the Town and its residents. Historically, the Town of Concord has been, much like it is today, an agricultural community, its agricultural roots dating back to the Town's founding, over 200-years ago, in 1812. Today, over 50% of the Town's land area is part of Erie County Agricultural District #15 and is dedicated to farming. For the most part, the Town has avoided having large chunks of active farmland from being converted to low-density, residential subdivisions (exurban sprawl).

1.2 Previous Comprehensive Planning Endeavors

As stated previously, the Town of Concord last completed a comprehensive planning process in 1999, more than 17-years ago. The plan was completed by NUTTER Associates, Community Planners; Trowbridge & Wolf Associates, Landscape Architects; E&M Engineers and Surveyors, P.C.; and GIS Resource Group. It was titled "Town of Concord and Village of Springville, Erie County, New York: Joint Comprehensive Plan." It identified

goals by assigning specific objectives to one of the eight (8) following categories: The Environment, Economic Development, Residential Development, Urban Design and Historic Preservation, Parks and Recreation, Community Services, Transportation, and Infrastructure. These goals and objectives ranged from broad to specific and they were designed to be shared amongst both the Town of Concord and the Village of Springville. The "Development Vision" adopted by the two communities in 1999 was as follows:

The Concord/Springville community values and wishes to preserve the scenic beauty, farmland, hamlets, natural environment, historic architecture, sites and ambiance of the Town of Concord. It also wishes to enhance and strengthen the Village of Springville as the civic, cultural, and economic center of Concord and the surrounding nine-town area, and maximize its location at the southern gateway to Erie County.

1.3 Reasons for Preparing a Comprehensive Plan

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

The goal of the Comprehensive Plan update is to develop recommendations for future development in the Town, while recognizing the community's unique assets and considering the surrounding Towns and the overall Region. This Plan is intended to serve as a framework within which the community will be able to evaluate future land use and development issues. It examines the environmental, demographic, physical, and development aspects of the community and the regulatory setting guiding these factors. It addresses the issues and concerns specific to the community, based on input from local residents through a variety of forums. The goals and objectives, recommendations and implementation steps included in this Plan are designed to address the community's individual concerns, and reflect its unique and distinctive vision for its future.

It became clear that many issues couldn't be adequately addressed from a purely local perspective. They cut across jurisdictional boundaries, and are best approached on an inter-municipal basis. Therefore, this plan update identifies overarching regional issues and opportunities in the Town of Concord and articulates goals, makes recommendations, and suggests implementation items that apply to the Town and supports the Village of Springville, as functionally, they have an interdependent relationship with one another and the Village has a separate Plan.

Goals and objectives were developed for the Town of Concord with a keen awareness of the goals and objectives specified in the Village of Springville's recently adopted Comprehensive Plan (2015). Once adopted, the plan update will become a blueprint for the Town's continued growth into the 21st Century.

1.4 How Will the Plan be Utilized?

In accordance with Section 272-a of Town and Section 7-722 of Village law, Towns and Villages have the power to undertake comprehensive planning and to adopt a plan to help promote the health, safety, and general welfare of the Town or Village and to give due consideration to the needs of the people of the region of which the Town or Village is a part.

By law, (Sections 272-a and 7-722) the adoption of a comprehensive plan has the following effect:

- a. All Town or Village land use regulations must be in accordance with a comprehensive plan adopted pursuant to §272-a.11.(a) or 7-722.11.(a).
- b. All plans for capital projects of another government agency on land included in the Town or Village comprehensive plan, adopted pursuant to Section 272-a or 7-722, shall take such plan into consideration.

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

Section 284 of Town law and §7-741 of Village law allows communities to perform inter-municipal cooperation in comprehensive planning. Pursuant to these sections, the Town of Concord and the Village of Springville completed their previous comprehensive plan jointly in 1999. The completion of this plan update, while separate from the Village of Springville's recently completed Comprehensive Plan, relied on intergovernmental partnership, resulting in increased cooperation and effectiveness of comprehensive planning and land use regulation, more efficient use of infrastructure and municipal revenues, as well as enhanced protection of community resources, especially where such resources spanned municipal boundaries.

There is no regional entity governing the adoption of the Town of Concord's Comprehensive Plan update, and no individual Town or Village has any additional powers over any of its neighboring communities. However, it is hoped that in implementing the Comprehensive Plan update the Town of Concord, the Village of Springville, and their neighboring municipalities will continue to work together, especially on those actions determined to have cross-border influence or regional significance. Future agreements would cover forthcoming projects and, possibly in the future, a more permanent cooperative planning agreement could be put in place in the communities as a collective whole.

Comprehensive planning is a continuous process, and the Comprehensive Plan completed for the Town of Concord and the Village of Springville adopted in 1999, along with the recently completed 2015 Village of Springville Comprehensive Plan, should be used as a references associated with this plan update.

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CHAPTER 2: EXISTING CONDITIONS AND ANALYSES

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

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

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

2.1 Demographics

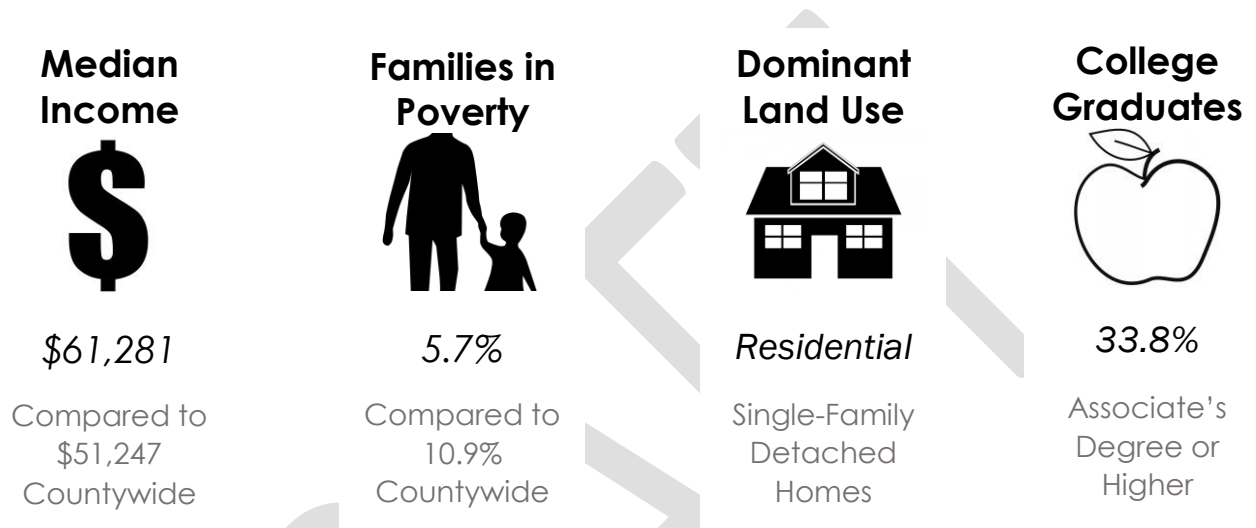
2.1.1 Setting and Background

With the current focus on regional planning, it is important to understand how the Town of Concord fits into the wider regional context. Situated approximately 25-miles southeast of downtown Buffalo, the Town of Concord is a rural, agricultural town, traditionally serviced by the Village of Springville. Approximately 50.6% of the Town of Concord's population resides in the Village of Springville. Much of the Town's labor force (to include the Village of Springville) works outside of the Town. The population of the Town is dependent on the metropolitan economy, not only for labor force participations, but also for meeting many of their everyday needs. As such, the development policies of the Town must be crafted in full recognition of the Town's and the Village of Springville's important roles in the regional economy and also the Town's dependence on regional transportation networks, utilities, and employment opportunities.

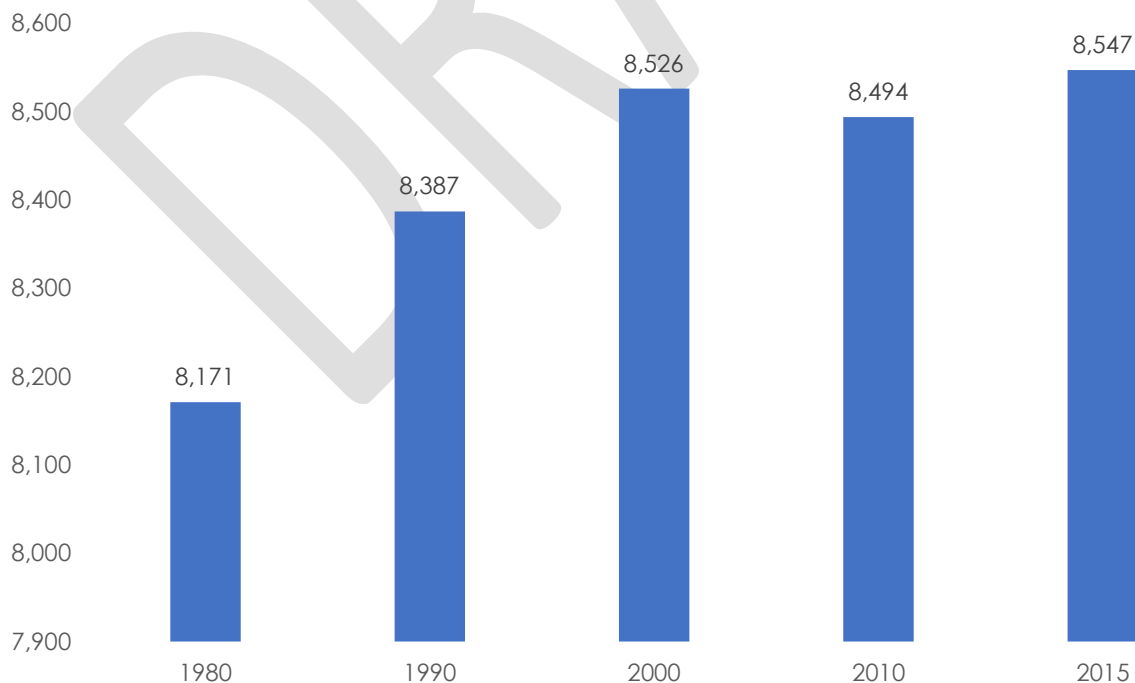
¹ U.S. Census Bureau, *How the American Community Survey Works for Your Community*, <https://www.census.gov/programs-surveys/acs/about/how-the-acs-works.html>

The Town of Concord is seeking to maintain harmony between those qualities that drew residents there in the first place (e.g. rural quality of life, open space, excellent schools, great homes/building stock, etc.) and the increased demands and pressures that a growing population bring with it (e.g. traffic congestion, adequate fire/emergency services coverage, demand for public recreational facilities, etc.). This presents a challenge, as the Town of Concord is one of a handful of municipalities in Erie County that is currently growing in population (2015 ACS estimates).

2.1.2 Notable Figures – Town of Concord



2.1.3 Population Trends – Town of Concord



The Town of Concord's population, including the Village of Springville, was 8,494 in 2010. The Town's population outside of the Village of Springville, the area defined as the Concord CDP² was 4,198. The 2015 American Community Survey (ACS) estimated that the Town's population showed signs of growth from 2010, with an estimated population of 8,547, an increase of approximately 53 from 2010. Taking a longer term perspective, from 1980 to 2010, the Town of Concord has grown in population, from 8,171 residents in 1980 to 8,494 residents in 2010, an increase of 355 persons.

The Town's population trend is fairly consistent with Erie County as a whole, where some of the outlying Towns are growing, not because of higher birthrates or immigration rates, but rather due second ring suburban development as residents previously residing in the City of Buffalo or first-ring suburbs move further out into the far reaches of Erie County, often times building low-density, residential subdivisions on lands that were previously agricultural/farmland.

Based on building permit data provided by the Town of Concord, it is anticipated that the Town will continue to experience population growth. Based on this data, between 2010 and 2016, 42 new homes were constructed in the Town of Concord.

2.1.4 Household Income – Town of Concord

Median household income in the entire Town of Concord was estimated at \$61,281 in 2015. Median household income levels in Erie County as a whole were estimated at \$51,247, \$10,034 less than those found in the Town of Concord. Concord's household income levels are fairly characteristic of communities that serve as second ring suburbs within the Buffalo metropolitan area, they are generally higher. To provide some regional context, the median household income of residents in the City of Buffalo's municipal limits was estimated at \$31,918.

2.1.5 Poverty Levels – Town of Concord

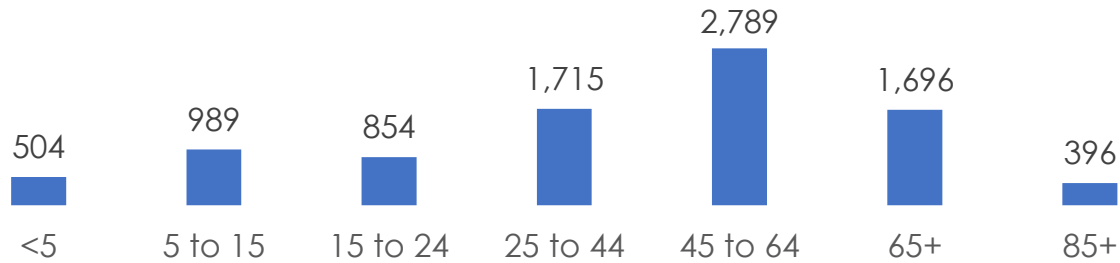
Poverty levels are estimated by the number of families and the number of people whose income the 12 months prior to survey was below the poverty level. From 2010 to 2015 poverty levels in the Town of Concord decreased for families, from 7.1% to 5.7%, and remained about the same for people, from 9.3% to 9.4%. In comparison, Erie County's poverty levels in 2015 were estimated to be 10.9% for families and 15.0% for people.

2.1.6 Age Distribution – Town of Concord

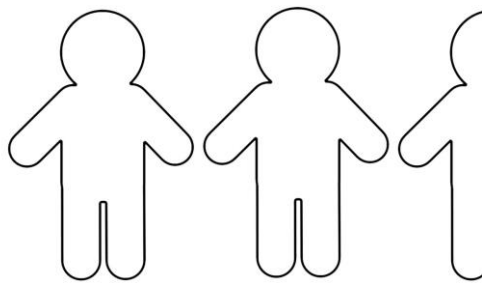
In the Town of Concord, seniors, age 65 and over, accounted for an estimated 19.8% of the population, which was 3.6% higher than the percentage of seniors (16.2%) found in Erie County's collective population. The number of seniors in the Town of Concord has increased by 4.7% since the year 2000, when seniors accounted for 15.1% of the Town's

² The Town of Concord outside of the Village of Springville is a CDP, or "Census Designated Place." For ease of reference, this document focuses on population of the Town of Concord, including the Village of Springville, as the two communities enjoy an interdependent socio-economic relationship with one another.

population, compared to the estimated 19.8% in 2015. In 2015, the estimated percentage of Town residents under the age of 20 was 23.5%, nearly one-quarter of the Town's population base and approximately 3.7% greater than the percentage of seniors living in the Town.



2.1.7 Household Composition – Town of Concord



2.43
Persons
Average Household Size

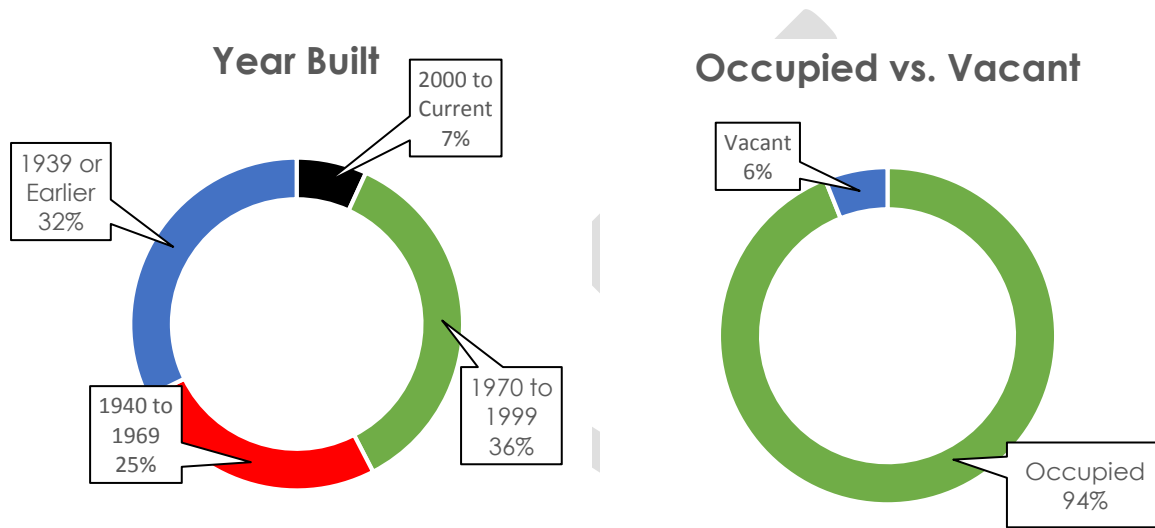
The average household size in the Town of Concord is 2.43 persons, while the average family size is 2.97 persons. The number of householders living alone (959) accounted for over one-quarter (28.2%) of the Town's populace. Family households (families) accounted for 66.9% of the types of households in the Town of Concord, while non-family households represented just over one-third (33.1%). Just over one-quarter of family households (27.6%) have children under the age of 18 living in the household.

These household composition numbers are similar to what is found in Erie County as a whole, although there were some key differences. The Town of Concord has a slightly higher household size at 2.43 persons than the 2.32 person average household size found in Erie County. The percentage of householders living alone in the Town of Concord, 28.2%, was less than the 33% countywide.

In addition, the percentage of family households and non-family households in the County, 60% and 40%, respectively, were different than what was found in the Town. The 60% of family households in the County was less than the 66.9% found in the Town and the 40% of non-family households in the County was greater than the 33.1% found in the Town of Concord.

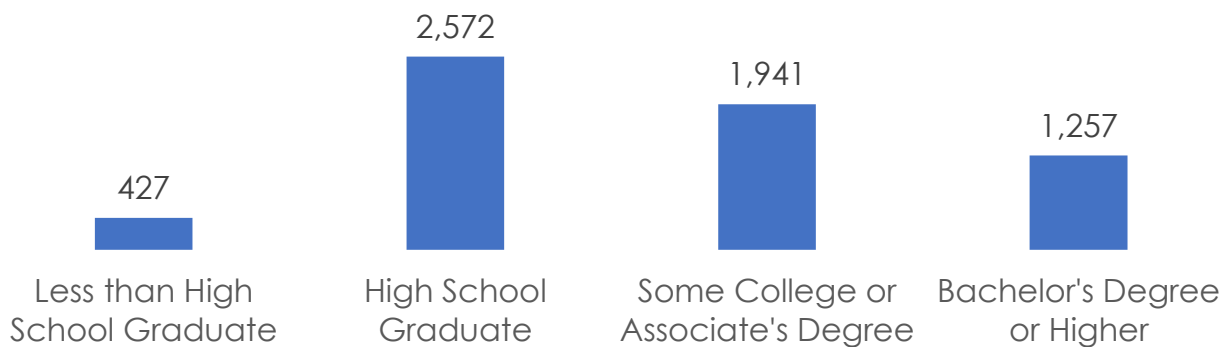
2.1.8 Household Units – Town of Concord

In 2015, the Town of Concord had an estimated 3,936 housing units and an estimated 238 of those (6%) were vacant. The majority of housing unit were single-family, detached homes (2,781, 70.6%). Approximately 2,267 of the housing units in the Town were built prior to 1970 (57.5%) and approximately 32.2% (1,268) of the Town's housing units were constructed prior to 1940. The U.S. Census Bureau estimated that there were 149 buildings in the Town that contained 20 or more housing units in them (e.g. apartment buildings). An additional 207 housing units in the Town were mobile homes.



2.1.9 Educational Attainment – Town of Concord

It was estimated that 93.1% of the Town of Concord's residents ages 25 and over were high school graduates (or have earned their GED) and approximately 20.3% of that same group hold a bachelor's degree. In comparison, 90.3% of Erie County's residents ages 25 and over were high school graduates and approximately 31.5% of persons within this age range held bachelor's degrees.



2.2 Environment

The natural environment of the Town consists of the physical characteristics of the land and ecology of the communities. This section of the plan considers the natural environment, focusing on the sensitive environmental features that require some degree of protection from development.

2.2.1 Topography

Topography is one of the prime physical characteristics determining an area's development potential. Relief and grade levels often dictate the extent and character of land development. Land that is nearly flat or has gentle slopes (0-5 percent), lends itself more advantageously to development than land characterized by greater slopes or variation in elevation. The Town of Concord is generally characterized by sloping topography, with some areas where there are steeper slopes, especially on the numerous stream valleys that are found in the north, south, east, and west quadrants of the Town. The Town's elevations run from approximately 950 feet above sea level at the floor of Eighteen Mile Creek Valley to 1750 feet above sea level at the peaks of Kissing Bridge.

Steep slopes can be found on the streams that serve as tributaries to Cattaraugus Creek including, but not limited to: Spooner Creek, Spring Brook, and Derby Brook. Additional steep slopes can be found on Cazenovia Creek (West Branch), Sprague Brook, Eighteen Mile Creek, and Eighteen Mile Creek (South Branch). The topography slopes at Cattaraugus Creek, which serves as the southern border of the Town, separating it from the Towns of Ashford and East Otto in Cattaraugus County. This area, known as Zoar Valley is noteworthy for its spectacular gorges and pristine beauty. It is a popular spot for fishing and during the Spring for white-water rafting.

Topography, therefore, sets some limits to the prospective pattern of development in the Town, although it does not prohibit development outright. **Map X** shows the Town's topography.

2.2.2 Hydric Soils

Map X shows the location of hydric soils in the Town. Hydric Soils are defined by the USDA as "...a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part." Essentially, hydric soils are those soils that may be wet during parts of the year. They are likely to contain wetlands.

Hydric soils are found in virtually every portion of the Town, although a preponderance of them are located on the stream corridors of Cattaraugus Creek, Derby Brook, Spooner Creek, Eighteen Mile Creek, and Cazenovia Creek.

2.2.3 Stream Corridors and Watersheds

The U.S. Environmental Protection Agency (EPA) defines watersheds as the area of land that catches rain and snow melt, which drains or seeps into a marsh, stream, river, lake

or groundwater. In the Town of Concord, there are two sub-watersheds of the Niagara River Watershed (as delineated in the Buffalo Niagara Riverkeeper's *Niagara River Watershed Management Plan*), the Eighteen Mile Creek sub-watershed and the Buffalo River sub-watershed. By extension, both of these sub-watersheds are part of the larger Lake Erie Watershed.

Eighteen Mile Creek runs from the central north portion of the Town going through Towns of Boston and Hamburg prior to emptying into Lake Erie. Eighteen Mile Creek (South Branch) starts in the western portion of Concord and goes in a generally northwesterly direction, cutting through the Towns of North Collins and Eden prior to feeding into Eighteen Mile Creek in the Town of Hamburg.

Sprague Brook is located in the northeastern corner of the Town of Concord and feeds West Branch Cazenovia Creek. West Branch Cazenovia Creeks leaves Concord and flows north through the Towns of Colden, Aurora, Elma, and West Seneca and the City of Buffalo prior to merging into the Buffalo River, which empties into Lake Erie.

In addition to the two sub-watersheds that are part of the Niagara River Watershed, another major stream corridor and watershed system, Cattaraugus Creek, is part of the Lake Erie Watershed, forming the southern border of the Town and Erie County with Cattaraugus County to the south and following a generally northwesterly course through the Village of Gowanda before directly emptying into the lake in the Hamlet of Sunset Bay, New York. Spring Brook is located in the southern portion of the Town, flows southerly through the Village of Springville prior to emptying into Cattaraugus Creek south of the Village. (MORE on SPRING BROOK) It should be noted that Cattaraugus Creek has been ranked among the top ten fishing sites in New York State for steelhead trout. Scoby Dam is also located on Cattaraugus Creek. The dam was built in the 1920's and up until 1998 it was used as an electrical power source for Springville. The dam is 182 feet long and 38 feet high. It is classified as a high hazard dam. The US Army Corps of Engineers and NYSDEC are currently conducting a feasibility study for a project that would lower the dam by 25 feet, to a height of 13 feet. Benefits of the project include enhanced dam safety and improvements to the fishery in the creek.

The NYSDEC provides a classification to water resource ranging from AA to D. Class AA or A waters are suitable as sources for drinking water, Class B waters are for swimming/recreation, Class C waters are suitable for fisheries and non-contact, and Class D waters are the lowest rated waters in New York State. Some waterbodies are further distinguished with a T (trout) or TS (trout spawning).

Cattaraugus Creek is a Class B waterbody, Eighteen Mile Creek is a Class A waterbody, South Branch Eighteen Mile Creek is a Class C(TS) waterbody, West Branch Cazenovia Creek is a Class B waterbody, Sprague Brook is a Class B waterbody, and Spring Brook is a Class B and Class C waterbody. (MORE ON WEST BRANCH OF CAZ AND OTHER CREEKS-SEE CAROL REPORT).

2.2.4 Floodplains and Wetlands

The region contains flood zones that have been designated by the Federal Emergency Management Agency (FEMA) as areas subject to flooding. These areas are depicted on FEMA Flood Insurance Rate Maps (FIRMs). The flood zones are established based upon the degree to which an area is susceptible to flood damage. The flood hazard areas (100-year floodplains) are depicted in general form on **Map X**, but should only be used for general planning purposes. Persons interested in determining the exact locations of the flood hazard boundary areas should refer to the official map on file at the Town of Concord, Town Clerk's office, particularly in regard to the need for flood insurance for a property. Significant flood hazard areas in the Town of Concord are primarily found south of Genesee Road on the banks of Spring Brook, Spooner Creek, and Cattaraugus Creek.

There are both State and Federal wetlands located in the Town of Concord. Wetlands are defined by the New York State Department of Environmental Conservation (NYSDEC) as transition areas between uplands and aquatic habitats. They are identified by a variety of factors including the presence of standing water, vegetation, and soil type. The NYSDEC regulates any wetland area that meets their definition and is 12.4 acres or larger. Federal wetlands are under the jurisdiction of the Army Corps of Engineers, who regulates development within federal wetlands if they are 0.1-acre and are associated with a navigable waterway.

Wetlands are an extremely important environmental resource that perform numerous functions. The NYSDEC has listed some of these functions as flood and storm water control, surface and groundwater protection, erosion control, pollution treatment and nutrient cycling, and fish and wildlife habitat, as well as public enjoyment. Wetlands are found in every portion of the Town, although a preponderance of them are near the stream corridors of Derby Creek, Spooner Creek, and Spring Brook. These wetlands are depicted on **Map X**.

This Comprehensive Plan sets basic Town policies for protecting the Town's important drainage features: the creeks, the floodplains, and the wetlands. The policies, carried out through effective regulation, are intended to protect the public interest from the adverse effects of development that disregards the drainage system. There are many benefits associated with protecting drainage features. By acting as a natural sponge to trap stormwater, snowmelt, and other surface waters, they reduce the volume and speed of runoff. This protects areas from negative impacts associated with flooding and helps reduce risk of erosion. They add natural beauty to the Town, and provide important habitats for wildlife. Avoiding development in floodplains prevents risks associated with serious flood damage.

Too often the public at large bears the cost of development which disregards the drainage system by having to pay for engineering and public works measures to reduce the risk of flood damages. These costs and potential damages can be minimized by establishing proper natural resources policies to guide local development actions. These policies may best be utilized by providing the basis for establishing a master plan for drainage.

2.2.5 Wildlife

In addition to the wildlife found in and around the numerous stream corridors and wetlands, Sprague Brook County Park (Erie County Parks, Recreation, and Forestry) and Scoby Dam Park (Erie County Parks, Recreation, and Forestry) both offer easy access to abundance of wildlife. Sprague Brook County Park is located in the northeastern part of the Town on Sprague Brook (a portion of the park is actually located in the neighboring town, Sardinia. Scoby Dam Park is located on the southern edge of Concord on the banks of Cattaraugus Creek.

At Sprague Brook County Park visitors can encounter a variety of plants, birds, and mammals. Some of the mammals at Sprague Brook County Park include: porcupines, foxes, deer, hares, and raccoons. Birds include: woodpeckers, robins, herons, geese, and ducks. Scoby Dam Park was built with a hydroelectric dam as its centerpiece and it is famous for its steelhead trout fishing below the dam (the dam is the furthest point east that trout can swim upstream on Cattaraugus Creek to spawn) and its rainbow and brown trout fishing above the dam. Other species of fish including Salmon can be found in and around Scoby Dam Park. **Map X** shows the location of both these parks.

The Zoar Valley Multiple Use Area is located directly to the west of the Town of Concord along both the north (Erie County) and south (Cattaraugus County) banks of Cattaraugus Creek. It is a New York State Watchable Wildlife site, visitors can see hawks, woodpeckers, woodchucks, foxes, turtles, deer, pheasants, squirrels, grouse, and newts. Zoar Valley is managed by the New York State Department of Environmental Conservation and is open to the general public year-round, from sunrise to sunset, free of charge.

2.2.6 Scenic Resources

In general, there are many scenic resources in the Town of Concord. Particular views of scenic interest include: Scoby Dam Park and Sprague Brook County Park, Cattaraugus Creek, and any number of the working agricultural lands located throughout the Town.

2.2.7 Historic Built Environment and Cultural Resources

Nearly one-third (32%) of the Town of Concord's existing housing stock was built prior to 1939, implicating that there are many buildings in the community that are over the 50-year-old threshold commonly utilized as a baseline for determining architectural or historical significance.³

The Scoby Hill Dam is listed on the National Register of Historic Places and it is the only structure listed on the National Register that is located in the Town of Concord (outside

³ It should be noted that a building or a site can be less than 50-years-old and still be considered for architectural or historical significance and listing on the State/National Registers, the 50-year-old threshold is simply a widely held, including in New York State, demarcation line utilized by architectural historians and historians to help organize the process for identifying architecturally or historically significant buildings and/or sites.

of those listings on the National Register located within the Village of Springville) The Concord Historical Society plays an active role in celebrating and preserving the rich architectural and cultural history of both the Town and the Village of Springville. The Concord Historical Society owns and maintains a number of buildings including: the Warner Museum (of Pop Warner fame, Glenn "Pop" Warner was native of the Village), Carriage House, and Outbuildings; the Lucy Bensley Center Research Library (which houses extensive collection of genealogical records, cemetery records, photograph collections, and personal journals); and the Concord Mercantile/Heritage Building complex.

There are numerous State designated Archaeological Sensitive Areas (ASA) located throughout the Town of Concord (and Village of Springville). ASAs exist in the vicinity of Middle Road and Virginia Street, on both sides of U.S. Highway 219 near its intersection with State Route 39 extending south to the Cattaraugus County line, south of Main Street in the Village of Springville north of Cattaraugus Creek, and in the vicinity of Trevett Road with Genesee Road. The State designates/establishes ASAs whenever a known archaeological site is located within a 0.50-mile radius.

Archaeological surveys have been completed in many parts of the Town in relation to both individual site development plans and transportation and infrastructure related improvements. Known archaeological sites are not mapped, deliberately so, to protect their integrity from vandalism, looting, and/or theft. The New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) should be consulted prior to conducting any site development activities in the Town or the Village.

2.3 Land Use and Zoning

The Town of Concord regulated land used through the utilization of comprehensive planning and zoning regulations. The draft land use plan delineated in the Comprehensive Plan, informs the zoning regulations of the Town and serves as the legal basis for the zoning districts that are established within the Town's municipal limits. Land use is also impacted by the New York State Environmental Quality Review Act (SEQRA) and the requirements of the New York State Agricultural and Markets Law for those properties located within an agricultural district. In total, there are approximately 2,700 unique parcels of land located in the Town of Concord.

2.3.1 Existing Land Use

Lands in the Town of Concord and the Village of Springville are generally organized into eleven (11) unique categories that include: No Data; Agricultural; Residential; Vacant; Commercial; Recreation & Entertainment; Community Services; Industrial; Mine/Quarry; Public Services, and Wild, Forest, Conservation Land.

Map X shows the existing land use patterns in the Town of Concord. In general, the vast majority of lands in the Town are either Agricultural or Residential. Some of the lands are both, but are classified on the land use code assigned to them by the assessor, which can lead to under representation and over representation. A substantial amount of the land has been assessed as Vacant Land, which one could infer to meaning a number of different things including, potentially, that the land is un-buildable or un-farmable due to topography or these parcels are abandoned agricultural lands. Other land use categories that should be noted due to their preponderance include Wild, Forest, and Conservation lands and Mine/Quarry lands.

The Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions by Carol Horowitz states that an understanding of the community's existing land use patterns is an important component of the Comprehensive Plan. Since the use of land changes over time, knowledge of existing development patterns can be helpful in identifying trends and also may help to ensure that proposed future land uses are compatible with the current use of an area.

In order to assess the existing land use pattern in the Town, an Existing Land Use Study was conducted. Initially, a draft Land Use Map, showing all of the approximately 2700 parcels in the Town, was generated using GIS data from Erie County, which shows the land use on each parcel taken from Real Property assessment records. The property type classification codes were organized into broad land use categories, such as agriculture, public, vacant, or residential. Then a windshield survey of all parcels visible from public roads was conducted to field evaluate the land uses and to gain an understanding of the Town's overall development pattern, including the types and locations of various land uses. Although the windshield survey was conducted during the first two weeks in December 2015, weather conditions were ideal, with dry roads, no snow cover, and no foliage on deciduous trees. To complement the field survey, the 2014 Orthophotography Map, available on the Erie County website, 1 was consulted in order to assess the interior

of some large parcels. The initial Land Use Map was updated based on information gathered during the windshield survey and the aerial photography records. The Land Use Map was further refined based on input from members of the Town of Concord Master Planning Committee.

Because the Existing Land Use Map is based on parcels, it assumes that only one land use is conducted on each parcel. However, there are many parcels that contain more than one land use, for example, parcels that have a single family home and also contain some type of agricultural activity. In those instances, the parcel is categorized according to the land use classification assigned by the assessor. This methodology may under-represent or over-represent some types of land uses in some instances; however, overall the existing land use survey provides a reasonable representation of Concord's current development patterns, outside the Village of Springville.

Land uses in the Town of Concord are shown on Existing Land Use Map (Figure 1) and are summarized in the table below. Almost one-half (43%) of the land area in Concord is devoted to residential development. Agriculture and vacant land each comprise about one-quarter of the Town's land area. The remaining twelve percent of land area is split among commercial, industrial and public land uses.

Table 1: Existing Land Uses, 2015

Type of Land Use	Calculated Acreage	Percentage	Rank
Agricultural	9,468	23.2	2
Residential	17,346	42.5	1
Commercial and Commercial Recreation	1,169	2.9	4
Industrial	111	0.3	10
Mineral Extraction	1,015	2.5	5
Utilities	385	0.9	9
Public	783	1.9	7
Public Forest	707	1.7	8
Private Forest	910	2.2	6
Vacant	8,921	21.9	3
Total	40,815	100.0	-

Source: Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions by Carol Horowitz, 2016

Residential Land Use

Approximately 43 percent of the land in Concord is residential. This category ranges from apartments to single family homes located on large and very large lots. Table 2 shows the variety of residential land use within the Town.

Table 2: Residential Land Uses, 2015

Residential Land Use	Acres	Percentage
Single Family	16,041	92.5
Two-Family	106	0.6
Multi-Family	1,187	6.8
Mobile Home Parks	12	0.07
Total	17,346	99.97*

*Does not total 100% due to rounding

Source: *Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions* by Carol Horowitz, 2016

Single family homes comprise the vast majority of residential land usage. This is a broad category that encompasses a wide variety of housing types, ranging from homes on small lots in East Concord, Morton's Corners and other traditional hamlets to homes on very large lots.

The category of two family residences includes both traditional attached duplexes, such as those on Genesee Road west of Route 219, as well as lots containing two separate buildings. Similarly, multiple family residential includes both apartment buildings and lots with more than one residential structure.

Two mobile home parks are located in the Town, one on North Street and one at the corner of Vaughn Street and Middle Road.

Because there are very limited public water supply and public sanitary sewerage disposal services in the Town, most residential development occurs on larger lots that can accommodate private wells and septic systems. Due to these infrastructure constraints, there are very few traditional subdivisions on medium sized lots. Instead, the pattern has been to develop large lot subdivisions, on lots of five acres or more, with all lots taking access from existing public roads. The development of Townsend Road south of Genesee Road is an example of this type of subdivision pattern. The Crane Ridge subdivision, in the northeast section of the town, is an example of a subdivision on smaller lots; this subdivision is served by its own, dedicated water supply and sewage disposal systems, which support the smaller lot size.

Commercial and Commercial Recreational Land Uses

The *Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions* by Carol Horowitz states that only 2.9 percent of Concord's land area is devoted to commercial and commercial recreational uses (See Table 1), and much of that area is devoted to commercial recreation. Still, the commercial and commercial recreational category ranks fourth in land usage.

Traditionally, the Village of Springville served as the retail center for the town, and Springville has continued to be the pedestrian-oriented, retail center of the community. More recently, highway-dependent, commercial development has occurred near the intersection of Route 39 and South Cascade Drive, in the vicinity of the Route 219

interchange. Most of this development is located in the Village, but there is some commercial activity in the Town on South Cascade Drive.

Because the Village is the commercial center of the community, there is no large center of commercial activity in the Town. However, there are pockets of commercial activity throughout the town. Many of these nodes of commercial activity are located in the town's historic hamlets, including East Concord and Mortons Corners. One of the largest of the commercial areas is in the hamlet of East Concord, which includes a post office, restaurant, inn, and other commercial activities. There is also a commercial area on Route 39 east of the Village, at the intersection of Vaughn Street.

Individual commercial parcels are scattered throughout the Town. These businesses include the auto repair facility on Fowler Road, Concord Amish village on the corner of Trevett Road and Route 39, and the auto body shop on Springville-Boston Road.

While not apparent from the data shown in Table 1, there is the significant amount of commercial activity in the town that occurs as home occupations and professional residence offices on parcels that are primarily used as single family residences. These home occupations include computer repairs, taxidermy, and contractors.

A sub-category of commercial land use is commercial recreational activities, which are privately-owned facilities that are open to the public, or to members, for recreation. Concord is home to several large commercial recreational facilities. These include Kissing Bridge Ski Resort, Concord Crest Golf Course on Sharp Street, and Springville Country Club on South Cascade Road. This category also includes the Hogarosa campground on Summit Lane and the commercial riding stable on Cattaraugus Street.

Industrial Land Use

The *Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions* by Carol Horowitz states that there is not a significant amount of industrial land in Concord, and this category ranks tenth, and last, of the land use categories in the town. Similar to commercial land uses, industrial land is not concentrated in any one area. One example is a manufacturer of pre-cast concrete products located on Route 39 at Pritchard Road. Another industrial business is the milling company on Genesee Road in East Concord. Several other industrial parcels are scattered throughout the Town.

Mineral Extraction

The *Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions* by Carol Horowitz states that the extraction of topsoil, sand, gravel and similar resources ranks fifth in land use categories, constituting approximately 2.5 percent of the land area in the Town. The majority of sites currently being mined tend to be located in the eastern part of Concord, near Route 240. Some of the parcels designated as Mineral Extraction on the land use map also contain other land uses, such as agriculture, on part of the property.

Utilities

The *Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions* by Carol Horowitz states that this land use category includes several small, but important facilities. It includes parcels used to provide municipal water and sewer services, such as the Erie County Water Authority tank, near Route 219, at the intersection of Trevett and Old Trevett Roads. Other examples include the Crane Ridge Subdivision Wastewater Treatment Plant, located on Route 240, and the Kissing Bridge water district on Abbot Hill Road.

This category also includes privately-owned utilities, such as the Niagara Mohawk transmission line, which runs generally north-south through the Town. There is also a National Fuel Gas facility on Genesee Road, at the municipal border with the Town of North Collins. Also included are telecommunications facilities and towers that are owned by various companies. The Buffalo and Pittsburg railroad right of way is also included in this category.

Public land uses

The *Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions* by Carol Horowitz states that approximately two percent of the land area of the town is classified as public. This category includes parks and publicly-owned recreational sites, as well as publicly-owned land used for other purposes. This category also includes quasi-public land, such as cemeteries, churches, and fraternal organizations and other membership clubs.

The Town contains several large public parks. Sprague Brook Park is a 974-acre park owned by Erie County, which offers a wide variety of four season recreation, including camping, fishing, picnic sites, baseball diamonds, and tennis courts. An extensive trail system is available for hiking and mountain biking and for sledding, cross country skiing and snowshoeing in the winter. There are also designated snowmobile trails.

Other parks include Scoby Dam Park on Cattaraugus Creek, also owned by Erie County, which is a well-known steelhead trout fishing site. The Town of Concord Community Park is located on Buffalo Road.

The public land use category includes municipal facilities, such as the Erie County Department of Public Works highway garage, located on Sibley Road in East Concord, and Town of Concord highway garage on North Central Avenue. Also included are volunteer Fire Companies, such as Mortons Corners fire department and the East Concord fire department.

Fraternal organizations, such as the Veterans Boston Post in Fowlerville and the Moose lodge on Buffalo Road are included in this category. Private clubs, such as the Concord Horseshoe Club on Dowd Street and Springville Travellers Club on South Cascade Drive are also included.

Several cemeteries, some of which are quite old, are located throughout the Town. These include:

- the Griffith cemetery on Morse Road
- the East Concord cemetery, located on the corner of Genesee Road and Vaughn Street (Route 240)
- the Sibley Cemetery on Sharp Street
- Wheeler Hollow Cemetery on Spaulding Road (near Wheeler Road)
- Mortons Corners Cemetery on Mortons Corners Road
- Lutheran Cemetery on Route 39 (Collins Springville Road)
- Fairview Cemetery on Springville Boston road (at Middle Road)

Springbrook Springs is a water supply. Mayer Brothers collects and stores water from Spring Brook at three sites in Concord. The water is bottled off-site and sold by Mayer Brothers. The water supply sites include 9130 Middle Road, a parcel on Sharpe Street, and a parcel at the intersection of Route 39 and Morton's Corners Road.

Public and Private forests

The *Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions* by Carol Horowitz states that a significant amount of public forest land is located in the northeast section of the Town. Erie County owns approximately 700 acres of reforestation land, in several non-contiguous parcels. There are also several large parcels of land, owned by various private owners, that are classified as private forest land. Two of these parcels are located in the northeast part of town and several are located in the southern part of the town. Private forestland includes the Springville Field and Stream parcel bounded by Chaise Road and White Street.

Vacant Land

The *Town of Concord Comprehensive Plan Working Paper: Inventory of Existing Conditions* by Carol Horowitz states that vacant land constitutes approximately one-quarter of all the land area in Concord, ranking third behind agriculture. Vacant parcels are located throughout the Town, and much of it is in blocks of relatively large parcels. Vacant land represents a substantial potential for future development.

2.3.2 Zoning

The zoning laws within the Town of Concord (Chapter 150 of the Town of Concord Municipal Code) establish zoning districts to regulate development within the Community. The current zoning map for the Town is held in the office of the Town Clerk and can be seen on **Map X**. The Town of Concord has fourteen (14) zoning districts broken into one of the three following general categories: Residence, Business, or Industrial.

Residential zoning districts include: Single-Family Residence-Estate District (R-E), Single-Family Residence District (R-1), General Residence District (R-2), General Residence-Mobile Home Court District (R-M), Residential-Agricultural District (R-AG), Residence-Restricted Business District (R-RB), and Cluster Housing (R-12).

The Town's Business zoning districts include: Local Retail Business (C-1), General Commercial (C-2), Commercial Tourist (C-T), and Commercial-Recreation District (C-R). Finally, Concord's industrial zoning districts include: General Industrial (M), Mining-Reclamation (M-R), and Planned Industrial District (PID).

These districts are generally reflective of the Town of Concord's rural, agricultural setting. They are Euclidean, single-use districts categorically including permitted uses within each of the established districts (e.g. public and private schools are permitted principal uses in the R-1, Single-Family Residence District). The vast majority of land in the Town of Concord is zoned Residential-Agricultural (R-AG), which is illustrated in [Map X](#). Commercial zoning districts (C-2 and C-R) are located south of the Village of Springville on U.S. Highway 219. Additional commercial zoning districts (C-1, C-2, and C-3) are located near the Hamlet of East Concord. C-R (Commercial-Recreation District) zoned properties are located off of Glenwood Road in the northeastern portion of the Town near Sprague Brook Park. There are a number of properties located in the Town that zoned Mining-Reclamation (M-R), the greatest concentration of these properties are located in the vicinity of the former CSX railroad, in-between Middle Road (to the south) and Genesee Road (to the north). The actual boundaries of the mining areas for these parcels zoned Mining-Reclamation are approved by the New York State Department of Environmental Conservation (NYSDEC) through a mining permit.

The Town of Concord has also established provisions in the zoning law for Planned Unit Developments (PUDs), which is "procedure intended to permit diversification in the location of structures and improve circulation facilities and other site qualities while ensuring adequate standards relating to public health, safety, and welfare and convenience both in use and occupancy of buildings and facilities in planned groups." PUDs are only permitted in the C-1 (Local Retail Business District) and in the C-T (Commercial-Tourist District). They require a minimum area of 30-acres of contiguous land, with 20% of the land serving as open space and minimum 10% of the land must be devoted to public recreation.

The Town's zoning ordinance establishes which uses are permitted by Special Use Permit. Special Use Permits are required for certain uses that may require additional regulations and/or restrictions. In addition, Chapter 150 includes supplementary zoning regulations pertaining to wind energy conversion systems, automotive use areas, temporary structures or uses, dwelling unit street frontage requirements, etc. The zoning ordinance also includes regulations pertaining to fencing, signage, off-street parking, and site plan review.

See Appendix X for a further analysis of the zoning in the Town completed by Carol Horowitz in 2015.

2.4 Agricultural Lands

Historically, since the Town's founding in 1812, agriculture has been one of the cornerstones of both Concord's economy and way of life. Today, the Town of Concord remains a community that prioritizes its agricultural uses and rural, exurban setting. There is some, welcomed, commercial development pressure near the U.S. Highway 219 interchange with State Route 39. In general, residential development in the form of subdivisions comprised of low-density, single family detached homes (sprawl) has yet to apply pressures to the Town's agricultural lands.

Concord remains a town with focused commercial development in and around a rural village center, Springville. In the 2006 *Erie-Niagara Framework for Regional Growth*, all of the Town of Concord, to include the Village of Springville, was defined as a "Rural Area," which the *Framework* notes are among the least intensely developed lands in the region and include large tracts of open lands, forests, and farmland. The Village of Springville is classified in the *Framework* as a "Rural Center," which the *Framework* defines as "designated centers providing varying combinations of essential commercial and public services."

The Town of Concord has one designated agricultural district, Erie County Agricultural District #15, which encompasses much of the undeveloped land in the Town (see [Map X](#)), especially on the stream corridors of South Branch Eighteen Mile Creek and Eighteen Mile Creek. The portions of the Town that are not included in the designated agricultural district roughly include: east and west of the immediate vicinity of State Highway 219, immediately north of Cattaraugus Creek, the Village of Springville, and the northeastern corner of the Town. Landowners voluntarily agree to have their lands placed into Agricultural Districts in exchange for a variety of protections and incentives designed to promote the continued agricultural use of the land. The County administers the program on behalf of New York State, officially reviewing the districts, and adopting them following state certification.

Agricultural districts allow landowners the opportunity to receive real property assessments based on the value of their land for agricultural production rather than on its development value. In addition, these landowners gain protection from local regulations that would unreasonably restrict farming operations, protection from nuisance suits, and they receive greater protection from development under the State Environmental Quality Review (SEQR) process.

Properties located in Agricultural Districts in Erie County are enrolled for 8-year periods. At the end of each 8-year time frame, the County conducts a review, and landowners can opt to either remain in the district or be removed. The purpose of the Agricultural District is to encourage the land to remain in agricultural production and contribute to the agricultural economy of the area. As [Map X](#) illustrates, because it is a voluntary program, not all land being farmed falls within the protection of an Agricultural District. At the same time, not every parcel within an Agricultural District is currently in active agricultural use.

As displayed on **Map X**, the Town of Concord has a variety of farmland classifications. Much of the Town has Prime Farmlands and Farmland of Statewide Importance, while in many instances the lands nearest the stream corridors of Eighteen Mile Creek, South Branch Eighteen Mile Creek, and Cattaraugus Creek are classified as Not Prime Farmland, as they are largely hydric soils (i.e. wetlands).

The *Erie County Agricultural and Farmland Protection Plan* notes that the Town of Concord contains large assemblages of highly rates soils (see **Map X**), many of the agricultural lands in the Town have soils rated between 40.01 to 400.00 (the soil rating was based on the total acreage within the parcel of cropland in each of the soils category multiplied by a weighting factor of: 2 for prime soils, 1.5 for prime soils when drained, and 1 soils of statewide importance).

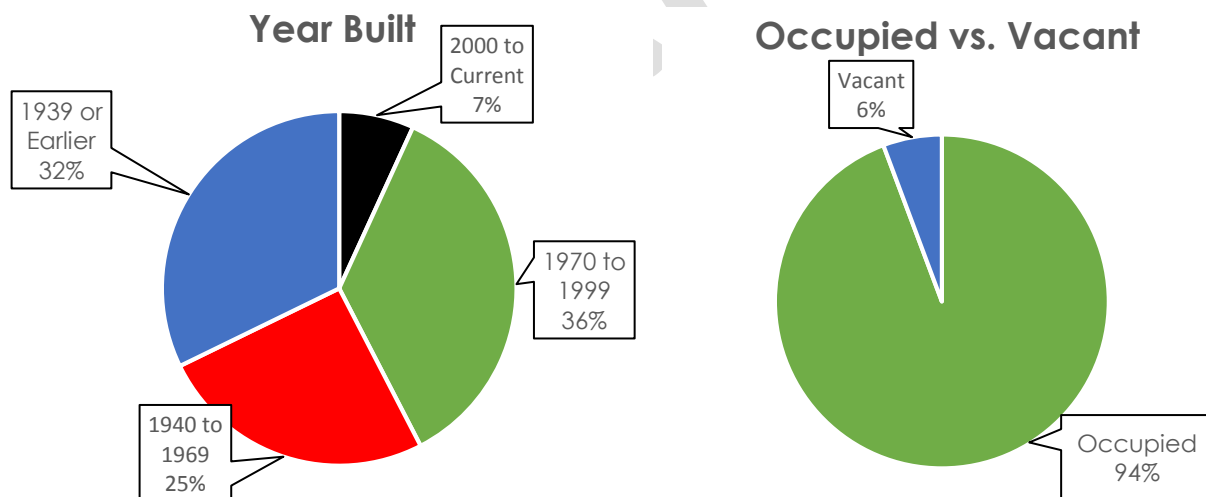
Agriculture in the Town of Concord not only impacts the local economy, but also the way of life. Since the Town's founding over 200-years ago, farming – the working of the land – has been the centerpiece of day-to-day life. Changes to agriculture in the Town, in turn, change the community's collective character and psyche. Rural landscapes such as farm fields, woodlands, and picturesque farmhouse create an identity for the communities in addition to the supporting the local economy. By protecting the Town's remaining agricultural lands through the use of the Agricultural District program, a way of life is being preserved, an economic pillar remains structurally sound, and the ability of the Town to continue contributing to meeting the food access needs of the Town, the County, and the region is being sustained.

2.5 Housing and Neighborhoods

Housing and neighborhoods in the Town of Concord is reflective of the relatively rural nature of the community. In general, the Town of Concord's housing stock is defined by farmsteads and single-family detached homes set of larger tracts of lands, which is consistent with the Town's dominant land uses (Residential and Agricultural) and zoning (Residential-Agricultural, R-AG). In 2015, the U.S. Census Bureau estimated that nearly 70.7% (2,781) of the housing units in the Town were single-family detached homes. Of the approximately 3,936 total housing units in the Town, it was estimated that 238 were vacant.

Neighborhoods and communities in the Town of Concord include: the Village of Springville and the Hamlets of Concord, Mortons Corners, East Concord, Footes, Fowlerville, Woodside, and Wyandale. The Village of Springville is located in the southern portion of the Town, just north of Cattaraugus Creek, flanking both the north and south sides of State Route 39, and located due east of U.S. Highway 219. The Village of Springville accounts for approximately 50.6% of the Town's population of 8,547.

Concord (hamlet) is located centrally in the Town, near the intersection of Concord Road and Spaulding Road. Mortons Corners is in the southwestern portion of Concord, located directly off of State Route 39. East Concord is in northeastern Concord, near the Town's eastern municipal boundary with the Town of Sardina. Footes is located north of East Concord in the vicinity of the intersection of Glenwood East Concord Road and Foote Road. Fowlerville is in northern Concord, close to the Town's northern border (Town of Colden). Woodside is located north of Mortons Corners at the intersection of Concord Road and Mortons Corners Road. The Hamlet of Wyandale is located west of U.S. Highway 219 at the intersection of Genesee Road and Wyandale Road.



Source: U.S. Census Bureau, 2015 ACS

2.6 Multi-Modal Transportation Network

2.6.1 Major East/West Automobile Travel Routes

There are two main thoroughfares for east/west automobile transit for Town of Concord: Genesee Road and State Route 39 (Main Street in Village of Springville). Genesee Road (Major Collector) provides a continuous east/west through Concord from the Town's eastern limit with the Town of Sardina to the Town's western municipal boundary with the Town of Collins. Similarly, State Route 39 (Minor Arterial) becomes Main Street (Minor Arterial) in the Village of Springville and extends from Sardina in the east to Collins in the west. These east/west travel routes can be seen on [Map X](#).

In 2015, the New York State Department of Transportation estimated the number of Annual Average Daily Traffic (AADT) in the Town of Concord for the following east/west roads as follows:⁴

Name	Where to Where (East to West)	2015 AADT
Genesee Road	Allen Road to Rocky Road	3,090
State Route 39	Buffalo Street to U.S. Highway 219	11,607

Source: New York State Department of Transportation

2.6.2 Major North/South Automobile Travel Routes

With downtown Buffalo located approximately 25-mile to the northwest of the Town of Concord, continuous, north/south automobile transportation corridors are more plentiful than those going from east to west, U.S. Highway 219 (Principal Arterial – Freeway), Springville-Boston Road (Major Collector), and State Route 240 (Major Collector) each serve as important north/south routes. U.S. Highway 219 runs diagonally from north to south, roughly bisecting the Town, extending from the Town of Boston in the north to the Town of Ashford (Cattaraugus County) to the south. Where U.S. Highway 219 meets State Route 39, just west of the Village of Springville in the southern portion of the Town, further commercial and industrial development is anticipated in the vicinity of the existing interchange.

Springville-Boston Road (County Road 228) follows a similar course as U.S. Highway 219, running roughly parallel to it and situated directly to its east, extending from the Town of Boston in the north to just north of the Village where it becomes Cascade Drive (which continues further south into the Town of Ashford (Cattaraugus County)). State Route 240 is located in the eastern part of the Town, running parallel to the Town of Concord's eastern municipal boundary, beginning in the Town of Colden in the north and extending to the Town of Ashford in the south. These north/south travel routes can be fully seen on [Map X](#).

⁴ Annual Average Daily Traffic (AADT) is the estimated average daily traffic volume on a route segment at a particular count station location. Federal Highway Administration (FHWA) guidelines published in the Traffic Monitoring Guide indicate that the expansion of 'short' counts to AADT with properly designed adjustment factors will enable the user to be 95% confident that the estimated AADT is within +/- 10% of the actual value.

In 2015, the New York State Department of Transportation estimated the number of Annual Average Daily Traffic (AADT) in the Town of Concord and the Village of Springville for the following roads on as follows:

Name	Where to Where (North to South)	2015 AADT
U.S. Highway 219	Genesee Road to Middle Road	11,134
Springville-Boston Road	Middle Road to Village of Springville	2,813
State Route 240	Genesee Road to Middle Road	2,581

Source: New York State Department of Transportation

2.6.3 NFTA Metro Bus Routes

The Town of Concord is not served by any of the current Niagara Frontier Transit Authority (NFTA) bus routes. The nearest bus routes in the communities of Farnham, Angola, Hamburg, Orchard Park, etc. are not within reasonable walking distance (reasonable walking distance is generally regarded as being between 0.25 to 0.50 miles). The nearest NFTA bus route is located in the Town of Boston, off of Boston State Road in the Hamlet of North Boston.

2.6.4 Bicycle Routes

The Greater Buffalo-Niagara Regional Transportation Council's (GBNRTC) Online Bicycle Map notes there are zero (0) marked bicycle lanes in in the Town of Concord (or the Village of Springville for that matter). GBNRTC's Online Bicycle Map classifies Springville-Boston Road, Glenwood-East Concord Road, and Vaughn Street as having "Suitable" levels of on-road bicycle service. Springville-Boston Road remains as a "Suitable" route once it becomes North Cascade Drive and crosses into the Village of Springville, although once North Cascade Drive becomes South Cascade, once it crosses Main Street, it becomes a "Caution Advised" route all the way to the Town of Concord's municipal boundary to the south.

The Online Bicycle Map notes that Allen Road is classified as a "Caution Advised" on-road route. Most of Genesee Road is classified as having a "Suitable" level of service, although the stretch between Allen Road and Sharp Street is classified as a "Caution Advised" on-road bicycle route, as is the portion of Genesee Road between Wyandale Road and the Town of Collins municipal boundary to the west.

Most of State Route 39 is classified as a "Caution-Advised" on-road bicycle route. This is of particular importance given the vital role State Route 39 plays in the transportation network once it crosses into the Village of Springville and becomes Main Street.

2.6.5 Walk Scores

The Walk Scores, which measures the distance between any inputted address and nearby daily necessities by applying an algorithmic formula that increases and/or decreases the score based on a number of variables including distance, for most of the

Town of Concord (outside of the Village of Springville) were low when compared to those found in the Village of Springville. This scores can be seen on the table below:⁵

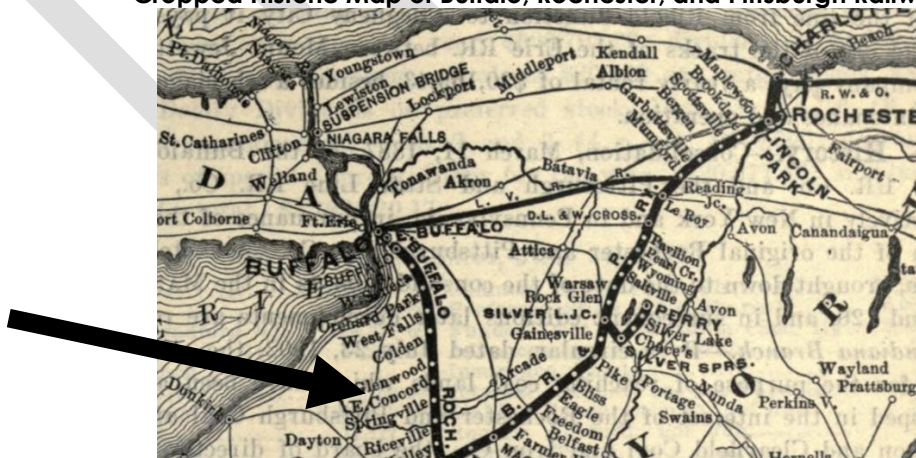
Hamlet/Village	Walk Score
Hamlet of Concord	0 (Car Dependent)
Hamlet of Mortons Corners	0 (Car Dependent)
Hamlet of East Concord	10 (Car Dependent)
Hamlet of Fowlerville	0 (Car Dependent)
Hamlet of Woodside	0 (Car Dependent)
Hamlet of Wyandale	0 (Car Dependent)
Village of Springville	60 (Some Errands Can Be Accomplished On Foot)

The ability to safely walk to accomplish day-to-day errands is not necessarily a priority in many parts of the Town of Concord, which remain largely rural, agriculture, and in many ways self-sustaining. Walkability becomes a greater factor for those Town residents that live in the immediate vicinity of the Village of Springville.

2.6.6 Rail Service

Residents of the Town of Concord and the Village of Springville have no access to passenger rail service, as service on the Buffalo, Rochester, and Pittsburgh Railway ceased (there were stops at both Springville and East Concord). Both the Town and the Village are actively seeking to utilize the railroad right-of-way for a rails to trails project that would see a multiuse trail constructed and run the north/south through the Town connecting to the Town of Orchard Park in the north and to Cattaraugus County in the south.

Cropped Historic Map of Buffalo, Rochester, and Pittsburgh Railway



⁵ Walk Score is measured on the following scale: 0-24, Car Dependent (All); 25-49, Car Dependent (Most); 50-69, Somewhat Walkable; 70-89, Very Walkable; 90-100, Walker's Paradise. Walk Score's advisory board includes the Sightline Institute and the Brookings Institution. Funding for Walk Score's research has been provided by the Rockefeller Foundation and Robert Wood Johnson Foundation. Walk Score also has utilized similar algorithmic equations to develop a proprietary Bike Score and Transit Score systems of measuring bikeability and transit access.

2.6.7 Air Service

The Buffalo-Niagara International Airport is located approximately 30-miles to the north of the Town of Concord. Cizak Airport (35NY), a private airstrip, is located near the intersection of State Route 39 and Trevett Road. It has one turf runway that measures approximately 1,600 feet (487.7 meters) in length and 50 feet (15.2 meters) in width.

DRAFT

2.7 Utilities

2.7.1 Water – Town of Concord

There are two (2) water districts in the Town of Concord. Water District #1 (Formed in 1993) services the Kissing Bridge ski resort, which is located in the northeastern portion of the Town, including the subdivisions of Kissing Bridge Lane and Bridge Top. Water District #2 services the northern portion of the Town. Water for Water District #2 is provided by the Erie County Water Authority via a line running in a southerly direction from the Town of Boston.

In addition, the subdivision of Crane Ridge, which is located near Kissing Bridge in the Town's northeastern corner, is serviced by a private well water system serving the residents of the subdivision (250 homes). The Craneridge Water Company, a private water company, owns and operates the system. This water company is regulated by the Public Service Commission as a public utility.

There are some residents (less than 10 homes) within the Town of Concord on Cattaraugus Street that receive their water from the Village of Springville. The Village of Springville has a policy that requires parcels that receive Village water to be annexed into the Village's corporate limits, although the current arrangement for the homes on Cattaraugus Street was created prior to establishment of this policy.

Those Town of Concord residents who do not have access to public water are primarily served by private well water.

2.7.2 Sanitary Sewerage – Town of Concord

There are two sanitary sewerage districts in the Town of Concord. Sewer District #1 is located in the northeastern portion of the Town and services the subdivision of Crane Ridge. The sewage collected from the district is treated at the Village's WWTP prior to being discharged into the West Branch Cazenovia Creek. There is reported to be no additional capacity in this system.

Sewer District #2 is also located in the northeastern portion of the Town and services the Kissing Bridge ski resort, including the subdivisions of Kissing Bridge Lane and Bridge Top. Sewage from Sewer District #2 is treated at the Village's secondary Treatment Plant prior to be released into the West Branch Cazenovia Creek. Again, the plant is reported as having no additional capacities for any additional flows.

There are no residents/businesses within the Town of Concord who utilize sewer districts located in the Village of Springville. Like their policy regarding their municipal water district, property owners wishing to connect to their municipal sewer district must be annexed into the Village's corporate limits.

The majority of property owners in the Town of Concord utilize privately-owned septic systems for the purposes of sanitary sewerage collection.

2.7.3 Stormwater – Town of Concord

The Town of Concord does not have a combined or dedicated stormwater collection system. Stormwater is collected and drained through natural remediation (e.g. ditches, culverts, etc.) and/or engineered improvements made to individual properties (e.g. on-site remediation techniques like stormwater collection ponds, rain gardens, etc.).

2.7.4 Electrical Service

Most of the Town of Concord receives electrical service from the New York State Electric and Gas Corporation (NYSEG), although there are portions of the Town abutting and adjacent to the Village of Springville that receive electric service from the Village (The Village of Springville Electric Municipality), which receives an electrical service allocation from the New York State Power Authority (NYSPA) and the New York State Municipal Power Agency (NYSMPA). Those Town residents who benefit from receiving their electrical service from the Village have lower rates than those who do not.

2.7.6 Broadband

Currently, Charter Spectrum (formerly Charter Communications and Time Warner Cable) is the only provider of broadband to residents in the Town of Concord.

The 2017 *Erie County Broadband Feasibility Study* notes that neither Verizon nor Spectrum are “significantly expanding their infrastructure nor replacing aging copper and coaxial cable plant with fiber optics.” This provides a challenge for the Town of Concord. The *Broadband Feasibility Study* noted that “in terms of access and completion, many of the rural areas of the County, which are the towns and villages to the south and east, are lacking and expected to fall further behind.”⁶

The establishment of an Erie County Open Access Network (OAN) is possible, but there are no definitive plans. An OAN would function largely as a utility. Erie County would invest in the infrastructure to establish a countywide broadband network. Initial infrastructure investment is often seen as a barrier for existing service providers and/or new service providers seeking to enter into new markets. Private service providers would then lease the infrastructure, rather than having to build and to maintain their own.

⁶ ECC Technologies, Inc., *Erie County Broadband Feasibility Study*, March 31, 2017, Page 8.

2.8 Community Facilities

2.8.1 Public Recreational Facilities

The Town of Concord Community Park is an approximately 17.5-acre park located at 12779 Buffalo Road just north of the Village of Springville. The Community Park features three picnic shelters, manicured/maintained grounds and playing fields that include multiple baseball/softball diamonds.

In addition to the Town of Concord Community Park, there are two parks owned and operated by the Erie County Department of Parks, Recreation, and Forestry: Sprague Brook Park and Scoby Dam Park. Sprague Brook Park is approximately 1,000-acres in size and is located in the northeaster quadrant of the Town and actually extends east into the neighboring Town of Sardina. The park features athletic facilities for baseball, basketball, softball, and tennis. It also has bike, hike, ski, snowmobile, snowshoe trails, and opportunities for fishing. There are playgrounds at Sprague Brook Park.

Scoby Dam Park is located in the southwestern quadrant of the Town directly on Cattaraugus Creek. Once the dam ceased providing electrical power to the Village of Springville, the dam and the lands surrounding it were acquired by the Erie County Department of Parks, Recreation, and Forestry and converted to public parklands. The park is renowned for providing access to anglers seeking steelhead trout, kayakers, hikers, and picnickers.

Both the Town and the Village are actively seeking to utilize the Buffalo, Rochester, and Pittsburgh railroad right-of-way for a rails to trails project that would see an approximately 27-mile multiuse trail constructed and run the north/south through the Town connecting to the Town of Orchard Park in the north and to Cattaraugus County in the south.

ADD HEALTH CARE FACILITIES FROM CAROL'S REPORT

2.8.2 Public School Facilities

The vast majority of the Town of Concord is serviced by the Springville-Griffith Institute Central School District (please see [Map X](#) for a map displaying the school district boundaries within the Town). There are two elementary schools: Colden Elementary and Springville Elementary; one middle school: Springville Middle; and one high school: Springville High.

Colden Elementary is a K-5 school with approximately 192 students. It is located at 8263 Boston-Colden Road. Springville Elementary is located in the Village of Springville at 283 North Street and has an enrollment of approximately 544 students. Springville Elementary is a K-5 school. Springville Middle is a 6th grade through 8th grade school located at 267 Newman Street. It has an enrollment of approximately 402 students. Springville High is 9th grade through 12th grade school with an enrollment of approximately 595 students. Springville High is located at 290 North Buffalo Street in the Village of Springville.

Saint Aloysius Regional School is a private institution, offering K-8 schooling to children living in the Town of Concord. It is located at 186 Franklin Street in the Village of Springville. The Children's League is not-for-profit organization dedicated to providing education and therapy to children with developmental disabilities. It a subsidiary of The League for the Handicapped, Inc. The services are provided to children until they reach eight (8) years of age and are performed in the child's home or in their own uniquely designed facilities that maximize educational gains for the participating youths.

2.8.3 Public Police, Fire Protection, and Emergency Medical Service

There are three (3) volunteer fire departments that serve the Town of Concord. They are located in East Concord (Genesee Road), Mortons Corners (Mortons Corners Road), and the Village of Springville (Franklin Street). The Eire County Sheriff's Department provides policing to the Town of Concord. Mercy Emergency Medical Service (EMS) provides 24-hour medical emergency coverage to the Town, with ambulances based in the Village of Springville.

2.8.4 Hospitals

The main hospital in the Town of Concord, and for much of southern Erie County, northern Cattaraugus County, and western Wyoming County, is Bertrand Chaffee Hospital. Bertrand Chaffee Hospital is located at 222 Main Street (State Route 39) in the Village of Springville. The hospital serves as a hub for Mercy Flight, which transports patients throughout the region by helicopter to the hospital. The hospital operates as a not-for-profit organization. In addition, the hospital operates the Jennie B. Richmond Nursing home, which is located on the hospital's grounds and is physically connected to the main building.

Another nursing home, Fiddlers Green Manor Nursing and Rehabilitation Center, is a for-profit, 24-hour facility located at 168 Main Street in the Village of Springville.

2.8.5 Senior Services

The Town of Concord Senior Center is located at 40 Commerce Drive and provides a wide range of opportunities (including informational classes, guest speakers, recreational/fitness activities, trips, etc.) for seniors (55 years of age and older) who reside in the Town of Concord and wish to become members. There is a \$5.00/year membership fee and members are required to attend at least to meetings a year if they wish to go on Senior Center sponsored trips.

The Springville Concord Elder Network (SCENe) seeks to help seniors (50 years of age and older) effectively age in place within the Town of Concord and Village of Springville. There work plan includes the following four (4) components:

1. *Address elder residents' basic needs; provide useful information about available services to the community; provide a confidential office staffed by volunteers to serve elders' concerns; promote our local telephone elder resource line;*

2. *Promote Social and Civic Engagement with meaningful connections among family, neighbors, friends and community agencies to provide activities that include older adults; utilize the agencies and volunteer networks already established within the community such as churches, nutrition sites, healthcare providers, social services, entertainment and educational opportunities. Share information and resources;*
3. *Help people age with dignity and independence in their communities; and*
4. *Recognize older adults as a vital resource within the community.*⁷

2.8.6 Youth Services

During the school year, the Boys and Girls Club of Springville provides before and after school care to boys and girls living in the Town of Concord. The Boys and Girls Club utilizes Springville Elementary and Colden Elementary for the before and after school care program. Participants can receive tutoring and homework assistance, access to computer labs, and recreational activities

The Boys and Girls Club also offers variety of recreational activities, leagues, camps, educational classes, arts/crafts programs, sports tournaments, and life skills to area youth seeking to participate.

Springville Youth Incorporated (SYI) is a not-for-a-profit that organizes youth recreational league sports (soccer, baseball, basketball, swimming, etc.) and arts and theater programs in the Town of Concord and the Village of Springville.

2.8.7 Public Libraries

The Hulbert Library is located at 18 Chapel Street in the Village of Springville. It is a part of the Buffalo & Erie County Public Library system. In addition to providing access to fiction and non-fiction books, periodicals, reference volumes, the Hubert Library provides access to computers, wireless internet, photocopiers, a radio receiver, a telesensory reader, a scanner, and public meeting room.

2.8.8 The Arts

The Springville Center for the Arts is located at 37 North Buffalo Street in the Village of Springville. Performances are held in an adaptively-reused circa 1869 Gothic Revival style church (which is listed on the National Register of Historic Places). Art exhibits, theater performances, and community art/theater workshops are held at the venue. The Springville Center for the Arts is a not-for-profit organization.

ADD HISTORIC RESOURCES FROM CAROL'S REPORT

⁷ <https://www.communityalliance.org/scene-programs-for-elders>, accessed July 19, 2017.

2.9 Economic Development

The Town of Concord sits approximately 25-miles to the southeast of downtown Buffalo, playing an important role in the Buffalo-Niagara regional economy, a regional economy that, according to *A Strategy for Prosperity: 2017 Progress Report* by the Western New York Regional Economic Development Council (REDC) is continuing to grow, with both more jobs and higher wages. The Town of Concord is one of handful municipalities that is continuing to grow in overall population. In 2015, the Town's overall population, which includes the Village of Springville, was estimated at 8,547 residents, up from 8,494 in 2010, an increase of 53 residents.

The REDC attributes the region's growing economy to WNY's continued emphasis on "the need to create job opportunities and build a quality of life desired by young people - reversing WNY's historic population loss driven by a decline in residents in their 20s and 30s. Since 2010, the number of young adults...increased by 6.8% - the first time since 1980 we are beginning to see growth in our young population."⁸ This holds true in the Town of Concord, young people (between the ages of 20 and 34) accounted for an estimated 24.2% of the Town's population in 2016, up from 14.6% in 2010.

Traditionally, the Town of Concord was a rural, agriculturally-focused town and the Village of Springville served as the Town's rural center, providing essential services to the Town's residents who were primarily engaged in agrarian-based subsistence. However, in 2015, it was estimated by the U.S. Census Bureau that 98.5% of the Town's labor force, which was comprised of approximately 4,219 workers, worked in industries other than agriculture, clearly indicating that both the Town and the Village (which has approximately 50.6% of the Town's population) are increasingly less reliant on agriculture as a mainstay of the localized economy. This stands in contrast to the Town's relatively undeveloped setting and "rural way of life," both of which were repeatedly cited by residents as being priorities for preservation throughout this comprehensive planning process.

In 2016, it was estimated that 2,559 of the Town's residents are not actively engaged in the labor force, which accounts for approximately 30% of the Town's overall population - roughly one in three Concord residents are not in the labor force. Income levels in the Town of Concord are higher than those found in Erie County as a whole. Median household income was estimated at \$61,281, \$10,034 more than the average median household income for Erie County - \$51,247. Higher household incomes typically result in more liquid equity and, in turn, more spending power, to the benefit of the localized economy. From a macro perspective, the Town's economy is increasingly becoming linked to both the regional (WNY) and global economies, which is in line with the preferred strategies outlined by the REDC in the *2017 Progress Report*. The REDC continues to principally focus on: "Placemaking," "Workforce," "Innovation," and "Tradeable Sectors."

⁸ Western New York Regional Economic Development Council, *A Strategy for Prosperity: 2017 Progress Report*, Page 3.

“Placemaking” works to focus investment “near existing infrastructure to better connect people with jobs, creating the types of vibrant neighborhoods that attract a talented workforce, enhancing our waterways, and repurposing former industrial lands.”⁹ Examples of Placemaking in the Town of Concord include continued investment in and around major infrastructure such as U.S. Highway 219 and reusing abandoned or underutilized industrial parcels for new, innovative purposes. In addition, the Village of Springville provides residents with a vibrant “main street” setting.

“Workforce” focuses on developing “the most flexible, inclusive and industry-driven workforce training environment to prepare workers for success and help businesses thrive.”¹⁰ The REDC’s 2017 *Progress Report* indicated that while the majority of workforce training opportunities are in and around the City of Buffalo, they do exist within the Town of Concord, which is a positive/strength that can continue to serve the Town’s residents. Unfortunately, the REDC notes that the training center is currently only accessible by car, limiting its ability to maximize its reach and benefit to the area as a whole.

“Innovation” works to facilitate and “investing in the support networks that attract entrepreneurs and ensure a healthy and diverse business climate.”¹¹ The Town of Concord and the Village of Springville do have the strong benefit of an area of chamber of commerce, the Springville Area Chamber of Commerce, which is aggressively seeking to encourage continued economic development in the Town and the Village and is determined to foster a healthy operating climate for existing businesses.

“Tradeable Sectors” are ensuring that the region’s economic sectors “are subject to the demand of the global economy -creating greater output and higher-paying jobs.”¹² The Town of Concord does have industries within it that play a role in the increasingly interconnected regional (WNY) and global economy to include, but not limited to: agricultural products and a range of mineral/construction aggregates.

Figure X.X

Subject	Town of Concord, Erie County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 Years+	6,778	+/-161	100	(X)
In Labor Force	4,219	+/-206	62.2	+/-3.0
Civilian Labor Force	4,212	+/-206	62.1	+/-3.0
Employed	3,996	+/-215	59.0	+/-3.1
Unemployed	216	+/-78	3.2	+/-1.2
Armed Forces	7	+/-9	0.1	+/-0.1

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.

Not in Labor Force	2,559	+/-225	37.8	+/-3.0
Civilian Labor Force	4,212	+/-206	100	(X)
Unemployment Rate	(X)	(X)	5.1	+/-1.8
Females 16 Years+	3,355	+/-140	100	(X)
In Labor Force	1,986	+/-160	59.2	+/-4.4
Civilian Labor Force	1,986	+/-160	59.2	+/-4.4
Employed	1,911	+/-172	57.0	+/-4.7
Own Children of the Householder Under 6 Years	541	+/-162	541	(X)
All Parents in Family in Labor Force	366	+/-117	67.7	+/-19.4
Own Children of the Householder 6 to 17 Years	1,377	+/-183	1,377	(X)
All Parents in Family in Labor Force	1,037	+/-205	75.3	+/-9.6

According to the REDC's 2017 *Progress Report*, the private sector drove the region's job growth and wage increases between 2010 and 2017. Most of the occupations in the Town of Concord were related to "Management, Business, Science, and Arts" and the smallest proportion of occupations in the Town were dedicated to "Natural Resources, Construction, and Maintenance Occupations" (please see Figure X.X for a complete breakdown of occupational categories).

FIGURE X.X

Subject	Town of Concord, Erie County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian Employed Population 16 Years+	3,996	+/-215	100	(X)
Management, Business, Science, and Arts Occupations	1,308	+/-170	32.7	+/-3.5
Service Occupations	820	+/-140	20.5	+/-3.4
Sales and Office Occupations	888	+/-140	22.2	+/-3.3
Natural Resources, Construction, and Maintenance Occupations	451	+/-113	11.3	+/-2.7
Production, Transportation, and Material Moving Occupations	529	+/-119	13.2	+/-3.0

It is estimated that the majority of participants (25.9%) in the labor force are working in the Educational Services, and Health Care, and Social Assistance industry, which would include professionals working at area schools, hospitals, and nursing homes. The next two highest industries are both service sector related, approximately 14.3% of the labor force work in the Retail Trade industry and approximately 10.7% of the labor force work

in the Arts, Entertainment, and Recreation, and Accommodation and Food Services industry (which is also directly related to tourism sector).

FIGURE X.X

Subject	Town of Concord, Erie County, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
INDUSTRY				
Civilian Employed Population 16 Years+	3,996	+/-215	100	(X)
Agriculture, Forestry, Fishing and Hunting, and Mining	59	+/-51	1.5	+/-1.3
Construction	303	+/-85	7.6	+/-2.1
Manufacturing	542	+/-128	13.6	+/-3.2
Wholesale Trade	19	+/-21	0.5	+/-0.5
Retail Trade	572	+/-149	14.3	+/-3.6
Transportation and Warehousing, and Utilities	221	+/-88	5.5	+/-2.3
Information	81	+/-48	2.0	+/-1.2
Finance and Insurance, and Real Estate and Rental and Leasing	127	+/-68	3.2	+/-1.7
Professional, Scientific, and Management, and Administrative, and Waste Management Services	232	+/-83	5.8	+/-2.1
Educational Services, and Health Care, and Social Assistance	1,033	+/-163	25.9	+/-3.8
Arts, Entertainment, and Recreation, and Accommodation and Food Services	429	+/-130	10.7	+/-3.1
Other Services, Except Public Administration	209	+/-89	5.2	+/-2.2
Public Administration	169	+/-94	4.2	+/-2.3

In addition to the strategies outlined in the *2017 Progress Report*, the REDC specifically established threshold questions for any proposed project within their *2011 Strategic Plan* to include:

1. Does it create, retain, or fill jobs?
2. Will it maximize return on investment?
3. Is the project ready for implementation?¹³

¹³ Western New York Regional Economic Development Council, *Strategic Plan: A Strategy for Prosperity in Western New York*, 2011, Page 6.

All of the proposed and completed projects, between 2010 and 2017, in the Town of Concord, answered these threshold questions with a “yes,” to the Town's and the region's economic benefit.

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2.10 Summary of Key Observations

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