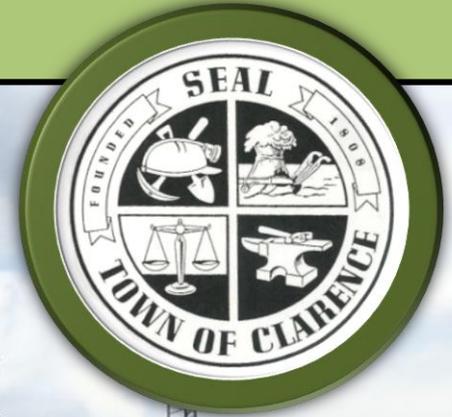
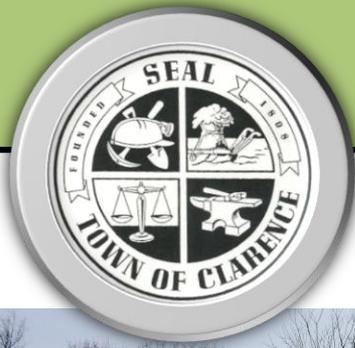


Town of Clarence, New York

State of the Town Address
January 21st, 2016





Town of Clarence, New York

State of the Town Address

January 21st, 2016



Annual Development Monitoring 2015





Town of Clarence, New York

State of the Town Address
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Residential Single Family	2015
Total number of new units	84
Total square footage	309,285
Average square footage	3,682
Total value	\$34,868,225
Average value	\$417,113
Total sewerred units	58
Total unsewerred units	26
Total units within Clarence Schools	73
Total units within Williamsville Schools	11



Town of Clarence, New York

State of the Town Address

January 21st, 2016

Residential Single Family	2015	2014	% Change
Total number of new units	84	89	-6
Total square footage	309,285	300,271	+3
Average square footage	3,682	3,374	+9
Total value	\$34,868,225	\$32,629,000	+7
Average value	\$417,113	\$366,618	+14
Total sewerred units	58	69	-16
Total unsewerred units	26	20	+30
Total units within Clarence Schools	73	65	+12
Total units within Williamsville Schools	11	24	-54

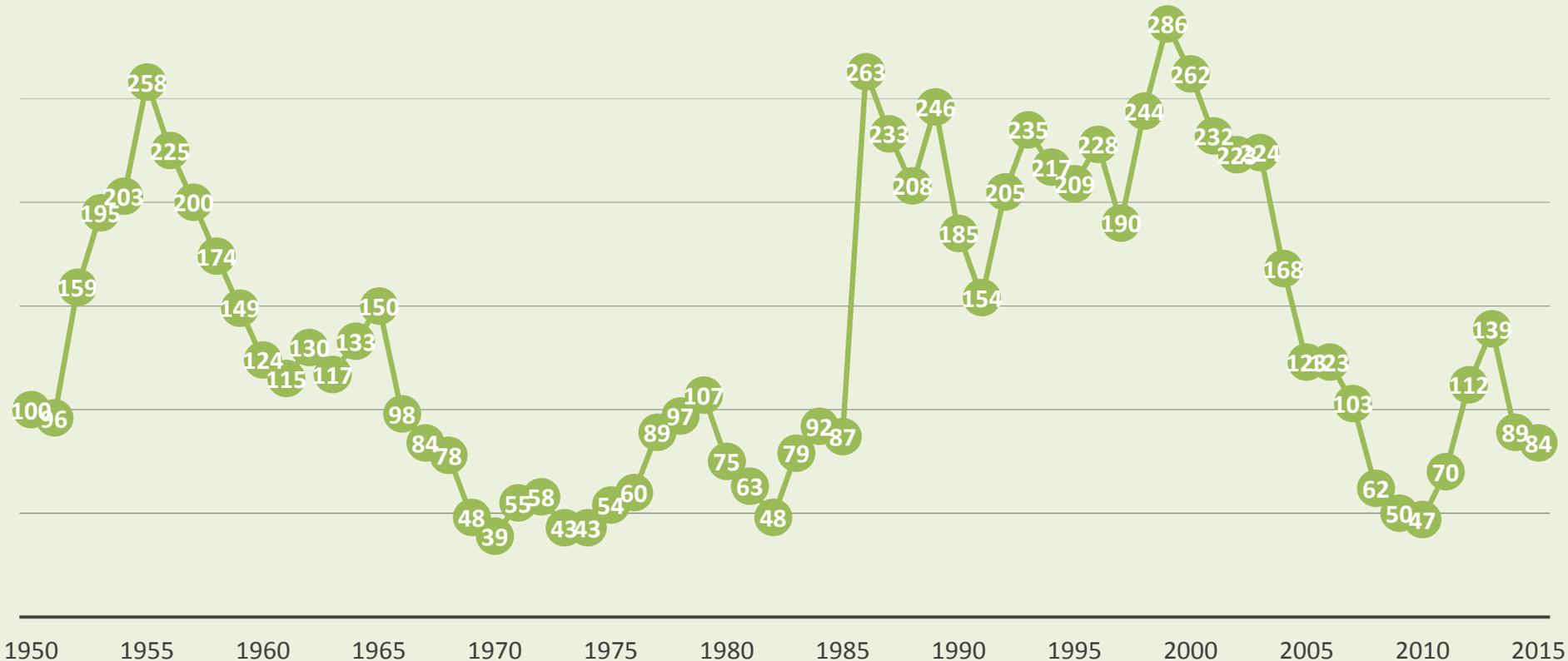


Town of Clarence, New York

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Total number of Residential Single Family building permits between 1950-2015





Town of Clarence, New York

State of the Town Address
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Residential Additions	2015
Total number of permits	64
Total square footage	39,153
Average square footage	612
Total value	\$2,709,300
Average value	\$42,333
Cost per square foot	\$69.20



Town of Clarence, New York

State of the Town Address

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Residential Additions	2015	2014	% Change
Total number of permits	64	37	+73
Total square footage	39,153	20,258	+93%
Average square footage	612	548	+12
Total value	\$2,709,300	\$1,604,145	+69
Average value	\$42,333	\$43,355	-2
Cost per square foot	\$69.20	\$79.19	-13



Town of Clarence, New York

State of the Town Address
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Residential Mobile Homes	2015
Total number of new units	10
Total square footage	20,840
Average square footage	2,084
Total value	\$1,583,000
Average value	\$158,300
Total sewerred units	10
Total unsewerred units	0
Total units within Clarence Schools	10
Total units within Williamsville Schools	0



Town of Clarence, New York

State of the Town Address

January 21st, 2016

Residential Mobile Homes	2015	2014	% Change
Total number of new units	10	11	-9
Total square footage	20,840	25,294	-18
Average square footage	2,084	2,299	-9
Total value	\$1,583,000	\$1,900,000	-17
Average value	\$158,300	\$172,727	-8
Total sewerred units	10	11	-10
Total unsewerred units	0	0	0
Total units within Clarence Schools	10	11	-10
Total units within Williamsville Schools	0	0	0



Town of Clarence, New York

State of the Town Address
January 21st, 2016



Residential 2 family	2015
Total number of new units	2
Total square footage	8,160
Average square footage	4,080
Total value	\$980,000
Average value	\$490,000
Total sewerred units	2
Total unsewerred units	0
Total units within Clarence Schools	2
Total units within Williamsville Schools	0



Town of Clarence, New York

State of the Town Address

January 21st, 2016

Residential 2 family	2015	2014
Total number of new units	2	0
Total square footage	8,160	0
Average square footage	4,080	0
Total value	\$980,000	\$0
Average value	\$490,000	\$0
Total sewerred units	2	0
Total unsewerred units	0	0
Total units within Clarence Schools	2	0
Total units within Williamsville Schools	0	0



Town of Clarence, New York

State of the Town Address
January 21st, 2016



Residential 3-4 family	2015
Total number of new projects	3
Total number of new units	12
Total square footage	25,443
Average square footage	8,481
Total value	\$2,340,600
Average value	\$780,200
Total sewerred units	3
Total unsewerred units	0
Total units within Clarence Schools	3
Total units within Williamsville Schools	0



Town of Clarence, New York

State of the Town Address

January 21st, 2016

Residential 3-4 family	2015	2014	% Change
Total number of new projects	3	3	0
Total number of new units	12	12	0
Total square footage	25,443	30,103	-15
Average square footage	8,481	10,034	-15
Total value	\$2,340,600	\$2,856,000	-18
Average value	\$780,200	\$952,000	-18
Total sewerred units	3	3	0
Total unsewerred units	0	0	0
Total units within Clarence Schools	3	3	0
Total units within Williamsville Schools	0	0	0



Town of Clarence, New York

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Residential Multi-Family 5+ 2015

Total number of new projects 0

Total number of new units 0

Total square footage 0

Total value \$0





Town of Clarence, New York

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Residential Multi-Family 5+	2015	2014
Total number of new projects	0	2
Total number of new units	0	136
Total square footage	0	158,461
Total value	\$0	\$11,540,000



Town of Clarence, New York

State of the Town Address
January 21st, 2016



Residential Development Totals	2015
Total number of new permits	99
Total square footage	363,728
Average square footage	3,674
Total value	\$39,771,825
Average value	\$401,736
Total sewerred units	73
Total unsewerred units	26
Total permits within Clarence Schools	88
Total permits within Williamsville Sch.	11



Town of Clarence, New York

State of the Town Address

January 21st, 2016

Residential Development Totals	2015	2014	% Change
Total number of new permits	99	105	-6
Total square footage	363,728	514,129	-29
Average square footage	3,674	4,896	-25
Total value	\$39,771,825	\$48,925,000	-19
Average value	\$401,736	\$465,952	-14
Total sewerer units	73	85	-14
Total unsewerer units	26	20	+30
Total permits within Clarence Schools	88	81	+9
Total permits within Williamsville Sch.	11	24	-54

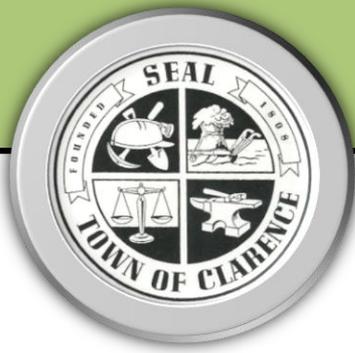


Town of Clarence, New York

State of the Town Address
January 21st, 2016



Commercial / Industrial	2015
Total number of permits	15
Total square footage	37,379
Average square footage	2,492
Total valuation	\$5,919,500
Average valuation	\$394,633
Total permits Clarence Schools	13
sqft	23,871
value	\$4,630,500
Total permits Williamsville Schools	2
sqft	13,508
value	\$1,289,000

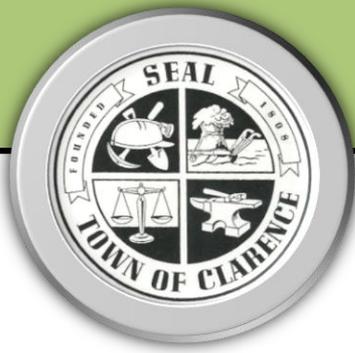


Town of Clarence, New York

State of the Town Address

January 21st, 2016

Commercial / Industrial	2015	2014	% Change
Total number of permits	15	23	-35
Total square footage	37,379	221,358	-83
Average square footage	2,492	9,624	-74
Total valuation	\$5,919,500	\$10,762,250	-44
Average valuation	\$394,633	\$467,924	-16
Total permits Clarence Schools	13	20	-35
sqft	23,871	174,085	-86
value	\$4,630,500	\$7,585,250	-39
Total permits Williamsville Schools	2	3	-33
sqft	13,508	47,273	-71
value	\$1,289,000	\$3,177,000	-59



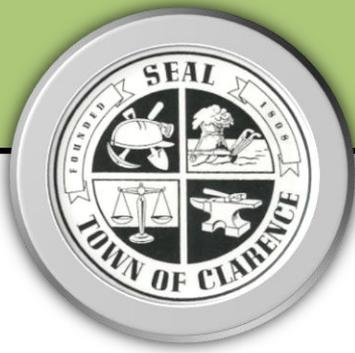
Town of Clarence, New York

State of the Town Address

January 21st, 2016

Commercial / Industrial 2015

Business	Address	Valuation	SQ FT	School District
Emerling Insurance	9092 Main Street	1,245,000	8,363	Clarence
McGuire Plaza	5989 Transit Road	1,239,000	10,883	Williamsville
Marvin's Bar and Grill	7675 Goodrich Road	30,000	293	Clarence
Northgate Church	5225 Harris Hill Road	600,000	5,285	Clarence
Hollow Bistro & Brew	10641 Main Street	650,000	2,362	Clarence
Gallagher Printing	9195 Main Street	100,000	1,500	Clarence
Andreozzi, Bluestein, Weber, Brown, LLP	9145 Main Street	515,500	5,428	Clarence
Caldon's 3 Dog County Café	8865 Sheridan Drive	25,000	640	Clarence
The Griffon Gastropub	5445 Transit Road	50,000	2,625	Williamsville
Willow Square of Clarence	9500 Main Street	870,000	alteration	Clarence
Paula's Donuts	8560 Main Street	12,000	alteration	Clarence
Holy Cross Lutheran Church	8900 Sheridan Drive	93,000	alteration	Clarence
Sheridan Square	9135 Sheridan Drive	150,000	alteration	Clarence
Sheridan Mixed Use	8825 Sheridan Drive	250,000	alteration	Clarence
KeyBank	4401 Transit Road	90,000	alteration	Clarence
	Total	5,919,500	37,379	

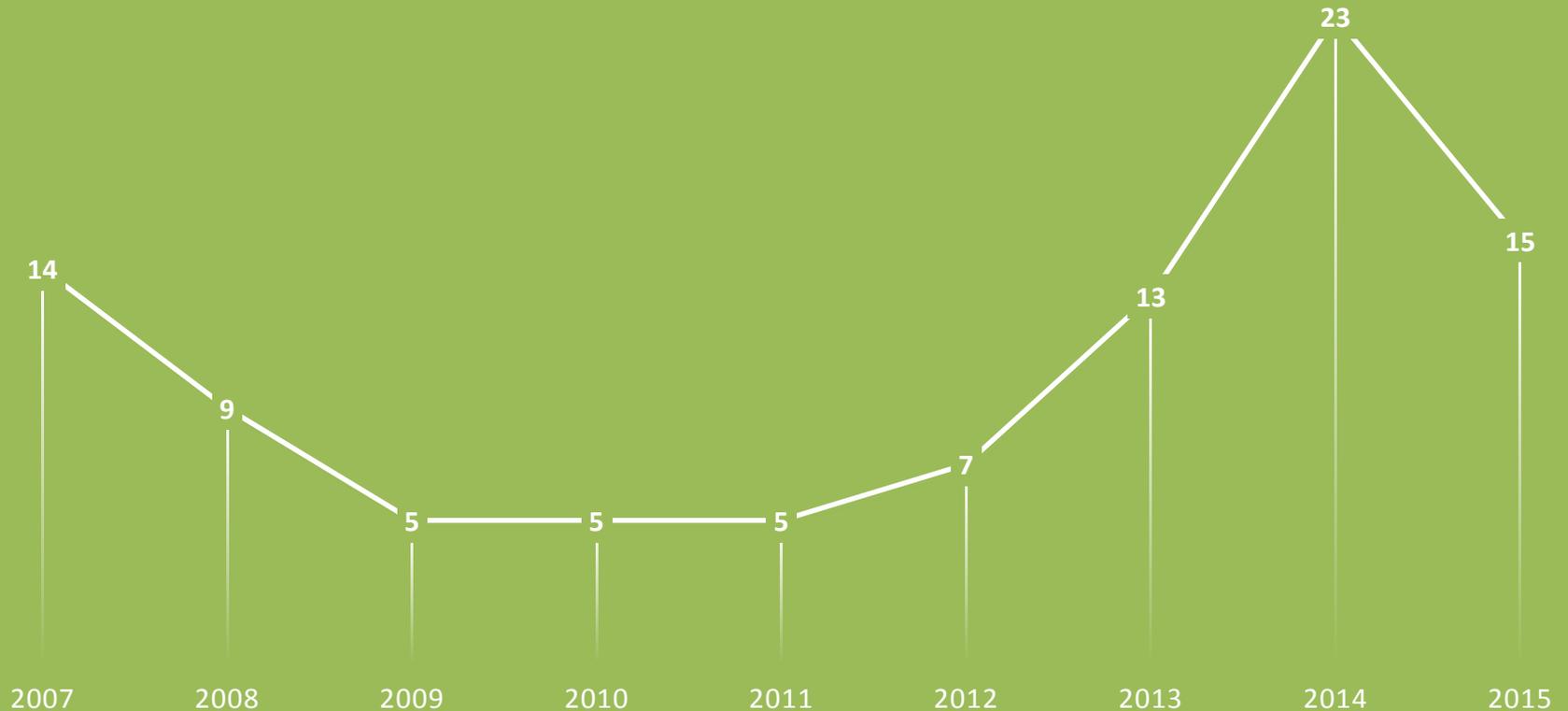


Town of Clarence, New York

State of the Town Address

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NUMBER OF COMMERCIAL / INDUSTRIAL BUILDING PERMITS BETWEEN 2007-2015





Town of Clarence, New York

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PROPOSAL

main street corridor

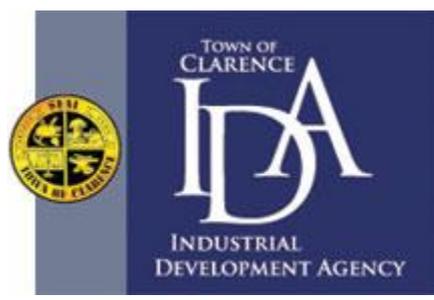


Town of Clarence

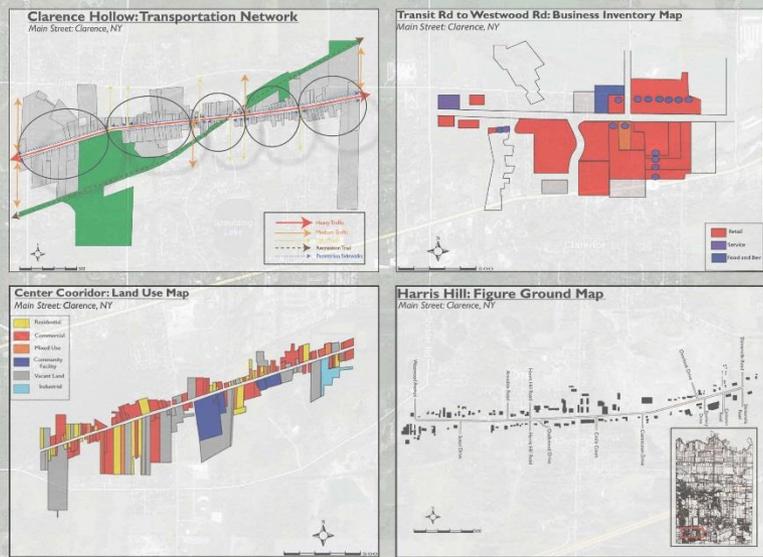
Main Street Corridor Economic
Redevelopment Plan

Prepared by the Town of Clarence
Planning and Zoning Department

new york clarence 2014



catalog & analysis



Clark Patterson Lee

DESIGN PROFESSIONALS



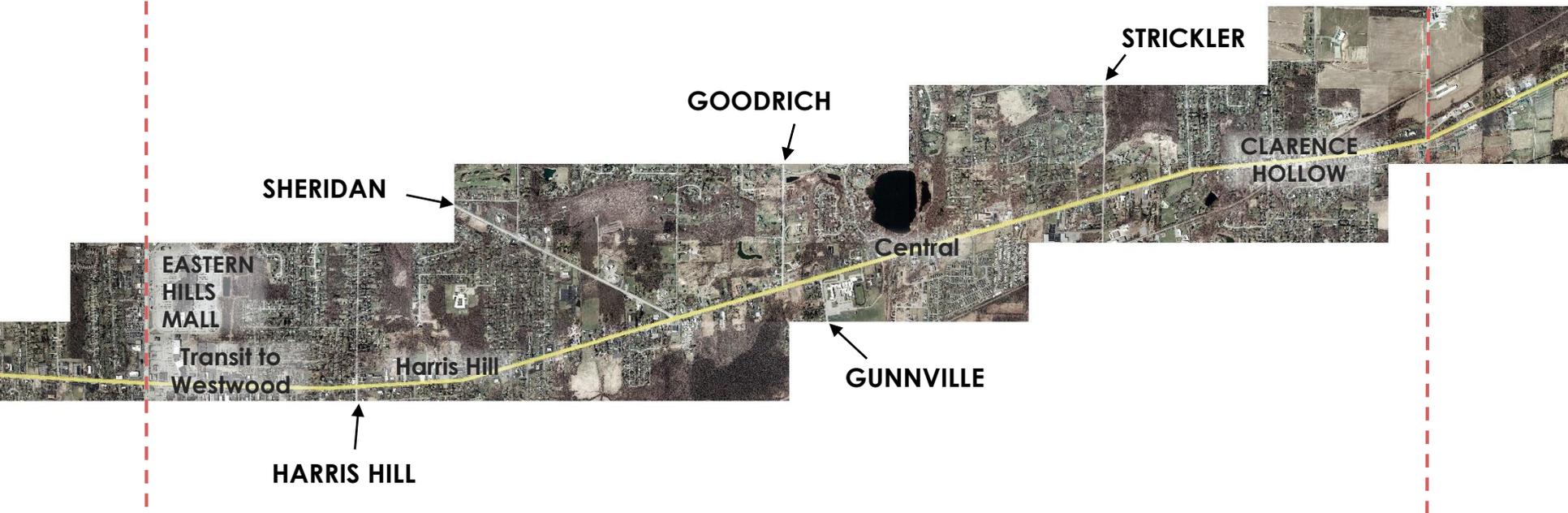
Town of Clarence, New York

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**WESTERN
BOUNDARY
(TRANSIT ROAD)**

**EASTERN
BOUNDARY
(DAVISON ROAD)**



Town of Clarence, New York

State of the Town Address

Physical Design Workgroup:

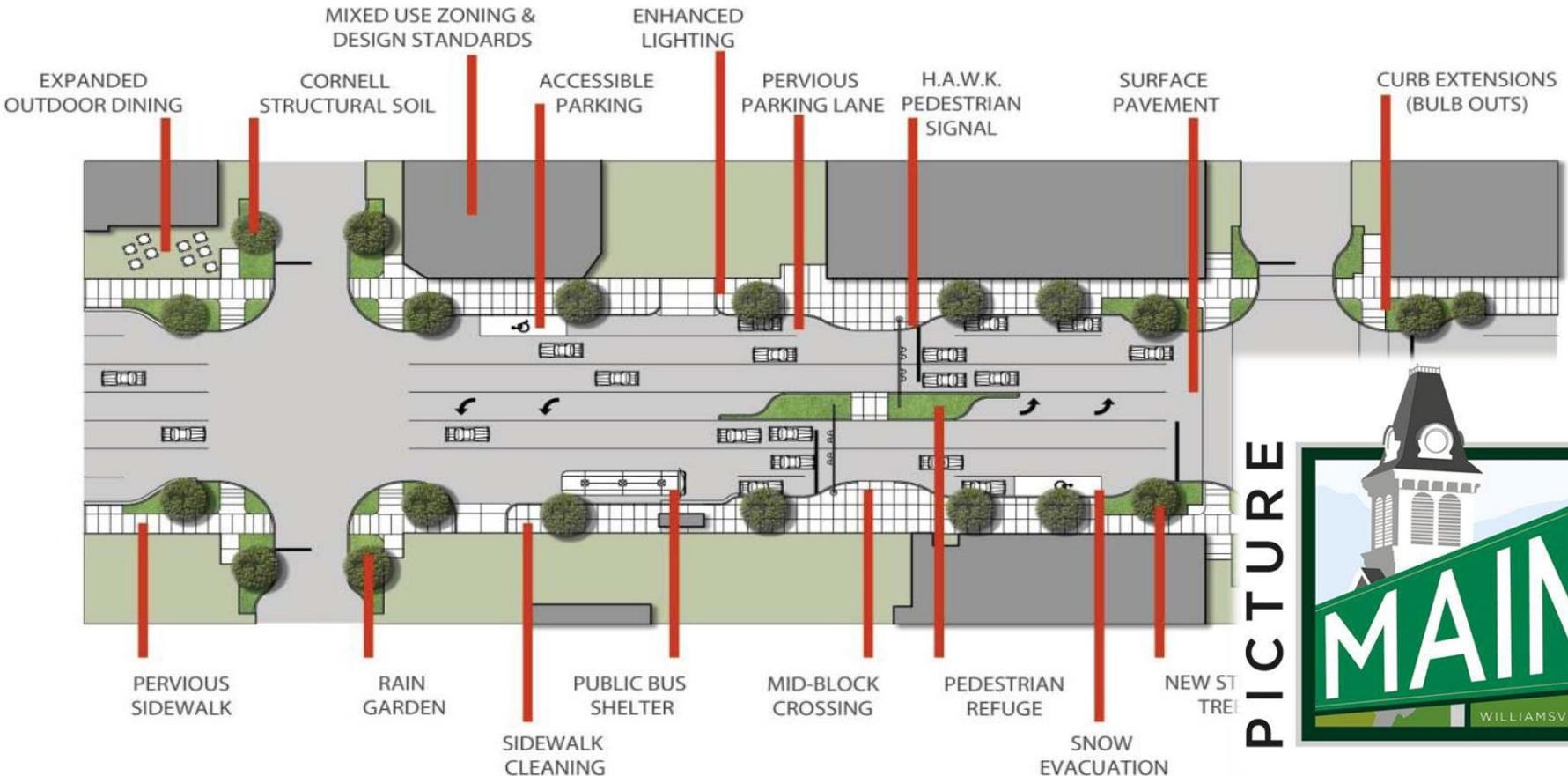
Guide the re-design of
Main Street and Corridor
Enhancements

Advocacy Workgroup:

Promote and market the
projects message through
brand identity

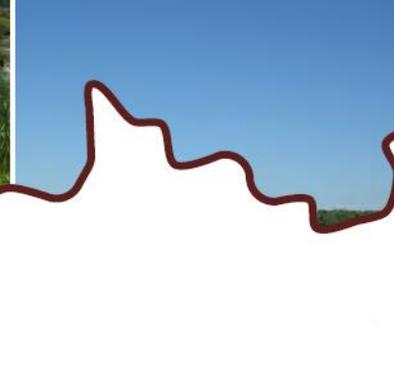
Funding Workgroup:

Through strategic outreach
and available resources,
obtain capital funding



PICTURE





“Among the most important powers and duties granted by the legislature to a local government is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.”

- NYS Municipal Law



- » **Grant Acquisitions** Federal and State funding is increasingly tied to a community's Comprehensive Plan. The projects and programs that have public support and are identified in the Plan are more likely to be successful in obtaining funding than those that are not.
- » **Zoning, Subdivision & Land Development** A Comprehensive Plan can inform future regulatory changes in a municipality. Over time, regulatory tools such as zoning, design review, subdivision requirements and environmental protection overlay districts should be brought into conformance with the Comprehensive Plan.
- » **Budgeting & Capital Improvement Planning** The Comprehensive Plan can be used as a tool during the development of a municipality's annual budget. The projects and programs contained in the Plan are often included in the budgeting process to ensure the community's priorities are being considered and addressed.
- » **Cultural & Economic Development Efforts** An increasing number of communities are beginning to undertake more non-traditional efforts to foster community vitality. Examples include the creation of arts and cultural venues and programming as well as economic development initiatives to reduce commercial vacancies. The need and support for such efforts is often determined through the comprehensive planning process and documented in the Plan itself.



“Begin with the end in mind.”

- S. Covey



Environmental Health & Sustainability



Agriculture & Open Space



Transportation & Connectivity



Public Health & Safety



Community Character & History

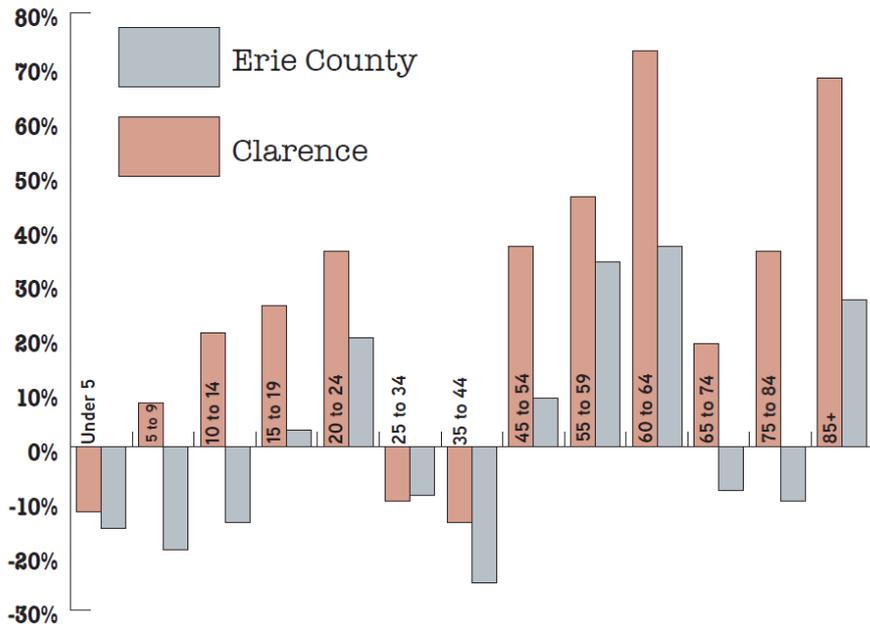


Economic Prosperity

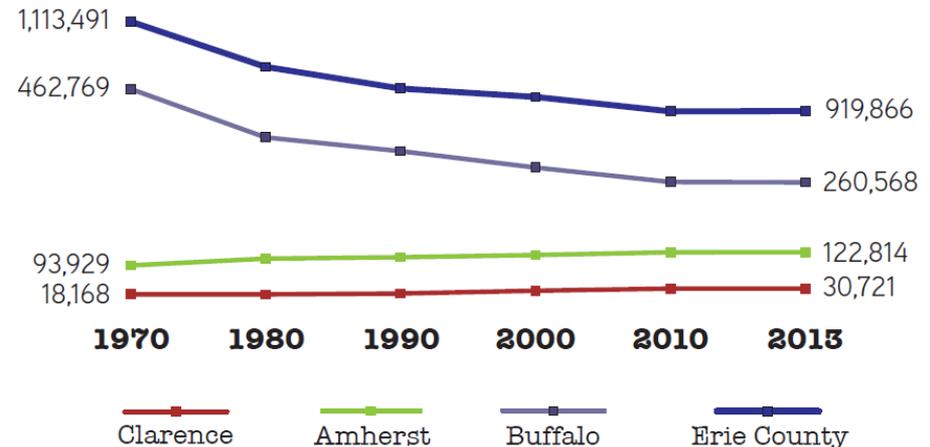
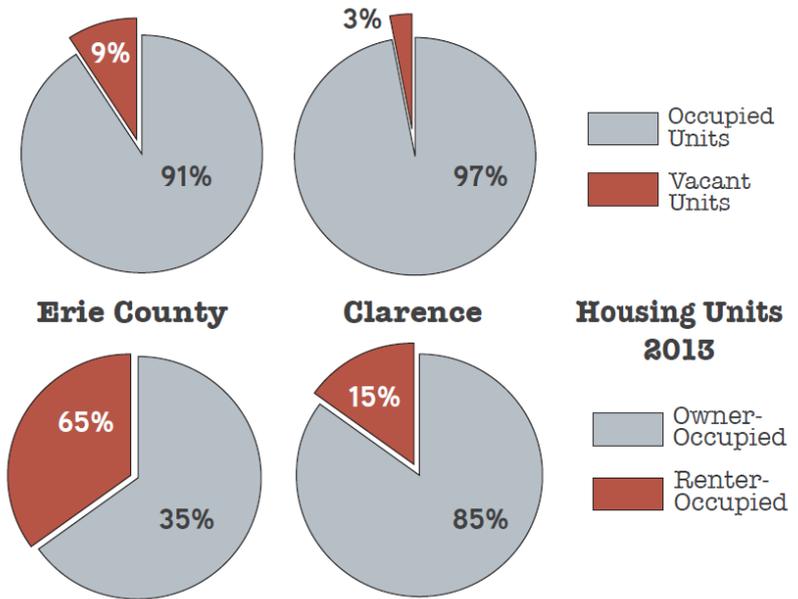


Clarence at a Glance!

Population (2013): 30,721
 Total Land Area:53.63 sq. mi.
 Population Density: 573 people/sq. mi.
 Median Age:43.9 years
 Established: March 11, 1808



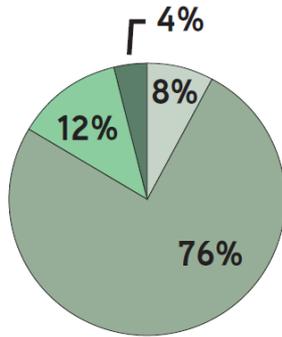
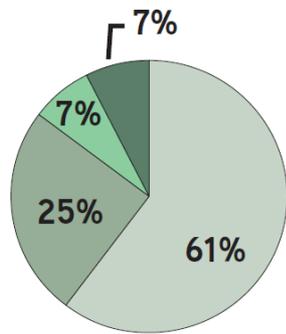
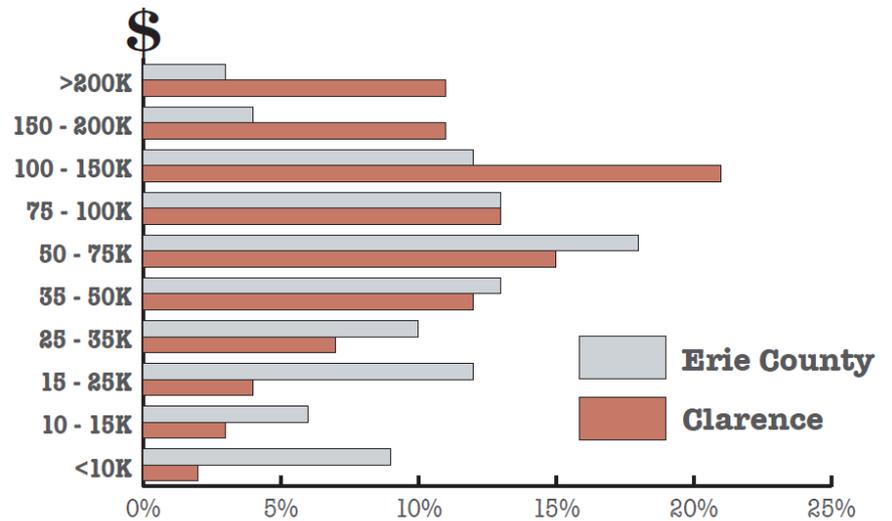
Town Population Change by Age (2000 - 2010)



Countywide Population Trends

Indicator	Clarence	Erie County
College Degree (Bachelor's +)	48%	31%
Median Household Income	\$87,327	\$50,653
Unemployment Rate	3.6%	8.6%
Poverty Rate (Individuals)	3.7%	14.6%

Economic Indicators (2013 ACS)



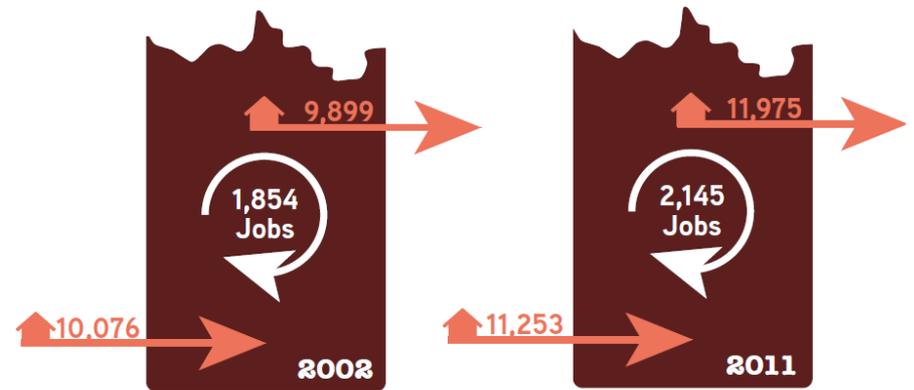
Share of Town Acreage

Share of Assessed Value



Share of Land Use by Acreage & Assessed Value

Household Income Distribution (2013)



Inflow & Outflow of Town Jobs (U.S. Census)

- Growing, aging population
- Increasing number of households
- Thriving, high-end markets
- Engaged community in a variety of interest groups
 - Families with school aged children
 - Local sports programs
 - Historic preservation groups
 - Senior community
 - Faith community

- Safe to assume reasonable growth within Clarence over the next decade...How do we manage and facilitate it to meet current needs? -



“Begin with the end in mind.”

- S. Covey



Town of Clarence, New York

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