

Town of Clarence, New York

State of the Town Address
January 22nd, 2014





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Office of Planning and Zoning

Outline

Master Planning

Master Plan 2015

Master Plan 2025

Studies and Reports

Demographic Analysis

Housing Types vs. Cost

Citizens Guide to Planning

Parks Master Plan 2013

Annual Development Monitoring

Residential

Commercial

Greenprint Program

Program to Date

Success Stories





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Office of Planning and Zoning

Master Plan 2015

Published in 2001
amended in 2007

Provided direction necessary for developing in
a way that met the needs of the community

Sought to outline action steps toward
implementation and insures goals were met



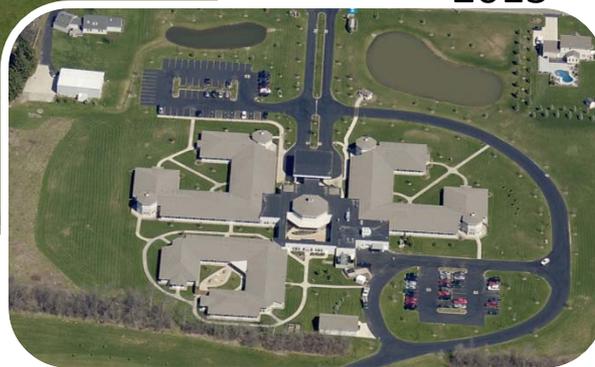
Town of Clarence
New York

Master Plan 2015



August 2001
Amended February 2007

2013



2002





Town of Clarence, New York

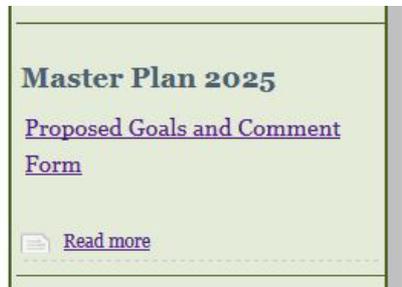
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Office of Planning and Zoning

Master Plan 2025

Master Plan 2025 is a land use visionary document that will guide Clarence through the next 10 years.

We need your input!



www.clarence.ny.us



master plan goals **mission** statement

The goals of the master plan need to balance landowner's developmental interests with protecting the environment, preserving rural culture, protecting existing residential homes and neighborhoods and creating an attractive, convenient and walkable community.



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Office of Planning and Zoning

Studies and Reports

Available on Town of Clarence Website, under Planning and Zoning Department

Town of CLARENCE
One Town Place - Clarence, NY 14031 - Phone: 716-741-8930 - Fax: 716-741-4715

*The Oldest Town in Erie County
Established in 1808*

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[Historic Preservation
Commission](#)

[Agricultural Farmland
Protection Plan](#)

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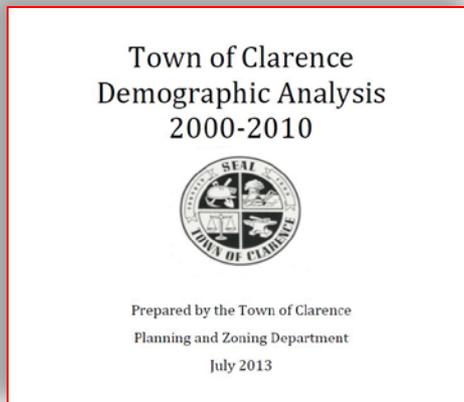
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Studies and Reports

Demographic Analysis



Take a look at the full report for even more in depth data.

Total Population 2000-2010

	Census Tract	2000 Total Population	2000 % of Total Population	2010 Total Population	2010 % of Total Population	Amount Change 00-10	Growth Rate 00-10
Erie County	-	950,265	-	919,040	-	-31,225	-3.2%
Buffalo	-	292,648	-	261,310	-	-31,338	-10.7%
Amherst	-	116,510	-	122,366	-	5,856	5.0%
Clarence		26,123	-	30,673	-	4,550	17.4%

Population Density 2000-2010

	Census Tract	2000 Total Population	2000 Land Area in Acres	2000 Population Density	2010 Total Population	2010 Land Area in Acres	2010 Population Density	% Change 00-10
Erie County	-	950,265	668,294.4	1.4	919,040	667,322	1.4	0.0
Buffalo	-	292,648	25,990.4	11.3	261,310	25,837	10.1	-1.2
Amherst	-	116,510	34,080	3.4	122,366	34,080	3.5	0.1
Clarence		26,123	33,920	0.77	30,673	33,920	0.90	0.13

Median Household Income 2000-2010

	Census Tract	2000 Median Household Income	2000 % of Erie County Household Income	2010 Median Household Income	2010 % of Erie County Household Income	Amount Change 00-10	% Change 00-10
Erie County	-	\$38,567	100%	\$48,805	100%	\$8,805	22.8%
Buffalo	-	\$30,367	78.7%	\$30,230	61.9%	-\$326	-1.1%
Amherst	-	\$55,427	143.7%	\$66,628	136.5%	\$9,193	16.6%
Clarence		\$68,003	176%	\$84,657	173%	\$16,654	24.5%



Town of Clarence, New York

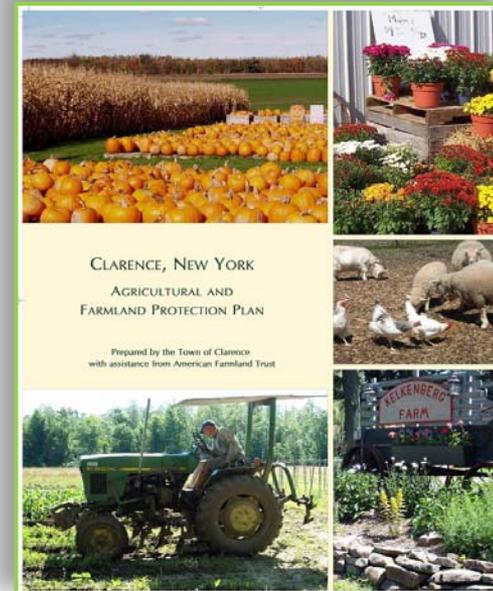
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Office of Planning and Zoning

Studies and Reports

Agricultural and Farmland Protection Plan

funded by grant from NYS Department of Agriculture and Markets



Goal: Engage farmers and the broader community in developing a plan to incorporate the use of additional tools to support town farms and protect farmland.





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Office of Planning and Zoning

Studies and Reports

Citizens Guide to Planning

Explains Land Use, Planning and Zoning in an understandable and non technical manner.

Covers the basics of:

- zoning classifications
- development process
- review boards
- ...and much more!

Quick, Easy Read

CITIZENS GUIDE TO PLANNING, ZONING, AND LAND USE 1



Prepared by the Town of Clarence
Planning and Zoning Department

TOWN OF CLARENCE



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Office of Planning and Zoning

Studies and Reports

Parks Master Plan 2013

Clarence Parks & Recreation Master Plan 2013



Prepared by the Town of Clarence
Planning and Zoning Department
August 2013

Report contains aerial
photos of all parks.

Existing Town Parks

Park	Developed	Undeveloped	Total Square Acreage
2013 Total Park Square Acres	337.8	690.57	1,028.37
2013 Estimated Population			31,437
Park Square Acres Per Person			0.033
Park Square Acres Per 1000 People			33

National Park Standards and Clarence Parks

Activity/Facility	Recommended Units Per Population	National Standard	Clarence Actual
Baseball (no lighting)	1 per 5,000	5	21
Baseball (lighting)	1 per 30,000	1	1
Ice Hockey	1 per 100,000	0.3	0
Football	1 per 20,000	1	2
Soccer	1 per 10,000	3	15
Paths/Trails	1 per region	1	2
Basketball	1 per 5,000	5	5
Swimming Pools	1 per 20,000	1	1
Tennis	1 per 2,000	13	14
Volleyball	1 per 5,000	5	13



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Annual Development Monitoring 2013

Residential Single Family

Total number of new units	139
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Total square footage	483,738
Average square footage	3,480
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Total Assessed Value	\$51,629,000
Average Assessed Value	\$370,432
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Total Sewered units	116
Total Unsewered units	23
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Total units within Clarence Schools	115
Total units within Williamsville Schools	24





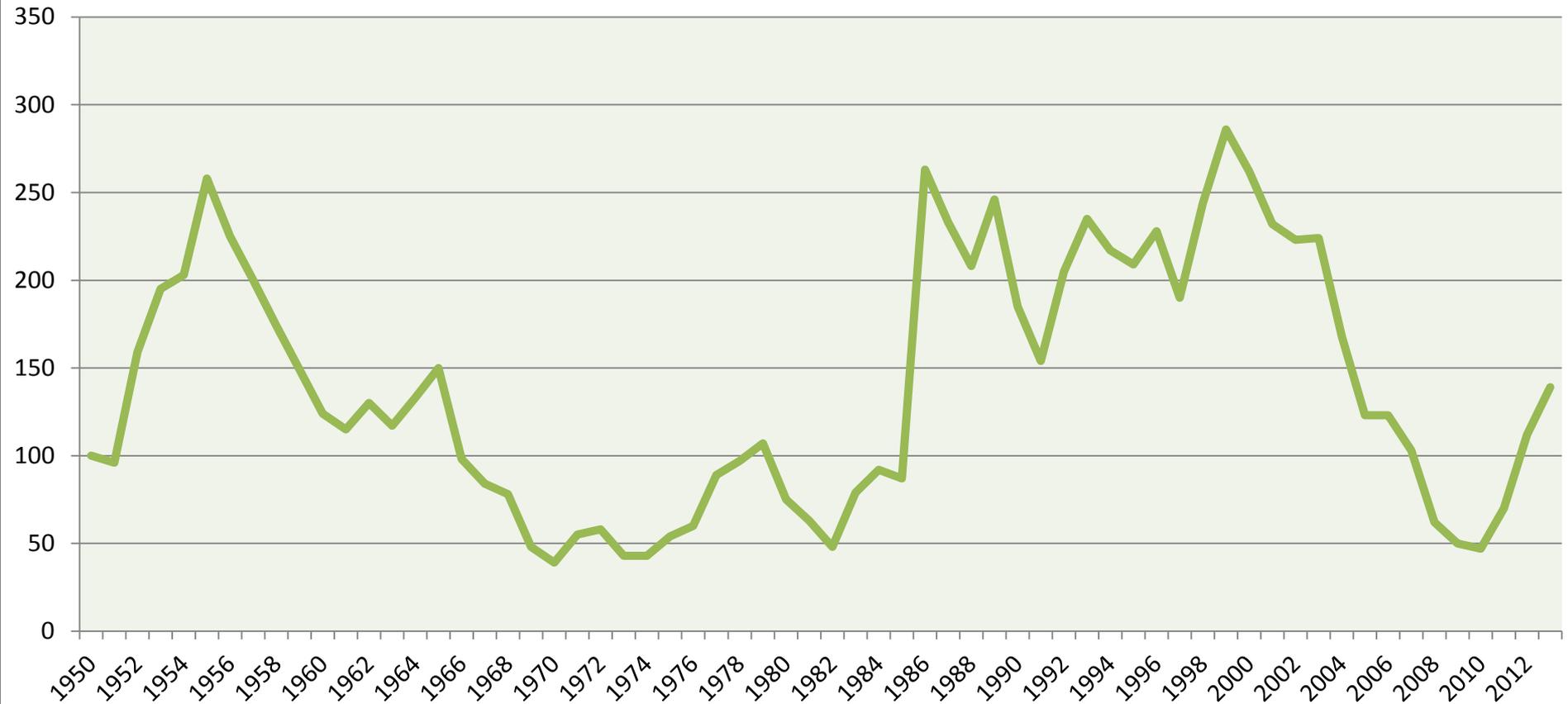
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Number of Residential Single Family Building Permits between 1950-2013





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Annual Development Monitoring 2013

Residential 2 Family

Total number of new units	2
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Total square footage	7,475
Average square footage	3,738
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Total Assessed Value	\$700,000
Average Assessed Value	\$350,000
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Total Sewered units	0
Total Unsewered units	2
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Total units within Clarence Schools	1
Total units within Williamsville Schools	1





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Annual Development Monitoring 2013

Residential Multi-Family

Total number of new units 1- Roll Road Senior Apartments

Total square footage 133,670

Total Assessed Value \$6,000,000

Project is Sewered and within Williamsville Schools





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Annual Development Monitoring 2013

Residential Mobile Home

Total number of new units	30
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Total square footage	64,618
Average square footage	2,154
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Total Assessed Value	\$4,671,000
Average Assessed Value	\$155,700
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Total Sewered units	30
Total Unsewered units	0
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Total units within Clarence Schools	30
Total units within Williamsville Schools	0





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Annual Development Monitoring 2013

Residential Development Totals

Total number of new units	172
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Total square footage	689,501
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Total Assessed Value	\$63,000,000
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Total Sewered units	147
Total Unsewered units	25
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Total units within Clarence Schools	146
sqft	487,075
assessed value	\$48,609,000
Total units within Williamsville Schools	26
sqft	199,259
assessed value	\$14,011,000





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Annual Development Monitoring 2013

Commercial / Industrial

Total number of new units	13
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Total square footage	196,972
Average square footage	2,154
<hr/>	
Total Assessed Value	\$11,450,000
Average Assessed Value	\$155,700
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Total units within Clarence Schools	12
sqft	110,972
assessed value	\$5,450,000
Total units within Williamsville Schools	1
sqft	86,000
assessed value	\$6,000,000





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Annual Development Monitoring 2013

Commercial / Industrial

Business	Address	Cost	SQ FT	School District
Niagara Produce	8555 Transit Rd	6,000,000	86,000	Williamsville
Towne Mini	8240 Main St	1,200,000	11,000	Clarence
Picone Construction	10995 Main St	125,000	12,000	Clarence
Canine Kennels of Clarence	9785 County Rd	400,000	3,600	Clarence
Kingdom Hall of Jehovah's Witnesses	5595 Shimerville Rd	400,000	4,000	Clarence
Triconi Segarra and Associates	8321 Main St	1,500,000	19,000	Clarence
Kittinger Furniture Co.	4675 Transit	650,000	31,500	Clarence
Gallagher Printing	9195 Main St	100,000	3,000	Clarence
Groundhog Landscaping	9210 County Rd	220,000	4,800	Clarence
Switala Construction	9160 Clarence Center	200,000	6,000	Clarence
Velocity Servers	8195 Sheridan Dr	65,000	3,161	Clarence
Allgaier Construction	10080 County Rd	140,000	1,571	Clarence
Rockledge Professional Park	8175 Sheridan Dr	450,000	11,340	Clarence



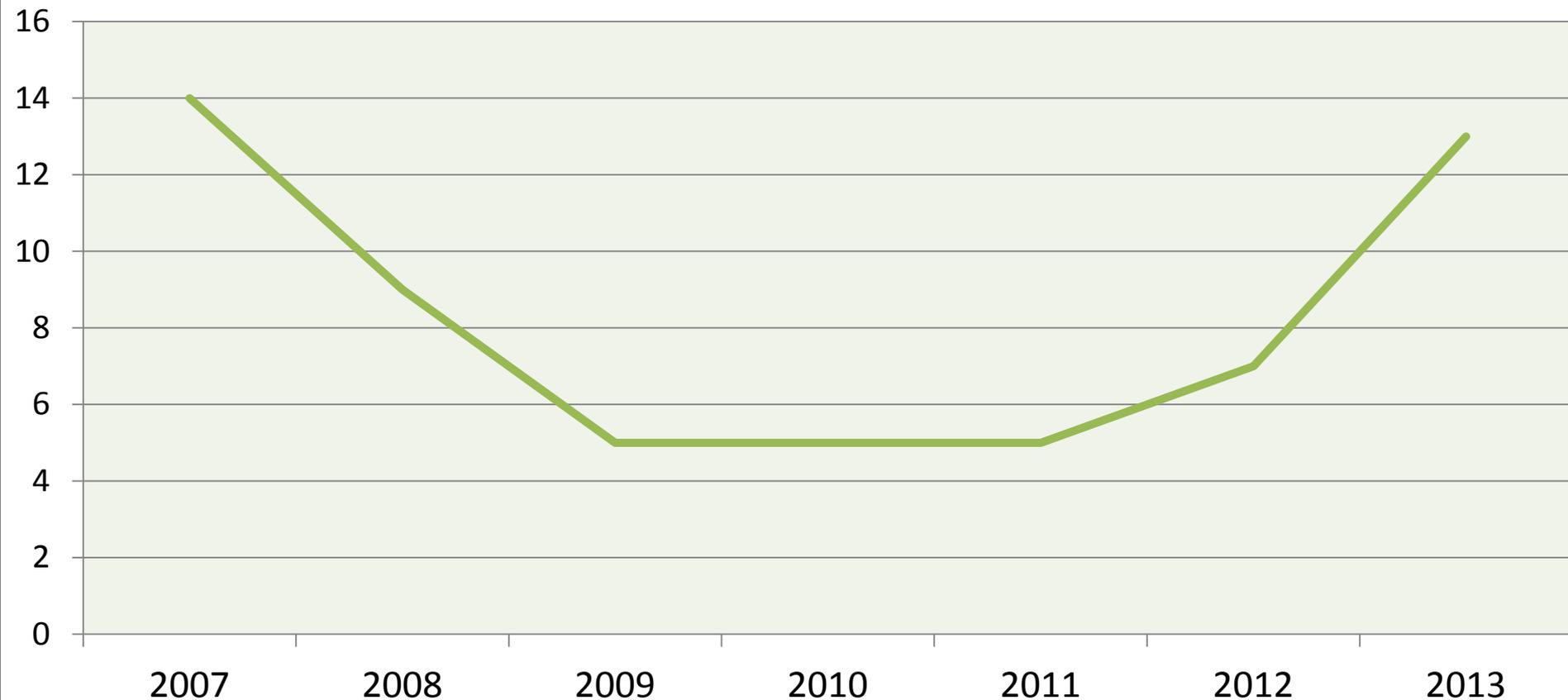
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Number of Commercial / Industrial Building Permits between 2007-2013





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Greenprint Program

<u>Property Location</u>	<u>Property Name</u>	<u>Purchase Type</u>	<u>Year of Purchase</u>	<u>Purchase Price</u>	<u>Number of Acres</u>
Salt & Greiner Gunnville Rd.	Eichorn	Acquisition	2004	780,000	180.437
10591 Rapids Rd.	Nappo	Acquisition	2004	42,800	21.77
Goodrich & Greiner	Krueger	Acquisition	2004	128,600	55.75
10640 Rapids	Frey	Acquisition	2005	400,000	15.54
Lapp Road	Ton. Creek	Acquisition	2005	25,000	2.75
Parker Rd.	Spoth	PDR	2009	600,000	96
Salt,Howe,C/Center	Laubacher	Acquisition	2005	36,000	30
10800&10881 Rapids	Christner	Acquisition	2009	705,000	95.96
11044 Rapid	Owens	Acquisition	2008	320,000	89.9
Keller Rd.	Baker	PDR	2011	95,000	101
10460 Greiner Rd.	Mosher	Acquisition	2009	331,280	41.41
10270 & 10450 Rapids	Ball	Acquisition	2010	900,000	118.89
5285 Harris Hill Rd.	Hedges	PDR	2011	500,000	118
South side of C/Center	Deni	Acquisition	2011	825,000	86
South side of Sheridan	Wood	Acquisition	2013	465,000	66
Roll and Shimerville	Nuchereno	Acquisition	2013	298,000	27.53
	Ribbeck	PDR	2005, 2012	1,438,648	174
Totals				\$7,890,328	1,140

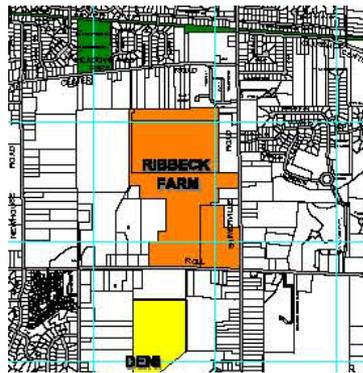


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Greenprint Program Success Stories



ROOT DOWN FARM

A Community Supported Agriculture Farm

The Town of Clarence purchased the development rights for several parcels on Roll and Shimerville, known as the Ribbeck and Dynabrade Properties, and placed a conservation easement on the land.



Currently Steve and Erin Blabac operate the Root Down Farm out of the Ribbeck barn/farmhouse, utilizing much of the Greenprint PDR land.



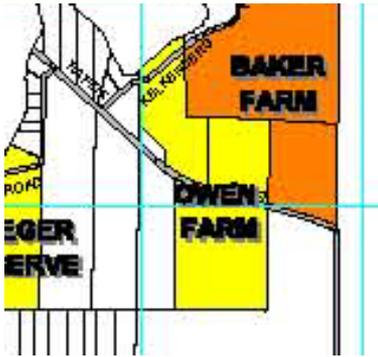


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Greenprint Program Success Stories



The Town of Clarence purchased the Owen parcel and then placed a conservation easement on the land, eventually selling the parcel for farming. This process protects the land from future development.

Currently Ben and Lori Gehl own and operate the Chicken Worth Eating farm, focusing on small scale sustainable agriculture.



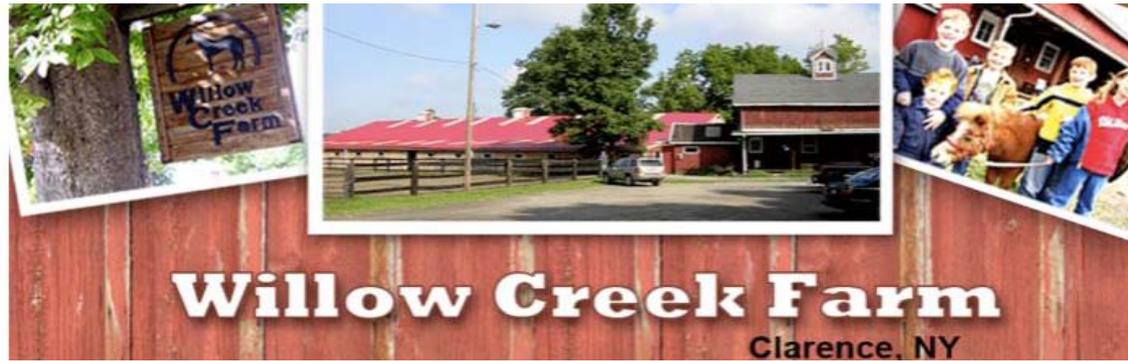


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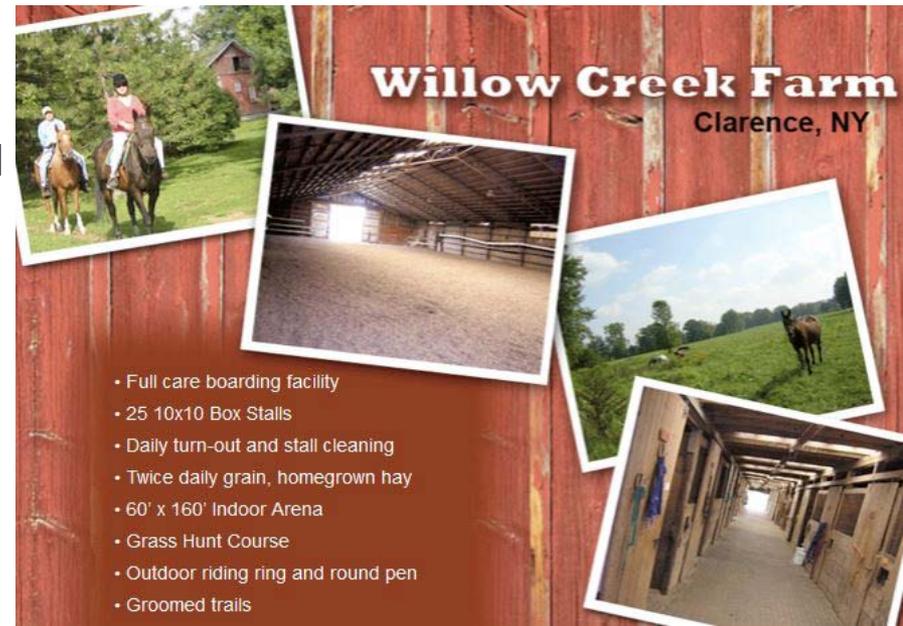
Greenprint Program Success Stories



The Town of Clarence purchased the development rights of 118 acres of land owned by Mel Hedges. This ensured that the land will be forever preserved while allowing customary agricultural operations.



Mel Hedges utilized the proceeds to upgrade the Farm's facilities such as fencing and barn restoration and acquire additional land to support his agricultural operations.



- Full care boarding facility
- 25 10x10 Box Stalls
- Daily turn-out and stall cleaning
- Twice daily grain, homegrown hay
- 60' x 160' Indoor Arena
- Grass Hunt Course
- Outdoor riding ring and round pen
- Groomed trails

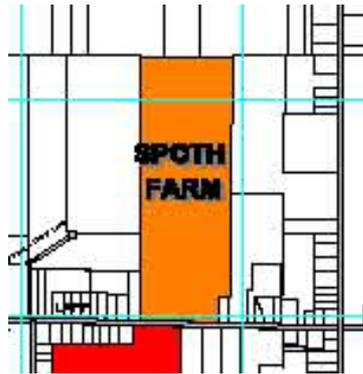


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Greenprint Program Success Stories



The Town of Clarence purchased the development rights of 96 acres of land owned by Greg and Sandy Spoth. This ensured that the land will be forever preserved while allowing customary agricultural operations.



The Spoth's utilized the proceeds to upgrade their operation from growing strawberries to various berries and agricultural produce.

