

155-060

volume 1

COMPREHENSIVE PLAN



TOWN OF SOMERSET
AND
VILLAGE OF BARKER

Niagara County ,

, New York

BIBLIOGRAPHIC DATA SHEET		1. Report No. 1/2	2.	3. Recipient's Accession No.
4. Title and Subtitle COMPREHENSIVE PLAN Town of Somerset and Village of Barker			5. Report Date December, 1972	6.
7. Author(s) Charles O. Brown			8. Performing Organization Repr. No.	
9. Performing Organization Name and Address Herbert H. Smith Associates Box 206 W. Trenton, New Jersey 08628			10. Project/Task/Work Unit No.	
			11. Contract/Grant No. NYP -246	
12. Sponsoring Organization Name and Address New York State Office of Planning Services State Capitol Albany, New York 12224			13. Type of Report & Period Covered Final	
			14.	
15. Supplementary Notes				
16. Abstracts This report contains the Comprehensive Plan report for the Town of Somerset and the Village of Barker, Niagara County, N.Y. In addition to the Comprehensive Plan report, which is the second element of this report, all of the background studies are included herein. The background studies consist of sections covering existing land use, physical features, housing element, community facilities affecting both the Town of Somerset and the Village of Barker. Goals and objectives of the Comprehensive Plan are also included. For each of the specific areas of study, the existing conditions, land pattern, facilities and services are surveyed to determine their implications for planning. The basic studies indicated that while growth in the Buffalo-Niagara Falls area will be substantial, the impact upon the Town & Village will be limited, except in the area adjacent to Lake Ontario where the natural environment will attract growth during the planning period. The Comprehensive Plan utilizes the background information to formulate recommendations for future land use, circulation, and community facility guides for growth.				
17. Key Words and Document Analysis. 17a. Descriptors DOES NOT APPLY				
17b. Identifiers/Open-Ended Terms DOES NOT APPLY				
17c. COSATI Field/Group				
18. Availability Statement Town of Somerset, Town Offices, Barker, N.Y. 14012 Village of Barker, Municipal Offices, Barker, N.Y. 14012			19. Security Class (This Report) UNCLASSIFIED	21. No. of Pages 103
			20. Security Class (This Page) UNCLASSIFIED	22. Price

RECEIVED
 NIAGARA CO. IND. DEVELOPMENT
 AND PLANNING COMMISSION
 DEC 29 1972
 REF. TO _____
 ANS. BY _____ DATE _____
 FILE SUB. _____

A COMPREHENSIVE PLAN

TOWN OF SOMERSET

AND

VILLAGE OF BARKER

NIAGARA COUNTY, NEW YORK

The preparation of this document was financially aided through a Federal grant from the Department of Housing and Urban Development under the Comprehensive Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended. This document was prepared under the Comprehensive Planning Assistance Program for the New York State Office of Planning Services. It was financed in part by the State of New York.

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
BACKGROUND ANALYSES	7
Existing Land Use	7
Physical Features	14
Community Facilities	29
Housing Element	49
Appendix	69
GOALS AND OBJECTIVES	73
THE COMPREHENSIVE PLAN	83
General Principles	83
Land Use Plan	84
Circulation Plan	95
Community Facilities	98
IMPLEMENTATION	101

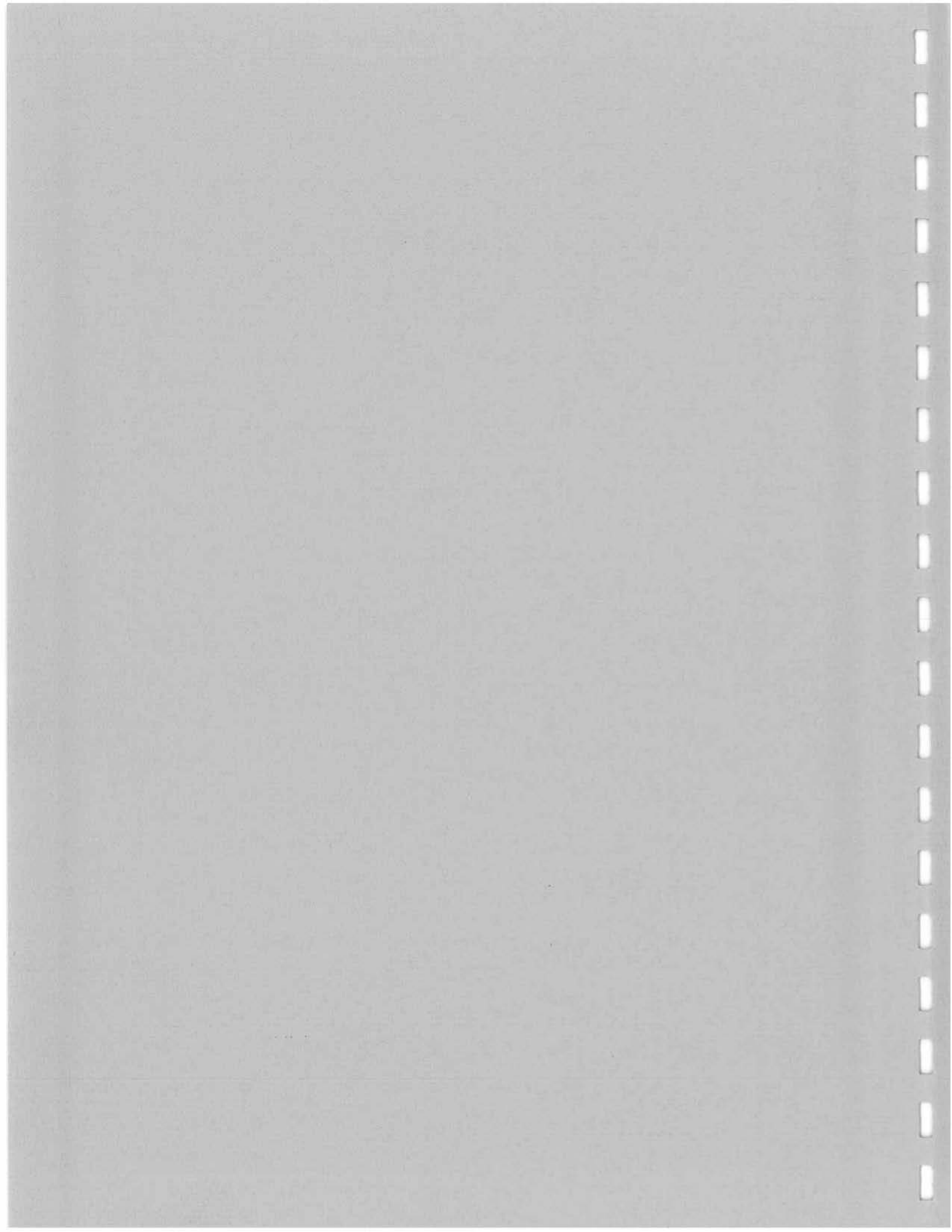
LIST OF TABLES

	<u>Page</u>
1. Existing Land Use - Town of Somerset	12
2. Existing Land Use - Village of Barker	13
3. Generalized Soil Limitations	19
4. Fire Defense Equipment	37
5. Comparative Housing Conditions	53
6. Consultant's Survey	53
7. Comparative Housing By Housing Area	55
8. Comparative Population and Housing Characteristics	60
9. Suggested Activities and Priority Schedule	67

LIST OF ILLUSTRATIONS

	<u>Page</u>
1. The Planning Function	3
2. Subdivision Development	22
3. Land Use Conflicts	87
4. Development Comparison	90
5. Typical School - Park Complex	100

INTRODUCTION



INTRODUCTION

For the past two years, the Planning Boards of the Town of Somerset and the Village of Barker have been studying, reviewing and analyzing a series of reports on physical conditions within the two municipalities in preparation of a comprehensive plan. The Plan is a graphic and written report in which the future development of both municipalities is logically and reasonably planned. The intent of the Comprehensive Plan is to provide a guideline, a direction, for planned future residential, commercial and industrial growth for both public and private segments of the municipalities. The Plan, once adopted, provides a continuing background upon which Town and Village officials can base development and zoning decisions.

The Planning Boards are advisory boards charged by the State of New York, the Town and the Village, with the responsibility for preparation of the municipal Comprehensive Plan. A Comprehensive Plan is necessary for the application of federal funds for facilities planning and construction, as an indication that the Town and Village have, in fact, given consideration to future growth within the prospective municipalities. No facility can be built to serve widely diverse and essentially selfish, private development motives, control can only be feasible in the hands of the Town and Village governments.

Implementation of the Comprehensive Plan necessarily is the responsibility of the Somerset and Barker elected officials, and it is these two Boards which must make the final decisions on carrying out the municipality's Comprehensive Plan. The Planning Board, which is formed to advise the Board of Trustees, is responsible for the preparation of the Comprehensive Plan, according to state law. It is also responsible to advise an amendment of existing legislation to implement and accomplish the Plan. The majority of methods for guiding and controlling growth are directed toward private investment which is responsible for the changes which occur within the Town and Village and which determine the appearance, efficiency and, indeed, the total image of the community. In relation to guiding growth, the following means are available to both the Town of Somerset and the Village of Barker:

1. Zoning Ordinance - formal regulations regarding the use, buildable space per lot, bulk regulations and the control of the density of land use within established land use districts.
2. Subdivision Regulations - the establishment of regulations to require a uniform quality and type of land development.
3. Other Local Ordinances and Codes - may include housing, building property maintenance and other mechanical codes.
4. Capital Improvements Program - fiscal planning for the financial implementation of major public facilities, elements of the Comprehensive Plan e. g. roads, utilities, schools and parks.
5. State and Federal Programs - housing, highways, community facilities as well as other administrative and financial aids complementing local, county, and regional planning and development activities.

All of the elements and activities listed in items 1 through 5 above can only be logically prepared for each municipality after the development of the Comprehensive Plan, to determine areas of growth. The Plan is developed from many sources of background information which help determine where growth should take place. These background elements include:

1. Gathering basic data and preparation of a base map of appropriate identifications of the community to be used throughout in planning.
2. Land Use determinations from field surveys, mapped on the base map, along with brief summaries of all land uses and major problems.
3. Natural features such as topography, soils, slopes, and other emphasis on the physical characteristics of the community.
4. Housing conditions analyze housing within the municipality, including neighborhood groupings, conditions, and development pressures.
5. Community facilities and services investigations of existing schools, parks, libraries, utility systems, and other public facilities.

Based upon the findings of the basic studies, a composite of graphic and written proposals constitute the comprehensive development plan. These proposals have evolved out of working sessions with the Planning Board, and include the following elements:

Land Use Plan locating land uses in the future

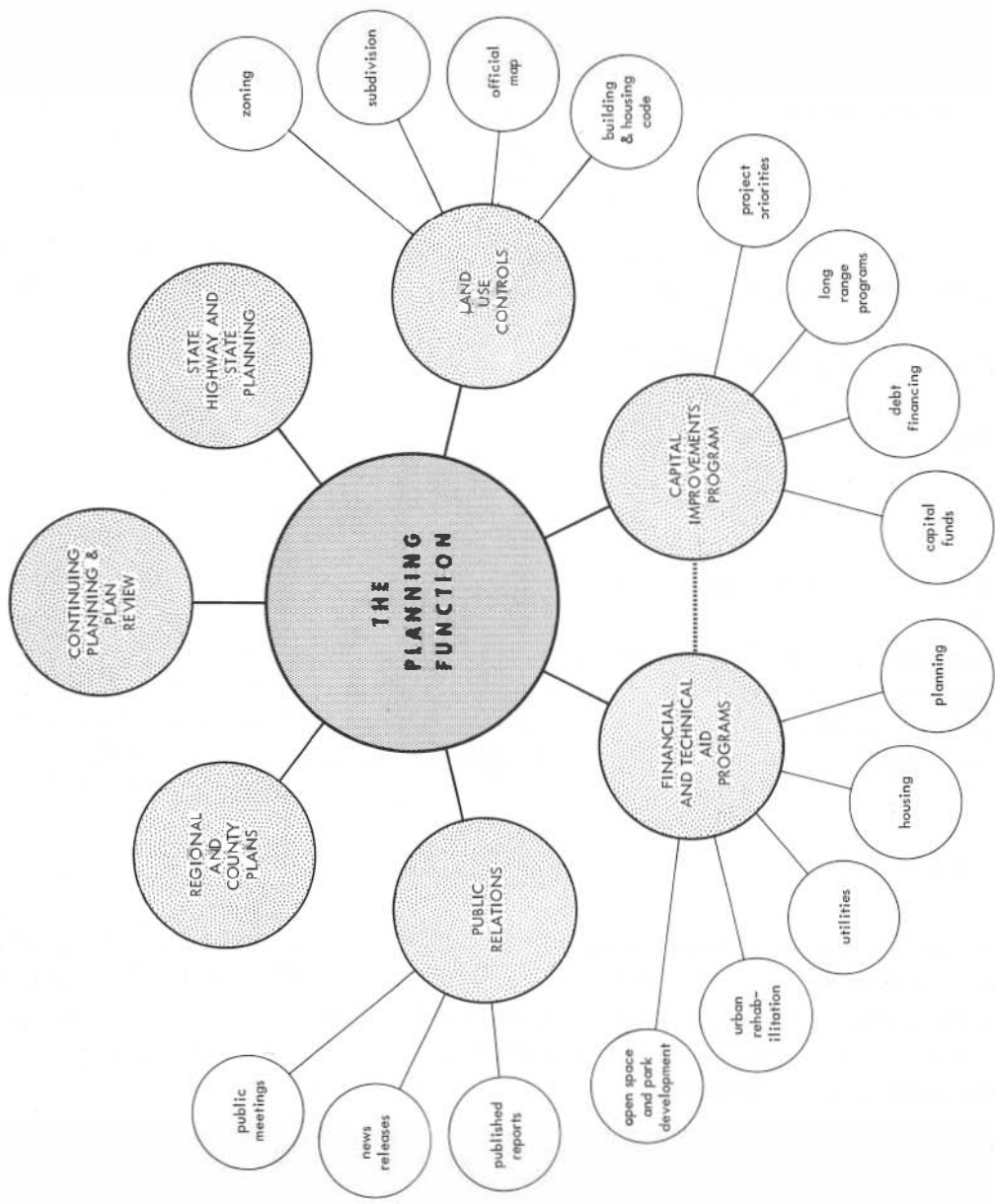
Circulation Plan locating transportation facilities

Community Facilities Plan of major service requirements

Following completion of the above, planning becomes a day-to-day process of reevaluation and application of the general guidelines and specific regulations set forth in this and complementary reports to maximize the quality, and minimize the problems of growth.

Based upon the findings of the basic studies, a composite of graphic and written proposals constitute the Comprehensive Plan. These proposals have evolved out of working sessions with the Planning Board and include the following elements:

- o LAND USE PLAN Describes the proposed distribution of future commercial, residential, industrial, public, and semi-public development for the Town and Village including the Central Business Area, and some of the characteristics desired of the land use pattern.



- o CIRCULATION PLAN Indicates proposals for improving existing streets and highways as well as proposals for the construction of new roadways. The principal purpose of the circulation plan is to permit the interaction of land uses while providing for the optimum flow of traffic.
- o COMMUNITY FACILITIES Consider public and private facilities and utilities in proper quantity and location to serve the future land use pattern.

In coordination with basic studies and the comprehensive plan proposals, other tools can be developed which effectuate the Comprehensive Plan. These tools include the following:

- o Capital improvement program
- o Basis for on official map
- o Housing ordinance
- o Land subdivision regulations.

Following completion of the above, planning becomes a continuing process of re-evaluation and application of the general guidelines and specific regulations set forth in this and complementary reports to maximize the quality and minimize the problems of growth with Somerset and Barker, within the framework of the County and regional planning and developmental goals and objectives.

PURPOSES OF PLANNING

A municipality may be thought of as being comprised of people, land and a certain community spirit that is manifested as the people and land develop in harmony. But, people may be mobile, and as they come and go, so may community spirit change. The municipality, however, is fixed to the land. A municipality's only inherent possession is land, and the well-being and prosperity of the community is dependent upon the manner in which this land is utilized.

The utility and value of a parcel of land, even in rural areas, are dependent to a great degree upon the manner in which neighboring parcels are managed and on the governmental services and facilities that are available. The availability of water supply and sewage disposal facilities, for example, can be of great importance in determining use of property. The matter of access to a public transportation facility is also an important factor in determining land use. The offensive use of one parcel of land can drastically reduce the value of neighboring lands. Each landowner within the community is at the mercy of his neighbors, and all must cooperate in the common interest if they are to enjoy maximum social and economic benefits from their respective properties. It is, therefore, not only important but imperative that the use of land be intelligently planned for the maximum benefit of the Town of Somerset and Village of Barker and their residents.

Business and industrial firms and, to some extent, individual homeowners are all engaged in looking into the future from time to time in order to provide some direction to their day-to-day activities. Most business and industrial firms, for instance, project their anticipated needs and goals for at least a five-year period. A community likewise must have some direction to its day-to-day activities. This direction should be provided by a glance into the future also, except that the community should think ahead fifteen to twenty years because of its size, complexity, enduring qualities, and limited flexibility. A Comprehensive Plan can provide insight and direction for both communities.

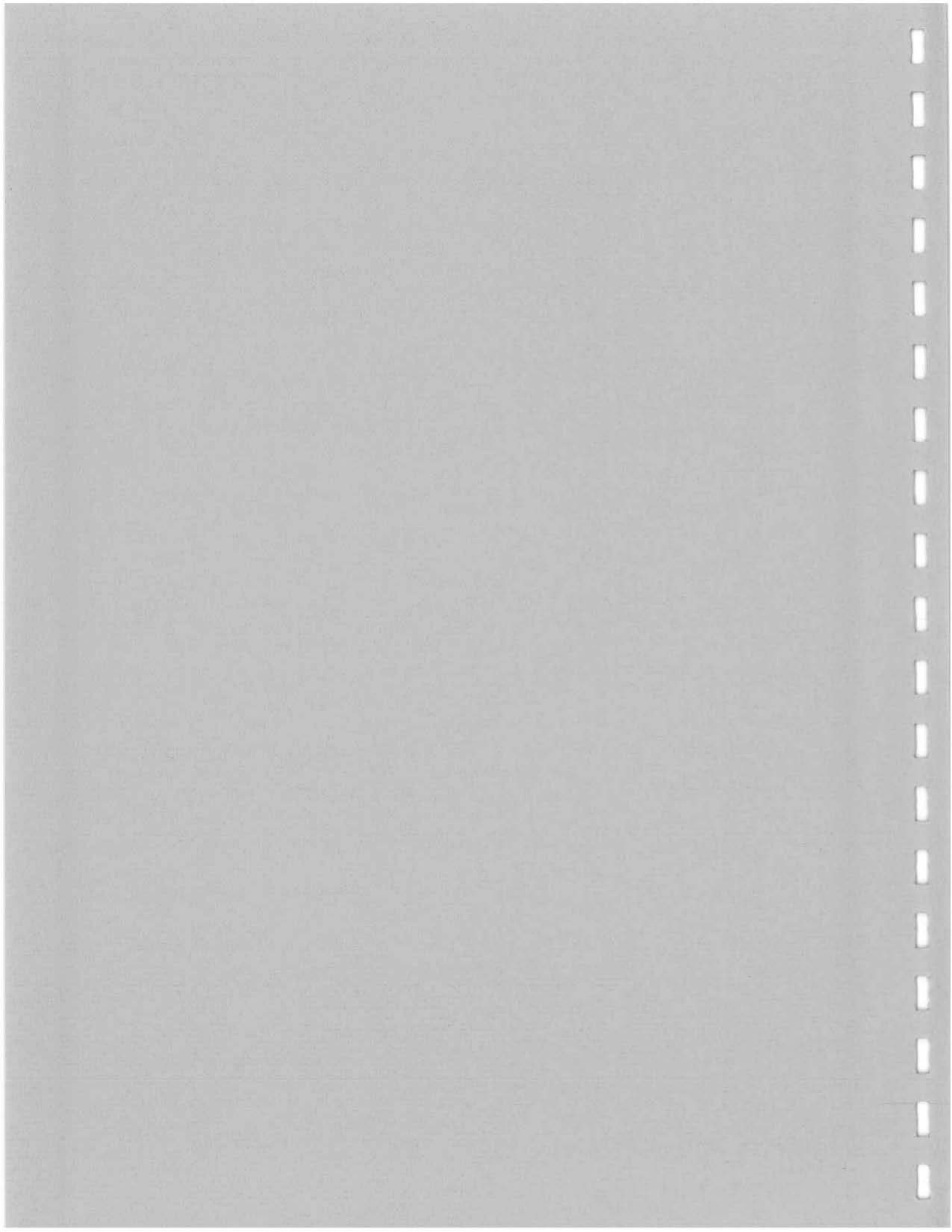
A Comprehensive Plan can help guide continuing planning activities in the following ways:

- o By dealing with minor problems so that they don't become major problems in the long-range future;
- o By limiting the impact of changes which can be foreseen and which will occur in the future;
- o By shaping new development to the community's needs;
- o By guiding both public and private action to save money, time and effort;
- o By providing continuity of future programs for community improvement, especially between the Town and Village;
- o By providing a unifying focal point for the efforts of all community interests.

What you can do.

1. Read and discuss this Plan with your neighbors. Additional information is available from your Planning Board members relating to the background of decision-making for the Plan.
2. If you are in agreement with the Plan, lend it your support and the support of your organization in backing the actions of the Town and Village aimed at Plan realization.
3. Keep informed of the work and progress of your Planning Board and other agencies that are working toward a better Town and Village.

BACKGROUND ANALYSES



EXISTING LAND USE ANALYSIS

Introduction

The study and analysis of existing land uses within a community is one of the fundamental elements in the comprehensive planning program. Through an initial understanding of the manner in which development has taken place in the past, future land use can be properly determined. For a Comprehensive Plan to be truly comprehensive, it must have its foundation in the patterns and relationships of existing land use, for upon these bases future growth takes place. It is therefore a necessity that the existing land use types, patterns, densities and distribution be identified and the inherent problems of land development be studied.

Existing Land Use Survey

Before an analysis can be made of the various uses of land within the Town and Village, a land use survey is made to determine precise locations of the varying uses of land. In September of 1970, the consultant conducted a land use survey of both the Town of Somerset and the Village of Barker. During this field survey, each parcel of land was classified as to its present use. It should be noted that throughout the land use study, emphasis is placed on land use, not ownership.

Existing Land Use Map

It is not sufficient to be aware of the amount of land occupied in each land use category. Therefore, an illustration entitled "Existing Land Use Map" is included which delineates where each land use is located, and therefore where significant patterns of growth have occurred. Areas of physical problems, areas of intense activity, such as the housing along Lake Ontario, and areas where future land use relationships with existing land use will be exceptionally important are shown.

LAND USE CLASSIFICATION

During the land use survey conducted by the consultant, each land use was classified into one of approximately twenty classifications. Later these classifications were generalized into the major categories exhibited on the Existing Land Use Map for ease of delineation. The categories are listed as follows:

1. Developed Land

Residential - a building containing one or more dwelling units as the building's principal use. (A dwelling unit is a group of rooms in which a family lives, independent of any other unit. All cooking, sleeping and living facilities are present.) This item includes seasonal housing.

Mobile Home - a single mobile home or trailer situated upon a lot and occupied by one or more persons. This use is included in the Residential category.

Mobile Home Park - a group of mobile homes or trailers situated on one lot for the purpose of residential occupancy.

Commercial - a parcel of land or building where goods and/or services are offered for sale to the public. Examples include grocery stores, offices, gas stations, barber shops, etc.

Public and Quasi-Public - land with or without structures, which is used and/or maintained by the Town of Somerset, Village of Barker or other governmental or institutional organization where the principal use is governmental or institutional. Include are schools, churches, fire stations and parks.

Industrial - land used for the manufacture, fabrication, construction, storage or assembly or any combination of industrial activities including product or material handling, storage or treatment, including the extraction of natural resources from their parent site.

2. Undeveloped Land

Agricultural - includes all land which is used for the production of agricultural commodities, including pasture land and farms devoted to animal husbandry. All land normally used for agricultural production is included, as well as wood lots.

Vacant - includes all land not generally used or suitable for agricultural production, such as wooded areas, forests, outlands and water bodies.

REGIONAL LOCATION AND HISTORY

The Town of Somerset is located in the northeastern quadrant of Niagara County,

approximately ten air miles northeast of the City of Lockport, the Niagara County Seat. The Town is bordered by Orleans County, the Towns of Hartland and Newfane, and by Lake Ontario to the north. Because of uniquely favorable regional weather and extended frost-free growing conditions, which encourage agricultural productivity, and indirect access to the Buffalo-Niagara Falls area, thus discouraging commuting, the Town has maintained an agricultural predominance.

The record of this area dates from 1660 during the early explorations, fur trade, and military activities of both France and Britain. Earliest records show that the area was occupied by the Neuter Nation and later by the member tribes of the Seneca Nation of the Iroquois Confederacy. Settlement occurred slowly in northwestern New York because of the difficulty encountered in penetrating the dense forests. The area was called the "Black North" for this reason. One of the original industries of the area, that of quarrying sandstone, gave way after the construction of the Canal and eventually was replaced by the fruit-growing industry during the early years of the 1900's. Agriculturally-related industries became prominent in northwestern New York villages, similar to that presently found in the Village of Barker. With existing industries encouraged by continued fruit and vegetable production, residential and later commercial activities formed around the agri-industrial center.

EXISTING LAND USE

As previously stated, land in the Town of Somerset is predominantly used for agricultural production for principally grain and fruit production, as well as dairy farming. In addition to the agricultural land, there is a great amount of undeveloped land remaining in tree cover throughout the Town. Other vacant land includes the wetlands found generally in the southcentral and southeast section of the Town. All of the areas noted are considered undeveloped by urban uses, regardless of their agricultural productivity. The "undeveloped" areas of the Town and Village are only those areas which are used by existing urban construction or activities.

Residential development within the Village of Barker is quite compact and orderly. Residential lots built on prior to 1950 are generally small, creating a relatively high density nearest the center of the Village. As houses were constructed in recent years, lot frontage was increased and a lower density has resulted. This can be seen clearly on Pallister Street in the Village.

In the Town of Somerset, there are no specific areas where the majority of growth has occurred. On the contrary, residential development has become uniformly scattered throughout on a lot-by-lot basis, rather than in areas of concentration. Only in the Hamlet of Somerset and along the Lake shore, aside from the Village itself, has residential development been concentrated. Much of the lakefront residential property is seasonal, and therefore, of very high density. The majority of older lots appear to be under 50 feet in width with a very shallow depth.

Commercial development within the Town has for the most part been confined to the central business area within the Village of Barker. Limited commercial business is located in the Hamlet of Somerset, principally at the intersection of Routes 18 and 148. Within the Village of Barker, commercial activity occupies major parts of Main Street and Quaker Road, forming the central business area. There is some evidence that the compact commercial pattern has been enlarged by auto-oriented and home occupation business uses mixed with residential uses within the residential areas of the Village.

Industrial development within the Town is almost totally concentrated within the Village of Barker. The largest industry is the Southland Industries food processing plant. Other industries located within the Town are small and scattered, including auto repair and welding as typical examples of "industries" and service shops operated as secondary uses throughout the Town. A distinct effort should be made to prevent most of these uses, both in the Town and Village, from becoming legal commercial enterprises because of their locations with potentially incompatible uses.

Because of the location of the Penn Central Railroad track through the Town, with good access in most areas, industrial transportation can be adequately provided.

Parks and recreation space has been provided in the Village of Barker by a community park area adjacent to the public library on the east and the business district on the north. This site provides a pleasant open setting for the downtown area but is somewhat removed from the residential areas of the Village. At the north end of the Village, the Central School property provides a large open game area. In the northeast corner of the Town, the Niagara Frontier State Park Commission owns Golden Hill State Park, which is presently only partially developed. This State Park plus the institutional parks on Lake Ontario north of Lower Lake Road constitute more park and recreational space than the Town will need beyond the present planning period to 1990. Private parks development on a small, local scale should be encouraged through proper land subdivision procedures, however.

Public and quasi-public land within the Town and the Village of Barker has no particular pattern. Included here are the Central School, the library, the Town garage and all other governmental service centers, including the fire stations. Also included are the institutional uses such as churches and cemeteries. These uses combined make up a small percentage of land use development within the Town, as shown in Table 1.

Street and highway rights-of-way account for a larger percentage of developed land than some other more prominent categories. The street system is a relatively uniform grid pattern which provides excellent access to all parts of the Town. Because of the completeness of the grid, a higher percentage of rights-of-way is the result.

IMPLICATIONS FOR THE TOWN AND VILLAGE

1. The Town of Somerset developed as one of the most agriculturally productive areas in New York State. Because of its rural dominance, weak ties have been formed with urbanizing areas which is exhibited in the indirect access to the Buffalo-Niagara Falls Metropolitan Area. The present rural character of the Town is expected to predominate throughout the planning period, under normal characteristics of development.
2. The pleasant rural character of the Town is presently interrupted by the multitude of residential structures uniformly distributed throughout the Town in too close proximity to the adjacent highways. The provision of community services, e. g., police and fire protection, snow removal, road repair and free traffic movement can be greatly impaired if control of development is not exercised.
3. The lakeshore areas abutting Lake Ontario and the land to the south of Somerset Drive is an exceptional asset to the Town. Proposals for development in the area of the Lake should be carefully reviewed to determine conformance with the Town's Comprehensive Plan and good land planning practices for the specific site.
4. The Village of Barker has experienced a desirable pattern of growth in the past with the most intense (commercial) activity in the Village center, surrounded by compact and therefore more easily serviced residential development. Control of outlying commercial development should be maintained to prohibit strip development and a mixing of incompatible commercial and residential land uses.
5. The uniquely moderated climate which tempers extremes in weather and temperatures has created the "Lake Plain Fruit Belt," within which the Town of Somerset is located. As the state and nation experience greater population growth and an accompanying need for food production, prime agricultural areas should be maintained. Protection from encroaching urbanization should be provided for agricultural land reserved for agricultural production. Beyond physical planning, as a necessary adjunct, tax incentives should be provided for such areas to encourage a continuing agricultural future. Future development of individual lots and larger residential developments should be encouraged within the Town of Somerset, but in areas where growth can be beneficial to the whole community and not be incompatible with agricultural production - Areas of compatible growth will be recommended by the Comprehensive Plan.

TABLE 1
TOWN OF SOMERSET
EXISTING LAND USE

LAND USE	ACRES	PERCENT OF DEVELOPED LAND	PERCENT OF TOTAL ACREAGE
Residential	532.0	35.5	2.2
Commercial	14.8	1.0	.1
Industrial	7.4	.5	.0
Public and Quasi-Public	390.0	26.0	1.6
Street Rights-of-Way	553.7	37.0	2.3
 TOTAL DEVELOPED	 1,497.9	 100.0	 ---
Agricultural & Vacant	22,630.1	---	93.8
TOTAL LAND AREA	24,128.0	---	100.0

Source: Field survey conducted September, 1970.

Data compiled and prepared by Herbert H. Smith Associates.

TABLE 2
VILLAGE OF BARKER
EXISTING LAND USE

LAND USE	ACRES	PERCENT OF DEVELOPED LAND	PERCENT OF TOTAL ACREAGE
Residential	58.1	45.6	13.0
Commercial	6.6	5.2	1.5
Industrial	22.5	17.6	5.0
Public and Quasi-Public	19.3	15.1	4.3
Street Rights-of-Way	21.0	16.5	4.7
TOTAL DEVELOPED	127.5	100.0	- - -
Agricultural and Vacant	320.5	- - -	71.5
TOTAL LAND AREA	448.0	- - -	100.0

Source: Field survey conducted September, 1970.

Data compiled and prepared by Herbert H. Smith Associates.

PHYSICAL FEATURES

INTRODUCTION

One of the most important factors to be considered in the development of a Comprehensive Plan are the physical characteristics that make up a community. Communities are like people; different physical characteristics typically create different personalities. Similarly, in our communities, an elongated and physically restricted community will have a different "personality" than a community that has been able to spread, unrestricted, in all directions. The restrictions to growth imposed upon any town or village are frequently the result of good or poor soil, topography (land contour), swamps, streams, and other physical barriers. Studying these components of character, we can determine the physical constraints which will affect future development.

TOPOGRAPHIC FEATURES

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, which is nearly flat or has gentle slopes (0-5%), lends itself more advantageously to development than land of any other topographic character. The Town of Somerset has only very limited areas which are not of gently sloping topography.

Somerset is typical of towns found within the Ontario Plain, which extends from the south shore of Lake Ontario, southerly to the Niagara Escarpment. The Escarpment traverses, in an east-west direction, the Towns of Lewiston, Cambria, Lockport, and the northern end of Royalton. South of the Escarpment, elevations of 500-600 feet are typical. North of the Escarpment, elevations of below 500 feet are most common. Lake Ontario itself is at an elevation of approximately 250 feet above sea level. The Town of Somerset, which lies between the Escarpment and the Lake, ranges in elevation from a high of approximately 370 feet above sea level at the south town line, near Johnson Creek Road, to a low of 250 feet at lake level, a drop of 120 feet.

The Town, overall, has an elevational difference of approximately one foot per thousand feet (.1 percent) throughout its north-south length, to approximately Lower Lake Road. From Lower Lake Road northward, topography recedes toward the Lake at a rate of 50 feet per 1000 feet, or five percent slope. Areas to the west of Quaker Road have steeper topography up to six to eight percent slope on the northern extension of Hartland Road and Lower Lake Road. Immediately adjacent to the Lake, there are bluffs of 20-40 feet for approximately 80 percent of the Town's lake front, which, in the past, has inhibited greater lake-front development. The majority of lake front residential and recreational develop-

ment has encroached on to the lake front bluffs north of Somerset Drive in an area from Quaker Road, easterly to the west edge of Golden Hill State Park. This is the only area within the Town where topography has been of special significance to residential development.

NATURAL DRAINAGE

A second characteristic which should be reviewed in an analysis of the area's natural features is that of the natural drainage system serving the Town and Village. An understanding of the natural drainage system is important in that it acts as a natural service area in the design and development of constructed sanitary sewer and natural storm water runoff systems.

Topographically, the entire northeastern part of the County is drained northward to Lake Ontario by several major drainage courses including Johnson Creek and Marsh Creek which extend easterly into Orleans County, as well as Fish Creek and Golden Hill Creek, and their tributaries.

Natural drainage within the Town of Somerset is provided by two separate systems, based on the Town's topographic character. The Town is generally divided in half by Golden Hill Creek running from the extreme southwest corner of the Town to the northeast corner through Golden Hill State Park. All land south of Golden Hill Creek and land for a parallel distance of approximately 1,000' north, drains toward Golden Hill Creek. All land lying generally north of a line one thousand feet north of Golden Hill Creek, and below an elevation of 330 feet, drains to the north into Fish Creek, or one of its tributaries, or a small west branch of Golden Hill Creek. Exceptions are a small area, west of Potter Road and north of Lake Road which drains directly into Lake Ontario, and a major portion of the southeast corner of the Town which is drained by Marsh Creek.

Natural drainage within the Town, as in most of the northern extremities of western New York State, is a less severe problem than in areas to the south of Lockport because of much lower average annual precipitation and, therefore, lesser annual storm runoff. Average annual precipitation in the Somerset area, for instance, is recorded at approximately 30 inches, with a runoff of 16 inches. In opposition, the area around East Aurora in Erie County, has an average annual precipitation rate of 40-42 inches with approximately 21 inches of runoff.¹ Many areas within the Town, which exhibit poor soil drainage characteristics, do not pres-

¹Storm Drainage Management Appraisal - Erie & Niagara Counties
Harza Engineering Company (1969) p. 111 & 16

ent major drainage problems because of unique local climatic conditions which lessen major ponding and surface drainage problems.

Within the Village of Barker, where topographic differences are slight, an underground storm drainage system was installed years ago. The system generally drains the entire Village, and even with recent residential growth, has served adequately. A major trunk line has been constructed between Quaker Road and Pallister Street, north of Coleman Road, which empties into Golden Hill Creek. Although the system is functioning properly for disposal of storm water runoff, it has been tapped into extensively for sanitary sewerage disposal by Village residents with the result that raw sewage effluent is being dumped into Golden Hill Creek. The Village no longer permits sanitary hook ups to the storm system so that standard septic systems are presently being used until the proposed sanitary treatment facilities are constructed. Following sanitary sewage treatment plant construction, the Village will have completely separate storm and sanitary sewage disposal systems.

Improvement of maintenance of Golden Hill Creek's brush and channel debris has reduced any significant flooding in recent years. In the past, poor maintenance and a shallow channel created flood conditions during periods of heavy rain. As a result of channel maintenance, storm sewer construction and the area's relatively low level of annual precipitation, the Village of Barker no longer has significant drainage problems. Within the Town of Somerset, areas of ponding and poor natural drainage exist in the southeast which are related to impermeable soil conditions to be discussed later in this report.

As development takes place, the amount of surface water runoff will necessarily increase. At the same time, the occurrence of development adjacent to the stream beds will generally reduce the ability of Golden Hill and Fish Creeks to carry runoff. For these reasons, it is recommended that the Town of Somerset and Village of Barker consider establishing policies to acquire drainage rights-of-way or easements along stream beds as adjoining areas are developed. Such measures will ensure continued maintenance and needed improvements to such stream beds at all times. "Acquisition" can be accomplished through dedication of land at the time of subdivision development where land transfer of ownership actually occurs, or through easements for nondevelopment to keep the streamways and adjacent property in private ownership, but not available for development.

GENERALIZED SOIL CHARACTERISTICS

The study of soil characteristics constitutes another important determinant of future development potentials. In the future, as pressures for development become more intense, the ability of local soils to sustain such development will assume a greater importance. Basically, soils affect development in three ways:

Of primary importance is the ability of soils to facilitate surface water runoff. To an extent, this capability is related to and dependent upon local topographic conditions. As the difficulty of surface water drainage increases in more level areas, soil composition must accommodate a greater percentage of this surface water through seepage, or the cost of storm water drainage becomes extremely expensive.

In areas where septic tanks are utilized, it is necessary that residential development is kept at a density to permit the proper percolation of septic tank effluent. The ability of soils to accept sanitary sewerage effluent is very important if an area is to remain free from health problems.

The majority of land within the Town of Somerset will continue to be utilized for agriculturally productive purposes through the twenty-year planning period (1970-1990). Therefore, their suitability for agricultural use is of continuing and perhaps increased importance. As other areas are consumed for development, fewer areas remain for agricultural production. Area which is well-suited to food production from a soil, climatic, and available land standpoint, should be considered as much for its inherent agricultural qualities as for its capability to support what may be unnecessary urban sprawl.

The primary source of information for soil data is the publication: "Uses of Soils for Community Development and Recreational Use" prepared by the Niagara County Soil Conservation Service in 1970. The soil types within Somerset and Barker have been grouped into ten categories and simplified for presentation purposes. The basis for these classifications are drainage conditions and topography. It should be understood that the soil description which follows is general in nature, and if any questions arise for a specific area, a more detailed on-site soil survey would be required.

Soils within the Town and Village vary greatly because of their initial creation as glacial drift deposits mixed with alluvium from the prehistoric recession of Lake Ontario. Although deposits of gravel are common in glacial formations, most of the soils in Somerset are alluvial deposits of silt and are heavy textured. Silts in particular, have a soil composition in which moisture cannot be retained and a tight structure through which water cannot pass. This impervious soil structure, which inhibits the absorption of moisture, can be found in many areas of the Town, but is par-

ticularly evident in the swampy areas in the south east section, in the vicinity of Carman, Johnson, and the Hartland-Somerset Town Line Roads.

The majority of soils in the Town can be very productive if they have good natural drainage or can be mechanically drained by tile lines or ditches. With adequate drainage, only one of the numerous soil types found within the Town is of limited agricultural value, as shown in Table 1, "Soil Types and Developmental Characteristics". High soil suitability to grain crops, fruits, and some vegetables coupled with late springs and long falls (typical along Lake Ontario) combine to provide better growing conditions than in most other areas within the state.

As can be seen in Table 1, most of the soils in the Town will not readily accept urban development because of high water tables and impermeable soils. Development in the Village and part of the Town will shortly be improved due to the installation of sanitary sewers. With the availability of sewers in the Village and to the north, future growth can be concentrated to:

1. Permit less costly municipal services;
2. To provide healthful housing conditions on lots that, without sewers, could not be used except at prohibitive development costs;
3. Indirectly stabilize and enhance the area's agricultural economy.

If potentially developable land is available near a major sewer system, pressure for the sale of large isolated, individual lots will be reduced in favor of smaller residential lots on public sewers, thus permitting agricultural land to fulfill its most useful function. When this land is needed for development, it will then be available.

ONTARIO LAKEFRONT DEVELOPMENTAL CHARACTERISTICS

The Town of Somerset has a unique attraction in its approximately ten miles of lakeshore frontage. Of the total frontage, approximately one and one-half miles is owned by the State of New York in Golden Hill State Park while another five miles are developed for seasonal and permanent residential purposes. The remaining three miles are presently in an undeveloped state. The future of both the developed areas and undeveloped sections will be of great interest to the Planning Board in determining areas for future Town development, especially from the standpoint of possible overdevelopment and the threat of lakefront soil erosion. A small part of the lake frontage is made up of rock which erodes slowly

TABLE 3
 GENERALIZED SOIL LIMITATIONS
 TOWN OF SOMERSET - VILLAGE OF BARKER
 NIAGARA COUNTY, NEW YORK

<u>Predominant Soil Types</u>	<u>Slide</u>	<u>Erosion</u>	<u>Capabilities For Disposal of Septic Tank Effluent</u>	<u>Capabilities For Homesite Locations</u>	<u>Capability For Agricultural Production</u>
<u>TOTAL TOWN AREA</u>					
44	A B	1 2	Severe: a, d	Moderate: a	Highly suitable, with drainage
86	A	1	Severe: d	Moderate: a	Suitable, most crops
46	A	1	Severe: a, d	Severe: a	Suitable, with drainage
93	A B	1 2	Severe: a, d	Severe: a	Suitable, with drainage
85	A	1	Severe: d	Moderate: a	Suitable, most crops
71	A B	1 2	Moderate: a, b	Moderate: a	Highly suitable, most crops
112	A	1	Severe: a, c, d	Severe: a, c	Limited suitability
88	A	1	Severe: a, d	Severe: a	
<u>LAKESHORE AREA</u>					
93	A B	1 2		SEE ABOVE	
44	B	2			
86	B	2			
63	A	1	Severe: a, d	Severe: a	Suitability, with drainage
<u>ALONG CREEKS</u>					
2	A	1			Highly suitable, most crops

Continued.....

TABLE 3 (Continued)

<u>Predominant Soil Types</u>	<u>Slide</u>	<u>Erosion</u>	<u>Capabilities For Disposal of Septic Tank Effluent</u>	<u>Capabilities For Homesite Locations</u>	<u>Capability For Agricultural Production</u>
<u>BARKER AREA</u>					
87	A	1		SEE ABOVE	
109	A	1			
63	A	1			
85	A	1			
107	A	1	Severe: d	Moderate: a, c	Suitable, most crops

MAJOR SOIL LIMITATIONS

- a. Seasonal high water table, generally 1-1/2 - 2 feet below surface
- b. Severe pollution hazard
- c. Shallow bedrock: 1 to 3 feet
- d. Slow permeability at depths of 8" to 2'
- e. Subject to ponding, sloughing - prolonged high water table

Amount of Slope

- A - 0.2%
- B - 2-6%

Degree of Erosion

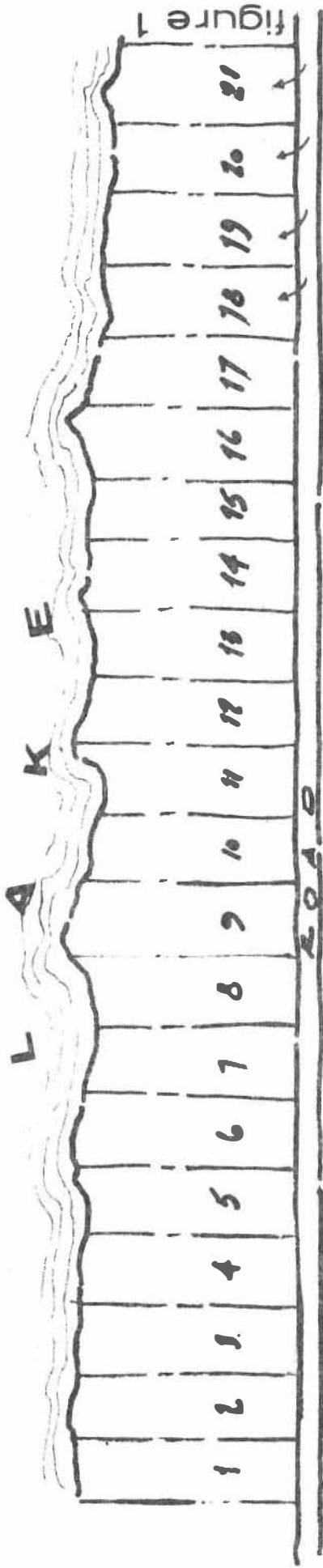
- Little or None 1
- Slight 2

Source: Uses of Sorts for Community Development of Recreational Use
Soil Conservation Service, U. S. Department of Agriculture, Niagara County, New York

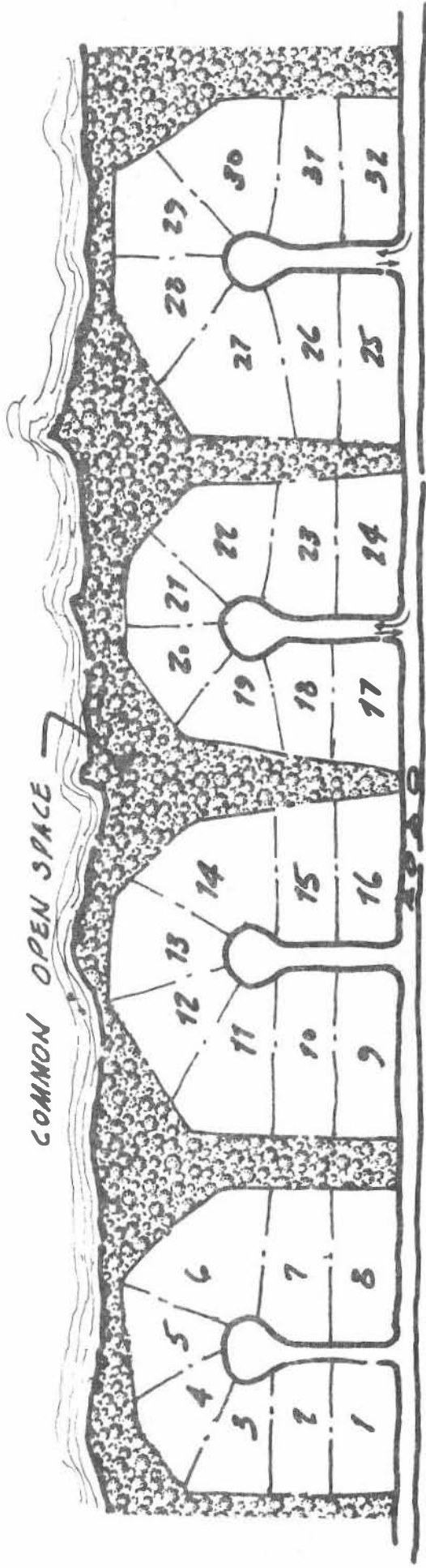
where it appears above high water datum. The remaining frontage, generally westerly of Thirtymile Point, is a mixture of glacial till, mostly of clay and silt which erodes easily and relatively quickly. Unless extensive revetment structures were to be constructed, which is unlikely, beach and bluff erosion can be expected. Although erosion at the bluff edge is of minor importance in undeveloped areas, in areas where residential development has occurred, particularly on small lots on the north side of Somerset Drive, erosion of the bluff could be critical. Consideration should be given by the Town to a system of periodic inspections of the bluff especially in developed areas. Secondly, it is suggested that regulations regarding the proximity of structural development to the bluff or beach edge should be considered with other zoning recommendations. Where development has already occurred, a separate retroactive ordinance relating to care of the bluff and beach area to prevent erosion, should be considered.

Lakeshore Opportunities for Development

The lakefront area is a uniquely attractive natural phenomenon within the Town, but of limited geographic dimension. Because of its beauty and open space quality, in a metropolitan area rapidly losing its openness to development, pressure for developable land along the lakefront will be great. It is conceivable that much of the Town's property tax revenue could ultimately come from the lake area if municipal facilities are available for development. Since the actual lakefront property itself is a limited resource, it can be expected that traditional methods of development of housing, parallel to the lake shore, may be abandoned in favor of intensive development further from the lakeshore itself, but available by common easements to a common private "beach". In this manner, developers will be able to provide many more families with lake access, and thereby develop a profitable increment for lower valued "inland" property (figure 1). Normal lake frontage in most areas of the Town, consist of bluffs of 20 to 40 feet. It would be feasible in cluster development, as shown in figure 1, to use some of the common open space for beach construction by sloping the bluff to a more usable slope gradient for sunbathing and lake access. Whatever uses are determined proper for the comprehensive plan for the lakeshore area, the Planning and Town Boards should be protective of this vanishing resource. It is suggested that any further development proposed for lakefront development be required to undergo a thorough site plan review, not only for zoning ordinance satisfaction, but for analysis of how the development protects and enhances the lakeshore area. Review by related public agencies e.g. the Soil Conservation Service, the Niagara County Economic Development and Planning Commission, and the County Health Department should be encouraged early in the planning stages to maximize environmental and planning control.



TYPICAL DEVELOPMENT



CLUSTER DEVELOPMENT

Subdivision Development

PERCEPTUAL QUALITIES

In support of avoiding the unnecessary conflicts between future urban development and continuing good form management, consideration should be given to:

1. Encouraging growth into planned areas of relatively high concentration of development;
2. Establishing agricultural conservation zones which can be designed to preserve good agricultural land for present and future use, at least until such time that they are needed for development.

In addition to creating a desirable and functional land use pattern, the Town and Village Planning Boards should strive to maintain the natural aesthetics of Somerset and Barker. With the exception of Barker, the Town is largely rural and development is scattered. The long low rises and densely wooded areas offer a peaceful, scenic environment to residents and visitors alike who are seeking the recreative advantages of the countryside. While desirable growth is to be in every way encouraged, improper urban sprawl should be disallowed rather than permitted to fragment large open areas in a manner that would significantly alter the Town's desirable character and make crop production more difficult.

As stated previously, one of the most interesting features of the Town is its clean, unspoiled rural appearance. Unfortunately, visitors passing through the Town are not likely to be aware of the dramatic views of Lake Ontario which can be seen on almost all north-south roads north of Lake Road. The sudden view of the lake at the intersection of Hartland Road and Lower Lake Road, as an example, is nothing short of spectacular. The proposed Lake Ontario Parkway will provide many views of the Lake as it traverses Somerset; however, its linear park-like setting should be augmented locally through the preservation of special views and recreation sites. Potential sites, such as the Fish Creek area in the vicinity of Lovers' Lane, should be analyzed for their preservation-recreation possibilities. Other areas which should be given consideration for future preservation are those areas which, because of permanent wetland conditions, are not usable for agriculture or development purposes, but are immediately useful as wildlife conservation areas. In Somerset, this type area exists in the southeast corners of the Town in the vicinity of Marsh Creek and Johnson Creek Road. Regardless of specific uses, it is strongly recommended that the Town Planning Board be watchful to protect the scenic values and unspoiled characteristics that are inherent in Somerset, and to determine ways in which increasing growth of the Town can be harmoniously coordinated with these desirable features.

Within the Village of Barker, the patterns of development have already been set. Future growth should be expected to (1) continue the patterns already developed and to (2) fill in, with compatible uses, those vacant lots within the Village core. Concentration of commercial and small industrial development is the most economical and efficient use of Village interior space. The Village has had a tendency to spread lineally to the north in the past. More recently, growth has been to the east, along Pallister Street by residential growth, and further east by industrial development along the Penn Central Railroad right-of-way. The proposed sewer system will again encourage development northward toward the hamlet of Somerset. The distance between Somerset and Barker is too great to develop in a manner other than as strip development immediately adjacent to Quaker Road, for the foreseeable future, without guidance and control. Strip development distends municipal services and makes the provision operation and maintenance of community facilities and services difficult and costly and encourage traffic congestion. It is recommended that the Village encourage growth in the area already incorporated, or on adjacent tracts. Compact land development patterns encourage a strong central business area and create more efficient and less costly municipal services radius. Further, mixed land uses, which are the rule in strip development, are far less compatible than separate residential and business districts which generally occur with central Village development.

In addition to Village land use configuration, it is recommended that the Village continue its efforts toward self-rehabilitation as has been done for the Village Public Library and adjoining park. Many of the commercial buildings in the business district are old frame structures, many of which probably have obsolete electrical and mechanical systems. Structural and mechanical rehabilitation would be not only for maintaining a good appearance, but for fire and structural safety as well. If the Village is to maintain its place as a local shopping area, it must have an appearance of vitality. Vacant stores in the business district are not only detrimental to their owners, but to the whole commercial activity as well. The loss of availability of goods and services creates less interest in local shopping and more interest toward outlying one-stop shopping centers. Advertising and display in vacant shops, to at least keep visual continuity, should be established until the stores have new tenants. Additionally, businesses which are well-painted and maintained are more attractive, and tend to hold customer interest. Therefore, consideration should be given to upgrading the central business area structurally and in appearance.

AIR POLLUTION

Air pollution has been defined in New York as "the presence in the outdoor atmosphere of one or more air contaminants in quantities of characteristics and of a duration which are injurious to human, plant, or animal life and to property which unreasonably interfere with the comfortable enjoyment of life and property..."²

² Digest of State Air Pollution Laws, U.S. Department of Health, Education, & Welfare. Public Health Service (1967)

Niagara County's Air Pollution Control Bureau of the Niagara County Department of Health has recently completed the first year of a federally and county funded three-year program directed toward air pollution control. One of the initial objectives of the three-year program is to gain compliance of New York's Statutory provisions under Article 12-A Part 533 of the Public Health Law. At the present time, conformance of Section 187 of the Law is being sought by the County Health Department, which required conformity with pollution abatement standards by emitting sources in the County by January 1, 1971.

Prior to the passage of the New York State Air Pollution Control Act of 1967, Niagara County underwent an extensive air pollution survey, the objectives of which were in part to:

1. Provide data through which regulations could be developed to control air pollution;
2. Provide technical data for implementation of a practical air pollution abatement program;
3. Provide background data necessary to check the effectiveness of future control programming.³

During the survey, completed and published in 1964, it was found that there were almost 190,000 tons of contaminants emitted into Niagara County's atmosphere each year. Of this amount, over 51 percent (96,000 tons) are particulates (air borne particles existing in finely divided forms suspended in the air), 28,800 tons of sulfur dioxide, 28,200 tons of organics (including solvents), 17,500 tons of organic acids, and 7,400 tons of oxides of nitrogen.⁴ Of these quantities, 155,000 tons (82%) of the annual amount of air contamination is from industrial sources, including fuel burning. Only 10 percent of industrial air pollution is from processing and operations, the remainder is from fuel combustion. Slightly more than 90 percent of the total industrial emissions emanate from three cities; Niagara Falls (99,000 tons), Lockport (25,000 tons), and North Tonawanda (20,000 tons). Only 11,000 tons annually are emitted from industrial sources in the remainder of the County. More than half of the nonindustrial pollution in the Towns of Royalton, Hartland, and Somerset are from home heating plants which creates maximum air contamination between November and March.

-25-

³ Air Pollution, Niagara County, Air Pollution Control Board, State of New York (1964) and Niagara County Health Department Memorandum, August, 1970.

⁴ Air Pollution, Niagara County, Air Pollution Control Board, State of New York (1964)

Since the survey was conducted and abatement activities started under the three-year Improvement Program, of the Air Pollution Control Bureau, industrial pollution has been reduced by 60 percent in the same area with almost 50 percent reduction in the heavily concentrated industrial complexes.⁵

Ambient Air Standards

Our natural environment consists of an "ocean" of air from which the average adult must take approximately 400 cubic feet (16,000 gallons) each day to obtain essential quantities of oxygen to sustain normal daily activities. Air entering the respiratory system must be of a relative purity to avoid endangering health. It is, therefore, essential that all other uses of air yield to a life system in which the atmosphere is not degraded, acutely or chronically. It is intended that man's life needs are given consideration only to the point where his continuing good health is assured. Beyond that limit, his economic and aesthetic well-being can be considered.

The benefits to society of providing a given level of air quality must be measured against the costs incurred to demand merely acceptable or highly desirable levels of air quality.

As a tool for measuring air quality and establishing its control, a set of standards or objectives called ambient air standards has been developed. These standards have been designed to provide a basis of contaminant emission limitations, which do not provide the ultimate in a pure atmosphere, totally free of pollutants, but rather describe an acceptable level of air purity, for man, animals, vegetation, and other of man's possessions. Wider tolerances are permitted in animals and vegetation, but where protection of human health is concerned, a lack of adverse effect must be assured.

Air quality differs dependent upon geographic location, from almost pure air in the mountainous areas of New York to the heavily polluted, highly industrialized cities of the Niagara Frontier. The New York State Health Department has identified five general levels of air contamination in the state, which vary generally, according to population and land use as follows:

- | | |
|----------|---|
| Level I | Predominantly timber and agriculture. Sparse settlement confined to small unincorporated and incorporated communities; |
| Level II | Single and two-family residences, small forms and limited commercial and industrial development. Sparsely inhabited land near large metropolitan complexes; |

⁵ Ibid p. 1

- Level III Densely populated, primarily commercial and offices, light industry in small to medium metropolitan complexes or suburban;
- Level IV Same as Level III plus limited heavy industry of chemical metallurgical, petroleum derivation plus their adjacent commercial and densely populated areas;
- Level V Extensive heavy industry.

Each of the five levels have distinct sets of ambient air standards, which indicates, on a 24-hour basis, what the maximum permitted levels of particulates, gases and vapors such as carbon monoxide and sulfur dioxide are, according to state law. The maximum values are related to the human body's level of acceptability of each pollutant classification.

Because of uniquely favorable climatic and meteorological factors of primary wind direction, the northeastern section of Niagara County has one of the lowest pollution levels in the County. A primary southwesterly to northeasterly wind direction, and a generally constant eight to ten miles per hour wind velocity, tend to dilute and dissipate contaminants in a short period of time, except in the westward areas of the County where continuing contamination is prevalent.

Within the Town of Somerset, the burning of home heating fuels, automotive exhaust, and pollen from various weed sources are the greatest elements of air pollution to be identified. Within the next few years, auto contaminant emissions will be greatly reduced, as will home fuel contaminants through increased uses of cleaner burning oils and gas. A reduction in the high pollen counts experienced in Somerset each year will be resolved medically or perhaps by the power that created the ragweed in the first place.

IMPLEMENTATION FOR PLANNING

Topographically, the Town of Somerset and the Village of Barker have few limitations to growth. Low, gentle slopes throughout the Town provide advantageous and almost limitless building sites. Drainage of storm water runoff is generally effective naturally because of sufficient slopes to keep rain runoff moving toward natural drainage swales, ditches, and streams. The topographic character of the Town has been advantageous to agricultural production, and will continue to be for urban development at the proper time.

- Natural drainage, though generally acceptable except in the southeast section, is hampered by impermeable soils in many sections of the Town. Soil impermeability caused by poorly structured alluvial soils create a significant problem for urban growth. Development of an intensive nature requires well-drained soils which will accept septic effluent. Without good porosity, costly mechanical sewerage methods are necessary. Development in the Town will be slow without sewer facilities, therefore, continuing agricultural production should be encouraged. Development will, however, be possible through proposed sewer construction in the Village, and to the north of the Village and should be encouraged. Strip development should not be permitted, however. The zoning ordinance should reflect areas to be developed and areas where conservation is advisable, according to the comprehensive plan.
- Subdivision regulations should be enacted by both the Village and the Town which will implement the objectives of the comprehensive plan. Sanitary facilities requirements should be a component of the development regulation with required approvals by the State and County Health Departments, as well as coordination of local development proposals, with the County, State, and regional planning agencies.
- The lakeshore area of Lake Ontario is one of the most valuable physical assets of the Town. This resource is limited, and is rapidly being utilized by private development. Because of its value as a recreational resource locally and regionally, it will be developed in part, for public use when feasible, in the form of the yet undeveloped Golden Hill State Park. The remainder of the lakeshore will be devoted predominantly to private residential development. The Town Planning Board and other Towns' officials should carefully review all proposed site plans to assure protection of the shore line to require enhancement of the environment and to seek the best possible utilization of the remaining frontage.
- The Village of Barker fulfills certain local shopping needs at the present time. Continued customer attraction is speculative unless the central business area in particular and the entire Village in general cooperatively continues to rehabilitate itself. The Public Library and park are two excellent examples of community pride and ingenuity. The commercial and industrial sections should follow the Village's lead. Appearance creates a lasting image within the visitor and the resident as well. That image fosters a public opinion and can be the foundation upon which resident attitudes are formed about local government, business, and industry.

COMMUNITY FACILITIES

Introduction

The availability of efficient municipal services is an essential for the successful development of a growing community. Municipal services and community facilities determine to a great degree the quality of urbanization that the community will receive in such diverse areas as physical structure and community pride. The level of governmental services and facilities continually molds resident response and reaction which ultimately shapes governmental legislation.

The ability of governmental services to respond to population increases and resident demands for services must be measured in terms of existing facilities and improvements in order to initiate study regarding additional facilities which will be required to serve anticipated increases in population over the next ten to fifteen years. This report will analyze the existing types of facilities and their physical condition to determine what deficiencies may exist in light of increasing population in both the Town of Somerset and the Village of Barker. The following facilities and services will be studied:

- | | |
|------------------------------|----------------------------------|
| 1. Recreation | 6. Water Supply and Distribution |
| 2. Fire Protection | 7. Sanitary Sewerage System |
| 3. Police Protection | 8. Refuse Disposal System |
| 4. Administrative Facilities | 9. Public Library |
| 5. Storm Water Disposal | 10. Educational Facilities |

RECREATION

Today the need for recreation space is recognized as one of the essential components of an urbanizing community. The provision of space for people of all age levels to enjoy recreational pursuits is acknowledged as a necessary part of our daily life, and as such, should be provided at the neighborhood, as well as the Town and Village levels.

The need for recreation is no longer theoretical, but is rapidly being realized as a means of utilizing increasing leisure hours created by the shortening work day and work week. Statistics indicate that the average work week in the United States dropped from 69.8 hours in 1850 to 60.2 hours in 1900, 49.7 hours in 1920, 43.3 hours in 1940, and 39.7 hours in 1960. The average American worker enjoys 30 more hours of free time each week than his great-great grandfather did in 1850.

The provision of adequate recreation space is accepted as the responsibility of local government. This is a relatively recent phenomenon, however. In 1900, no city in the United States operated a playground or recreation department. However, by the mid-1950's over 2,400 local governments were found to be operating 20,000 recreational facilities with a combined area of over 750,000 acres.

Existing Recreational Facilities

There are no town-owned recreation sites or parks in the Town of Somerset. The Town does however, participate with the Village in a jointly sponsored summer recreation program. In addition to the Town's sponsorship of recreation programming, there are several semi-public facilities and sites in the form of Camp Kenan, the Christian Lighthouse camp area and the Little League field, behind the Post Office in the Village. The major public recreation area, not yet developed is Golden Hill State Park. Because of the State Park and the rural character of the Town, the need for open space is not critical at present. Land acquisition for Town park use should be considered partially on the basis of the remaining lake shoreline, as well as population centers and the benefits to be derived from serving the closest and greatest numbers of people.

Although lake front space is presently available and Golden Hill State Park possesses considerable lake frontage, the Town should give consideration to purchase of Town-owned lake front park property, before the actual need arises. Lake frontage is limited and once gone, will not be available to the Town residents except at the State Park, which will in time become heavily used. It would indeed be unfortunate for the Town to be denied access to one of its principle assets. It is therefore suggested that the Town give consideration to the purchase of at least one community park site containing frontage on Lake Ontario. Advance acquisition prior to need should permit purchase at a lower price and provide greater choice of sites.

The Village of Barker owns one park site of approximately one acre at the intersection of Quoker Road and Main Street. This site fulfills an ornamental function within the central business area, rather than serving as an active park and recreation site for residents. Also partially within the Village, the Barker Central School serves a park/recreation function. Although the school's primary intent is to fulfill an educational need, much of the school's site is devoted to school recreational activities. These same activities and recreational spaces serve a dual function as park space for Village and nearby Town, or school district residents. The park-school concept has been successful throughout the country and is informally occurring in Barker. The school's open space serves a more active function as recreation space than does the Village center park in that the school space is designed for recreational activities and playground uses.

For active park use, Golden Hill State Park in the northwest corner of the Town will in the future provide major recreation facilities for Town and Village residents, as well as for an anticipated large transient guest population upon its completion. This 380 acre site will capitalize on activities closely related to the Lake Ontario water front and camping activities of a generally short-term nature. Golden Hill State Park will be tied to other Niagara Frontier recreation

areas by the Lake Ontario Parkway, which will generally parallel the Ontario shoreline from Rochester to Youngstown, New York with a proposed eventual extension to Toronto, Canada.

Standards for Recreation Facilities

Certain standards and principles should be established before a recreation plan can be established. This does not mean that recreation spaces and facilities must be distributed on a fixed basis, but rather provides an area of reference for the establishment of adequately sized, properly equipped recreation areas. The residential areas of the Village are not evenly distributed; consequently, variation in the shape and size of park facilities should be anticipated and planned according to the area they will serve.

Prior to the development of further recreation space in the Town or Village, it is advisable that certain principles and standards be established to create a basic frame of reference. The principles which should provide this basis in Somerset and Barker are as follows:

1. The plan for the location and use of each recreational facility should be considered as part of the unified system related to the total community pattern of homes, streets, businesses, schools and other community facilities.
2. Education and recreation are broad fields which are complementary to each other and require similar facilities. The development of plans for the District's schools and the Town and Village recreation areas should be integrated in such a manner that an elementary school site is also considered a community park or playground. The functional design of new school structures should recognize this principle and be based, therefore, upon the concept of the elementary school as an educational-recreational center.
3. Sites for future recreation and school sites should be acquired as far in advance of the need for such facilities as possible. At times, it may be possible to acquire a future school site in advance and develop the recreational facilities of the site prior to the time when the school is constructed.
4. The Town and Village should consider establishing a residential land development policy whereby subdividers would be encouraged to dedicate lands for future parks and recreation areas. In such a

manner, newly-developing residential areas will be adequately serviced by such facilities and much of the future demands for parkland may be met without additional initial expense to the Town or Village.

The establishment of recreation standards and a classification system provides a general yardstick with which to compare the needs of the population to the space available. Three major types of recreation facilities should be made available to the residents of the Town of Somerset and Village of Barker.

1. Playgrounds - These facilities should be designed primarily for children of elementary school age. They should include playground apparatus; paved areas for court games such as basketball, volleyball, and tennis; turf areas for field games such as baseball and football; and open area for informal play. Under normal circumstances, an elementary school playground should be designed along these lines and fulfill the playground requirements of the surrounding community if in, or closer to the Village or one of the Town population centers such as Somerset.
2. Playfields - These facilities should be designed for teenagers, young adults, and adults. They should include areas for such activities as baseball, football, tennis, basketball, handball, and similar games. Such areas should range from fifteen to twenty-five acres in size, and should be located so as to serve the largest population concentrations. Play areas at secondary schools throughout the District should be planned to include this function to reduce duplicate facilities.
3. Parks - These facilities should provide opportunities for large and small scale recreation activities oriented to family and group use. They should include wooded areas for picnics, hiking, and the like, and turf areas for field games. Where water areas are available, they should be utilized for boating and other water sports. Because of the wide variety of activities which may take place in these park areas they should include at least forty to sixty acres of land. Where possible recreation - potential areas should be given priority where their special qualities cannot be duplicated or acquired later. Careful consideration will be especially necessary in Somerset where the unique characteristics of Lake Ontario must be weighed against accessibility to the Lake front facilities by the majority of Town and Village residents, as opposed to the provision of more accessible, less unique recreation areas.

Future Recreational Needs

In 1970 the Town of Somerset and the Village of Barker had a combined population of 2677, and increase of approximately 7.5 percent for each community over 1960. Recommended recreation standards suggest that one acre of public park space per 100 persons be provided in the Village. In the Town of Somerset, the standard should be increased to approximately 1.5 acres to include unique features, not ordinarily included in typical recreation planning. This quantity is aligned with the recreation study prepared for the Regional Planning Board in August 1969. Based on these standards, there should be an existing 5.7 acres of park space in Barker and 31.6 acres of park and recreation space in the Town of Somerset. There is less than one acre owned by the Village and none in the Town, owned by the Town. If school property were to be used on behalf of the Village, there should still be recreation space for preschool children within the residential area of the Village itself. In regard to the Town's deficiency since Golden Hill Park is available on a limited basis, the Town's needs could be reduced by .5 acre per 100 population, thus reducing the deficit acreage by 10.5 acres. With these modifications, the Village recreation space remaining unfulfilled would be approximately two acres. In the Town, the remaining unfilled need would be 21.1 acres.

Population projections prepared for the Office of Planning Services indicate that the Town and Village will increase in population to approximately 2600 by 1990. Since the population estimates were completed in the late 1960's, 1970 census figures have become available which indicate that the estimate is low by approximately 600 people. An addition of 600 to the 1990 estimate indicates an increase to approximately 3000 to 3200 people in the Town by 1990. Of this amount approximately 20 percent or 620 people will reside within the presently incorporated area of the Village of Barker. By 1990, the Town according to this projection will need 36.0 acres of parks at the standard of 1.5 acres per 100 population, while the Village should have a total of 6.0 acres.

Recreation space must be designed to meet the requirements for different age groups of residents. By 1990 Somerset and Barker will need a variety of recreational spaces. It is recommended that the two municipalities coordinate their efforts in meeting future needs by utilizing a joint facilities concept for recreational development. If feasible, consideration should be given to utilizing school property for resident recreation programs with special emphasis on summer activities. Other space must be considered where the greatest need is located, throughout the Town

1. Parks, Recreation and Open Space Study and Plan; prepared for the Erie and Niagara Counties Regional Planning Board, August 1969, P 27.

and Village areas , on a daily basis. State and County facilities will help offset longer term, specialized facilities needs. Nonetheless, daily recreational facilities in the form of small "neighborhood" parks should be provided to form the first level of community recreation spaces. Small children whose movements are restricted to their immediate home environments require primary consideration. As the Town and Village grow, subdivision controls can require park dedication, but until then the current need must be fulfilled by the municipalities.

LOCAL RECREATION FACILITY STANDARDS

Age Group	<u>Village Park</u> All ages	<u>Community Park</u> All ages
Population Serviced	2,000 to 6,000	5,000 to 20,000
Preferred Location	Near center of "neighborhood"	Depends on population distribution, and availability of natural resources of the site.
Facilities	Open lawn, landscaping, walks, tables, benches, play area for small children, and playlot for preschool children. Paved court areas. Open field for organized games. Shelter for crafts and shade as well as for games for adults. Toilets, wading pools and picnic areas are highly desirable.	Same as neighborhood park, except that a large percentage is devoted to natural or landscape features. Sports and games open fields; swimming pool, recreation building (if not in conjunction with school); children's playground; parking and picnic areas.
Size	3 - 7 acres	15 - 50 acres
Maximum Travel Distance	1/2 mile walking distance from all homes in neighborhood	1/2 to 2 miles
Total Acreage	1 acre per 1,000 total population	1 acre per 1,000 total population (minimum) 1.5 acres, including other open spaces.

Source: Standards for Municipal Recreation Areas, George D. Butler, National Recreation Association, 1962

FIRE PROTECTION

The Town and Village are served by one fire company, the Barker Fire Department, Incorporated, which is comprised of seventy-five volunteers.

One station serves the Town of Somerset, the Village of Barker and approximately the northern one-third of the Town of Hartland. The Barker Fire Department is located on Quaker Road in the Village of Barker, generally equidistant to all parts of the Town and to the major population centers within the Town. It is especially well located in relation to the central business area of the Village. As with most fire departments throughout the State, the Barker Fire Department is part of a mutual aid fire protection system. Under the mutual aid system other outside fire departments can be called in to fight fires in Barker or Somerset or cover for the Barker company, from throughout Niagara County. At the present time Olcott and Lyndville fire equipment is most immediately available with travel times of approximately ten to fifteen minutes.

The entire Village and Town are adequately covered for fire defense; the Village and most major Town roads have a public water system adequate for sustained fire defense. Other areas are protected by water available in ponds and creeks or by the department's two pumpers and tanker truck. Their combined water carrying capacity approximates 3500 gallons.

Although fire protection is considered adequate, two significant problem areas exist, one in the Town and one in the Village. Within the Village, Pallister Street's water line causes some problems in fire protection because of the small size of the water main to the hydrants. The four inch line is relatively old and partially calcified or otherwise clogged. A major fire would require more water than would be available through the existing four inch line.

In the Town of Somerset the Free Methodist campground and surrounding private cottages create the most significant fire hazard. This area is particularly hazardous in winter since the private entrance road is not plowed open. Within an area of less than five acres, there are no fewer than one hundred wood frame cottages separated by minimal side yards and well within the range of windblown fire spread, thus creating a severe fire hazard. This area has its own pumping engine which would be used to hold a fire until the Barker Fire Department could respond. Limited accessibility, remoteness from the fire station and highly susceptible construction combined create serious hazard to property and human life.

TABLE 4
FIRE DEFENSE EQUIPMENT
Barker Fire Department, Incorporated

750 Gal.	Pumping Engine	1951	Good
500 Gal.	Pumping Engine	1959	Good
2000 Gal.	Tank Truck	-	Good
250 Gal.	Pumping Engine	1940	Fair
	Ambulance	-	Good

Source: Fire Chief, Barker Fire Department, Incorporated

Fire Department Standards

Personnel - The National Board of Fire Underwriters' formula for fire protection levels is based on population within the community. For municipalities of less than 50,000 people, the number of fire companies is based on the formula: C (number of companies) = $0.85 + 0.12 P$ (population in units of 1000). A fire company is defined as a unit including one major piece of fire defense equipment and at least fifteen men. Utilizing this formula, the Village and Town should presently have 12 fire companies available at all times.

The number of fire companies formulated is a minimal quantity of protection based on a relatively dense population pattern and therefore a relatively short run. In the Town of Somerset where frame construction is not uncommon and fire runs may be long, mutual aid combined with major motorized firefighting equipment is highly desirable. Based on the Fire Underwriters' formula, the Town and Village should not have to add equipment until after 1990, to maintain the desired coverage.

Firehouse Locations

Requirements established by the National Board of Fire Underwriters pertain to firehouse locations as well as equipment and personnel. Their standards are based on the premise that the business or high property value district should be within one mile of a fire station; single-family residential neighborhoods should be within two and one-half miles from the station and still be in an acceptable range.

With this concept, the Town of Somerset and the Village of Barker are well-protected by the single centrally located station of Quaker Road. Major business and residential concentrations are immediately adjacent and the sparsely settled outlying areas, to the edges of the Town are within the four mile radius of the Barker Fire Department.

The ideal location for a fire station is where barriers to emergency traffic are minimal. Occasionally congested streets, particularly in the central business area are hazardous and time consuming for maneuvering fire equipment. Fire stations should, therefore, be located on streets close to or readily accessible to major streets, and should be built well back from the street to permit equipment servicing and good driver view of traffic before entering the street or crossing the sidewalk.

The station on Quaker Road, which is generally adequate for major apparatus storage has no miscellaneous equipment storage space, no off-street parking space, very little apron or driveway, and is inhibited on the south by the CBD and the railroad, and on the north by the Central School. All of these areas are periodically congested and are retardents to (a) uninhibited emergency movement of the department's fire equipment to the fire and (b) quick response to those volunteers going to the fire station.

Fire Rating

The New York Fire Insurance Rating Organization classifies community physical structural conditions and municipal fire defenses for the establishment of fire insurance rates. The examination of a community's fire defense system includes diverse elements such as firefighting motorized equipment, fire apparatus, departmental personnel, the emergency communications system, the municipal water supply and distribution for fire flow, coordination with the police department, fire prevention programming, and other local characteristics affecting fire defense. Each factor is weighted in importance and classified for development of a numerical deficiency point system. The total deficiencies are analyzed to establish an overall community rating.

The Barker Fire Department, inc. was rated by the New York Fire Insurance Rating Organization in 1963 at which time an Overall Community Grading of National Board, Class B was given.

Future Plans

The Fire Department is presently studying other sites for a new fire station, out of the central business district, yet close enough to be immediately effective, upon call. The present structure has certain inadequacies and safety hazards previously described in emergency situations that can be alleviated by a new location. For example, quick response to a fire call could be slowed by pedestrians and automobiles near the fire hall, or by a fire coincident with normal daily traffic at Barker Central School.

By moving to an outlying location, adjacent to the Village, the effectiveness of the Fire Department can be increased by reducing pedestrians and automobile conflicts that exist in the present location. In addition, presently unavailable off-street parking could be provided at a new site for not only the fire fighters, but for games participants and equipment servicing as well. Gaming is one of the principal means of revenue for the volunteer Fire Department and is therefore a primary consideration after fulfillment of fire defense needs in any new site.

A site adjacent to the Town Maintenance building has been suggested. This site has the endorsement of the planning consultant on the basis that (a) it is adjacent to a major highway, Haight Road, for fast, safe entry into the highway; (b) it reduces duplication of public sites and would permit dual use of facilities and personnel at the Town site and (c) it returns a potentially good commercial site to the central business area for tax revenue production.

POLICE PROTECTION

Police protection for the Town and Village is provided on a part-time basis by a Town and Village constable, with a part-time assistant. No office space has been set aside for their use, since their activities are intermittent and thus for more convenient for them to work out of their homes. The principal activities of the constable are traffic control, especially during special events and the resolution of minor civil problems.

The constable and his assistant use their own automobiles with the constable can being equipped with a two-way radio.

Additional patrolling of the Town and Village is accomplished by the Niagara County Sheriff's Department and the New York State Police, from the Wright's Corners station.

Federal Bureau of Investigation Law Enforcement standards recommend that there should be two police personnel per 1,000 residents in areas of population concentration, such as the Village. By this standard, the Town and Village should have four police personnel now with six by 1990. Approximately half of the recommended number could be non-uniformed as radio operators or clerks.

Within the next twenty years, police activities will increase to the point that each community may have to develop their own police force or develop a combined Town and Village force or support a greatly strengthened force such as

the Sheriff's Department or a metropolitan regional force. Regardless, the Town and Village should give consideration to more adequate local police service and office space during the planning period, for the first line of police protection, until a better system is devised, is a local responsibility.

ADMINISTRATIVE FACILITIES

Until recently the position of Village Clerk was part-time with the Clerk's office maintained in her home. Recently the Clerk's position has been made a full time position with offices in the restored railroad station on Main Street. The newly created office is in excellent condition and has sufficient space to double the employees and still be adequate.

The Village Clerk's office is well situated in regard to the general public since it is in the business district and generally central to all residents. Its unique use of an otherwise obsolete building, provides a good image for Village residents regarding their local government.

The Town of Somerset physical plant consists of three units: (a) the Town Highway Department on Haight Road, (b) the Town Clerk's office is his place of business and (c) the old bank building on Main Street which is leased from the bank for record storage and meeting space.

Although the Town Clerk's office is inadequate for proper record storage and presents a confusing image to the non-resident, the convenience to the part-time clerk and his constant accessibility by the Town's residents outweigh the lack of a formal office. The consultant has in almost all instances, been able to talk with the Clerk, during normal office hours, even though his is a part-time position. This constant availability is an unusual benefit accruing to the Town's residents.

As the Town of Somerset increases in population through the development of new housing, etc., greater numbers of Town transactions time and office space will have to be devoted to Town governmental activities. It is suggested that the Town and Village consider joint office facilities in the renovated railroad building. By officing together, floor space, storage, parking and normal office machinery can be jointly financed and utilized. It is anticipated that one administrative employee for the Town and the Village will be adjacent during the planning period. Long-term consideration, probably beyond the twenty year planning period, however, should be given to a combined Village-Town governmental complex for housing both administrative and mechanical facilities and services.

LIBRARY

The provision of adequate library facilities is frequently one of the most overlooked municipal services. In recent years, however, the increase in leisure time has provided more reading time for both pleasure and informal education. The community library is thus becoming more important as a convenient center for reference, information and general knowledge.

Recommended standards indicate that for a library serving 2,500 persons, there should be approximately 10,000 volumes in the permanent collection, approximately one half of which should be in the circulating collection. The Barker Free Library has approximately 5300 volumes in its permanent collection, with access to additional books in the Nioga system of which it is a member. The Nioga Library system includes libraries in Niagara, Orleans, and Genesee Counties, and has access to other reference data throughout the state. Although the time involved in procuring a book from outside the Barker Free Library is increased, the Nioga Library system decreases the need for an independently large Village library system and volumes collection.

The Barker Free Library, located on Main Street, was originally in the Old Fellows building on Quaker Road and was moved to its present location in the old railroad terminal building in 1969. The building is sound, the interior lighting and space is adequate and the patron parking immediately accessible. The building which also houses other Village functions has been tastefully re-designed and is a tribute to the residents of the Village of Barker and the Town of Somerset.

By 1990 the Town and Village population is expected to be approximately 3,000 residents. At this level, the library collection is recommended to begin an increase of volumes toward a base of 10,000 plus three books per capita, to be achieved by the time the population reaches 3500.

REFUSE COLLECTION AND DISPOSAL

Reduced to its simplest terms, refuse collection and disposal consists of the acceptance at each household, business property, or industry of the solid waste that results from processes of urban life, the transportation of such material to disposal sites, and the processing and disposal of the collected refuse so that nuisances are

not created. The entire process must be carried out in such a manner that the public health of the community is protected, that the extent and character of the service is in accord with the desires of the people, and that the operation is conducted effectively and economically.

For a collection and disposal service to be entirely free from nuisances and menace to public health, the material must be stored so that odors cannot escape, so that insects and animals cannot have access to the material, so that no unsightly appearance or disagreeable odor occurs in transit; and the disposal must be carried out so that flies and insects cannot feed on the refuse, and dust and papers are not thrown about.

Disposal Methods

There are a variety of methods of refuse disposal currently being utilized in this country. Sanitary landfill operations are usually performed by depositing refuse in a natural or man-made depression or trench, or dumping it at ground level, compacting it to the smallest practical volume, and covering it with compacted earth or other material in a systematic and sanitary manner. Incineration, reduces refuse to ash by high temperature burning. On-site incineration of refuse produced on the premises is done in and outside of houses. Food wastes may be disposed of by grinding and flushing them into sewers at the home, or at food-handling locations. Food wastes are also fed to swine. Composting may be used to dispose of moist, solid organic matter. Under controlled conditions aerobic microorganisms cause a rapid but partial decomposition of the refuse. Refuse may be salvaged and reclaimed. Open dumps are also used, but with diminishing frequency.

Of the eight methods listed, only sanitary landfill and open dumping are capable of handling all types of refuse. Central incineration handles only combustibles and also produces an ash which must be disposed of by dumping or sanitary landfill. The United States Public Health Service does not recommend open dumps nor does the State of New York permit them because they are the source of a number of public health and safety problems - disease, air and water pollution, fires, mosquitoes, rodents and insects.

Existing Facilities and Services

Both the Town and Village residents use contractual services of private solid waste haulers, as opposed to providing municipal service. The Village of Barker contracts with a hauler through a community contract while the Town of Somerset residents individually contract with a private collection firm.

Village trash and garbage pick up is made once per week with no exception for time of year. Each spring and fall, there is a municipal clean-up drive in which non-recurring trash is picked up and disposed of.

It is anticipated that the Niagara County Solid Waste agency site in the City of Lockport just west of Richfield Street will be available for approximately another five years. The site is an old quarry, used to supply some of the raw material used in the construction of the Erie Canal in the 1800's. Because of the difficulty in determining precisely the amount of material to be covered and the type of soil cover available for extended periods of time, it is almost impossible to determine the date of completion of this land-fill operation. The Erie and Niagara Counties Regional Planning Board is presently conducting a study to determine future methods and sites for waste disposal.

Under Health Department regulations private contractors are encouraged to utilize the County's sites for disposal in order to maintain a high degree of sanitary control. It can be assumed that within four to five years, the Town and Village refuse will go to a new regional or County site for disposal. The exact production of refuse per capita is not known for the Town and Village, but normally 2-4 pounds per day per person is typical. This means that approximately 2 1/2 to 5 tons of refuse is accumulated on a daily basis throughout the Town and Village. By 1990, the amount would increase to approximately 3-6 tons, approximately one ton per day from the Village alone. The costs of operation of a properly developed refuse disposal system is considered economically prohibitive for the Town or Village even with Health Department approval, thus predetermining continued direct or contractual use of the County's Solid Waste sites.

Southland Frozen Foods Inc., which is the largest producer of solid waste material in the Town and Village disposes of its own refuse within its 90 acre site. The firm operates its own sanitary land fill system for its organic wastes, in a manner frequently monitored by and approved under State Health Department regulations.

WATER SUPPLY AND DISTRIBUTION

At the present time 100 percent of the Village of Barker and approximately 80 percent of the Town of Somerset is served by public water from the Niagara County Water District. Service is provided to Barker through a 10 inch line located on Quaker Road, which connects to a 24 inch line coming easterly on NYS Route 31 from the direction of Lockport. The system bypasses the City of Lockport to the east and south and the Lockport Road to Walmore Road. The source of water is the Niagara River southeast and adjacent to the City of Niagara Falls. An eight inch line also extends easterly from Wilson, along Lake Road. An additional eight

inch water line is located on Haight Road with ten inch lines on Coleman and Johnson Creek Roads. The area west of Golden Hill State Park on Lower Lake and Somerset Roads are served by eight inch lines with a ten inch line on Carmen Road. Water storage is maintained in the Village in a 0.1 million gallon stand-pipe.

According to the County water study³ residents of the Village and presumably the Town as well, although it is not stated in the report, consume approximately 68 gallons of water per person per day. At this level 38,600 gallons are required by the Village on a daily basis for domestic uses. The Town requires 143,500 gallons per day, based on 68 gallons per person. Industrial consumption principally by Southland Frozen Foods Incorporated ranges from an approximate high of 1.2 MGD (million gallons per day) to an approximate low of 100,000 gallons per day during the off-peak season. According to county projections in 1967, 1970 water should be 0.55 MGD (average) and 1.10 MGD (maximum) for the Somerset-Barker area.

Future Water Needs

At present the combined four plan water system, serving the County is rated at 100MGD. Actual use is approximately 81.2 MGD. By 1980, the County and ancillary use areas will require 100.5 MGD, and 124.8 MGD by 1990. By 1980, Village water requirements will increase to 536,000 gallons per day, for domestic and industrial use, while the Town will require 160,000 gallons per day. By 1990 the Town and Village will need between .83 MGD and 1.66 MGD according to the County's Comprehensive Public Water Study.

The County's Comprehensive Water Plan recommends that a water intake and treatment system be established on Olcott during the Plan's phase B (1980-1989). Somerset and Barker would receive water from Lake Ontario, on untapped resource so far, via a new eight inch line proposed for location within or adjacent to the Penn Central Railroad right-of-way which connects Ransonville and Barker. The proposed ten and eighteen inch line is scheduled for construction with the 6 MGD first phase of the Olcott Plant. With the proposed Olcott and Youngstown intake and treatment facilities, ample water can be made available for the entire County into the foreseeable future.

3. Comprehensive Public Water Supply Study, Greeley & Hansen, July 1970

STORM SEWERS

The Village of Barker, unlike most small western New York communities has a storm water sewer system that rivals most large cities in its completeness and condition. No less than eight lines traverse the Village on an east-west and north-south grid, collecting water from all areas, including some land south of the Village along Quaker Road.

The two largest lines which are 24 inch conduits are on (a) Quaker Road running northerly to Golden Hill Creek and (b) on east-west line, between Coleman Road and Church Street which turns northeasterly to traverse the Village to an area east of East Avenue and west of the Village corporate line. Main Street is drained by two lines, one behind the stores facing Main Street, both of which empty into a drainage ditch which runs into Golden Hill Creek, the Village's principal drainage channel. Other lines drain Woodward and Pallister Streets into open ditches which drain into Golden Hill Creek, northeast of the Village. The Village has taken advantage of having natural channels both to its northern and eastern sides in the construction of its storm drainage system.

Although the Village system has been well-maintained and operational since its inception in the early 1900's, areas that have more recently been added to or are adjacent to the Village, have not yet been included in the Village's storm drainage system. The Little League ballfield area, behind the Post Office on Main Street, the annexed area north of Coleman and an area south of the Southland migrant housing area, east of East Avenue and south to Coleman Road, are areas which retain water for short periods following periods of heavy rain. None of the poorly drained areas present major problems because of their undeveloped character.

There is no public mechanical drainage system in the Town of Somerset. However, storm runoff has not become a problem because of proper highway construction and generally well-maintained culverts and ditching. Ponding has occurred periodically in the poorly drained southeast corners of the Town and to a lesser degree in the flat areas of the Town to the southwest of the Village. The drainage line on Quaker Road drains approximately one-half mile south of the Village. North of the Village more steeply sloping topography provides drainage into Fish and Golden Hill Creeks and their tributaries and Lake Ontario. Only on infrequent occasions do the Creeks tend to flood and then generally in the Spring, because of ice blockage. During the summer, flowage is slow to intermittent in both Golden Hill and Fish Creeks.

SANITARY SEWER SYSTEM

At the present time no public sanitary sewer system exists in the Town of Somerset or the Village of Barker. All sewerage is disposed of in individual sites by septic systems or in some cases may be dumped into the Village storm water system for eventual disposal into Golden Hill Creek in an untreated state. Because of the low density of existing development little problem has developed in the Town due to pollution, except in at least one of the seasonal housing areas along the south shore of Lake Ontario, just west of Golden Hill State Park. The Christian Lighthouse camp area has had recent septic systems installed, but because of the high population density, the area should be sewered.

In 1967, the Town of Somerset and the Village of Barker initiated a study for a combined sewer district, which was to include the Village and an area of the Town adjacent to Quaker Road northward to Lake Ontario. Specifically, an area within 2600 feet west of Quaker Road and 3800 feet east of Quaker Road, northward to Fish Creek was included. Approximately 100 residents of the 1960 Census total of 2489 people, or 40 percent of the total town population are included within the proposed sewer district. Originally the 1967 study recommended the establishment of a secondary sewage treatment plant for 0.8 MGD (million gallons per day) to be constructed on Fish Creek, south of Lower Lake Road, with final discharge into Lake Ontario.

Following the initial study, seven alternate proposals were designed both including and excluding participation by Southland Frozen Foods, Incorporated. Changes in treatment requirements by the State of New York and the Federal government which now must include phosphate removal, and an increase in the estimate of waste water from Southland to be treated, created the need for new alternate proposals. The waste water facilities in the form of stabilization lagoons now in operation at Southland Foods were considered as part of the overall study in several alternatives.

The Somerset-Barker sewer district drains from south to north through the Village, with a collection system for all streets in the Village of Barker, a collection system on the West Somerset Road, Haight and Lake Roads, east and west of Quaker Road and the cottage area along the lakefront, from Camp Kenan on the west to Fish Creek on the east. Collection along Quaker Road would be by the main interceptor which conveys the waste, by gravity, from a main lift station located at Golden Hill Creek in the Village, and the Town collection system to Fish Creek, and the construction of a gravity interceptor sewer, generally following Fish Creek from Quaker Road east to a secondary treatment plant located on the flat area east of Fish Creek, and just south of Lower Lake Road.⁴ The treated effluent is conveyed by gravity flow from the treatment plant to a submerged outfall in Lake Ontario.

4. Somerset-Barker Sewer Study, Project No. 1370-2-69 P6 Wendell Associates, Lockport, New York Oct. 1969

The proposed sewer system as described has been adopted by the Erie and Niagara Counties Regional Planning Board as part of the regional sewer system in alignment, concept and size and location of treatment facilities. Recent re-estimates of treatment needs has created an increase in treatment plant capacity from approximately 0.87 MGD based on 0.6 MGD from Southland Frozen Foods, Inc. and 0.27 MGD from other sources, to 1.0 MGD from food processing and 0.27 domestic and commercial sources for a total plant capacity of 1.2 million gallons per day.

Recently, discussion has been initiated with the Niagara Frontier State Park Commission to determine the feasibility of constructing one sewerage treatment facility to serve the Somerset-Barker sewer district and the yet undeveloped Golden Hill State Park. This combined facility would not only reduce the number of needed treatment plants, but would provide an east-west trunk system from the Park to the Somerset treatment plant. The trunk sewer would then provide sewer accessibility to the heavily developing areas between Golden Hill State Park and the Fish Creek sewer plant. It is anticipated that as the Lake Ontario Parkway is constructed eastward from Four Mile Creek State Park to Golden Hill State Park, increasing residential development along Lake Ontario will be significant. The area is already attracting new development on a larger scale than anywhere else in the Town. The State Park, the Lake and good accessibility plus utilities, create strong attractions for developers and the homebuying public.

The cost of the collection and disposal system envisioned in 1967 was \$2.96 million. By 1972 the proposed system, with increases in capacity and facilities to meet local, state and federal requirements increased in estimated cost to \$4.01 million. Sixty percent of the non-collection systems costs would be borne under state and federal aid of \$747,000 by each. The local share⁵ would be approximately \$2.5 million, according to recent cost projections.

5. Somerset - Barker Sewer Study, "Estimate of Capital Cost Escalated Forward to 1970", Wendt Associates, Lockport, New York, March 31, 1971

EDUCATIONAL FACILITIES

Barker Central School located at the intersection of Haight and Quaker Roads provides public school facilities for the children in the Town of Somerset and to a portion of the Town of Newfane. The school originally covered less than one-quarter its present physical plant size, and considerably less than the present site. The original structure has been added to on at least two separate occasions, the last of which included the addition of the Elementary School.

The Central School, originally conceived as a single purpose school has been redesigned into a central campus school with all grades, K-12 attending at one location. With the recent addition of the elementary unit and the acquisition of the "school farm" site, space has been adequately provided. The school site presently extends from Haight Road southward to the Penn Central railroad tracks then easterly to the rear property of houses facing Quaker Road. The site includes the old Trade School Airport.

The site, as previously mentioned is more than adequate for expansion needs within the foreseeable future. Building expansion which has generally kept pace with school plant needs is expected to feel little impact from the growth predicted for the Town in the next ten years. According to population forecasts the remoteness of Somerset from the Buffalo-Niagara Falls Metropolitan area - will tend to inhibit growth to any appreciable degree. It is anticipated therefore, that the population increase for the Town and Village will be in the vicinity of 180 people, increasing the 1970 population of 2680 to 2860. This anticipated modest increase would produce an estimated 75 children, with approximately 30 per cent or 21 children of school age, (5-18 years). If the 21 children were all of the same age, only one additional classroom would be needed, and even this eventuality is very remote. It is anticipated that the increased slight enrollment which will occur between 1970 and 1980 can be assimilated into the existing facilities.

HOUSING ELEMENT

Introduction

Housing, during the next twenty years will be one of the most important phases of community life. In the past, efforts to achieve new development were paramount, with little thought and less action given toward the repair of existing deteriorating housing on a community-wide basis. Because of the emphasis on development and a concurrent lack of emphasis on redevelopment, housing problems arose throughout the country in both the rural and urban environment.

Because of the growth of problems relating to housing, recent emphasis has been placed upon the identification and resolution of housing problems found in the studies toward the development of the Comprehensive Plan. In this study identification of problem areas of housing, including both structural and environmental conditions will be discussed. Obstacles to solving local housing problems will be described, as well as the objectives of the Town of Somerset and the Village of Barker toward correcting or preventing and minimizing housing problems. Activities of the Planning and Town and Village Boards in the recent past, toward direct or indirect resolution of housing problems will be discussed as well as governmental action needed to implement programs and activities for providing more and better housing.

The ultimate purpose of a housing study is to find ways of establishing an adequate supply of good housing for the present and for the future, of both a public or private nature, depending on need. As with most viable programs, the housing study will become a continuing study to be periodically reanalyzed and brought up-to-date, based on continuing need for and availability of current data. As the housing program continues, the generalized data and procedures developed in this initial housing study should be refined. Both physical and social detail should be added, as well, as the knowledge of public and private financial resources that can be brought to bear upon local housing needs.

Housing problems in Somerset and Barker, though not great in number, are nonetheless critical because of each home's importance to the relatively small local housing inventory. As the problems of housing become better known and recognized at all governmental levels, more technical assistance and knowledge will be necessarily available to the town and Village for resolution of housing and housing related problems.

Housing Data

Housing information for the Town of Somerset and Village of Barker is limited in part by the lack of published information on 1960 and the 1970 Census data availability. Only a minimum of information was published in the 1960 Census

which pertained to the Town and Village by themselves. Because of the limited number of people in Somerset and Barker census statistics were combined with the Town of Hartland. Therefore, typical statistical information was not published and therefore where data is lacking, estimates of housing characteristics were made by the consultant for the study. Where the consultant makes his own estimates, notification is given.

To provide up-to-date information regarding housing conditions, the consultant conducted a visual housing conditions survey in September 1970. The survey was based on visible exterior structural and environmental conditions of all Town and Village housing. Each structure was classified according to its physical condition in a manner which will be described later in this study.

Planning Area Delineation

The Town of Somerset has been arbitrarily divided into six housing count areas, including the Village of Barker, as area number one. Division of the Town has been made so that each area can be compared with each other area thereby pinpointing in which part of the Town housing problems are located. The boundaries of the housing areas were formed from two existing features. The first boundary designation is the Town and Village corporate lines, and the second is made up of three major physical lines which tend to divide the Town because of their barrier-like function. The Penn Central trackage through Barker, Quaker Road and, in the north and northeast, Lower Lake Road form the physical boundaries of this study. The Village of Barker has been retained as a whole rather than divided into comparative districts because of its compact size and similarity of growth throughout the Village.

The boundary delineations were based on the premise that traffic arterials and the railroad create major barriers and are, therefore natural "neighborhood" or housing area boundaries. With the boundaries as described, they are specifically set forth as follows.

Planning Area No. 1	The Village of Barker
Planning Area No. 2	includes the area west of the east town line; east of Quaker Road, north of the Penn Central railroad and south of Lower Lake Road.

Planning Area No. 3	encompasses the area south of the railroad; north of the south town line, east of Quaker Road and west of the east town line.
Planning Area No. 4	includes the area east of the west town line, south of the railroad, west of Quaker Road and north of the south town line.
Planning Area No. 5	includes the area east of the west town line, south of the north town line and of Lower Lake Road, west of Quaker Road and north of the Penn Central railroad.
Planning Area No. 6	includes the area north of Lower Lake Road between the east town line and northerly extension of Hartland Road and the area south of Lake Ontario.

Character of Housing

Housing in Somerset has developed in a manner similar to residential uses in most other rural western New York areas. Growth outside of Barker has predominantly taken place adjacent to the major Town and State highways. Where these major highways meet, a small settlement, like Somerset has traditionally developed. A similar development has occurred west of Barker as the hamlet of West Somerset. Other growth, south of Lower Lake Road has a uniformly scattered pattern, predominantly of agricultural residences.

North of Lower Lake Road, housing conditions, as well as type and age of housing change significantly, mainly because of a difference in residential purpose. From the east town line to Potter Road, residential development has been almost exclusively related to Ontario lakeshore development of an increasing mixture of permanent and seasonal housing. This area differs from the remainder of the Town because of (a) its residential-recreational orientation, (b) its density of residential development, which is much higher in dwellings per acre than in the remainder of the Town, except for the Village and (c) its high proportion of new and nearly new housing units.

Housing characteristics in Barker are similar to those of the Town. The majority of housing was built between 1900 and 1930, of wood frame construction, generally on small lots. Development has been slow and limited new housing has been built. Many of the existing dwellings are large and capable of conversion,

with proper mechanical provision of utilities. Narrow frontages and narrow streets would create off-street parking problems. The level of maintenance is reasonably good throughout the Village, with only a few instances of a lack thereof. Where maintenance has not been continuing or well done, it is visible immediately and creates a poor impression in itself and unfortunately of its neighbors.

Housing Structural Conditions

A comparison of housing conditions can be made on a locational basis through the six housing areas described at the beginning of the study, and on a time basis between the 1960 Census and 1970 consultant's survey. These comparisons can reveal differences in conditions that occur in different areas, if they are significant, and that have occurred over the last ten years.

The 1960 Census of Housing included a housing conditions survey of a limited number of dwellings in which structural and environmental conditions were noted by visual observation of the Census enumerator. The conditions observed were generally related to the extent of disrepair, hazards and safety of the occupants as well as makeshift construction. The consultant's survey of 1970 was unlike the Census survey of 1960 in that it was not a sample survey of dwelling units, but rather was an exterior visual survey of all housing structures. To confine census data to Somerset, by excluding the Town of Hartland, the consultant estimated the amount of housing from the reported combined total for Hartland and Somerset which would be found in Somerset only. An occupied housing count of 698 units is recorded for the Town and Village in the 1963 Business Fact Book¹ which, when taken as a portion of the combined total housing units for the two towns, provides a factor of 51 percent for the Town of Somerset. Assuming a uniform portion of housing in the three conditions classifications, an estimate of sound, deteriorating and dilapidated structures can be derived from the 1960 Census.

Based on the consultant's survey, 95.5 percent of the Town and Village's residential structures were found to be in "sound" condition. The consultant judged the units on a four point basis of "good" and "fair" equaling sound, plus deteriorating and dilapidated categories. This three-part reportable classification permits comparability with the Census similar three part method of classification of 1960. The 1970 system when published will not report housing as being standard and substandard.

1. 1963 Business Fact Book, Buffalo, N.Y.

New York State Department of Commerce, Albany, N.Y.

TABLE 5
COMPARATIVE HOUSING CONDITIONS

Town of Somerset and Village of Barker
Niagara County, New York

CONSULTANT'S SURVEY - 1970** Town and Village			U.S.CENSUS OF HOUSING - 1960 *		
	Number	Percent		Number	Percent
Sound	908	95.5	Sound	894	75.0
Deteriorating	32	3.4	Deteriorating	239	20.2
Dilapidated	12	1.1	Dilapidated	57	4.8
	<u>952</u>	<u>100.0</u>		<u>1190</u>	<u>100.0</u>

*Figures shown herein are estimates based on the consultant's separation of Hartland and Somerset, as reported by the 1960 U.S.Census of Housing Table H-1

** Includes mobile homes.

TABLE 6
CONSULTANT'S SURVEY
1970

<u>TOWN OF SOMERSET</u>			<u>VILLAGE OF BARKER</u>		
	Number	Percent		Number	Percent
Sound	774	95.0	Sound	134	97.8
Deteriorating	31	3.8	Deteriorating	1	.8
Dilapidated	10	1.2	Dilapidated	2	1.4
	<u>815</u>	<u>100.0</u>		<u>137</u>	<u>100.0</u>

CONSULTANT'S HOUSING CLASSIFICATION SYSTEM

<u>Rating</u>	<u>Description</u>
Good Condition (Sound)*	A sound structure from all appearances. Any maintenance needed is of a very minor nature, such as those items that need to be done on an annual basis. Generally new or nearly new.

Fair Condition (Sound)*

A sound structure, as above, but requiring minor maintenance items which have been allowed to accumulate for a number of years, including environmental deficiencies.

Deteriorating Condition

A basically sound structure from outward appearance, but requiring major repairs such as new siding, new roof or chimney or other major repairs which would require a large expenditure of money to accomplish. Significant disrepair or environmental deficiencies.

Dilapidated Condition

Some evidence --such as a crumbling foundation, sagging roof, or building wall-- that the structure is unsound, or in need of major repairs that would involve extremely high expenditures for rehabilitation. Normally, a structure classed as dilapidated would be beyond economic repair in terms of upgrading the structure to sound condition.

* Combined, are similar to Census classification "Sound".

According to the Census data of 1960, there were approximately 300 (25%) deteriorating and dilapidated (substandard) housing units in Somerset and Barker. The consultant in his survey in 1970, however, found approximately 45 structures which were substandard, or 5 percent of the total residential structures. The difference between the 1960 Census data and 1970 information is undoubtedly the result of a number of variables such as housing modifications that have taken place since 1960 particularly in relation to structural rehabilitation; in the difference in methods of counting units versus structures and, the manner of judgement provided by the consultant's surveyor and the census enumerator, regarding housing conditions. Additionally the 1960 Census was conducted on a sample base of dwelling units while the 1970 survey was based on a complete count of housing structures. The discrepancy in proportion of housing found to be substandard in 1960 and that found by the consultant in 1970 suggests considerable difference in value judgement and procedures between the two examining groups.

TABLE 7
COMPARATIVE HOUSING BY HOUSING AREA

Town of Somerset - Village of Barker
Niagara County, New York

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Total
Single Family Non Farm							
	Village of Barker						
Sound	134	105	63	78	101	121	602
Deteriorating	1	4	2	5	2	-	14
Dilapidated	2	6	2	1	1	-	12
Single Family Farm							
Sound	-	43	29	31	28	3	134
Deteriorating	-	-	-	-	2	-	2
Dilapidated	-	-	-	-	-	-	-
Mobile Homes							
Sound	-	23	-	9	5	18	55
Deteriorating	-	3	-	-	-	-	3
Dilapidated	-	-	-	-	-	-	-
Cottages (Seasonal)							
Sound	-	-	9	-	-	108	117
Deteriorating	-	-	1	-	-	12	13
Dilapidated	-	-	-	-	-	-	-
TOTAL	137	184	106	124	139	262	952

PROBLEMS RELATED TO HOUSING

Town of Somerset

The fact that the Town of Somerset contains a major portion of some of the best agricultural soil in Niagara County has had a bearing on housing construction and conditions. Because of the good soil, agricultural production has remained high and has provided a better than average livelihood for farm families. Within the three Towns of Hartland, Royalton and Somerset, the Town of Somerset contains more viable farms per square mile than either of the other two. As discussed in the Physical Features report, good soil and unique climatic conditions continue in Somerset to provide an unusually good agricultural potential for productivity for normally high value fruit crops. These conditions have helped family finances in the past to the point that rural housing has been unusually well maintained.

The Town has not however, been untouched by declining agricultural operations. Signs of change are evident in the increasing number of outbuildings, barns and sheds that are dilapidated and are unuseable for safety reasons. Although these structures do not present a critical problem for the town as a whole, they do present a safety hazard, probably most urgently to the children of the resident families.

A problem of differing character was found in an area toward the east end of area number six, north of Lower Lake Road, where there exists a large camp ground area of mixed single-family housing units, and dormitory-like cabins, related to the Christian Lighthouse Camp. The density of housing units per acre is considerably higher than is any other residential area, except within the Village. As a camp, this area serves its purpose adequately, but as a housing area for unrelated summer residency, the density of development can create doubtful health conditions and an undoubted fire hazard. Because of the close proximity of each wooden structure to its neighbors, a limited fire could grow into a major disaster in a very short period of time.

Village of Barker

Housing problems in the Village, as in the Town were not found to be wide spread nor severe, even though much of the housing is old and of wood-frame construction. On the contrary, there was much evidence of good maintenance and pride of ownership. Less than three percent of the housing structures were sub-standard from a structural and environmental standpoint. Although the amount of deterioration and dilapidation is limited, there are several structures showing deterioration as follows:

1. Two residential structures that are deteriorated beyond the point of reasonable rehabilitation, are located on the northeast and northwest corners of the intersection of Church and Pallister Streets. One of the two houses appears to be occupied;
2. Also on Church Street, located mid-block between Pallister Street and East Avenue, one three-story frame structure has indications of deterioration, in part because of a lack of sufficient structural maintenance; there is also a need for off-street parking;
3. Certain non-residential buildings showing deterioration exist in the Village which because of their location, affect the character of the community. On Church Street, a barn has become badly deteriorated, and part of a church has become deteriorated because of a lack of siding. Its appearance may be worse than the actual deterioration, because of its visibility and because of its long unrepaired appearance. On Main Street the B. Ressequie & Son Farm Feed Store shows many signs of advance deterioration and unless substantially repaired, should be demolished.

By contrast, in other areas, in close proximity to the sites mentioned as being deteriorated, private rehabilitation is presently taking place. Two commercial structures on the west side of Quaker Road, near Main Street are undergoing repairs, as well as several residences throughout the Village. Recently the Village used its authority cooperatively with the County Health Department to demolish the Old Veterans' Building on Church Street. Advanced deterioration required the buildings' removal. The old structure, which in its time was a prominent Village entertainment center, had been used only for storage in past years and dilapidation had been permitted to occur. Although condemnation is a drastic action, it frequently has a highly desirable affect of indicating determination on the part of the community leaders toward maintaining a safe and wholesome community environment for all residents. Rehabilitation of the old train station for public use also indicates a policy of the Village toward maintaining proper community structural standards, and ingenuous reuse of property.

Migrant Housing

The Town of Somerset, including the Village of Barker are typical of towns in the fruit belt where hand labor is still an important economic factor. Because of the continuing need for migrant labor, the provision of semi-permanent housing for the laborers and their families is a necessity.

In the past migrant housing has been a problem in some sections of New York State, but not generally in Niagara County, according to the County and State Health Departments. In 1968 the New York State Sanitary Health Code, Section 15, was modified to require 50 rather than 35 square feet of living space per person per sleeping room in migrant living quarters. At this time, marginal migrant camps in Somerset and elsewhere disbanded rather than meet the higher standard. Approximately ninety percent of camps existing at that time upgraded. A migrant labor camp is considered by state law to be a concentration of five or more migrants, over two years of age, with at least one of the five persons actively engaged in agricultural labor.

At the time of the consultant's survey and subsequent discussion with the State & County Health Department representatives, regarding migrant housing, there were 241 registered living spaces for migrant laborers and their families in the Town and Village. Three camps were located: near Lake Road, one of thirty spaces near Lower Lake Road and another on Johnson Creek Road, one small camp on Haight Road and the last and largest on the Southland Foods property. Five of the six camps have maximum living space for eight to forty-one people, while Southland has a rated capacity of living space for 112 male workers. All migrant camps in the Town have public water and were constructed within the last five years.

Over the past years, as various agencies became interested and accepted responsibility for the physical and social welfare of migrant workers, their housing and their lives have become more stable. At present various volunteer agencies including VISTA and several State agencies have initiated additional programs among the migrant families. Although migrant housing is presently adequate, the County has expressed interest in the future planning and development of one or more centralized, migrant labor complexes, through financial assistance from the Department of Housing and Urban Development.

A problem that can develop as a by-product of migrant housing is the out-migration from the camps by migrant families, creating a local housing demand. When a migrant family moves from a registered camp into a private house and the head of that house ceases to be employed in agricultural labor, the house is no longer under the migrant camp responsibility of the County Health Department. While this has not yet been a problem, the possibility of this happening in the Town or Village is not remote since it has occurred elsewhere. Apprehension over the occupancy of substandard housing or lower cost non-fire resistant mobile homes was expressed since such housing has occurred in other agricultural areas of western New York, particularly in which trailer fires have been instantaneous and fatal to multiple occupants.

POPULATION AND HOUSING CHARACTERISTICS

According to the 1960 Census of Housing, Somerset including Barker, had 70 percent of its housing built, prior to 1939. The survey made in 1970 indicates a high degree of maintenance, partially because of an apparent substantial amount of spendable income used for housing rehabilitation during the 1960's, permitted through high agricultural profit, and a determination of staying on the land. Residential stability, whether rural or urban, encourages much better continuing maintenance than do conditions associated with migration to the urban areas.

The Somerset - Barker area, like most communities has a significant percentage of residents who finds the purchase of housing difficult because of income limitations. Because of the manner in which 1960 Census data was compiled, it is difficult to assess the number of families who have too limited incomes to purchase new housing, if it were available. Table 4 entitled "Comparative Population and Housing Characteristics" gives an indication of income, based on the combined Hartland - Somerset data compiled by the 1960 Census. Approximately one-third of the Town's population earned less than \$5,000 in 1960. For those families owning their own home, the median value of owner-occupied housing was \$9200 as compared to the County value of \$14,000. By 1970 standard, the median value of a home in the Town or Village would have increased to \$11,000, while the County median value would be \$15,900.

TABLE 8
 COMPARATIVE POPULATION AND HOUSING CHARACTERISTICS
 TOWN OF SOMERSET AND VILLAGE OF BARKER
 NIAGARA COUNTY, NEW YORK

	TOWN OF SOMERSET		NIAGARA COUNTY	
	<u>1960</u>	<u>1970</u>	<u>1960</u>	<u>1970</u>
Population (Town)	2489	2677(up 7.6%)	242,269	235,720
Population (Village)	528	567(up 7.4%)		
Persons Per Housing Unit	3.6	-	3.2	-
Median Age	26.5	-	29.1	-
Persons 65 Years and Over	10.6%	-	8.0%	-
Median Income Per Family	\$5843*	-	\$6,692	-
Under \$5,000	38.0%	-	39.8%	-
Number of Housing Units	-	-	74,813	74,696
Occupied	698	-	66.8%	-
Number Substandard	13%(est)	4.6%	18.5%	-
Median Contract Rent/Month	-	-	\$67	\$82
Median Value of Owner -	\$9200	11,000(est)	\$14,000	\$15,900
Number of Mobile Homes	-	58	-	1,477
Percent of County Total	-	3.9%	-	100%

* From Census data combined with Town of Hartland
 - Indicates information not available at time of Table compilation

Sources of Data 1963 Business Fact Book, NYS Dept of Commerce
 1970 Census of Population PC (VI) 34, U.S. Dept of Commerce
 1960 and 1970 Census of Housing, HC (VI) 34, U.S. Dept of Commerce

Replacement Housing Needed

Of the housing units enumerated in the Town and Village twelve residential structures were found to be dilapidated and in need of replacement. An additional 32 houses were found to be deteriorated and in need of some significant degree of repair. The twelve units and any left unrepaired of the 32 represent an immediate housing need.

According to the advanced Report of the 1970 Census of Housing, Niagara County had approximately 1140 houses for sale or rent at the time of survey. Since the period of survey was made during a typical period, it can be assumed that the County would generally have this number available at any given time. On this basis, the housing that theoretically would be available in Somerset and Barker, assuming proportionate County-wide distribution, would indicate 16 housing units to be for sale or rent at any given time in the Town and Village. This number would provide adequately for the twelve dilapidated housing units presently within the Town and Village.

Population projections prepared for the New York State Office of Planning Services by Cornell Aeronautical Laboratories projected a combined 1970 Hartland-Somerset population of 6318. The 1970 actual population was 6900 for the two Towns. In order to reduce the discrepancy, the difference of 582 has been added to the projections for 1980 and 1990 to determine growth at a level including the 1970 difference between the low projection and the actual count. For this study, it is assumed that the Town of Somerset and the Village of Barker will continue to grow in the same proportion to Hartland that has taken place in the past, at least during the twenty year planning period. This would provide that Somerset will sustain approximately 38 percent of future population growth. Considering a 38 percent proportion and a factor of 3.4 people per family, as well as a population projection increment for discrepancy of 582, the 1980 Somerset population will be approximately 2860 people. Of this number approximately 21 percent will live in the Village, which by 1980 is estimated to be 600 people. The population increase to 1980 in the Town will require an additional 66 dwellings which includes replacement of dilapidated housing structures while an additional nine units will be necessary in the Village of Barker. Housing needs are based on an average family size of 3.4 persons per household, a reduction of .2 persons from 1960. By 1990 the Town will need approximately 161 housing units over the 1970 figure to house the increasing population and 107 more than in 1980. The Village, by 1990, will need approximately 20 more dwellings than in 1970 or eleven more than in 1980. These housing projections are based wholly on the O.P.S. population projections which do not reflect growth generated by the Parkway nor the attraction of Lake Ontario related land, north of Lower Lake Road.

Building permits issued by the Town over the past three years indicate that the Town has annually approved permits for an average of seven new dwelling units, including trailers. At this rate, the 1980 need of 107 units would be unsatisfied by approximately 17 units. By 1990, the demand of 161 units would be more than fulfilled by construction of 180 units over the 20 year period. In the Village, no building permits were issued in the last three years for new home construction according to the Clerk's Office. Although the last three years have been poor years for home construction, this indicates that there will likely be some amount of housing deficit by 1980 and 1990, although undoubtedly less than 100 percent.

According to local financial sources, non-farm housing is being constructed for costs ranging from \$13,000 to \$30,000. To satisfy the majority of the local demand within local income levels, housing should be priced in the range of \$13,000 to \$18,000. An estimated 38 percent of the Town's families had a 1960 income of \$5,000 or less, which means that their ability to purchase a new home in the present market is almost non-existent.

OBSTACLES TO SOLVING THE HOUSING PROBLEM

There are several areas of obstacles which stand in the way of the provision of more housing in the Town and Village. One area is the lack of housing activity in the Village, while Town supply falls short of demand. This is, in part, due to the recently discouraging economic character which has blocked housing starts nation-wide. High costs of labor, material and mortgage commitments have tended to reduce metropolitan and suburban housing starts as well as housing starts in further removed areas such as Somerset and Barker.

Financial Obstacles

As described, high financial costs have greatly cut into the national and local housing markets. In some cases lending institutions have found that placing their finances in other areas can produce a higher, safer or more desirable return than the individual home mortgage loan. In this case which has occurred locally in at least one major lending institution. Mortgage costs to the consumer have risen drastically.

Although land costs in Somerset and Barker are not as high as in other areas closer to Buffalo and Niagara Falls, they are high enough when improved, for land to be a major expenditure. Therefore, rising per lot costs plus down payment requirements of up to 40 percent under local conventional mortgage procedures have

helped to depress the housing market. Purchases of older existing homes, when available, may require an even higher down payment. During periods when financial resources are scarce as they have been in recent years, the normal filtering down process, whereby new home buyers sell their older homes, has ceased to be a viable part of the housing market.

Land costs within Niagara County remained relatively low for many years since the use of land was predominantly agricultural. In recent years, eastward suburban growth from the Buffalo - Niagara Falls and Lockport area and its accompanying demand for land has caused land prices to rise. As greater accessibility to more distant areas from the employment centers is provided by new highways, e.g. NYS 31 and the Lake Ontario Parkway, land prices will continue to rise. The Parkway is a convenient means for commuting and the eventual development of Golden Hill State Park, as well as the close proximity to Lake Ontario itself will undoubtedly cause land prices to rise appreciably, particularly north of Lower Lake Road.

Residential construction costs, just as the cost of land, has been rising at a rate of 10 to 15 percent per year. These costs not only affect the production of new housing, but the cost of rehabilitation and maintenance of older housing as well. The high costs involved in local housing production, plus high financial costs have decreased the supply of speculative housing since builders haven't been assured of their ability to sell other than custom construction.

Community Facilities

At the present time, there is no area in the Town of Somerset that is served by public sanitary sewer services. All areas are served by individual septic disposal systems, which generally have been adequate due to relatively good soil porosity. Areas of dense development along the Lake are subject to difficulties because of the high concentration of development, which will create greater problems in the future. The Village which has been using an inadequate sewer system has initiated a sewer construction program with the Town to provide services to the Village and an area within the Town adjacent to Quaker Road northward to Lake Ontario, via Lower Lake Road. Upon completion of proposed sanitary sewer lines and treatment plant, recommended by the County Sewer Plan for 1975 to 1979, which will coincide with development of the Ontario Parkway, residential growth should be greatly encouraged. Public water is available in the Village from the County system from a main extending northward on Quaker Road. Waste from individual pumps presents no particular problem for the remainder of the Town.

Transportation

Public transportation is not available within the Town or Village by either bus or train, therefore reliance upon private automobile travel is necessary at present. Automobile transportation should be expected throughout the planning period because of an anticipated continuing low density residential development. The highway system upon which the Town and Village rely is discussed in the Circulation report.

The Town's unusually widespread grid highway pattern which permits good access to all parts of the Town with relative ease, creates a problem of extensive maintenance. To provide good access to the majority of homes, it is suggested that a functional highway classification and maintenance priority system be considered with the areas of future growth.

Low Income and Minority Housing Discrimination

According to interviews with several agencies and officials within the Town of Somerset, no overt evidence of racial or minority group discrimination in housing has been found. Discussion with the agency Housing Opportunities Made Equal (H.O.M.E.) indicates no evidence of discrimination. According to the 1960 Census there were only 27 minority group people in Hartland and Somerset combined.

HOUSING OBJECTIVES

Objectives of the Town and Village relating to housing problems are listed below. It can be expected that as more knowledge regarding housing conditions of a physical and social nature becomes available, originally determined objectives may change. At present, however, the initial objectives are as follows:

1. completion of the Comprehensive Plan, to determine an overall framework of planned community growth. The Development Plan to be prepared in Phase II, will generally determine where areas for housing should be located within the Town and Village and generally what densities will be permitted.
2. coordination of the recommended development proposals will be made, as much as possible, with the regional Land Use Concept Plan, especially in consideration of housing for various groups in relation to the location of employment centers within the region. The published Goals and Objectives adopted by the Erie and Niagara County Regional Planning Board (see Appendix)

3. to implement the Comprehensive Plan, especially the land use plan, the rules which govern development and the type of development, itself, that should be encouraged in the Town and Village will be determined in relation to ordinance preparation and adoption;
4. methods of (a) providing additional housing for all groups will be considered by the Planning Boards, particularly in relation to elderly families and individuals who are no longer able or interested in continuing farming, and (b) methods providing correction to physical housing and housing - related environmental problems;
5. consideration will be given to the proper development of the area north of Lower Lake Road in the area most closely related to Lake Ontario. While some additional seasonal housing may be developed, it is expected that the majority of residential development will be of a permanent nature. Efforts will be made to regulate growth to require a high level of development design through Town regulatory measures.

Methods of Reducing and Eliminating Substandard Housing

Study and consideration by the Planning Boards for (a) adoption and enforcement of Town and Village housing codes and (b) initiation and enforcement of a building code, to include State model provisions are essential for the reduction in deteriorating housing. The State of New York has a model Housing Code which should be utilized in determining an appropriate housing code for the Town and Village. A recommendation for adoption of the State Housing Code is based on the continual updating process by the State of New York. As updates are made by the State, they can automatically be included in the local code. The Housing Code ensures the maintenance of existing housing supply and the quality of future housing, if properly implemented.

Complimentary to the housing and building codes is the Property Maintenance Code, as well as electrical and plumbing and fire prevention codes available from the State for discouraging deterioration. While all of the codes mentioned are valuable tools for the community, they are all only as good as their enforcement. It is suggested that the Town and Village study the various codes for their application and adopt those which can be properly enforced. 2

The Suggested Activities and Priority Schedule is recommended for consideration of a housing rehabilitation system for the Town and Village. The goal of the schedule is to implement the Comprehensive Plan and housing programs as well. As the planning program progresses, means of reaching the housing and planning goals

may change but the goals themselves of providing adequate housing for all residents should be carefully adhered to and when possible extended so that the planning process and the efforts toward providing housing are continually upgraded.

STATEMENT OF PLANNING ACTIVITIES

The Village of Barker Planning Board, formed in January of 1969 and the Town Planning Board created in May of 1969, were formed initially to prepare the Comprehensive Plan for the areas' future growth. Since that time the Boards have been cooperatively studying the preliminary reports prepared by the consultant for development of the Comprehensive Plan. The Boards have taken an active interest in the proposed sewer project and are coordinating the efforts of the consultant's through Town and Village report review. The Boards are presently studying the feasibility of coordinating sewer construction with the Niagara Frontier State Park Commission for Golden Hill State Park. It is possible that a large presently unsewered section of the Town could be included in the proposed system, if a cooperative system is feasible.

IMPLEMENTATION OF THE HOUSING ELEMENT

Just as the objectives of the proposed initial housing program as proposed, may change, so may the implementing phases or methods. However, to determine a housing program, proposals for implementation are included herein, with an accompanying time schedule for execution. Because the implementation proposed is basically possible through the study and development of local codes and ordinances, the Town and Village may not be able to join with other communities for administration operations. It is recommended however, that Somerset and Barker consider a joint venture in enforcement and operation with adjacent municipalities such as the Town of Hartland. Such joint effort can reduce the cost of manpower to each community and produce a full time program. The number and type of personnel necessary to administer a single joint program depends upon the level of enforcement and the type of investigation and detailed housing survey and other information required. This same proposal has been included in the housing study recently prepared for the Town of Hartland since (1) the activities there and in Somerset and Barker should be similar and (2) simultaneous thinking on the subject may more quickly bring cooperative effort to fruition.

APPENDIX

TABLE 9
SUGGESTED ACTIVITIES AND PRIORITY SCHEDULE

Town of Somerset - Village of Barker
Niagara County, New York

	1971 - 1972	1972 - 1973	1973 - 1975
Comprehensive Plan	Complete and prepare for adoption by the Town Board of Supervisors and Village Trustees.	Prepare and implement educational program for general residency. Public meeting(s).	Planning Board study and review Federal and State Housing programs applicable to the Town and Village. Particular attention to new housing methodology.
Zoning Ordinance	Complete comprehensive revisions and recommend to Town and Village Boards for amendment to present ordinances.	Educate public to content. Review procedures for submittal of petitions. Public meeting(s) and hearings.	Reconsider zoning ordinance for need of revision.
Land Subdivision Regulations		Complete review and add necessary revisions to bring into conformance with the goals of the Comprehensive Plan. To be provided by the Office of Planning Services.	Initiate educational program for area developers for understanding of the costs and advantages of the land Subdivision Regulations.
Housing & Related Codes of Procedures		Consider methods for implementing and enforcing the Housing Code, after code brought into parallel with State model code. Determine type and level of further study and need for enforcement. Discuss housing problems & proposed enforcement with residents in public meetings.	Determine within the framework of the proposed housing code activities, the feasibility of combining inspection, survey, administration and enforcement procedures with neighboring municipalities e.g. Hartland establish procedures & implement.
Citizen Participation	Determine best areas of concentration for resident advisory groups. Determine procedures for their establishment.	Establish citizens committee to study housing problems & procedures for rehabilitation & new housing, social problems in housing.	Establish liaison between local housing groups and the Region's Technical Advisory Committee.
Assisted Housing		Planning Boards determine the financial assistance available for housing suitable to the Town and Village. Coordination of project proposals with other planning agencies at County or regional levels.	Consider initiation of housing projects possibly for the elderly.

Implementation of Proposed Housing Programs

One of the most important elements in initiating and implementing a practical housing program for both the Village of Barker and the Town of Somerset is a detailed interior and exterior investigation of structural environmental and mechanical systems initially in substandard housing to determine their adequacies. Before such housing analysis can be made, legislative authority must be granted which will permit inspections. Inspectors for this type of work should be familiar with mechanical and electrical systems to the extent that they can recognize faulty wiring or other hazardous conditions. It is recommended that eventually the entire Town and Village be inspected periodically, rather than just areas of substandard housing. Under systematic inspection a priority of areas for rehabilitation can be achieved, and incipient blight can be stopped in a preliminary stage.

It is not possible to determine at this early date what the cost of a housing inspection system would be for that is dependent upon the manpower applied to the system and the number of inspections to be made. It is recommended however, that the Town and Village consider such a program and its cost on a shared basis. One inspection system can work equally well for several cooperating municipalities thereby reducing the cost to each.

Upon completion of the initial inspection phase, the variety of funded federal programs developed to provide housing and rehabilitation funding can be investigated and applied to the Town and Village housing problems.

HOUSING PROGRAM OF VARIOUS AGENCIES OF THE FEDERAL GOVERNMENT

<u>Program</u>	<u>Type</u>	<u>Legal Authority</u>
<u>DEMOLITION OF UNSOUND STRUCTURES</u> Remove dilapidated housing on a planned basis. Must relocate.	Grant	Section 116 Housing Act 1949
<u>REHABILITATION - LOW INCOME</u> Rehehilitation grants made to individuals in code enforcement areas. May not exceed \$3,000 for improvements.	Grant	Section 115 Housing Act 1949
<u>PROPERTY REHABILITATION</u> Loans of up to 20 years at 3 percent made for residential and non-residential property improvements.	Loan	Section 312 Housing Act of 1964, as amended
<u>INTEREST SUPPLEMENTS ON HOME MORTGAGES</u> HUD makes monthly payment to mortgagee to reduce interest costs on a home insured by the Federal Housing Administration. Owner must qualify.	Reduce Interest	Section 235 National Housing Act (Public Law 73-479)
<u>LOW RENT PUBLIC HOUSING</u> Must have local housing authority to plan, build and/or acquire and operate low-rent public housing.	Financial & Technical Assistance	U.S. Housing Act of 1937, as amended

<u>Program</u>	<u>Type</u>	<u>Legal Authority</u>
<u>RURAL HOUSING LOANS</u> Funds to build, buy or improve housing for low-income families, who qualify.	Loan	Farmers Home Administration Title 1 of the Housing Act of 1949, as amended
<u>FARM OWNERSHIP LOANS</u> Farm ownership loans to improve buildings, land, water reserves, establish recreation etc. to supplement income.	Loan	Farmers Home Administration
<u>HOUSING FOR THE ELDERLY</u> Assistance to non-governmental sponsors for the provision of housing.	Financial & Technical Assistance	NYS Division of Housing and Community Renewal

Note: Programs listed herein are subject to change by the agencies involved as new means of providing better service are found. Because of the characteristics on the national and state economic conditions, not all of the programs listed receive funded appropriations each year.

For additional information, write to:

Farmers Home Administration
 United State Department of Agriculture
 Washington, D.C. 20250
 Field Office: Medina, New York

Department of Housing and Urban
 Development
 Washington, D.C. 20410
 Regional Office: Buffalo

New York State Division of Housing &
 Community Renewal
 393 7th Avenue
 New York, New York 10001

ERIE AND NIAGARA COUNTIES REGIONAL PLANNING BOARD

GOALS AND OBJECTIVES

To provide a sufficient amount of housing for all regional residents

- By encouraging private and public development of a variety of housing types in suitable locations for all income, age, and minority groups.
- By coordinating efforts of private and public developers to accomodate regional housing needs.
- By encouraging experimentation in planning, financing and construction methods to help reduce the cost of housing.
- By encouraging innovation in programs administered by public housing authorities.
- By providing sufficient land areas suitable for new residential growth.
- By encouraging new housing in the downtown areas of the region's cities in order to take advantage of the concentration of cultural facilities, retail shops, and business and personal services.
- By implementing a policy of open housing for all age, income, and minority groups in the Region.
- By encouraging better planning and development of seasonal housing.
- By recognizing the importance of mobile homes and prefabricated construction as significant elements in providing low income housing.
- By encouraging a better standard for the housing of migrant or seasonal laborers.

To preserve and improve the character of residential areas within the region, and halt the spread of further deterioration and blight.

- By encouraging the adoption and enforcement of uniform building codes and other regulations designed to safeguard minimum structural standards and encourage continued maintenance.
- By encouraging the adoption, enforcement, and updating of local subdivision and zoning regulations designed to safeguard minimum property and development standards.
- By discouraging new residential growth in areas affected by air and water pollution.
- By buffering existing residential areas from incompatible uses and activities.
- By discouraging non-local traffic from passing through residential neighborhoods.

- By improving the quality of existing housing and maintaining a high standard for new construction.
- By identifying problems related to flooding and storm drainage.
- By analyzing the future role of New Towns in terms of growth alternatives.
- By discouraging the further development of residential lots fronting directly upon major highways.
- By discouraging the expansion of strip non-farm residential development along major roads and highways in rural areas.
- By encouraging the use of Federal and State Grant-In-Aid Programs designed to eliminate neighborhood deficiencies and create opportunities for new investment.

To provide a full range of public and private facilities and services within urbanized areas at convenient locations.

- By concentrating new residential growth in areas that can easily be served by public utilities and services.
- By encouraging new subdivisions platting only when streets and utilities have been properly planned and constructed.
- By encouraging new residential growth in areas free from objectionable non-residential uses and to discourage the placement of these objectionable uses in older residential areas.
- By encouraging innovation in the overall design and layout of residential areas.
- By encouraging intensive residential development, such as apartment housing, to locate within development corridors related to mass transit and commercial centers.

To recognize the hazards, limitations and advantages of the Region's natural physical features in the planning of residential areas.

- By encouraging local community ordinances and regulations to recognize the limitations and problems of natural physical features.
- By restricting residential development in land areas with steep topography and poor soil or sub-soil conditions.
- By controlling residential densities in accordance with the soil limitations for areas using septic systems and wells.
- By restricting new residential development in areas subject to flooding.
- By preserving and utilizing natural physical features as assets and scenic attractions within residential areas.

GOALS AND OBJECTIVES

The development of the Comprehensive Plan for the Town of Somerset and the Village of Barker can be accomplished by the mechanical arrangement of land uses shown graphically on the Land Use Plan map, which will be prepared as part of the Plan, or it can be something more. Specifically it can contain the thoughts, desires and ideas of the communities. Quantitatively, the amount of future population likely to occur within the Town and Village can be established, and from this data, the amount of space required to provide housing and related facilities can readily be calculated. This method, however, does not provide for one of the most important elements of a properly constructed Comprehensive Plan, that is, the input of local ideals and desires. This very important addition should be provided as a statement of Goals and Objectives.

State enabling legislation, which provides for the creation of a Comprehensive Plan for villages under Chapter 64: VI-A (179-gg) and for towns, Chapter 62: 16 (272-a) provides that such plans "shall show desirable . . . features as will provide for the improvement of the villages (town) and its future growth." In the words of the legislation itself, the Comprehensive Plan is to provide goals and directions for growth which are held to be desirable in the eyes of the community residents. This is not possible through the provision of quantitative recommendations only, but must instead, include factors of social interests and desires for the development and/or preservation of a particular character within both the Town and Village. The purpose of developing goals and objectives then, is to encourage and regulate the development of future growth within the patterns recommended by the statements of policy and goals, prepared by the representatives of the Town and Village residents, which are the Town and Village Planning Board members.

To implement the resident input expressed in the introduction above, more specific suggestions, recommendations and intents must be developed, some within the present capability of the Town and Village to attain, and some beyond into future years. The completion of the Comprehensive Plan is only a first step toward the creation, study and implementation of the overall goals. The long-term efforts necessary toward accomplishment of the stated general direction can best be realized through the following goals and more specific statements of Objectives and Policies.

GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN

1. Because of the Town and Village's close proximity to the cities of Lockport, Niagara Falls and Buffalo, the communities could become extensively developed if growth were permitted to occur purely on the basis of private land speculation, within the twenty year planning period, 1970-1990. Because of part of the Town's viability in agricultural

production, the continuing pursuit of farming and agriculturally related activities shall be encouraged, within areas where exceptional agricultural productivity provides a sufficiently high financial return to encourage continuing interest. In such prime agricultural areas, extensive urban development would not be in the best interest of the Town.

Objective and Policy

- A. Certain farmland areas within the Town should be encouraged to remain in agricultural production, through the legal framework of the Agricultural Districts Act of 1971. The Town zoning regulations will be prepared to aid in the preservation of exceptional agriculturally productive areas. Growth will be encouraged to occur in other areas of the Town and especially within or adjacent to the Village of Barker.

In areas of exceptional agricultural productivity, where the area is attractive to both agricultural interests and urban development alike, retention of the area for agricultural uses will be considered the primary benefit to the Town, and land owners will be actively encouraged by the Town to place their land under the Agricultural Districting Act of 1971. Zoning will be limited to agricultural uses only.

- 2. The Village of Barker intends to retain and enhance its present character and importance as the Town center, through the encouragement and control of future growth to the benefit of the residents of both the Village and the Town.

Objective and Policy

- A. Development of the Village as a compact, efficiently serviceable residential, commercial and industrial center will be encouraged, especially through the development of presently vacant lots and tracts within the Village corporate boundaries for uses compatible with surrounding uses.
- B. The Central Business District will continue to serve the Village and Town as a community convenience business center, rather than attempt to provide overall competition with larger existing business centers in adjacent communities. The Village center will be encouraged to expand within, or immediately adjacent to its present limits to keep business uses together. Property owners and businessmen will be encouraged to actively maintain and enhance their places of business to present a vigorous reception to local shoppers. Rehabilitation of commercial structures will be stressed to enhance the appearance and condition of business structures. A committee

of business leaders should be formed to actively encourage business area growth and rehabilitation .

3. Major traffic arteries traversing the Town and Village have one major function to perform, that is the movement of public traffic within and beyond the Township. All activities of the major highway system relating to private property are secondary.

Objective
and Policy

- A. Arterial streets and highways will, wherever feasible, be kept free of conflicting traffic movements, congestion and improper use. Strip development of commercial uses will be discouraged wherever they would adversely affect traffic if developed, and/or create improper development of the Town. Within the Village non-residential development will be discouraged except in areas designated for such use by the zoning ordinance. Commercial uses, in particular will be encouraged to be located in the central business area, rather than as strip development along Village streets. The Central Business District will be strong only if business uses are concentrated therein, to the exclusion of other areas, within the Village.

4. The Town of Somerset encompasses a shoreline on Lake Ontario of unique natural beauty. Wherever feasible the shoreline will be preserved for the benefit of all Township residents, present and future. Where public preservation is not practical, private development will be carefully controlled.

Objective
and Policy

- A. It is not financially possible for the Town of Somerset to acquire all of the shoreline of Lake Ontario adjacent to the Town. In lieu of complete acquisition, the Town will acquire easements, or title to selected areas, especially in areas which are presently vacant which will have substantial benefit to present and future residents for scenic and recreation uses. Acquisition for public use shall be coordinated with the County and regional open space planning and acquisition programs.
- B. In areas where urban development near the Lake is anticipated to occur, regulations controlling development and guidelines encouraging high standards of innovative residential development will be recommended to control site design, types of use, density of development, access and compatibility with adjacent existing and proposed land uses. Careful consideration will be given to the greatest benefit of land subject to development proposals.

5. The Town and Village will encourage an increasingly higher variety, amount and quality of housing for all its residents. Encouragement to builders and developers to try new housing types, methods and materials, continual updating of development and construction codes and control of housing quality through code enforcement and selective remedial procedures, should all be used to preserve and enhance the supply of quality housing.

The conservation of older residential areas will be actively encouraged to maintain an attractive and healthy environment. Building deterioration places a heavy tax burden upon all of the residents of the Town and Village which cannot morally or financially be tolerated.

Objective
and Policy

- A. Village and Town, or neighborhood self-help clean-up programs, coordinated with municipal equipment availability, should be encouraged. Neighborhood improvement groups are recommended as a means of initiating voluntary neighborhood revitalization of deteriorated and dilapidated structures. Such groups can be directed by trained volunteer fire fighters.
- B. The Comprehensive Plan and the Town and Village zoning ordinances will provide areas where different types and densities of housing can be constructed to satisfy all age and income groups within the community. Multiple-family development should be given consideration by the Village to provide a wider variety of housing and to provide greater numbers of residents who will shop in the central business area. Multiple family housing should be within walking distance of the shopping area to provide housing especially for older Town and Village residents who want to remain in the community, yet who find driving difficult. Such multiple-family residential areas should generally be encouraged to be developed almost exclusively within the Village because of the availability of convenience shopping and public utilities.

6. The proposed construction of the Town and Village sanitary sewer system between the Village of Barker and Lake Ontario by way of Quaker and Lower Lake Road should be developed to provide public service to as much potentially developable growth areas as possible.

Objective
and Policy

Future development of growth should not be concentrated in ribbon development parallel to Quaker and Lower Lake Roads. Growth areas should be developed perpendicular to these roads to permit greater utilization of sewer line and to provide better control of access.

Study should be made of the engineering, planning and economic feasibility of serving Golden Hill State Park within the Town/Village Sewer District. Such an extension would permit the sewerage of the Christian Lighthouse area - without sewers, growth should cease.

7. The Town and Village should actively encourage desirable expansion and improvement of existing businesses as well as attempt to attract new and diverse industrial and business uses into planned areas.

Objective
and Policy

- A. The expansion of existing industry and the attraction of new industry should be encouraged to provide local opportunities for an expanding residential population. Planned and properly-protected industrial development should be encouraged to create and maintain an attractive and harmonious, as well as economically vigorous community.
 - B. Areas suitable for business and industrial use should be initially determined and periodically reviewed within the context of the Comprehensive Plan and the zoning ordinances. Areas suitable for future development of a residential or non-residential nature will not be prematurely zoned for such use, even though such use may be indicated in the twenty year Comprehensive Plan.
 - C. While development is encouraged within the Town and Village, each proposal requiring rezoning will be required to show that its development will in no way cause environmental deterioration or create conditions of potential hazard to the community from a physical, social or economic standpoint. Only that area which is immediately necessary for industrial use will be so zoned, additional industrial expansion area shall be considered and where desirable considered as reserved until such time that reservation is no longer valid from the community's standpoint.
8. The present rural character of the Town is one of the Town's major assets. This character has attracted numerous urban families into the Town and has provided the type of environment enjoyed by the present residents. The continuation of this type of environment is dependent to a great degree, upon the retention of agricultural uses and natural open spaces. Areas of marginal agricultural productivity, swamps and marsh areas should be retained as open space because of their inherent ability to store storm runoff, provide natural beauty and provide potential areas for recreation. While the retention of marginally productive land as open space is recommended, activities of greater financial value than their former productivity should be sought and established through private development.

Objective
and Policy

- A. Marginally productive areas, should be retained in their natural state to continue lending their natural beauty and function to the Town. Non-structural forms of land use should be found which will provide a level of usefulness and productivity to such lands, to the extent that they are beneficial to their owners and the community. Consideration and study should be given to the establishment of commercial recreation uses to such lands, in conformity with the Town's Comprehensive Plan and the proposals of the County and the Erie-Niagara Regional Plan. Such uses will help fulfill the needs for non-public types of commercial recreation within the Buffalo-Niagara Falls and Rochester urban areas.
 - B. Plans for the non-structural development of marginal properties in the southeast section of the Town of Somerset should be coordinated with plans for similar types of marginal property in the north east section of the Town of Hartland.
9. The Village is generally the geographic, as well as the business and environmental center of the Town of Somerset. It should have an image which suggests its importance and an appearance and vitality which helps fulfill that image.

Objective
and Policy

- A. The Village has already instituted the development of an attractive and spirited image by the imaginative reconstruction of the railroad station for municipal offices and public library. Equal imagination should be shown by local businessmen to do their share to upgrade the business area. Continuing development of the Lakeshore area will provide new customers which should be attracted to Barker, rather than permitted to go to other nearby communities. The Village will cooperate with local businesses in any way possible to attract new business into the Central Business District.

Residential areas should be encouraged to develop a high degree of care of existing homes. Houses which are substandard should be required to be rehabilitated to standard conditions through the regulations of an adopted Village housing code. Initial enforcement should be directed toward multiple-family and converted housing units.

- B. New housing development within the Village should be required to meet minimal development standards established by the Village. Land subdivision regulations will be reviewed by the Planning Board for recommended adoption by the Village Board.

10. As a major element in the Town's transportation system, the proposed Lake Ontario Parkway will greatly affect development of the area in the Town south of Lake Ontario southwardly to approximately Lower Lake Road. Because of the impact which the Parkway will impose upon the Town's development, greater than normal control must be imposed upon developing growth in the area adjacent to Lower Lake Road.

Objective
and Policy

A. Special requirements will be made within the Town's control ordinances to insure proper development of the lakeshore area. Special consideration will be given to the development of any industrial and/or commercial proposals for the area adjacent to the lakefront. The effects of such proposals will be studied to determine the impact on the environment, traffic and compatibility of such proposals with neighboring land uses as well as upon the entire Town, including effects upon the Village. The Town Planning Board will recommend to the Town Board that a policy be established whereby no development of any kind shall be permitted between Lower Lake Road and Lake Ontario, within the Town without review and recommendation to the Town Board by the Planning Board.

11. Business and industrial firms and, to some extent, individual homeowners are all engaged in looking into the future from time to time in order to provide direction to their day-to-day activities. In much the same manner, the Town and Village must direct their day-to-day activities. Due to their size, complexity and limited flexibility, the Town and Village should think as far as feasible into the future. The Comprehensive Plan will provide insight and direction toward helping each community look into the future knowledgeably.

Objective
and Policy

The Comprehensive Plan for the Town and Village can provide the necessary insight and direction to guide day-to-day activities in the following ways:

- o By dealing with minor problems such as scattered strip commercial activities along Quaker and Lake Roads so that they do not become major problems in the long-range future;
- o By limiting any detrimental impact of changes which can be foreseen and which may occur in the near future in conjunction with new development such as the new Golden Hill State Park facilities which increase traffic through the Village;
- o By taking advantage of the recognized opportunities for a better community in the years ahead, particularly of physical and environmental resources;

- o By shaping new development and redevelopment in light of the area's future needs;
- o By stabilizing public and private investment values in land for future years; and
- o By coordinating and providing continuity of public and private actions for community development to the benefit of both.

General Objectives For The Development and Implementation of the Comprehensive Plan

- o Both municipalities must provide for the future movement of traffic through the Town and Village in a safe and efficient manner by developing a street classification system with functional standards for each type of street and highway in conjunction with Niagara County and the State. Eliminating many of the existing hazardous acute right angle curves and misaligned intersections and discouraging "strip" development that hinders the smooth flow of traffic are necessary actions to improve vehicular circulation, especially in the area adjacent to Lake Ontario, where future growth is expected to be intensive.
- o The Town and Village should continue and increase coordination of their planning programs with the Niagara County Economic Development and Planning Commission, the Office of Planning Services and the Erie-Niagara Counties Regional Planning Board. Such coordination will facilitate the most feasible development of the area's physical and social objectives in conjunction with those of the County and region. Decisions affecting local growth will, more and more, be made on a higher than municipal level. It is imperative, therefore, that both Somerset and Baker assume a position of knowledgeable participation. Local interests should be safeguarded by establishing local goals and objectives and policies which will direct local growth. These should be annually reviewed and updated.
- o Continue the efforts of both the Town and the Village to improve and expand community facilities and services thus creating an environment amenable to the attraction of industrial, commercial and residential land uses of unquestionable benefit to each community.
- o Residents of Somerset and Baker should have a variety of goods, services and facilities readily accessible. These elements of the total environment become accessible only if they are logically placed in proper relationship to the present and future development of the surrounding area. Incompat-

ible land uses and the unplanned mixing of activities will serve not only to cause deterioration and lower property values, but may prevent the concentration of goods and services which would greatly benefit all of the Town and Village residents as well as strengthen the economy of the entire area. Poorly located industry, businesses and residences can greatly and adversely affect one another's proper function.

These objectives represent a definition of the manner in which it is desired to see development directed. In future years, as projections and estimates concerning the future become realities, it may become desirable to modify these objectives to conform to the situation as it then exists. Should this occur, the Comprehensive Plan would also require re-examination and revision as necessary to reflect such new objectives. It is the responsibility of the Town and Village Planning Board to recognize approaching problems of development which require revision of the Plan and of the control ordinances and report such needs to the Village and Town Boards.

THE COMPREHENSIVE PLAN

THE COMPREHENSIVE PLAN

THE COMPREHENSIVE PLAN

GENERAL PRINCIPLES

The Comprehensive Plan for the Town of Somerset and Village of Barker is based on general principles which should be used in the formulation of each community development policy:

- o Maintain Somerset and Barker as desirable places in which to live, work, shop and play by the employment of high standards to guide future and existing development, providing a full range of facilities and services and, at the same time, keeping the Town and Village on a sound fiscal basis;
- o Encourage new development to locate within, and contiguous to, existing centers of development, creating a compact area of development that will allow the logical and most economical extension and expansion of community services, streets, and utilities, and create a greater degree of community cohesiveness;
- o Encourage the creation of identifiable and unifying focal points by encouraging the development of a well-organized commercial district and dense residential development located near the intersection of major traffic routes and populated areas; discourage the development of strip or ribbon business growth along the major highways;
- o Recognize that there is a physical and economic connection between the Village of Barker and Town of Somerset with surrounding communities and the whole Buffalo Metropolitan area and through that recognition, maintain a coordinated planning atmosphere with Niagara County and the Erie-Niagara Region.
- o Relate the Town and Village road systems to the proposed regional system and provide good access to the regional routes;
- o Formulate land development policies that require new development to bear their fair share of the costs for necessary increases of public improvements.

Within the context of these general principles, more specific goals and objectives have been created by the Town and Village Planning Boards for guiding the development of the Comprehensive Plan and thus, the continuing development of the Town and Village. Within the stated goals and objectives should lie the future direction of the Town and Village as pressures for the development of open land become increasingly more apparent.

THE LAND USE PLAN

The regional and local pressures for greater land use efficiency tend to intensify the use of land, squeeze out marginal uses, and separate land into areas of specialized and similar functions. This intensification of land use may bring about the demand for more dwelling units per acre of land, greater sales or production per square foot, a greater use of common areas, and comparable results. In short, the demand for intensification means the greatest economic utility must be extracted from the land. In the long run, these pressures must be accounted for in the Somerset and Barker land use policies. Initially, this will be especially evident along the lakeshore.

In contrast to this natural tendency toward intensification of land use, there is also a natural tendency for dispersion of residential land uses. This frequently results in a scattering of development, often in a linear pattern, making municipal facilities and services very difficult, if not impossible, to provide. In areas of land having high agricultural productivity, this type of development tends to make the continuation of agricultural use very difficult. Therefore, in addition to encouraging the concentration of land use activities, it is also desirable to discourage the scattering of even low density, suburban-type, residential development.

The land use component of the Comprehensive Plan establishes the land use character of all areas within the municipal boundaries. The present land use along with existing building and property conditions of the already developed sections of the Town and Village, have served as a guide in proposing the future types of land use for all areas within the municipalities. Radical or large-scale modifications of the land use patterns are not likely to be realized nor are they recommended. The proposed Comprehensive Plan depicts a plan for future land use, showing areas of business, residence and industry and public facilities.

The following land use objectives have been defined for the Town and Village to serve as a basis for the future land use shown upon the Comprehensive Plan Map:

- o To encourage the majority of the land area of the Town to remain in agricultural use, at least through the planning period;
- o To encourage the growth of suburban-type residential development immediately in and north of the Village and within areas in which there is potential for public sewer system;
- o To concentrate business activities within the Village of Barker augmented by limited commercial activities in the vicinity of the Lake properties, when the need arises; and at the intersection of Lake and Quaker Roads;
- o To provide for medium density residential development within and around the Village proper and upon the availability of public utilities, near Lake Ontario;

- o To provide for some high density residential areas adjacent to the Central Business District within the Village to provide a variety of housing types in close proximity to the CBD;
- o To capitalize upon Lake Ontario and provide for expansion of recreation-type residential development on the south shore of that body of water;
- o To concentrate areas of industrial development in several locations incorporating existing industrial uses, minimizing imposition upon existing or proposed residential areas and maximizing access to regional highways, while protecting the natural environment of the area to the fullest extent possible;
- o To encourage conservation of areas immediately adjacent to the many streams flowing through the Town and Village.

Agricultural Land Use

Farming in New York State has grown considerably in the past sixty-six years, increasing its productive capacity by more than one-third since 1900. From simple beginnings, modern farming has become the product of a complex technology created by mechanization, improved strains of livestock and crop varieties, and intensive, enlightened management. The average New York farmer has doubled the size of his farm since 1900. His average capital investment has increased from \$5,000 to \$50,000 during the same time period.

A higher standard of living in the year 2000 will mean that the thirty million New York residents will have a greater per capita capacity to consume than today's eighteen million. Demands on resources will be not only greater; they will be different. A glimpse of future demands is visible now in our need for recreation space, in spreading urban centers, and increasing requirements for water. The difficulties of meeting these demands are with us already.

The fertile areas of the Town of Somerset should be preserved and developed as fully as possible as a prime agricultural resource. The spread of urban population cuts further into farm areas each year. It, therefore, becomes necessary to clarify the policy of the Town and the Village as well, since it is directly affected, concerning the future best interests of the municipalities regarding its continuing loss of prime agriculturally productive land. The loss of farmland must be balanced against the demand for developable land. While tax revenue may initially appear to be increased with the sale of each small parcel of land unrestricted scattered development may well tend to increase municipal costs. It is, therefore, essential to determine which areas should be considered a potential growth areas and which areas should be preserved for agricultural land use, within the planning period of twenty years.

There are approximately 22,630 acres of land utilized for agricultural purposes within the Town of Somerset (as of September, 1970) and 320 acres utilized for this purpose or vacant within the Village. The total acreage devoted to agricultural activity at the time of the field survey in both the Town and Village represented approximately 22,950 acres. The future land

use plan designates approximately 20,200 acres, all of which is within the Town, for future agricultural use through 1990. This area includes that land that will remain open and wooded in the future. Therefore, only the two total figures are comparable. Because some of the active agricultural uses found in 1970 were located in the Village and because no land within the Village is designated for future agricultural use, the actual total area anticipated to be used for agricultural purposes in the future is less than that found in this use in 1970. This will largely be the result of residential development pushing outward within and around the Village, the acquisition of the proposed nuclear power station land, and expansion of industrial land to the east of the Village of Barker.

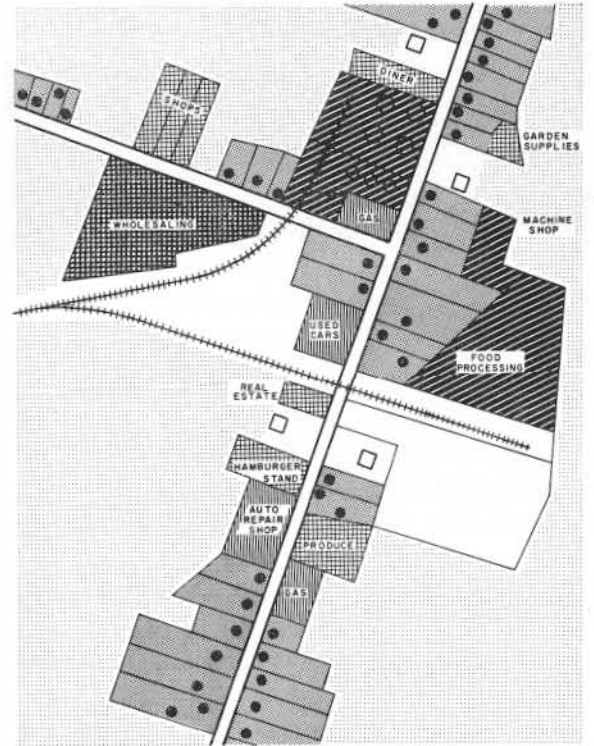
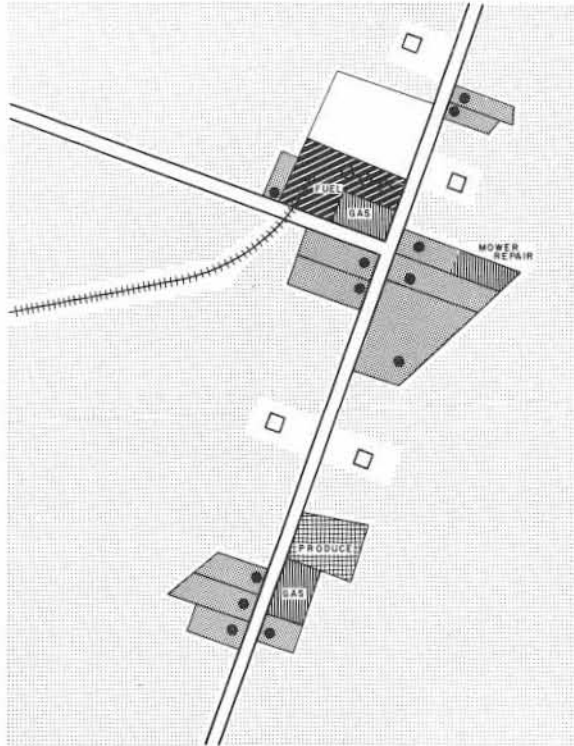
The agricultural land use designation has been arranged to surround the Village of Barker on the west, north and south sides, coming directly up to the Village boundary in the northeast section of the Town. This area includes much land of level terrain. Land that will remain in wooded condition in the future is located in the southeast. This land is not suitable for urban development and, therefore, a designation which encourages recreational development is more appropriate, or wildlife management.

It is intended that, in addition to agricultural activities, single-family residential structures can be constructed within the agricultural area. In order to maintain the rural character of the area and to reinforce attempts to preserve the agricultural land, however, it is recommended that a minimum of three acres of land be required for the construction of a single-family residential unit. While the three acre lot provision would provide land for families who wanted a large lot, it is anticipated that this requirement would tend to discourage development within the agricultural areas. The most successful method of retaining agricultural land area will be through the creation of agricultural use districts. The agricultural use districting law permits voluntary preservation of farmland in a predetermined district as long as farm production continues. Part of the districting procedures permits a stabilization of land tax at an agricultural use level, regardless of the use of adjacent property, outside of the agricultural use district.

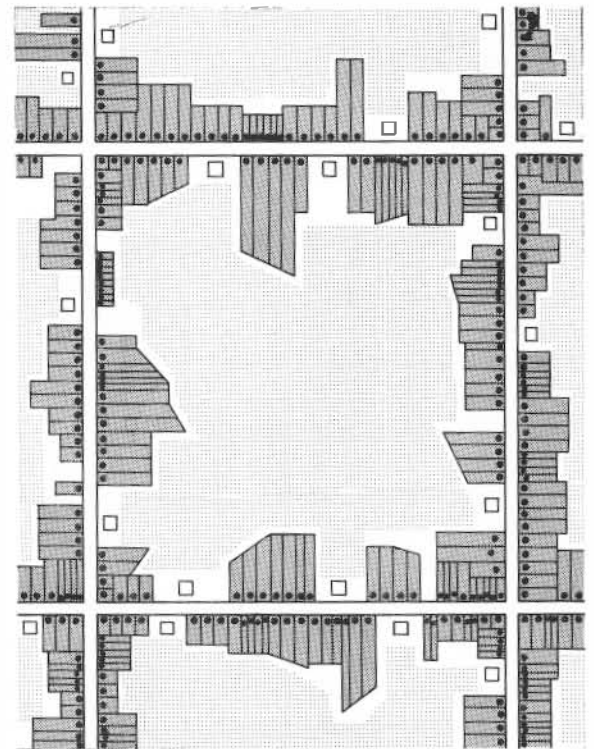
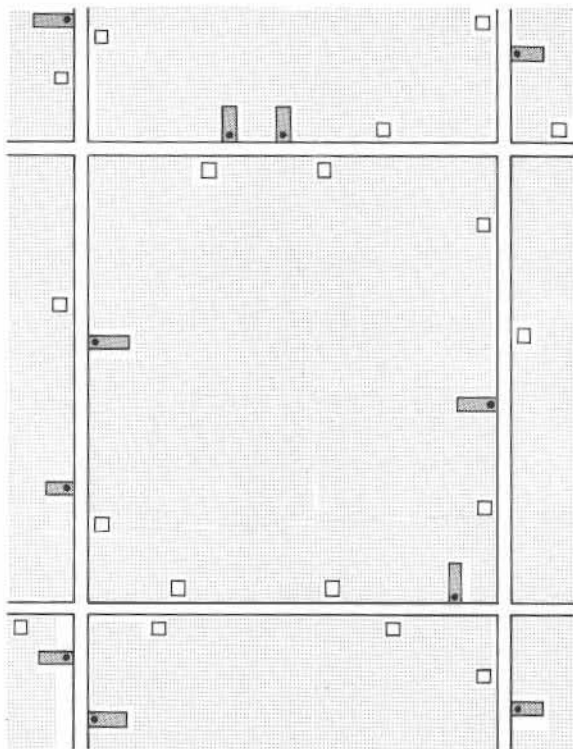
As public utilities become more prevalent, pressure for the sale of agricultural land for urban development will become increasingly more difficult to deny. It is necessary, therefore, that the Town have a policy upon which it can regulate the consumption or preservation of agricultural land.

In addition to the need to preserve agricultural production for the country at large, but especially for the Somerset families who want to continue farming, there is a need to avoid the intermixing of incompatible uses in all districts. This aspect of land use is noted here, however, because the majority of mixed land uses generally occurs in areas of traditional least control of land use. The mixing of commercial and industrial land uses with agricultural is sometimes tolerated. The mixing of residential dwellings, housing people newly arrived from metropolitan areas, with vigorous agricultural activities frequently creates animosity toward the agricultural activity. Wherever possible, a separation of urban and rural uses of land is recommended.

LAND USE CONFLICTS



mixed land uses create conflicts between neighbors, local and through traffic, depress property values, and often contradict visual attractiveness.



strip development destroys full utilization of block interiors, requires greater service costs.

Low Density Residential

Low density residential land uses in the Town are intended to be single-family, detached dwelling units, not exceeding one dwelling unit per acre. The vast majority of the area within the Town designated for low density development is comprised of approximately 1,900 acres divided between the hamlet of West Somerset, the area in the northeastern and north central section of the Town adjacent to Lake Ontario; and the low density area extending southward along Quaker Road to the north limit of the Village of Barker. While these three areas are expected to grow between the present and the end of this planning period, 1990, undoubtedly much more growth will take place after 1985 and into the 1990's, especially as public utilities become available. The excellent environmental qualities of the Town in general and the opportunity to be near Lake Ontario and a major state park facility (Golden Hill) will attract new residents to the area. Eventually, the proposed construction of the Lake Ontario State Parkway will also serve as a major attraction for commuters to the area.

Cluster Residential Development

The Comprehensive Plan recommends that the Town of Somerset consider the adoption of a policy whereby cluster residential or density control development would be permitted in the Town's low density residential areas. This alternative concept can offer several exciting advantages when compared with the typical lotting pattern in most conventional subdivision layouts. The clustering of homes in a compact service area permits the retention of large contiguous areas in their natural state. In addition, the developer has more flexibility in locating individual homesites, landscaping and vistas.

Under the development control concept the developer would be permitted to reduce the size of the building lot below the minimum zoning requirements provided that the number of homes in the subdivision is not increased and the overall density is maintained.

Cluster residential development could have the following advantages for the Town of Somerset:

1. Cluster development emphasizes the preservation of open space and the development of park and recreation facilities. In this way, much of the natural vegetation and tree growth can be preserved and the Town will be in a position to develop a complete park system which is functional to the Town's population -- and at little cost to the municipality. Sections of the shoreline of Lake Ontario could thus be preserved for public use or private open space use, without governmental expenditure. To encourage land development with elements of preservation of natural features, land subdivision regulations will be necessary.
2. Cluster development encourages new development schemes which are exciting and aesthetically pleasing. It helps provide visual relief to the monotony of rows of dwellings lined up along residential streets. This could be an extremely important consideration in view of the fact that the land within the Town is mostly level with very little relief.

3. A well-designed cluster subdivision can reduce the costs of construction and annual maintenance expenses by minimizing the lengths of streets, curbing, sewerage lines, storm drains, water lines and other utilities. Thus the developer, the homeowner and the entire community should benefit from cluster development.
4. The clustering of homes permits significant latitude in preserving natural drainage-ways and special open spaces. This should serve to reduce the amount of surface runoff considerably below that which might be generated from typical subdivision developments, as well as encourage preservation of natural features.
5. Cluster development offers the long-range advantage of maintaining property values which is a fundamental purpose of planning and zoning.

The hypothetical diagram on the next page indicates how a typical site can be developed under both conventional and density control systems. The sketch highlights the more obvious advantages of cluster development including open space, easements and parklands, quiet residential streets and the provision of buffer areas between the cluster development and other adjacent uses of land.

In the Town of Somerset, it is recommended that in the low density area adjacent to Lake Ontario that cluster development be permitted to take place on 14,000 square foot lots, rather than the 15,000 square foot lots required in normal land development. In other low density areas, the typical lot area of one acre with a required 150' foot frontage can be reduced to 20,000 square feet in area with 120' foot frontage, under cluster provisions. Though the required lot size is reduced under cluster requirements, the overall density of the entire tract remains the same as the density prescribed under normal zoning requirements for the district in which the cluster is developed. In order to achieve a meaningful accumulation of open space and to make the provision of utilities feasible, it is recommended that no cluster development be permitted on tracts of less than ten acres of land. A sanitary sewer and water supply system which is approved by the Niagara County and State Health Departments should be mandatory before a cluster development can be approved by the Town. A sample of a theoretical cluster development proposal is shown as herein.

Planned Unit Development

The concept of planned unit development is perhaps the most modern, forward-looking land development technique to be implemented in recent years. Instead of planning for the individual lot, planned unit development is a means of establishing a complete self-contained neighborhood or community unit. The planned unit development concept includes the provision of various forms of housing (ranging from single-family dwellings to garden apartments) within the same site, as well as the provision of shopping areas and in cases of larger sites, industrial parks and necessary community facilities.



ORIGINAL SITE FOR DEVELOPMENT

CONVENTIONAL DEVELOPMENT

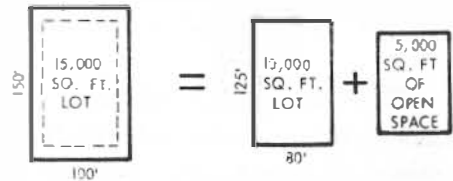
Standards

- Minimum lot size 15,000 square feet
- Minimum frontage 100 feet

DENSITY CONTROL DEVELOPMENT

Standards

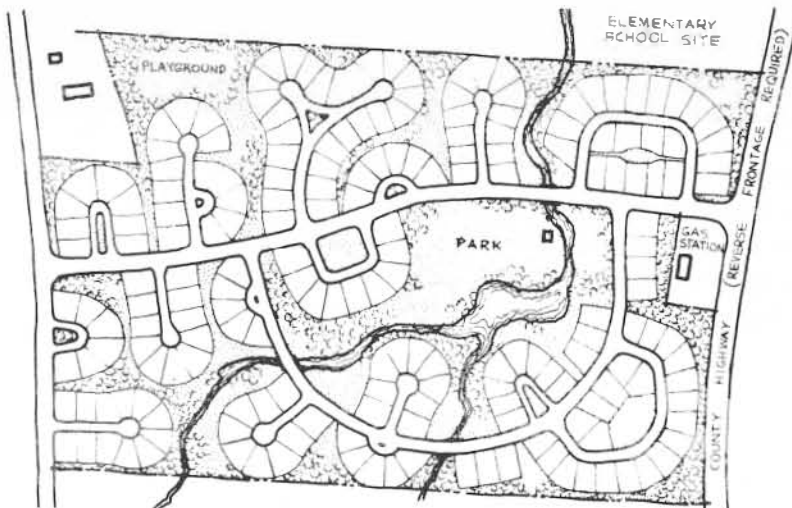
- Minimum lot size 10,000 square feet
- Minimum frontage 80 feet



CONVENTIONAL DEVELOPMENT

- Maximum lots - 195

- 17 acres of land in streets
- 48,000 square yards of paved street area
- Limited control of through traffic on minor streets
- Total open space - 3 acres of waterways
- No protection of natural stream bed
- Developed lawn and paved areas produce greater storm water runoff - will require an extensive storm sewer system
- Streets and homes must be constructed on steep slopes
- No separation of residential lots from highway, gas station, or school
- No park or recreation areas
- Sidewalks along streets - 28,600 feet
- 14,300 lineal feet
- No direct access to school



DENSITY CONTROL DEVELOPMENT

- Maximum lots - 195

- 12 acres of land in streets
- 35,000 square yards of paved street area
- Control and elimination of through traffic
- Total open space - 34 acres
- Protection of natural stream bed
- Open space areas absorb most storm water and minimize storm drainage system
- Interesting topography and steep slope areas preserved
- Landscaped open space buffers residential lots from highway, gas station and school
- 6 1/2 acre park
- 2 1/2 acre playground
- 2 play lots
- Sidewalks and interior walkways - 18,700 feet with direct access to park and school

Planned unit developments, differing from the typical subdivision plan fixes land use relationships between buildings, allocation of open space, provisions for off-street parking and many other details which may or may not include such typical zoning regulations as setback, frontage and minimum lot size. Under the planned unit concept the yardstick for residential development is generally a density of dwelling units per acre rather than lot size specifications. It is a technique which gives the developer considerable flexibility in the design of the total site.

The insitution of a planned unit development ordinance could require the developer to provide the following capital needs:

1. Water and sanitary sewerage systems which would connect into the public systems serving the area. If this is not feasible, the developer would be required to provide an individual system adequate to serve the planned unit development, which would be totally acceptable and approved by the County and State Health Departments.
2. A certain percentage of the total land area to be retained for permanent open space. This could be dedicated to the Town or maintained by a homeowner's association.
3. Land for elementary school sites at standards to be set by the school district in cooperation with the Town of Somerset.
4. Fire prevention sites to serve the projected planned unit development at standards to be set by the Town.
5. A street system which is adequate to serve the needs of the development, including the improvement of any existing highways which may serve the development.
6. A storm drainage system of sufficient size and design to carry off and dispose of all predictable surface water runoff within the development.¹

Each of the improvements listed above as well as the site design of the proposed development would be subject to approval by the Planning Board, the Town's engineer and the Town Board. A proposal for a planned unit development should also have the benefit of review of the County and Regional planning Boards as well as that of a professional planner retained by the Planning Board, at the expense of the petitioner to review and analyze the proposal in relation to the Town's development regulations.

¹ The Town and Village should require the use of the Regional Planning Boards, Natural Drainage Manual at the outset of all development.

Medium Density Residential

Medium density residential development occurs predominantly within the Village of Barker. An area of about 150 acres however is recommended for medium density development north of the Village on both sides of Quaker Road. Medium density residential development recommends two to three residential dwellings per acre, whereas low density development regulations of proposed zoning recommends only one dwelling per acre. The land use principle that the nearer development occurs to supporting utilities, facilities and municipal services, the higher the density of development should be given major consideration.

Within the Village, all of the land not yet developed notwithstanding the proposed non-residential areas, is recommended to be developed as medium density residential land uses, except for an apartment area near the central business district (CBD). It is anticipated that the greatest growth will occur after the construction of the proposed sanitary sewage system. The amount of land shown for medium density residential will more than adequately fulfill the needs of the Village during the planning period. By 1980, approximately 600 people are expected to live in the Village. This represents an increase of approximately fifteen percent of the 1970 estimate of 570. By 1980, it is estimated that there will be approximately 700 people, which would represent need for approximately 30 acres of land.

High Density Residential

Two areas of high density residential land use are recommended, both within the Village of Barker and both adjacent to the central business area. These areas are recommended for the development of garden apartments and townhouses or other forms of high density development to compliment and be complimented by the business area. The smaller of the two multiple-family, (or high density) areas is bordered by Church Street on the south, the railroad on the north, East Avenue on the east and the commercial activities facing Quaker Road on the west. The largest area is located to the rear of the business area south of the Village's north corporate line, west of East Avenue extended and east of Quaker Road. The entire area is approximately twelve acres in area.

The two high density areas were selected for future multiple-family development because of the present character of the area on Church Street which is undergoing some conversion to apartment development now and principally because of the conveniently close proximity of the two areas to the business area. The business area provides easy access to both goods and services to these two areas, and they, in turn, have the potential to provide a great number of business district shoppers to help revitalize the shopping area. By specific design, it is recommended that the business area buildings along the north side of Main Street consider opening up the back area for pedestrian access after an apartment development takes place. Eventually, a mall could be established between the shopping area and the multiple-family area.

The development of multiple-family dwelling areas near the business area would be a great impetus to housing for elderly people who don't like to drive and yet must do limited shopping. Heretofore, elderly people have been forced to move to more populous areas for self-sufficiency. With apartment development in the Village, both Town and Village residents can be served. It is recommended that the density of these areas not exceed twelve dwellings per acre.

COMMERCIAL LAND USE

The area designated for commercial uses in the future is approximately the same as that area which was found to be utilized for business purposes during the 1970 land use survey. This is slightly in excess of 21 acres.² The placement of these areas differs little from the pattern of existing business activities, however, a strong statement should be made that business uses should be relatively concentrated in central locations well suited to this type of activity. Certain existing concentrations of business activity are recognized by the Plan. Approximately 25 acres are indicated as desirable for this type of future land use activity. The principal difference between previous commercial land use and that which is intervening uses, especially in the central business district of Barker. It is recommended that the Village discourage residential uses from intermixing with business uses to avoid incompatibility in planning for the future development of commercial land use in the Village of Barker, the key objectives are to promote further commercial development in the central business district and to discourage commercial dispersion. While an isolated neighborhood store may attract and serve persons within a small area, it does little to attract persons from other parts of the Village.

A relatively good inter-community road system and outside employment encourages Barker and Somerset residents to shop in Lockport, Niagara Falls and Buffalo for expensive items. Therefore, Barker's best hope for a viable central business district is to encourage further development of commercial establishments specializing in convenience goods and services as part of the twenty-year plan. This type of establishment provides items and services which are generally needed on a daily or weekly basis and can compete with other establishments in the Somerset-Hartland area. Food stores, drug stores, dry cleaners, laundries, and commercial recreation facilities are examples. Additional shops providing daily or weekly services are also needed to provide a full range of shopping facilities. Increasing use of Golden Hill State Park, the proposed development of the nuclear power plant, the proposed sewer system and the proposed Lake Ontario State Parkway, all will ultimately provide a foundation for a strong business area.

INDUSTRIAL LAND USE

At the present time, industry in the Village of Barker is primarily concerned with food processing. Although there is little agricultural production within the Village, it is an important activity within the Town of Somerset and Niagara County. Consequently, the demand for food processing in the area is likely to increase in the future. The area is suited to industrial expansion and development mainly because of the availability of developable land both in the Village and in the Town. To reduce problems of mixing industrial uses with other land uses and

² Combined for the Town of Somerset and the Village of Barker.

to take advantage of efficiencies which can accrue to use of one area, industrial use of land is proposed for adjacent areas within the Town and Village. Approximately 770 acres of land is reserved in the Plan for proposed industrial development. The area includes Southland Industries and area to the east of Southland on both sides of the railroad from the east Village line for a distance of approximately 2,000 feet. Very limited encouragement should be given to new industrial construction until a public sewer system is created.

The proposed major industrial site in the northwest section of the Town, as shown on the Comprehensive Plan map contains approximately six hundred acres of land. While the site is remote from the remainder of the Town and would not ordinarily have been selected for industrial development, the specialized use of the site as a proposed nuclear electrical generator plant to be built for New York State Electric and Gas Corporation has predetermined its location. The need for an abundant supply of cold water requires a location on the Lake. The site is larger than will initially be needed for the generating plant and is, therefore, recommended to be maintained as open space. It is recommended that wide visual barriers be maintained to obstruct the view of any industrial activity from view. If for any reason, this site is not used for its proposed electrical generation purpose, the site should be reconsidered for uses other than industrial.

Attraction of industry to any community is highly competitive, regardless of its advantageous industrial location. It is recommended that the Village and Town undertake an active program of industrial attraction designed to sell Somerset and Barker to potential investors. If carefully initiated to include promotion and definitive advantages to industrialization, it could bring people, business, and new money to the Town and Village, thus boosting the area's tax base. While the area's location is remote from the larger Niagara Frontier bases of employment, the Town and Village location with regard to the agricultural areas of the Frontier is ideal for food processing and related industry. As industry develops, it is recommended that visual and noise buffers be created between industrial and residential areas.

Conservation Area

The Comprehensive Plan map indicates conservation areas along the length of all major streams within the Town and Village. While in some cases existing development precludes the immediate realization of protection of streambeds and watercourses, the vast majority of the streams within the Town, if not the Village, can be protected for their entire length. This serves the purpose not only of preserving adequate drainage in the future, but also of preserving a major natural asset. Additionally, an area of land, as opposed to the linear strip along streambeds, is proposed for conservation area surrounding the sewerage treatment plant as proposed near Lower Lake Road where it will outfall into Lake Ontario. It is recommended that limited recreational facilities can be added to the treatment plant site.

Public and Quasi-Public Land Uses

The quality and location of public land will become an important factor in the continuing development of the Town and Village. Generally, Village public land will be devoted

to the use of land for community services e.g. the Central School and the Library while the majority of Town land will be devoted to expanding recreational uses.

It is recommended that the Town consider the acquisition of land along the remaining edge of Lake Ontario for either park and recreation uses, and as a means of gaining control of the shoreline area. The advantages of acquisition in fee simple or by the acquisition of development rights to the land should be weighed. The Plan recommends that approximately 11,500 feet of shoreline be reserved for the development of public use, in addition to Golden Hill State Park. Of the total area recommended to be reserved, 8,000 lineal feet of shoreline is included in the area from the west Townline eastward to Hosmer Road. Another area of approximately 2,500 lineal feet shoreline frontage is included west of Potter Road while the last area encompasses the outlet to Fish Creek. As recommended, the three areas noted account for approximately 300 acres of land. While all of the land recommended may not be acquirable during the Plan period, as much as can be acquired should be retained as much of the valuable shoreline resource as possible for public use, by the Town, County, and State.

A large community park, not related to the shoreline is recommended for an area in the north central section of the Town of Somerset lying south of the proposed Lake Ontario State Parkway and west of Lover's Lane. This area of approximately one hundred acres includes part of Fish Creek and is one of the most attractive natural areas in the Town. The amount of land recommended for preservation exceeds the need of the population of the Township, however, because of the unique character of the streamway and its increasing attractiveness to development, preservation is an important element of the Plan and the future of the Town of Somerset.

In the Village, the Central School comprises the largest amount of public space. While the overall amount of community space is not recommended to change, it is recommended that its present composition be altered. It is recommended that the Town and Village offices be combined within a single office building, with the Library. As growth requires expansion of municipal offices in the future, it is recommended that the Library/Municipal Office Building be extended westward onto existing park land. The park land utilized would be replaced by park space in the developing residential areas. Park land should be provided on the basis of one acre per one hundred people in the Village and Town.

CIRCULATION PLAN

The necessity of providing improved transportation facilities for the movement of vehicular traffic is one development principle which should be given high priority. Daily life is closely geared to automobile and truck traffic, and failure to provide properly for their movement will reflect directly upon the economic life of the community. It is essential that the location and design of new street facilities be planned well in advance of their need. It is also essential that the traffic-carrying capacity of existing roads is protected to the fullest extent possible.

The circulation system service Barker and Somerset is comprised of Federal, State, County, and municipal roads and streets. The streets in the Village and Town function as a public utility in providing for the movement of vehicles, and also serve the private interest by

providing for varying degrees of access to land uses along them. Major circulation problems can occur where conflict exists between the two functions of access and travel.

A concentrated effort to improve the circulation system is deemed essential to encourage growth in an orderly and efficient manner in future years. This objective leads to several other objectives for the future circulation system.

- o Maximize the efficiency of facilities by separating through and local traffic routes, requiring adequate off-street parking in all new developments and, where practical, eliminating unnecessary through streets and intersections.
- o The provision of a functional street classification system where different streets serve different functions, and thus, the right-of-way and pavement widths can be varied to meet the needs of the different streets within the system.
- o Establish an intra-municipal system of collector streets to allow the movement of local traffic free from conflict with regional traffic and to create greater community cohesiveness.

Functional Classification Plan

Not all streets, roads and highways in the Town and Village perform the same functions, some are major traffic carriers, called arterials, others carry traffic to the arterials and are called collectors, while others serve only a local function.

The recommended circulation plan for the Town and Village has been coordinated with the functional traffic system of the Regional Planning Board and that of the New York State Department of Transportation. The following describes the circulation classification and plan recommendations:

Minor Rural Arterial highways, including Lake Road (New York State 18) provide inter-community continuity of travel, without penetrating small residential areas or neighborhoods. Minor arterials also interconnect with the principal arterial system. Lake Road serves very effectively in the Town of Somerset in that it provides continuous service through the Town without creating traffic problems for Barker. On the contrary, its location is ideal for the Village in that it is readily accessible yet does not cause congestion in the Village. Lake Road will continue to be the major axis for Town travel, within the foreseeable future.

Major Rural Collector roads are comprised of those highways which serve as intercounty links, regardless of their traffic volumes. They generally connect major rural traffic corridors connecting the agricultural areas with Villages in some instances but more

frequently with minor arterial highways. In the Town, the south Townline Road and Hartland Road will serve as major rural collectors. It is anticipated that Hartland Road will carry major traffic from the Lake Ontario area southward to Ridge Road (U.S. 104) and to the Rochester Road (New York State 31) as a commuter highway. Its potential traffic moving capacity recommends that it be connected with the Lake Ontario State Parkway by a controlled access interchange. This recommendation should be given consideration by the State at the time of final design of the Parkway.

Minor Rural Collectors include those roads which collect traffic from local roads and streets. Minor collectors connect the present rural areas with other nearby small population centers. In the Town of Somerset, Lower Lake Road, Carmen Road, the Niagara-Orleans County Line Road and Quaker Road are all classified as rural minor collectors. While the classification fairly describes such roads, their uses frequently overlap with other traffic classifications. As growth increases, their individual functions will become more clearly discernible.

In the Village of Barker, Quaker Road while maintaining its functional classification as a minor collector, actually serves a local major arterial function as one of two principal business streets. Main Street also serves as a major street through the business district. West Somerset-Coleman Road will serve as a Village collector street, as will Pollister Avenue as the Village grows.

It is recommended that East Avenue be extended as needed to the north to Haight Road and to the south to High Street. Other local streets are recommended in the Village to be developed as growth requires. The basic grid street system should be retained, wherever possible. The Plan also recommends the construction of a new local collector street on the easterly alignment of the Village-Town corporate limits approximately 800 feet north of Main Street, to serve the proposed Town-Village industrial area, the road would ultimately connect with Johnson Creek Road.

Local streets and roads make up the lowest order traffic function because they carry the least amount of traffic. Local streets connect to collector streets and provide access to individual properties. They should not be required to fulfill a major traffic role.

Specialized Trafficways include those roads which serve a special function, not necessarily related to or dependent upon the area's traffic system. Within the Town of Somerset, the proposed Lake Ontario State Parkway will serve a specialized linear park or parkway function. One of the principal functions of the Parkway will be to provide continuous access for all of the State Parks which border the south shoreline of Lake Ontario. The Parkway presently extends eastward from Old Fort Niagara to Four Mile Creek and from the City of Rochester westward to Hamlin Beach State Park. The Parkway may eventually form a scenic drive from Rochester to Toronto, Canada.

COMMUNITY FACILITIES

Park - School

The major community facility land use in the Town and Village is the Central School campus. As previously stated, the campus is more than adequate in area to properly serve the anticipated elementary and secondary school enrollment. The campus is well located to present growth and will be centrally located for anticipated growth during the planning period. The land on the school farm available for expansion will permit not only school expansion but could provide community recreation space in a park-school complex. The school is one of the most important elements in the physical and cultural profiles of any community. In the future, more and more emphasis will be placed upon expanded use of school facilities in Barker and elsewhere for community life. The importance of the whole cultural function of the school system is beginning to be recognized, placing schools in their proper role of community cultural centers.

Administrative Space

Several years ago, rehabilitation of the old railroad station was completed to provide excellent administrative space for Village municipal offices and the library. The Comprehensive Plan recommends that consideration be given to placing Town and Village offices together in this structure. By combining offices, the old bank building which appears to be in good condition could be utilized for commercial purposes thus strengthening the whole business area. This would also provide for combined use of storage, meeting space, office equipment, etc., which should represent a savings to both municipalities.

Public Open Space and Parks

It is further recommended that as the need arises for additional municipal office space, that the public open area to the west of the railroad building be utilized in part to provide space for expansion of the joint municipal building. It would be incumbent upon the Village to provide replacement park space in another section of the Village. It is recommended that the residential area in the general vicinity of East and High Streets be considered for park development. This location would serve the south end of the Village, while the Central School site could serve the north end for recreation purposes.

Public Sewer System

The development of future residential uses as envisioned by the Comprehensive Plan will depend greatly upon the completion of the sanitary sewer system which is proposed to serve the Village, an area along Quaker Raad north of the Village and the area north of Lower Lake Road to the Fish Creek outlet. Since the inception of the sewer plan, during the development of the planning program, it was recommended that the sewer plan include Golden Hill Park so that the Park would not have to duplicate treatment facilities. By combining the Park with the Town/Village system, the heavily developed Christian Lighthouse area and other built-up areas

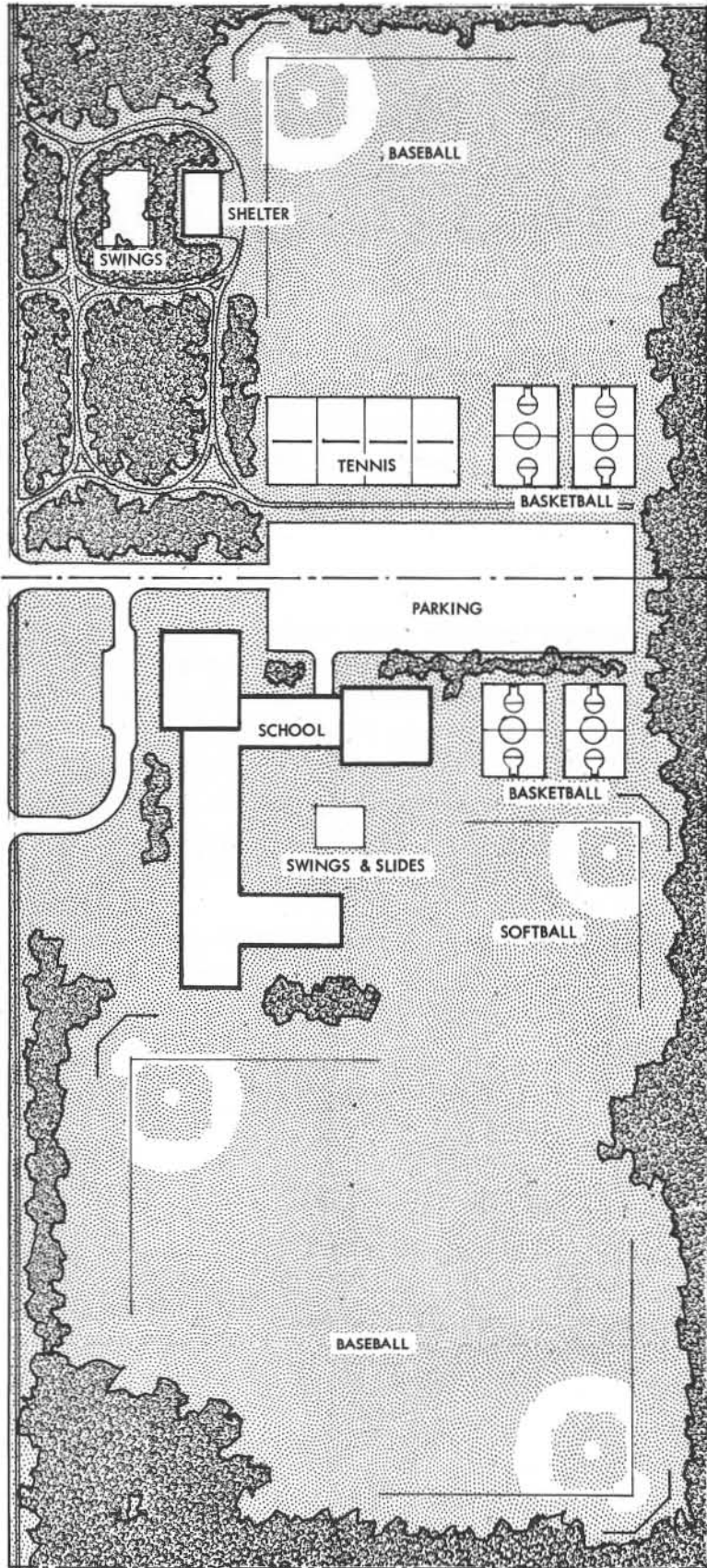
on Somerset Drive could be sewerred. With an adequate collection and treatment system, an area in the Town of over 1,000 acres north of Lower Lake Road could be developed. Until sewer service is available, the area should remain in agricultural use.

When the opportunity for development is available in not only the north end of the Town and the Village, but throughout the entire Town, storm drainage planning will become extremely important. In the past, development has generally been limited enough to prevent erosion and to permit natural drainage courses to handle storm runoff. In the future, however, the ability of natural drainage courses may become overtaxed and incapable of handling runoff. It is, therefore, necessary that the two municipalities begin to consider storm drainage planning as part of normal development. During the preparation of subdivision regulations, storm drainage requirements should be included. It is recommended that the storm Drainage Manual of the Erie-Niagara Counties Regional Planning Board be utilized.

Public Service

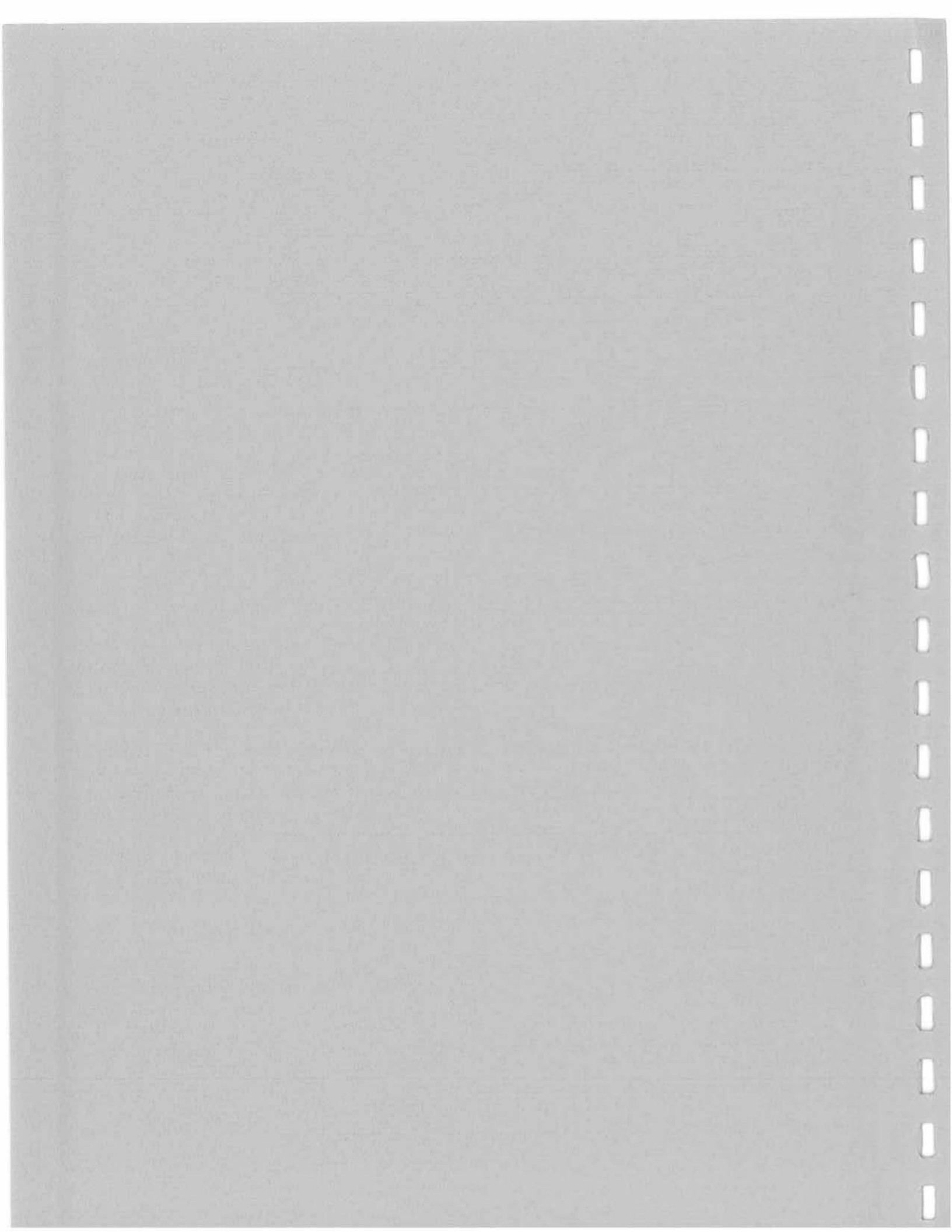
Just as the recommendation has been made for combining administrative offices of the Town of Somerset with the Village of Barker, it is suggested that consideration be given to the combination of a joint Town and Village Public Works garage at the Town site on Haight Road, just north of the Village. In addition to the public works function, it is suggested that a future fire station be included in the service complex. While the site presently exhibits on-site waste disposal problems, the eventual construction of the sanitary sewer system will resolve that particular problem. The site is centrally located in regard to future growth, and has excellent access to the Lake and Quaker Road for Town and Village service.

The site of the present Town garage would have to be expanded under the proposed plan to include space for more road equipment and possible waste disposal trucks, in time. The fire station would also be part of the same site with access onto a proposed local street which would be a northerly extension of East Street in the Village.



SCHOOL-PARK COMPLEX

IMPLEMENTATION



IMPLEMENTATION OF THE PLAN

Introduction

The completion of the Comprehensive Plan is a beginning rather than an end to the planning program. The Plan must be publicized, explained, examined upon its completion, and revised when and as necessary. It should be kept up-to-date, and not be allowed to "gather dust", and thereby eventually bear no resemblance to the current situation in the Town and Village.

Implementation involves various measures available to the Town and Village to affect realization of the Plan. These involve both legal and informal actions. The informal activities would include methods of informing the public and governmental officials responsible for the periodic decisions that affect land development. The legal devices, which form the backbone of controls, include the legal requirements of the Plan itself, zoning, subdivision regulations, building and housing codes, and the like. There are additional aids to Plan implementation in the form of capital improvements programming and various State and Federal aid programs. The chart on the following page shows the relationships of these various programs in effectuating the Plan.

As previously stated, the completion of the Plan report does not signify the end of the planning program. Planning must be a continuing process through time, in a community alert to its changing needs. There must be a periodic review of the Plan and of the data supporting the Plan, with the necessary updating of its various proposals or provisions. Data of the kind used in the planning process becomes invalid or obsolete as time passes. New data, therefore, must be acquired, analyzed, and interpreted into a revised plan as conditions change.

A community needs an aggressive, positive policy for improvements. This policy must operate at three levels: the level of the individual citizen; the level of the various businesses and developers who are responsible for major improvement activities in the two municipalities; and finally, at the public level of elected, appointed and employed officials who are also responsible for various development activities. Technical assistance may be required if the Town and Village are to achieve desirable ends with any economy of effort; the cost of the professional planning, engineering and/or legal help is minimal, relative to the cost of allowing unplanned development.

Codes and Ordinances

Every community that seeks orderly growth and improvement must have and effectively administer controls that provide minimum standards of health, safety, and welfare for the homes of its inhabitants and for the structures of its industrial, commercial, and other enterprises. Such controls as embodied in local laws - the codes and ordinances - are enforced through police powers vested in the Town and Village by the State of New York. Code standards and requirements represent the base below which no property in the Town or Village would be allowed to go, as well as the starting point from which higher standards of livability may be developed for use in related programs for community development and improvement.

An up-to-date system of codes and an effective system of coordinated enforcement are essential elements of any comprehensive planning program. They are potent and effective preventive tools, and used in combination with other local actions, can make a major contribution toward the development of an attractive, highly liveable environment.

The Town and Village have established systems of codes and ordinances and a program of code review and enforcement. Through enforcement of its codes and ordinances, such municipality can prevent development of undesirable construction while upgrading existing development. It is recommended that the Town and Village coordinate their enforcement systems to (a) obtain uniform enforcement and (b) to enable the two municipalities to provide greater funding for enforcement. Consideration should be given to joining with the Town of Hartland also for expanded enforcement opportunities.

The principal elements of the Town and Village land development implementation program should include the following:

Zoning Ordinance

The zoning ordinance for each municipality has been designed to permit, prohibit, regulate or restrict uses of land; the size, height, location and use of structures; the density of population and intensity of land uses; and to prevent overcrowding of land, traffic congestion and loss of life or property from fire, floods or other dangers. Comprehensive revisions of both ordinances based upon the proposed Comprehensive Plan, was undertaken by both Planning Boards during plan preparation and have been completed. The amended zoning regulations provide continuity between the long-range Plan and the shorter range development controls, including zoning.

Subdivision Regulations

Subdivision regulations are intended to ensure that residential and nonresidential development within the Town and Village is properly designed, with adequate provisions made for needed public improvements within proposed development areas. Subdivision regulations (a) provide for a systematic processing of plats; (b) ensure that new subdivisions conform to the Comprehensive Plan with regard to new streets, easements, drainage, public land and floodplains; (c) govern standards for streets, drainage, facilities and other improvements on subdivided land; and (d) encourage economy and layout design of subdivisions and other land development. It is strongly recommended that the Town and Village each prepare and adopt land subdivision regulations at the earliest opportunity.

HOUSING CODE

A housing code establishes standards for existing housing and governs occupancy, minimum facilities, and maintenance of existing structures used for habitable purposes. Occupancy

refers to space requirements, such as minimum dwelling unit space, minimum ceiling height, minimum sleeping unit space, regulation of use of basements and cellars, natural lights requirements, and ventilation requirement. In this way, areas that are still basically sound can be prevented from deteriorating to the point where deterioration would exist. The degree of detail for housing codes is dependent upon the density and diversity of development. The State of New York has a model code which should be considered for its application in both Somerset and Barker.

OTHER CODES

Other commonly found municipal codes deal with plumbing, heating, health, sanitation, electricity, and fire protection. The Planning Boards should be concerned that the Village and Town have modern, up-to-date codes which deal with these mechanics, and should actively seek to create a program which continuously reviews the various codes and ordinances of the municipalities.

CAPITAL IMPROVEMENTS PROGRAM

The completion of the Comprehensive Plan for the Town of Somerset and the Village of Barker is an important step in providing a basic framework for the future growth and development of both municipalities. One of the most important means of effectuating the Comprehensive Plan is through the development of a Capital Improvements Program by which the community facilities described throughout this report can be purchased and paid for. A Capital Improvements Program based upon the Comprehensive Plan is recommended to be prepared for each municipality after the adoption of the Comprehensive Plan. Procedure for preparing such plans is available through the State of New York Office of Planning Services.

CITIZEN INITIATIVE

It is apparent that much of the success of the planning process within the Town and Village depends on the future initiative, imagination, and creative character of all citizens. Officials should actively seek to develop and foster cooperation, education, and community interest and spirit among the residents. As a first step in creating a climate for continuous planning in Somerset and Barker, the elected Boards and the residents of the Town and Village, through the Planning Boards, should become aware of the various tools which are available to implement and effectuate the Comprehensive Plan.

LAKE ONTARIO

GOLDEN HILL STATE PARK

NIAGARA COUNTY

ORLEANS COUNTY











NIAGARA COUNTY









ORLEANS COUNTY

NIAGARA COUNTY

COUNTY

COMPREHENSIVE PLAN

- LAND USE PLAN**
-  LOW DENSITY RESIDENTIAL
 -  MEDIUM DENSITY RESIDENTIAL
 -  COMMERCIAL
 -  COMMERCIAL RECREATION (C.R.)
 -  PUBLIC
 -  SCHOOL
 -  TOWN HIGHWAY DEPARTMENT PARK
 -  INDUSTRIAL
 -  CONSERVATION EASEMENT
 -  AGRICULTURAL

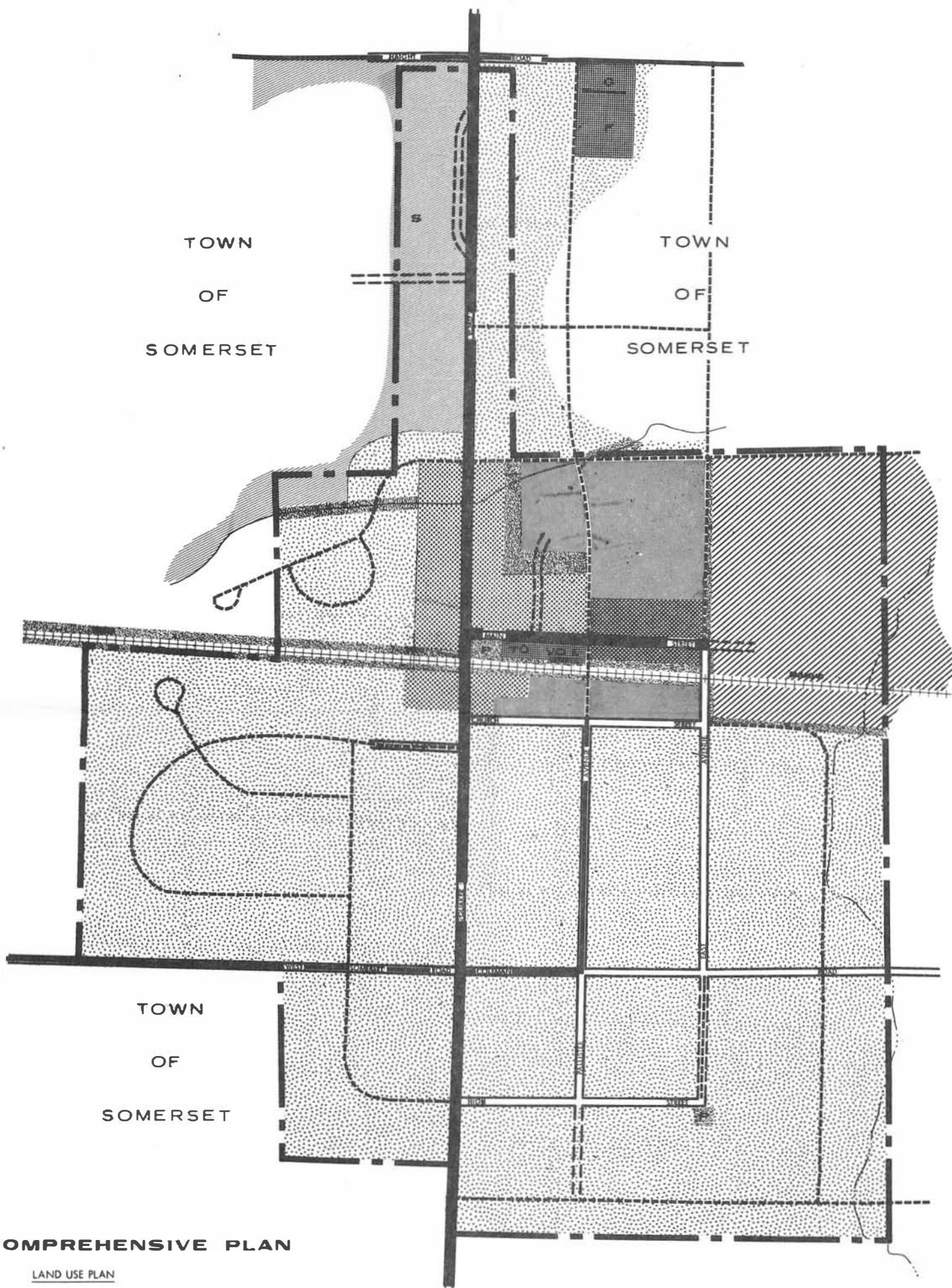
- CIRCULATION PLAN**
- Existing
-  PARKWAY
 -  MINOR RURAL ARTERIAL
 -  MAJOR RURAL COLLECTOR
 -  MINOR RURAL COLLECTOR
 -  LOCAL STREET
- Proposed
- 
 - 
 - 

TOWN OF SOMERSET
NIAGARA COUNTY NEW YORK

THE PREPARATION OF THIS DOCUMENT FOR THE NEW YORK STATE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND WAS FINANCED IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 204 OF THE HOUSING ACT OF 1964 AS AMENDED.








THE MATERIAL CONTAINED HEREIN WAS PREPARED SOLELY ON THE BASIS OF LAND USE PLANNING CONSIDERATIONS. PROFESSIONAL OPINIONS CONCERNING OTHER RELATED CONSIDERATIONS INCLUDING LEGAL, ENGINEERING AND ARCHITECTURAL ARE NOT IN THE PURVIEW OF THE PLANNING PROFESSION.





COMPREHENSIVE PLAN

LAND USE PLAN

-  SINGLE-FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  BUSINESS/OFFICE
-  INDUSTRIAL
-  PUBLIC
- S SCHOOL CAMPUS
- F FIRE STATION
- G TOWN GARAGE
- P PARK
-  BUFFER

CIRCULATION PLAN

-  ARTERIAL STREET
-  COLLECTOR STREET
-  LOCAL STREET
-  PROPOSED STREET

VILLAGE OF BARKER

NIAGARA COUNTY NEW YORK

THE PREPARATION OF THIS DOCUMENT FOR THE NEW YORK STATE OFFICE OF PLANNING SERVICES WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND WAS FINANCED IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 201 OF THE HOUSING ACT OF 1954, AS AMENDED.

THE MATERIAL CONTAINED HEREON WAS PREPARED SOLELY ON THE BASIS OF LAND USE PLANNING CONSIDERATIONS. PROFESSIONAL OPINIONS CONCERNING OTHER RELATED CONSIDERATIONS INCLUDING LEGAL, ENGINEERING AND ARCHITECTURAL ARE NOT WITHIN THE PURVIEW OF THE PLANNING PROFESSION.

