

APPENDICES

- PUBLIC MEETING INFORMATION
- SURVEY RESULTS
- WATERSHED MGMT. PLAN – ELMA SECTION
- REGIONAL FRAMEWORK FOR GROWTH MAP
- RCP 5 COMMUNITY VISION MAP
- ERIE COUNTY FARMLAND PROTECTION PLAN MAPS

APPENDIX

PUBLIC MEETING INFORMATION

TOWN OF ELMA
COMPREHENSIVE PLAN

**PUBLIC
OPEN HOUSE**

WHEN

July 25th

TIME

Doors open – 6:00pm
Presentation – 6:30 pm

WHERE

Elma Town Hall

1600 Bowen Road, Elma, NY 14059

**COME PLAN
YOUR
FUTURE**

- Community Character
- Economic Development
- Parks and Recreation
- Environmental Protection
- Zoning

**WHAT ARE
YOUR
IDEAS?**

The Comprehensive Plan will help guide zoning and development decisions in the Town of Elma

GET INVOLVED:

Tonight's Meeting: This meeting is the first opportunity for the public to offer input to the Plan. Your comments will be used to develop goals, identify issues and suggest opportunities and projects for the communities to pursue.

Please let us know what you think about the major issues the communities will face over the next five to ten years. What are your concerns? What are your priorities? What should our priorities be? We want **your** opinions and ideas about the future of your community.

For future input:

If you think of additional ideas later, please send your comments to:

Wendel
375 Essjay Road, Suite 202
Williamsville, NY 14221
Attention: Elma Comp Plan
e-mail: Elma@wendelcompanies.com

Project Info will also be posted on the Town website.

<http://www.elmanewyork.com>

TOWN OF ELMA COMPREHENSIVE PLAN UPDATE



PUBLIC INFORMATION MEETING

July 25, 2017
Elma Town Hall

WELCOME.

Thank you for taking the time to attend this meeting!

What is a Comprehensive Plan? A Comprehensive Plan looks at the community's past and present in order to develop a preferred vision for its future. The Plan helps guide and control future growth and development, and is the basis for zoning in the Town.

Why Update the Comprehensive Plan? The Town of Elma last underwent and adopted a Comprehensive Plan in 2004 (the Regional Plan completed with East Aurora, Aurora, Holland and Wales). At this time (2017), it is important to take a fresh look at what the community wants for the future, and to create a plan that reflects our current conditions and goals.

What will the Plan Update do? The Comprehensive Plan Update will examine what has changed in the Town, get input from citizens about your preferred vision, set adjust the goals for the future, and outline strategies to help achieve those goals. The updated Plan will help us identify future actions and projects, obtain funding to achieve our goals, and promote better coordination between the Town, the County, the region and the State.



AGENDA

OPEN HOUSE (6:00PM – 6:30PM)

- Maps
- Activities
- Comment Sheets
- Opportunity for informal discussions

PRESENTATION (starting at 6:30PM)

- Welcome/ Introductions
- Comprehensive Planning
 - What is a Comprehensive Plan?*
 - What information is in a Comprehensive Plan?*
 - How will it help the communities?*
 - Relationship to Regional Plans*
- Process – *what we will be doing for this project*
- Opportunity for Public Input- Questions and Comments from the audience
- How to keep in touch
- Closing Remarks / Thank You

Thank you for your input tonight!

Sign-In Sheet

43 people signed in.

Issues Identified to Date

1. Allow home owners more than four (4) splits;
2. Lot size lowered;
3. Can Elma continue to support no growth in tax revenue;
4. Meeting clearly defined there is very little land left;
5. Age in Elma more senior;
6. Adequate running/support for fire/EMS services;
7. More affordable housing for younger people – your volunteer fire companies depend on this...;
8. Maintain/support agriculture in Town; and
9. Discourage large developments who want to do away with “protecting rural character” (#1 on issues identified list).

Elma Specific Goals and Polices from 2001 Plan

	# of Votes
Preserve the Rural Community Character	1
Properly manage growth and development to control sprawl and preserve the rural character of the Town;	19
Maintain the existing quality of life by properly managing traffic and preserving open space areas;	5
Promote the preservation and re-use of culturally and historically significant structures, such as the building that currently houses Town Hall;	1
Promote development that is at a size and scale compatible with the surrounding community;	0
Encourage architectural designs and development styles that are in harmony with the character of the area; and	3
Seek to boost community pride and promote a focus on property maintenance.	1
Encourage Orderly Growth and Development	2
Effectively buffer residential uses from the impacts of commercial and industrial development;	6
Support and uphold the goals and objectives of the Comprehensive Plan to properly manage growth in the Town;	0
Plan for a balance and diversity of uses in the Town to control the cost of and need for services;	2
Encourage the use of alternative development techniques that manage density, minimize the adverse impacts of residential development, and control sprawl;	0
All for the provision of adequate infrastructure that addresses public needs without encouraging excessive growth;	1
Encourage the preservation of important natural and scenic features on lands that proposed for commercial and industrial development;	11
Promote the renovation and re-use of existing developed properties; and	2
Promote the development of affordable housing to accommodate the needs of senior citizens and other moderate-income residents	1

Preserve and Promote Recreational Opportunities	1
Maintain existing recreational resources and provide increased opportunities for public recreation;	0
Promote the establishment of bike and pedestrian pathways and interconnections between recreational facilities with the Town and the Region;	0
Encourage the provision of recreational space in all types of new residential development; and	0
Provide increased and easily accessible recreational opportunities to address the needs of the Town's youth, as well as seniors	0
Provide for Economic Development	3
Focus industrial and commercial development in existing facilities before new areas are established;	1
Provide adequate areas for existing industrial and commercial enterprise to expand and grow in context with the overall development patterns of the Town;	0
Coordinate industrial development patterns of the Town;	0
Ensure industrial growth occurs in areas with adequate utilities and infrastructure; and	2
Investigate the potential for an incubator to promote new business and entrepreneurial development	1
Protect Significant Environmental Resources	1
Properly plan development to preserve areas identified as important open space, including stream corridors, wildlife habitat and corridors, and farmland;	2
Protect and preserve important viewsheds and scenic resources in the Town;	0
Discourage clear cutting to preserve natural vegetation on private lands sited for development and maintain the rural character of the Town;	3
Preserve and protect lands that recharge groundwater resources;	0
Minimize adverse impacts to surface and groundwater resources from non-point source pollution and failing septic systems; and	1
Minimize the loss of remaining prime farmland soils to development	9
Provide a Safe and Efficient Transportation System	0
Provide for a more pedestrian friendly roadway systems by providing wider and safer right-of-way areas;	1
Ensure safe roads for automobile travel as well as for bicycles, pedestrians, and other modes of travel, through proper roadway maintenance throughout the Town and the improved enforcement of speed limits and other existing safety regulations;	2
Properly manage growth and development to minimize existing traffic volumes on already congested roads, such as Clinton Street, Bullis Road, and Bowen Road and avoid congestion on other Town roadways;	3
Encourage use of acceptable north-south and east-west travel routes to alleviate traffic congestion;	0
Focus residential development around activity centers in the Town to encourage hamlet activity and reduce automobile dependency; and	0
Strive to better accommodate the transportation needs of the elderly population in the Town.	1

Sticky Note Comments

1. Safe green space and leave agricultural;
2. Regulate traffic between areas of East Aurora and West Seneca on Seneca Street, speed?;
3. Traffic signal at intersection of Maple Street and West Blood Road;
4. Traffic on Bowen Road;
5. Existing traffic flow issues on Bowen Road during rush hour;
6. Avoid excessive development in the form of large patio home developments that would greatly increase traffic in those areas;
7. Preserve open space and greenery where possible;
8. Buffer existing residential;
9. Preserve green space;
10. Preserve green space;
11. Preserve green space;
12. Preserve green space at the Elma Village Green;
13. No over-developing of field area on Carol Lane or cut-through to hall; and
14. Lot 74 on Bullis Road is a working farm, preserve agriculture.

Town of Elma Comprehensive Plan Update – Easel Notes f/Meeting

Traffic –	Bowen/Bullis intersection Bowen Transit
Sewage –	Mostly septic, concerns if it fails New sewer lines = growth
Senior Housing –	Springbrook Shores Housing Diversity – Age in Place
Development –	Denser development will be cookie cutter Under current rules not a lot of land that can be subdivided Buffers for residential or business – greater distances (residential only 2' for driveway from lot line) Commercial areas need reinvestment (could be the landlord) – Seneca, Transit, and other areas How to create incentives to invest, especially small businesses Seeing better investment in Seneca Street Avoid spec. buildings – encourage re-use of existing buildings first Housing that appeals to younger families – “starter homes”
Agriculture/Open Space –	Character Farm lot subdividing – flag lots/odd shapes, home fronting your backyard Prefer large lots

We want it to stay rural

Excellent, keep rural character, but commercial areas need reinvestment

Town Center –

Post office

Grocery store

Economy –

How do we support Elma's tax base?

70% of residents have no children in school

Tax base from businesses & industry

Transit Road (north of 400), okay for larger commercial, 300' deep only

Code Enforcement –

Zombie homes, but not a lot of homes

Community Services –

5 fire departments (Elma and Marilla), with 1 having paramedic level of care (working with Towns to address this issue)

AMR has contract with East Aurora, but not Elma

F.D. volunteers aging

ELMA COMP PLAN 7/25th

- Traffic - increasing
Bowen Bullis > esp intersection
Bowen Transit
Can wait 2-3 light

- Sewage - Mostly septic
Concerns if it fails
Concern - Sewers = grow

- Springbrook Shores - Senior Housing

- Concern about denser development / cookie cutter

- AG + Open Space → character

- Farm lot subdividing → Flag lots / Odd shapes

Homes fronting your backyard



Prefer larger lots * *

WE WANT IT TO STAY RURAL

"Town Center" - Post Office
Grocery Store

How do we support Elma's tax base?

✓ 70% of residents have no children in school

Tax Base from businesses + industry
(Elmahas)

→ Need to consider the economy also.

Housing Diversity
'Age in Place'

TRANSIT RD. (Northern)
OK for larger commercial
300' deep only
N. of 400

Under current rules - Not a lot of
land that can be subdivided

BUFFERS - Residential or Business -

Greater distances (Res. only 2' for driveway
from lot line)

Excellent keep rural character But

Commercial areas - need reinvestment
(Seneca, Transit, other areas)

How to create incentives to invest?
Esp. small businesses

Could be the
Landlord

Seeing better investment on Seneca St.

"Zombie Homes" An issue but not a lot of homes

AVOID SPEC Bldgs -

Encourage reuse of existing bldgs first

SERVICES

5 Fire Depts: Elma + Marilla
1 has paramedic level of care

AMR. contract w. East Aurora - Not Elma

F.D. ~~staff~~ volunteers aging

→ Working w/Towns to address this issue

Housing Attractive to Younger families
"Starter homes"

TOWN OF ELMA

COMPREHENSIVE PLAN UPDATE

PUBLIC MEETING

COME PLAN FOR OUR JOINT FUTURE!

NOVEMBER 16 – 6:00PM

ELMA SENIOR CITIZEN CENTER
3007 BOWEN ROAD



WHAT ARE
YOUR
IDEAS?

- Open Space
- Economic Development
- Parks and Recreation
- Environmental Protection
- Zoning
- Agriculture

The Comprehensive Plan update will help guide zoning and development decisions in the Town for the next five (5) to ten (10) years.

Town of Elma Comprehensive Plan Update

Goals and Objectives

LAND USE

Goal #1: Preserve the Rural Community Character

Objectives:

- Properly manage growth and development to control sprawl and preserve the rural character of the Town;
- Maintain the existing quality of life by properly managing traffic and preserving open space areas;
- Promote the preservation and reuse of culturally and historically significant structures, such as the former Town Hall building;
- Promote development that is at a size and a scale compatible with the surrounding community;

LAND USE

Goal #1: Preserve the Rural Community Character

Objectives (Continued):

- Encourage architectural designs and development styles that are in harmony with the character of the area;
- Seek to boost community pride and promote a focus on property maintenance;
- Emphasize the importance of Agricultural Districts (Erie County);
- Aggressively promote the use of the Conservation Easement Program to Town landowners, seek to make more lucrative for participants; and
- Clearly delineate uses to avoid, for example, industrial uses abutting residential uses and conflicts between residential uses and commercial uses.

LAND USE

Goal #2: Encourage orderly growth and development

Objectives:

- Effectively buffer residential uses from the impacts of commercial and industrial development **and correctly defining what a buffer is, and what it is not;**
- Support and uphold the goals and objectives of the regional comprehensive plan to properly manage growth in the Town;
- **Implement growth control measures: measure growth from year-to-year and monitoring the impact of growth in the community;**
- **Amend dimensional requirements for new lots (e.g. increase frontage requirement and size) to reduce density and lessen the impact on area schools;**

LAND USE

Goal #2: Encourage orderly growth and development

Objectives (Continued):

- Plan for a balance and diversity of uses in the Town to control the cost of and need for services;
- Encourage the use of alternative development techniques that manage density, minimize the adverse impacts of residential development, and control sprawl;
- Allow for the provision of adequate infrastructure that addresses public needs without encouraging excessive growth;
- Encourage the preservation of important natural and scenic features on lands that are proposed for commercial and industrial development;

LAND USE

Goal #2: Encourage orderly growth and development

Objectives (Continued):

- Establish design review requirements to lessen “conflicts” when a property has a residential use on the front of the lot and a commercial use on the rear of the lot;
- Actively encourage the development of more senior housing and more affordable housing, develop incentives to do so;
- Promote the renovation and reuse of existing developed properties; and
- Promote the development of affordable housing to accommodate the needs of senior citizens and other moderate-income residents.

COMMUNITY FACILITIES

Goal #3: Preserve and promote recreational opportunities

Objectives:

- Maintain existing recreational resources and provide increased opportunities for public recreation;
- Promote the establishment of bike and pedestrian pathways and interconnections between recreational facilities within the Town and the region;
- Encourage the provision of recreational space in all types of new residential development; and
- Provide increased and easily accessible recreational opportunities to address the needs of the Town's youth, as well as seniors.

ECONOMY

Goal #4: Provide for economic development

Objectives:

- Focus industrial and commercial development in existing facilities before new areas are established;
- Provide adequate areas for existing industrial and commercial enterprise to expand and grow in context with the overall development patterns of the Town;
- Coordinate industrial development with Route 400 and the railroad line;
- Ensure industrial growth occurs in areas with adequate utilizes and infrastructure; and
- Investigate the potential for an industrial incubator to promote new business and entrepreneurial development.

ENVIRONMENT

Goal #5: Protect significant environmental features

Objectives:

- Properly plan development to preserve areas identified as important open space, including: stream corridors, wildlife habitat and corridors, and farmland;
- Protect and preserve important viewsheds and scenic resources in the Town;
- Discourage clear cutting to preserve natural vegetation on private lands sited for development and maintain the rural character of the Town;

ENVIRONMENT

Goal #5: Protect significant environmental features

Objectives (Continued):

- Preserve and protect lands that recharge groundwater resources;
- Minimize adverse impacts to surface and groundwater resources from non-point source pollution and failing septic systems; and
- Minimize the loss of remaining prime farmland soils to development.

INFRASTRUCTURE

Goal #6: Provide a safe and efficient transportation system

Objectives:

- Provide for a more pedestrian friendly roadway system by providing water and safe right-of-way areas;
- Focus on the implementation of interconnected street grids;
- Maintain existing roadways, repair those that are dilapidated (e.g. Seneca Street);
- Ensure safe roads for automobile travel as well as for bicycle, pedestrians, and other modes of travel, through proper roadway maintenance throughout the Town and the improved enforcement of speed limits and other existing safety regulations;

INFRASTRUCTURE

Goal #6: Provide a safe and efficient transportation system

Objectives (Continued):

- Properly manage growth and development to minimize existing traffic volumes on already congested roads (e.g. Clinton Street, Bullis Road, and Bowen Road) and avoid congestion on other Town roadways;
- Encourage use of acceptable north-south and east-west travel routes to alleviate traffic congestion;
- Focus residential development around activity centers in the Town to encourage hamlet activity and reduce automobile dependency; and
- Strive to better accommodate the transportation needs of the elderly population in the Town.

Questions and Comments?

We Need Your Input!



Elma@wendelcompanies.com

16 NOV 2017

ELMA
PIM #2

Traffic

- only by CAR.
- Access to Hamlets
- Bikes / Rollerblades

Grocery Store

Historic Character

Trash @ Specific Issues

Water - Surface, Groundwater

FCWA

Speed Limits

Knob & Whaley road - Town road
Needs maintenance!
- Town Park

Strong

Rural - People

was less

Selfgot FAM → sub,

No Subd. (OF FARMS)

• LARGE LOTS

• RIGHT TO FARM

↳ AG. PLAN

• FLAG LOTS (NO) - OCT 2016

• RESIDENTIAL ≠ TAX (DOESN'T PAY F/ITSELF)

↳ NEED MIX

• 4 LOT SPLIT

• FIND WAYS TO IMPLEMENT



CITIZENS



FUNDING

↳ GRANTS

• HYDRAULIC FRACTURING

↳ TAXES?

CONSERVATION

EASEMENTS

.3 - ACRES?

- HISTORIC OVERLAY
- DESIGN GUIDELINES
- SIGNAGE LAW/GUIDELINES
- SCHOOLS ENROLLMENT FALLING

ENV. Commission Input
Needed

Hard Copies

**Town of Elma
Comprehensive Plan Update
Public Meeting #2
November 16, 2017**

A second public meeting for the Town of Elma Comprehensive Plan update was held at the Town of Elma Senior Center to gather further input from the community. This meeting was advertised in local newspapers, the posting of fliers around the community, word-of-mouth, and through the Town of Elma Code Red notification/messaging system. There were approximately 80 attendees (+/-). Meeting participants provided feedback to the project team by marking up the following maps:

1. Place a dot where you live;

Nearly every part of the Town was represented, although the vast majority of attendees were from locations north of the Aurora Expressway (NYS 400) with high concentrations from Elma Center, Bowen/Woodward Road, and Clinton Street. Attendees from south of the Aurora Expressway were predominantly from northwestern portions of Seneca Street.

2. Identify where the problem intersections are;

Participants noted that speed was an issue on Bowen Road, in particular between Rice Road and Jamison Road. The following intersections were identified as being problematic:

Northeast Quadrant

*Bullis Road/Stolle Road, and
Stolle Road/Clinton Street*

Northwest Quadrant

*Bowen Road/Bullis Road,
Clinton Street/Bowen Road,
Clinton Street/Main Street, and
Transit Road/Bullis Road*

Southwest Quadrant

*Seneca Street/Pound Road and
Willardshire Road/Transit Road*

Southeast Quadrant

Maple Street/West Blood Road

3. Tell us where there are land use conflicts; and



Town of Elma Comprehensive Plan MAP X Transportation



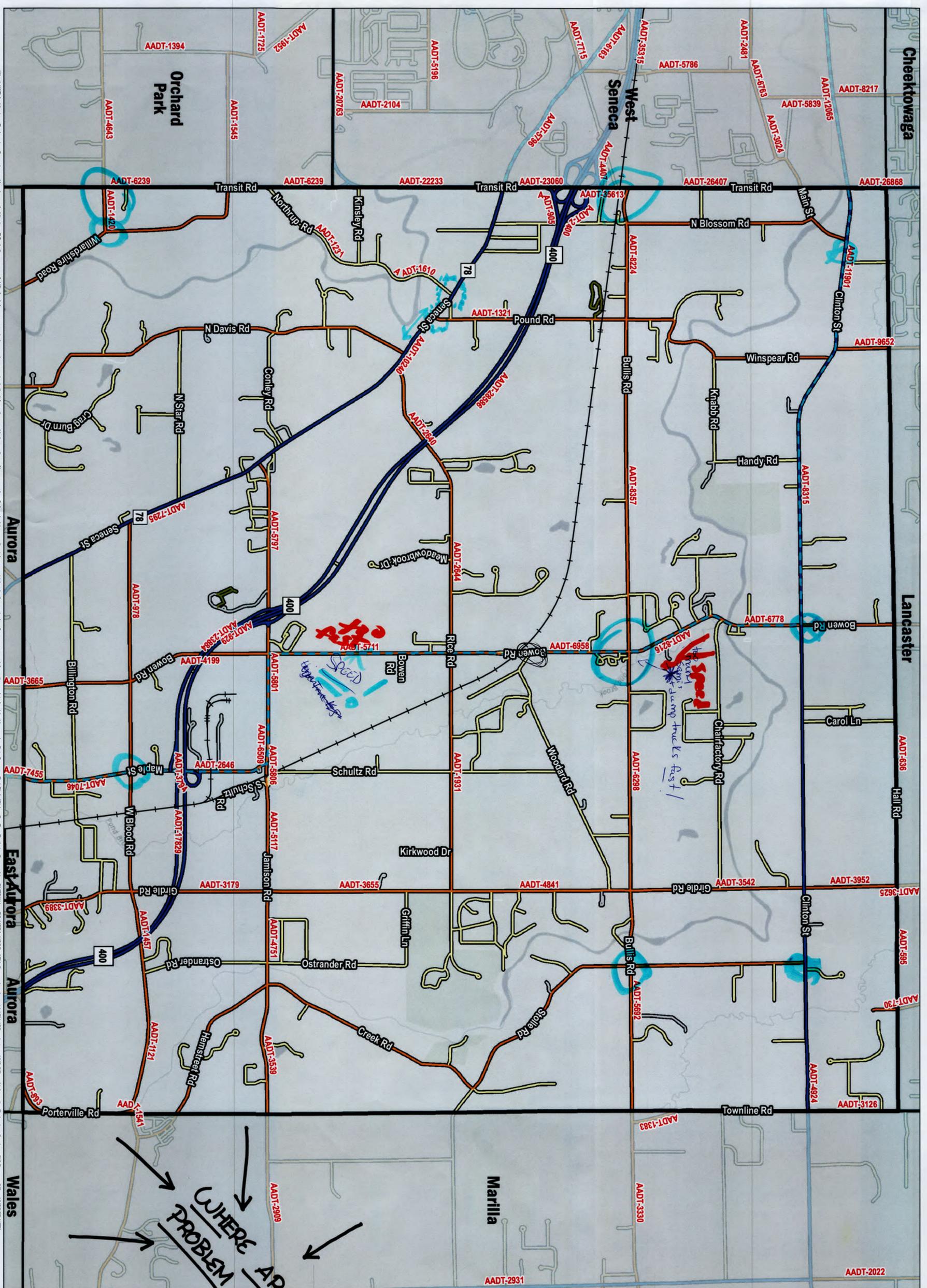
LEGEND

- Municipal Boundary
- Railroad
- NFTA Metro Bus Route
- AADT 2015 Traffic Counts (Labeled)
- State Route
- County Road
- Local Road
- Parking Lot
- Private Road

WHERE ARE THE PROBLEM INTERSECTIONS?

Handwritten annotations on the map include:

- Red scribbles and arrows pointing to intersections near Bowen Rd and Rice Rd.
- Blue scribbles and arrows pointing to intersections near Seneca St and Transit Rd.
- Handwritten text: "Speed", "Highway", "the county's dump trucks fast!"



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W&A Project # 2025217
Map Created: July 2017

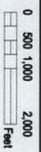


Town of Elma Comprehensive Plan

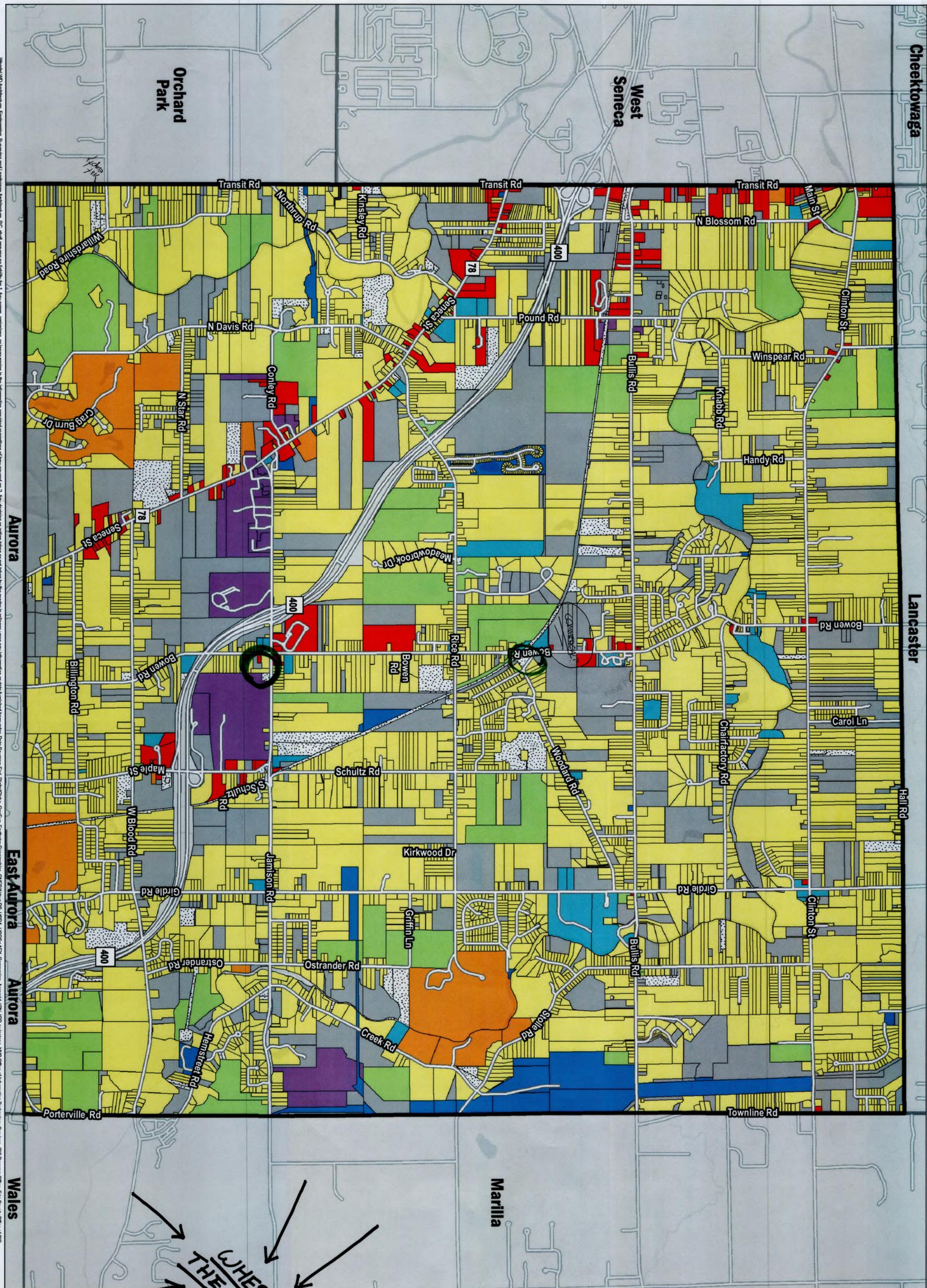
MAP X
Existing Land Use



LEGEND	
	Municipal Boundary
	Existing Land Use
	No Data
	Agriculture
	Residential
	Vacant
	Commercial
	Recreation & Entertainment
	Community Services
	Industrial
	Public Services



WHERE ARE THE CONFLICTS?



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W0 Project # 282212
Map Created: July, 2017

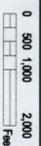


Town of Elma Comprehensive Plan

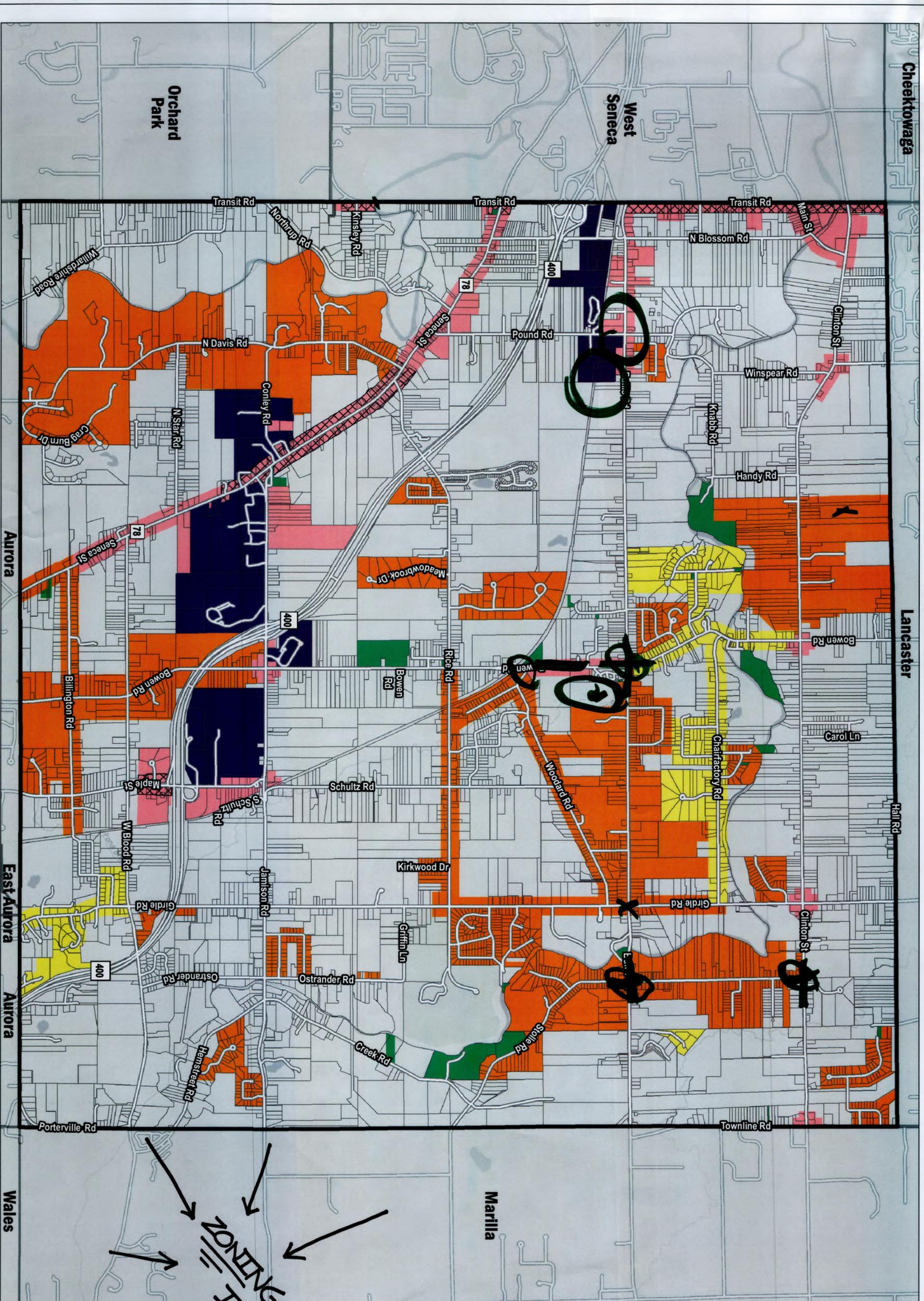
MAP X
Existing Zoning



LEGEND	
	Municipal Boundary
	Parcels 2016
	Automotive Sales
	Town Owned
	Residential B
	Residential C
	Commercial
	Industrial



ZONING ISSUES



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WPA Project # 282312
Map Created: July, 2017

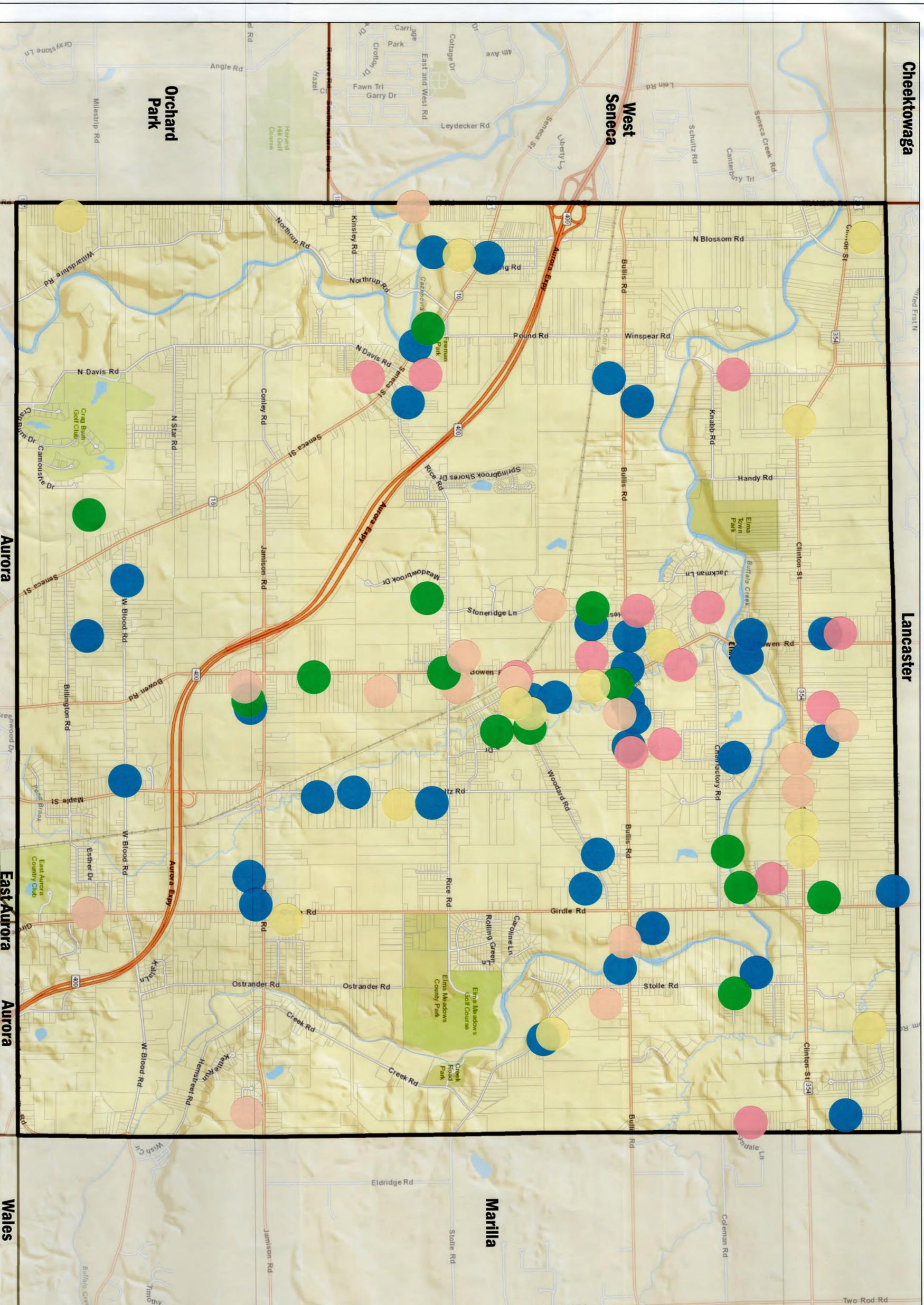
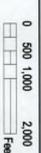


Town of Elma Comprehensive Plan

Where Do You Live?



LEGEND	
	Municipal Boundary
	Parcels (2016)



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W/ Project # 262712
 Map Created: July, 2017

Participants noted two errors on the Land Use Map: a parcel near the intersection of Bowen Road and Jamison Road that is currently classified as "Residential," but is utilized for agricultural purposes and a series of parcels north of the Bowen Road/Woodard Road intersection that are classified as "Vacant," but are being marketed by real estate developers as commercial properties.

4. Describe any zoning issues that currently exist.

Attendees identified a number of zoning conflicts most of which were centered on/around Bullis Road where residential properties abut or are located near/adjacent to commercial or industrial properties.

Following introductions, Drew Reilly led an interactive presentation titled "Did We Hear You Correctly?" The presentation provided the audience with an overview of the comprehensive planning process thus far and highlighted those areas in which the project team heard from general public, including a rating of the goals (top responses):

1. Control Sprawl and Preserve Rural Character;
2. Preserve Natural and Scenic Features;
3. Protect Prime Farmland f/Development; and
4. Buffer Residential Uses f/Industrial and Commercial Uses.

Drew Reilly then provided a summary of the written comments received from the public:

1. Save Greenspace and Agriculture;
2. Traffic Problems in Central Areas;
3. No Over-Developing;
4. Four Split Rule f/Subdivisions;
5. Lot Sizes/Dimensional Requirements;
6. Some Growth Needed to Support Taxes;
7. Elma is Aging; and
8. Affordable Housing is Needed f/Younger Adults.

The presentation went over the draft goals and objectives of the Town and the Town's strengths and weaknesses as they relate to them. The presentation concluded by providing the audience with an overview of recommendations/ideas made as result of the feedback received up to that point and the technical investigations completed during the comprehensive planning process.

Throughout the presentation members of the audience participated by providing direct feedback, critiquing ideas, and asking questions. Following the completion of the presentation, attendees engaged in one-on-one conversations with each other, the project team, and members of the Town's Comprehensive Planning Committee.

TOWN OF ELMA COMPREHENSIVE PLAN UPDATE

ISSUES THAT HAVE BEEN IDENTIFIED TO DATE

(Do you have any others to add?)

1. Protecting Rural Character
2. Improving Buffers, Correctly Defining “Buffer”
3. Seneca Street Dilapidation
4. Importance of Agricultural Districts
5. Lot Sizes, Street Design - No Cul-De-Sacs
6. More Senior/Affordable Housing
7. Town Should Promote Conservation Easement Program
8. Variance Requests (4 Split Rule)
9. Controlled Growth (Measure and Monitor)
10. Visual Harmony b/t Residential and Commercial Uses
11. Regional Approach to Planning (Previous Plan)
12. Expand Utilities w/o Encouraging Sprawl (Previous Plan)
13. Increased Recreational Opportunities (Previous Plan)
14. Focus Development in Activity Centers (Previous Plan)
15. _____
16. _____
17. _____
18. _____

TOWN OF ELMA COMPREHENSIVE PLAN; SWOT
COMMITTEE INPUT: 10/19/17 and 11/2/17

STRENGTHS

Rural character
Public water complete
Good Industrial Base
Unique Codes
Proactive Town
Three Parks
The people of Elma
Fiscally Sound- Fund Balance
Great Library and Town Hall
Good controlled growth
No general town tax

WEAKNESSES

Mixed zoning/ land use conflicts
Three WWTP's/ sewer districts
Poor roads (County)
No Fence Code
Noise and leash laws
Poorly designed roads (Bullis)
Reduced memberships in Fire Depts.
Understaffed Enforcement
Dangerous intersections
Enforcement of speed limits
Water pressures and flows in some areas

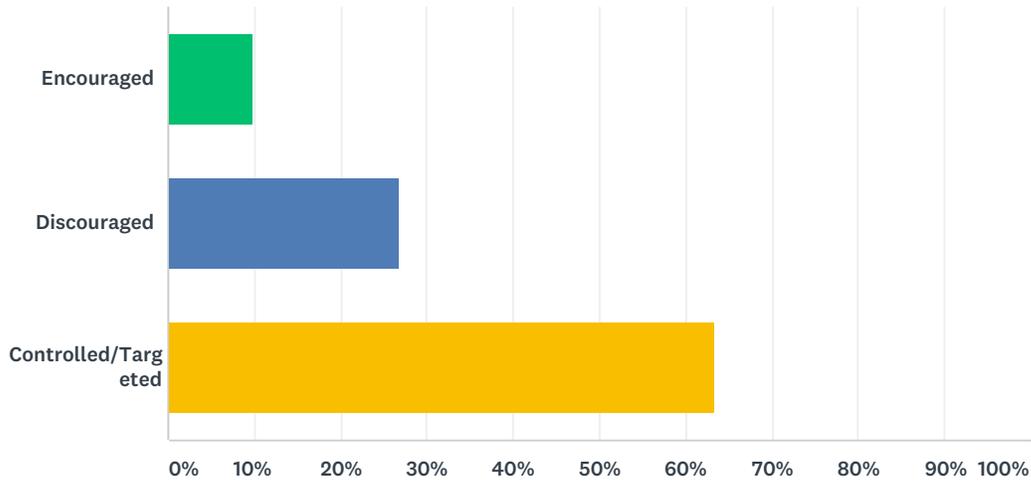
- Lack of Public transportation -

APPENDIX

SURVEY RESULTS

Q1 Do you think new residential growth should be...?

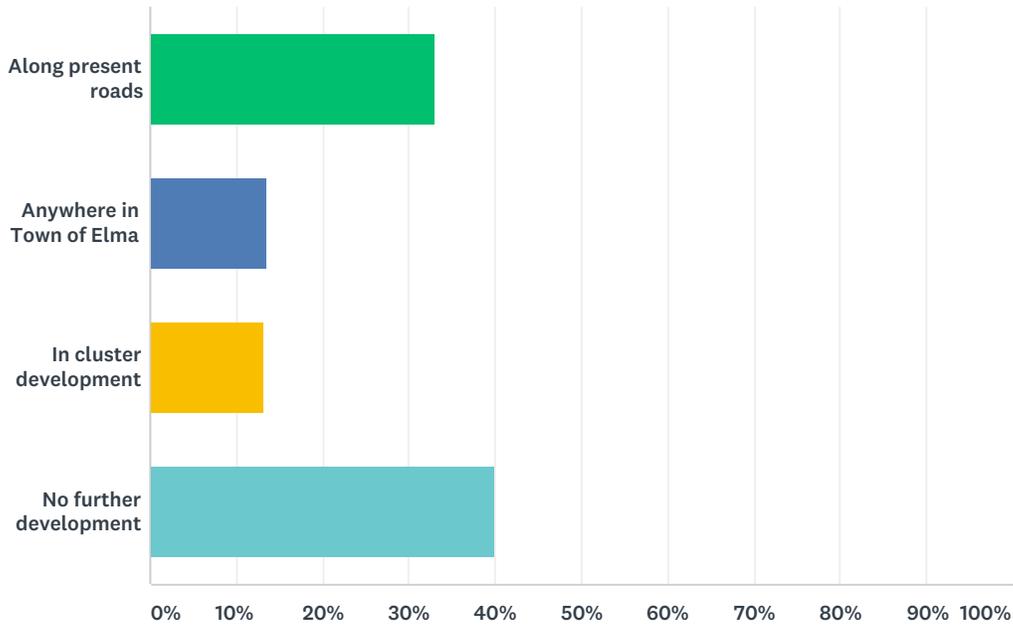
Answered: 805 Skipped: 4



ANSWER CHOICES	RESPONSES	
Encouraged	9.81%	79
Discouraged	26.83%	216
Controlled/Targeted	63.35%	510
TOTAL		805

Q2 Where would you like future residential development to take place?

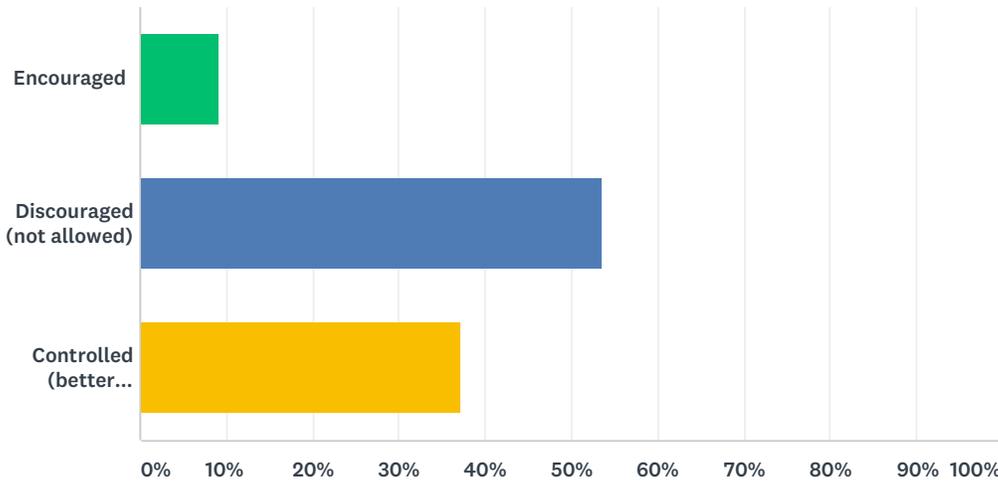
Answered: 799 Skipped: 10



ANSWER CHOICES	RESPONSES	
Along present roads	33.04%	264
Anywhere in Town of Elma	13.64%	109
In cluster development	13.27%	106
No further development	40.05%	320
TOTAL		799

Q3 Do you feel Residential Cluster Development should be...?(Cluster Development, for example, is where approx. 20 homes are allowed by Code but the applicant is allowed to build those 20 homes on smaller lots creating clustered housing and a larger percentage of green space is preserved).

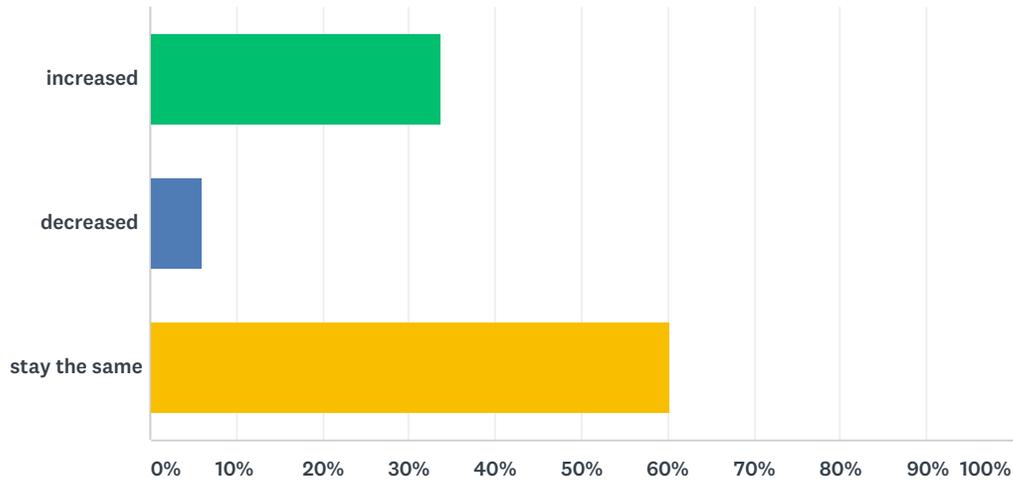
Answered: 806 Skipped: 3



ANSWER CHOICES	RESPONSES	
Encouraged	9.31%	75
Discouraged (not allowed)	53.47%	431
Controlled (better regulated)	37.22%	300
TOTAL		806

Q4 Going forward do you feel residential building lot sizes should be...?

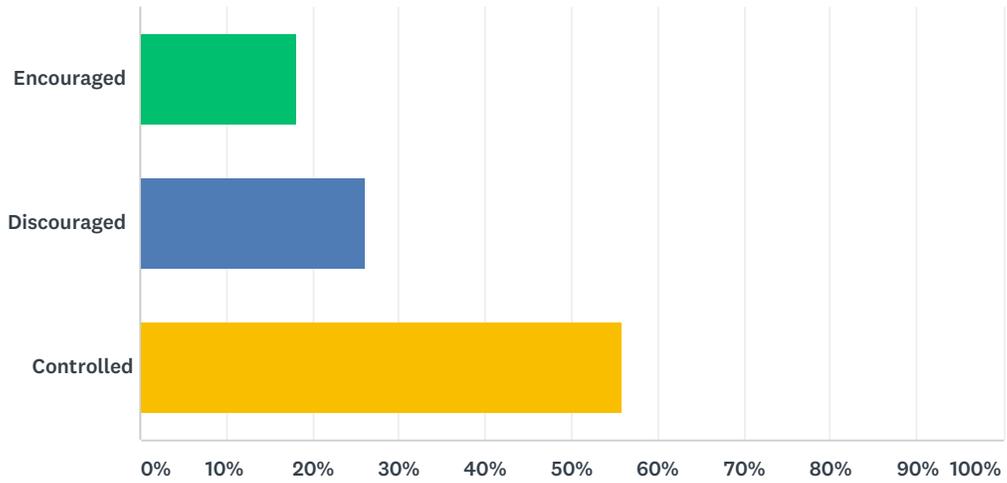
Answered: 796 Skipped: 13



ANSWER CHOICES	RESPONSES	
increased	33.67%	268
decreased	6.03%	48
stay the same	60.30%	480
TOTAL		796

Q5 Do you think new commercial growth should be...?

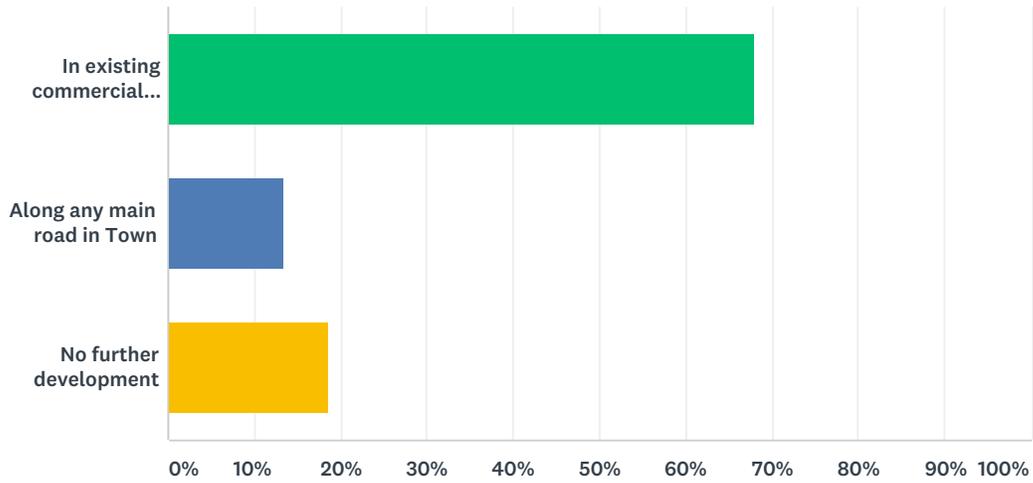
Answered: 806 Skipped: 3



ANSWER CHOICES	RESPONSES	
Encouraged	18.11%	146
Discouraged	26.05%	210
Controlled	55.83%	450
TOTAL		806

Q6 Where would you like future commercial development to take place?

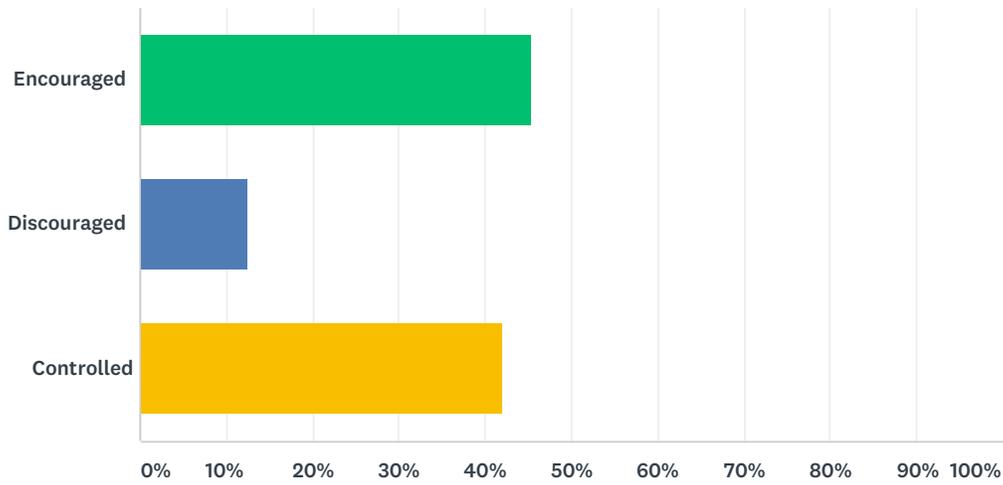
Answered: 805 Skipped: 4



ANSWER CHOICES	RESPONSES	
In existing commercial areas or buildings	68.07%	548
Along any main road in Town	13.29%	107
No further development	18.63%	150
TOTAL		805

Q7 New development and redevelopment in the core Elma Center near the Elma Plaza should be...?

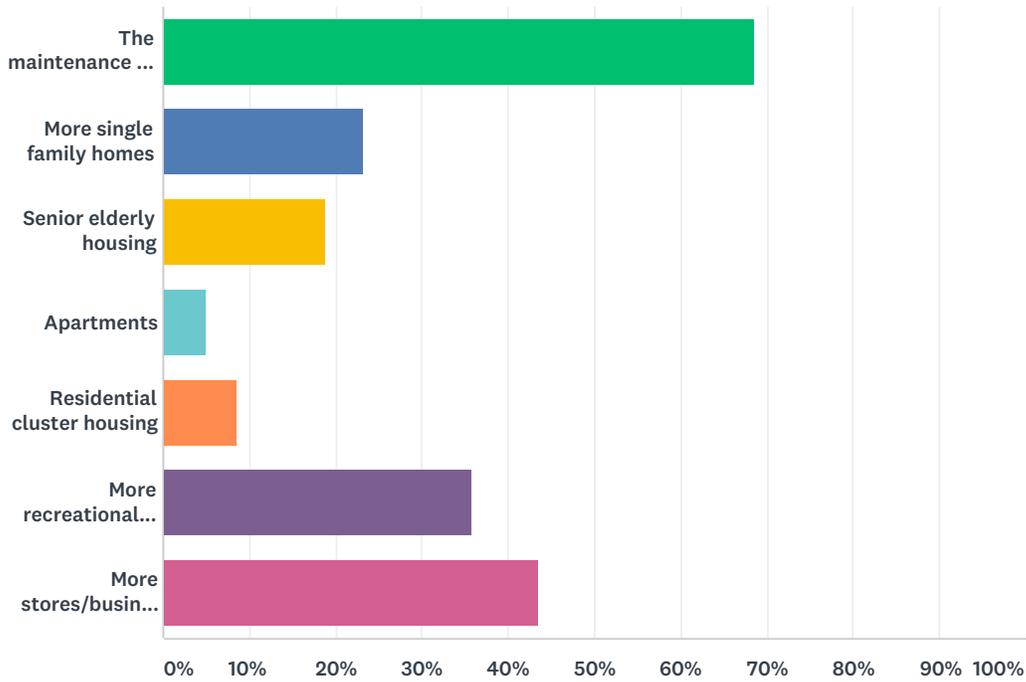
Answered: 808 Skipped: 1



ANSWER CHOICES	RESPONSES	
Encouraged	45.42%	367
Discouraged	12.50%	101
Controlled	42.08%	340
TOTAL		808

Q8 What do you think the Town of Elma needs most? “Select up to three”

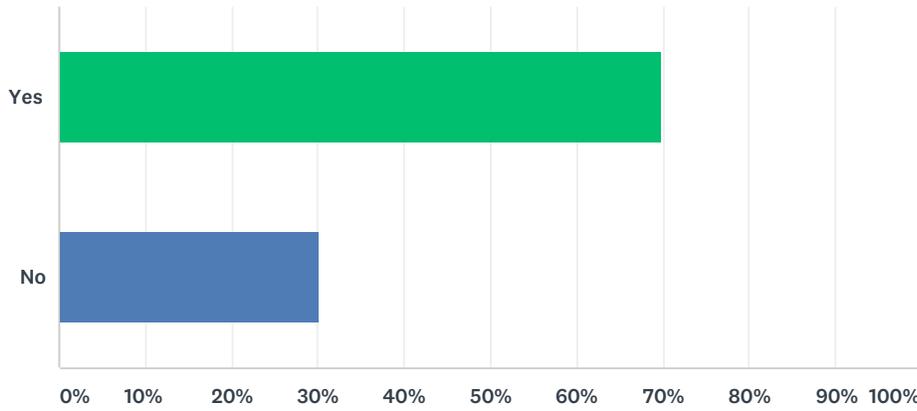
Answered: 798 Skipped: 11



ANSWER CHOICES	RESPONSES	
The maintenance of rural open space	68.67%	548
More single family homes	23.18%	185
Senior elderly housing	18.80%	150
Apartments	5.01%	40
Residential cluster housing	8.52%	68
More recreational facilities	35.71%	285
More stores/businesses	43.48%	347
Total Respondents: 798		

Q9 Would you be in favor of using tax dollars to preserve open space?

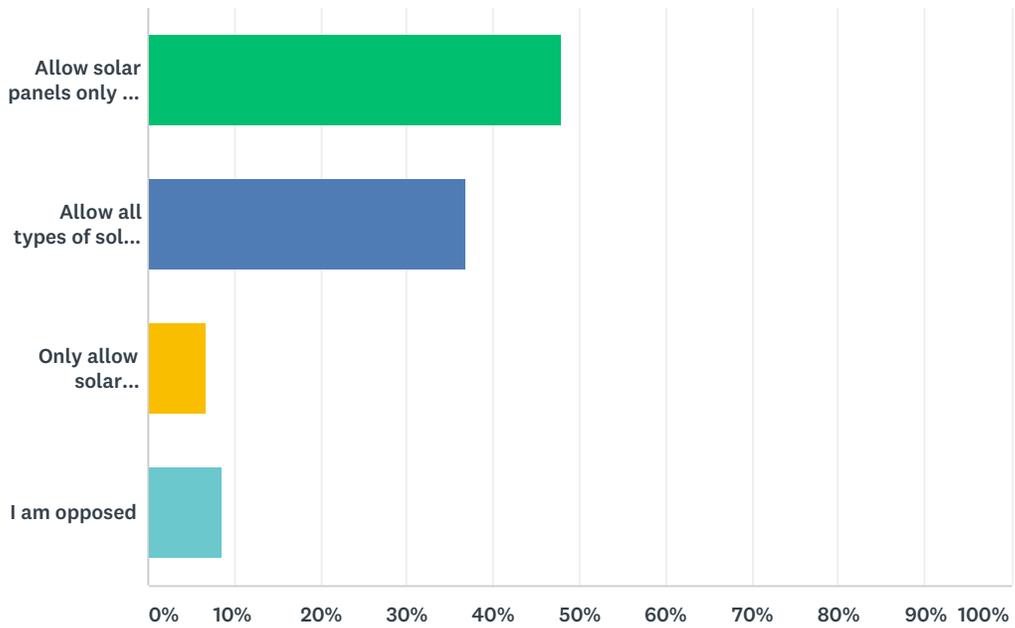
Answered: 796 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	69.85%	556
No	30.15%	240
TOTAL		796

Q10 As a resident of the Town of Elma how do you feel about the use of solar panels?

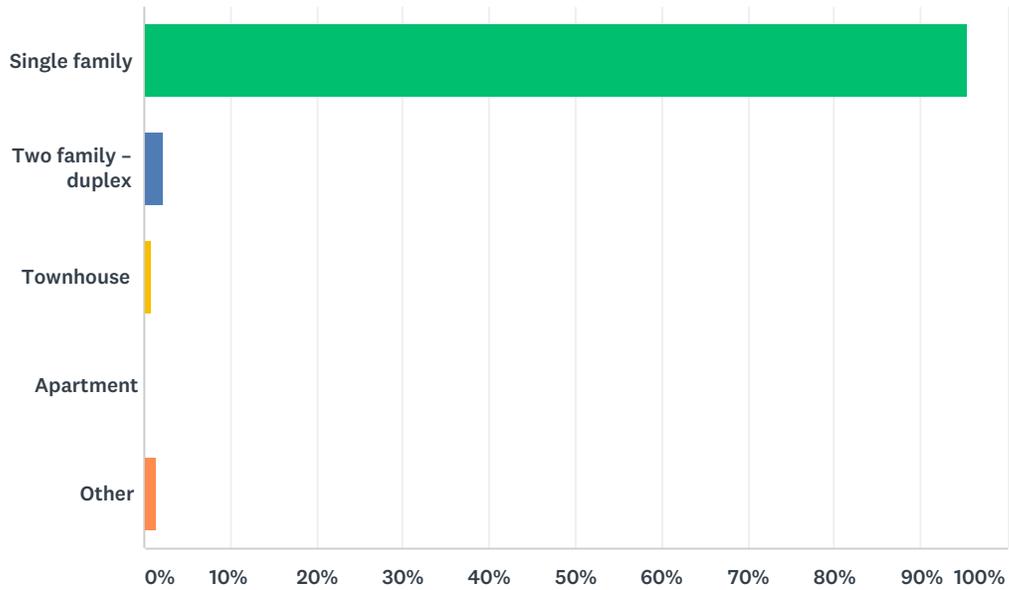
Answered: 796 Skipped: 13



ANSWER CHOICES	RESPONSES	
Allow solar panels only on the roof of your primary residence	47.99%	382
Allow all types of solar; rooftop panels and ground mounted solar panels	36.81%	293
Only allow solar installations on lands with large acreage	6.66%	53
I am opposed	8.54%	68
TOTAL		796

Q11 What type of residential housing do you currently reside in?

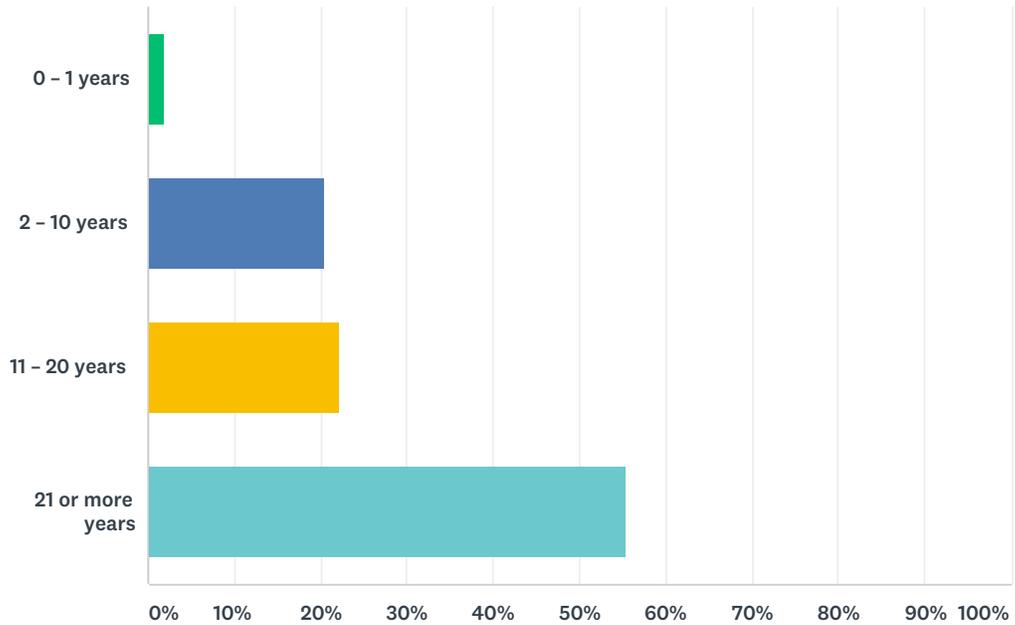
Answered: 806 Skipped: 3



ANSWER CHOICES	RESPONSES	
Single family	95.41%	769
Two family – duplex	2.36%	19
Townhouse	0.74%	6
Apartment	0.12%	1
Other	1.36%	11
TOTAL		806

Q12 For how many years have you lived in the Town of Elma?

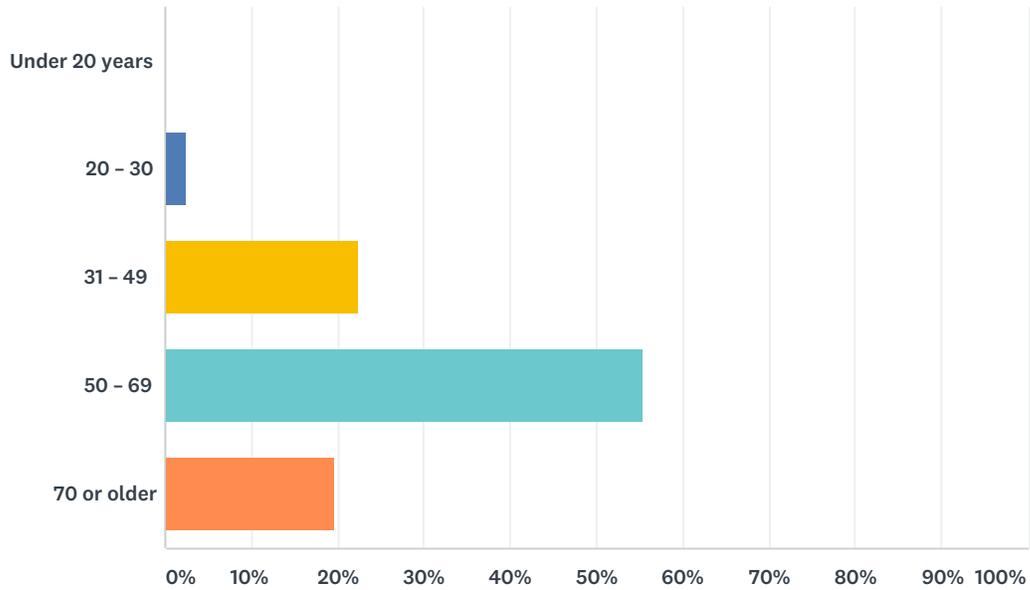
Answered: 804 Skipped: 5



ANSWER CHOICES	RESPONSES	
0 - 1 years	1.87%	15
2 - 10 years	20.52%	165
11 - 20 years	22.14%	178
21 or more years	55.47%	446
TOTAL		804

Q13 How old are you?

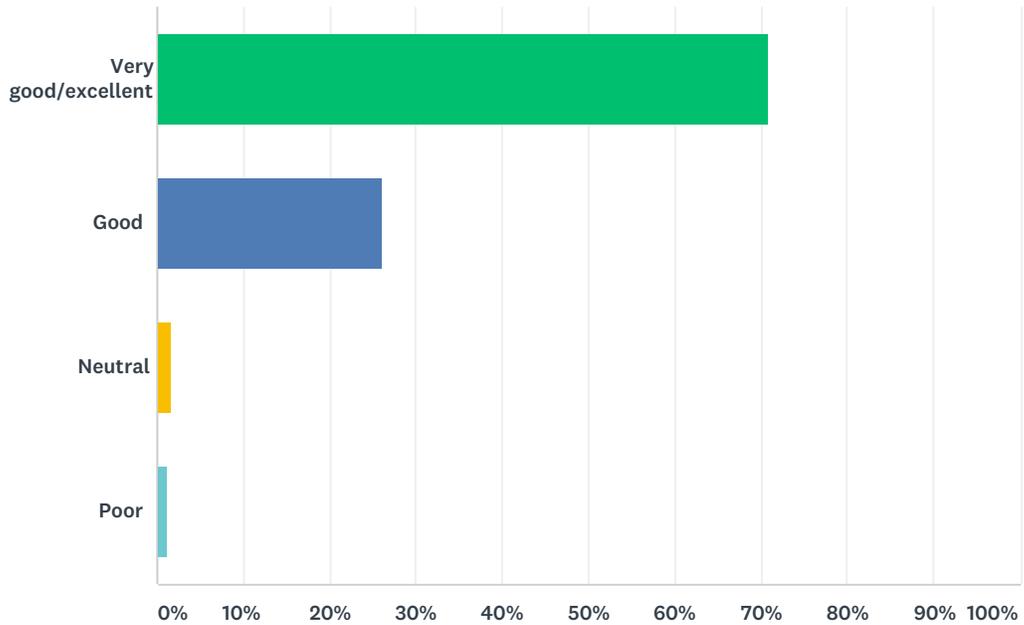
Answered: 806 Skipped: 3



ANSWER CHOICES	RESPONSES	
Under 20 years	0.00%	0
20 - 30	2.48%	20
31 - 49	22.33%	180
50 - 69	55.46%	447
70 or older	19.73%	159
TOTAL		806

Q14 How would you rate the quality of life in the Town of Elma?

Answered: 805 Skipped: 4



ANSWER CHOICES	RESPONSES	
Very good/excellent	70.93%	571
Good	26.09%	210
Neutral	1.74%	14
Poor	1.24%	10
TOTAL		805

Q15 Please add any additional comments, suggestions or information you would like to share.

Answered: 453 Skipped: 356

Q15 Please add any additional comments, suggestions or information you would like to share.

Answered: 453 Skipped: 356

#	RESPONSES	DATE
1	Keep Elma rural. Support existing farms and encourage new ones. I support the towns purchase of vacant land.	2/8/2018 3:12 PM
2	Patio homes like springbrook shores, but a lower price point and with condo status for seniors would be welcomed. \$300,000+ is out of line for many senior budgets.	2/6/2018 3:21 PM
3	FLAG LOTS SHOULD BE BANNED ALONG WITH ANY MORE VISUALLY NOTICEABLE DUPLEX HOMES	2/5/2018 10:23 AM
4	I feel most of these questions are rather ambiguous. Each situation warrants much more information to give a definitive answer. I did answer most questions, but must say the towns interpretation could skew decisions made in any direction it chooses ???. But thank you for the opportunity. Please keep community advised on any further information and involvement! I find the community alerts very helpful even in situations that might not directly involve me! TY!	2/2/2018 11:16 AM
5	Develop a code for residential properties to store excessive amounts of work related vehicles,equipment and machinery out of sight.	2/1/2018 9:50 PM
6	Elect new town Board members. Current members are old school types who totally dismiss the input of Elma citizens who attend Board meetings and and voice their concerns at the microphone. The pipeline fiasco was a true representation of the Board's ineptitude and attitude in favor of corporate outsiders. We need and will achieve a totally new Town Government that will listen to the people who live in Elma and have a vested interest in the survival of the quality of life we had in the past and want to safeguard it for our children and our grandchildren. Dr. Patrick J. Carmody	2/1/2018 9:29 PM
7	No more flag lots. No more uneven setbacks. If there has to be residential development, attractive clustered housing sounds like a better option than the uneven sprawl we have so much of. Preservation of green space should be given a very high priority. You can't get that back once it's gone. Would be in favor of recreational area that was just for nature appreciation, hiking trails, etc. Don't need more sports fields & sports complexes. Elma should have attractive signage and distinctive lighting along its main commercial areas. Elma needs beautification and unifying elements along its commercial areas (lighting, signs, plantings). Outside of main commercial areas, we need preservation of green space and parkland (not for sports).	2/1/2018 9:20 PM
8	as a senior, i support the elma senior center and the elma historical society. both organizations are a plus to elma and the social health to our community.	2/1/2018 5:11 PM
9	Girdle Road and Bowen Road are in desperate need of new pavement; this "bandaid" fix (especially on Girdle Road between Iroquois School and Porterville) has resulted in a very dangerous drive) during the winter months. God bless those school bus drivers for getting our kids to school safe and sound.	2/1/2018 3:25 PM
10	I think we need some kind of grocery store and would like to see small businesses planned in the Elma Plaza area. I would like to have it so well planned as to be a destination much like East Aurora and walkable.	2/1/2018 1:30 PM
11	I would like to see "wild" open areas and roadside growth cut and maintained better, some evergreens planted to camouflage the Highway Dept. barn, graffiti removed from the railroad bridge on Bowen and the road in the Transfer Station leading to brush disposal covered over with mulch to reduce excessive muddiness due to rainy weather. The Town does do a good job of keeping roads cleared in winter.	2/1/2018 1:01 PM
12	I'd like to see more bike paths	2/1/2018 12:46 PM
13	We moved to Elma for the rural atmosphere and open spaces. I am opposed to cluster developments/subdivisions for this reason. We have had much development and houses built in the past decade. I understand people wanting to move to our lovely town, but please don't allow overbuilding for the sake of \$.	2/1/2018 11:05 AM

14	Disclaimer: We are not responsible for any financial loss, data loss, downgrade in search engine rankings, missed customers, undeliverable email or any other damages that you may suffer upon the expiration of www.surveymonkey.com . For more information please refer to section 17.c.1a of our User Agreement. This is your final notice to renew www.surveymonkey.com : https://netcentraldomain.com/?n=www.surveymonkey.com&r=c In the event that www.surveymonkey.com expires, we reserve the right to offer your listing to competing businesses in the same niche and region after 3 business days on an auction basis. This is the final communication that we are required to send out regarding the expiration of www.surveymonkey.com Secure Online Payment: https://netcentraldomain.com/?n=www.surveymonkey.com&r=c All services will be automatically restored on www.surveymonkey.com if payment is received in full before expiration. Thank you for your cooperation.	2/1/2018 8:49 AM
15	Disclaimer: We are not responsible for any financial loss, data loss, downgrade in search engine rankings, missed customers, undeliverable email or any other damages that you may suffer upon the expiration of www.surveymonkey.com . For more information please refer to section 17.c.1a of our User Agreement. This is your final notice to renew www.surveymonkey.com : https://domainxweb.com/?n=www.surveymonkey.com&r=c In the event that www.surveymonkey.com expires, we reserve the right to offer your listing to competing businesses in the same niche and region after 3 business days on an auction basis. This is the final communication that we are required to send out regarding the expiration of www.surveymonkey.com Secure Online Payment: https://domainxweb.com/?n=www.surveymonkey.com&r=c All services will be automatically restored on www.surveymonkey.com if payment is received in full before expiration. Thank you for your cooperation.	2/1/2018 1:04 AM
16	Small business--not big box type stores or chains	2/1/2018 12:36 AM
17	We love to have open rural area in town. Increase taxes if you want, but please keep it that way. Buffalo has so many areas to built and need to rebuilt like downtown and other like close to the old railroad central station. So the question why to destroy green areas in our town. Thank you.	1/31/2018 6:53 PM
18	Too many new builds and duplexes. Disappointed at camp center land being torn down. That could have been a town park. Wish there was a convenient store in Elma plaza again. We need to preserve green space and increase lot size so we don't turn into Lancaster or orchard park. If I liked those towns then I would live there	1/31/2018 6:37 PM
19	Better code enforcement is needed to prevent the spread of zombie homes and to "encourage" current residents to maintain their homes and perform regular maintenemce	1/31/2018 5:28 PM
20	There has been a tremendous amount of building new homes in Elma, Elma seems to be the Place to build right now, everyone wants to move to Elma but with all of this building and future building you will lose the Country atmosphere in Elma, if building continues there will be no more farms, wildlife , woods , open spaces etc.	1/31/2018 12:52 PM
21	My husband and I moved to elma to get away from the crazy building that is going on in lancaster. I would be extremely disappointed to see elma head In the same direction. Thank you	1/31/2018 12:49 PM
22	The tax structure is excellent.	1/31/2018 12:08 PM
23	During my 40 years in Elma I believe the planning board has done a respectable job. Then as time marches on the board should be able to make appropriate changes in the planning to accomodate changes in	1/31/2018 11:32 AM
24	Once the land is developed, you can't get it back. Better to preserve the rural character of the town, that is what makes it such a great place to live!	1/31/2018 11:21 AM
25	When approving new home construction, water runoff and drainage should be reviewed so it does not affect surrounding existing properties.	1/31/2018 10:58 AM
26	PLEASE, PLEASE, PLEASE... don't let Elma start looking like Lancaster or Amherst or Williamsville or what is happening to Clarence. Maintain the rural 'feel' to the town. If people want to settle here make them maintain the authentic, history of Elma as a 'rural' community.	1/31/2018 10:55 AM
27	I'd love to see a community pool in the Village Green Park	1/31/2018 10:42 AM

28	I think a house should have 2-3 acres for their lot size. 5 acres can be too large to take care of properly. I would like to see residential areas stay residential. Businesses should stay in areas already designated for that purpose. This is a very desirable area to live in and I feel it should remain more rural in nature and not just one house after another. Also I don't mind seeing houses behind other houses. They are currently building them across the street from me on Bullis Rd. near Girdle. It maintains green space. I can still see the woods behind those new houses. I appreciate that. Thanks for the opportunity to comment. Donna Leach	1/31/2018 9:51 AM
29	I moved to Elma from Lancaster because of the uncontrolled, irresponsible over building of residential developments. I would really hate to see them take over Elma. But we could use a few more choices for shopping in the area of the Elma Plaza only. We could use a small food store that carries more than a gas station. Otherwise the plaza offerings now fit the bill just great.	1/31/2018 9:44 AM
30	Not in favor of any more flag building lots. Satisfied with town tax rates. Have been very happy living in Elma for the past 45 years!	1/31/2018 12:20 AM
31	Why is the building inspector conducting so much personal development within the town?	1/30/2018 9:57 PM
32	We need to use the tax dollars on repaveing our roads from chairfactory, Treehaven bullies Bowen ext	1/30/2018 9:47 PM
33	Walking trails would be good. I am not opposed to new business, but no big box stores that would threaten the few small businesses we have. A small grocery store like Dash's would be great.	1/30/2018 9:37 PM
34	Delete town supervisor joe schmuck from all those phone calls to residents. have calls made by employees who are involved directly in the work being called about.	1/30/2018 9:34 PM
35	Please keep Elma rural!! This is why we moved here exactly 10 years ago. We have plenty of shopping and recreational activities in surrounding towns.	1/30/2018 9:32 PM
36	small general store market	1/30/2018 9:30 PM
37	When we moved to our old home (late 1800's) Home on 4+ acres I was under the impression that new builds were required to be built on 5+ acres. I think I misunderstood or if I didn't, it didn't take long for the new government to loosen the restrictions. What I find in the new and improved Elma is that there have been increased accidents, New doubles and rentals have popped up at rapidly, farms are being sold off, many houses are run down and our once thriving Plaza has lost it's butcher, deli, dry cleaner and bakery. Elma might have financial reserves, but it is definitely moving in an uncomfortable direction. No disrespect but it seems like the career town political boys on the bench should have paid more attention to the Comprhensive Plan 12 years ago than their fattening wallets. Glad you are using robo-calls and surveys to include your constituents instead of shaming them for not reading the Elma Review. A sincere thank you.	1/30/2018 9:25 PM
38	Discount on taxes for the seniors	1/30/2018 9:05 PM
39	Better management of town employees to stop misusing time while being paid with tax dollars. Unnecessary OT in the highway department is the simple inability of being able to manage a department & schedule properly.	1/30/2018 8:54 PM
40	Traffic light at corner of bullis and stolle Dump days are treacherous	1/30/2018 8:15 PM
41	I am sick of seeing so much green space turned into housing. I moved here to get away from the building everywhere else and I am disappointed that Elma is turning into Lancaster. I like the fields near Cy's pharmacy are beautiful and love driving past it on the way to my home. I love the green space we see while driving through our town and I don't want to see continued building everywhere!	1/30/2018 8:10 PM
42	Don't turn Elma in to Lancaster! Regulate and keep growth moderate, slow growth rate is better then no growth. I forsee a viable town that can keep its small town feel	1/30/2018 8:07 PM
43	We moved here from Amherst because it was more of a rural area and for the great school district, Iroquois! Please do not get rid of the green space by over building. Thank you!	1/30/2018 8:05 PM
44	I am begging you, PLEASE stop patching Girdle road and PAVE the rest of it. The road is nearly dangerous to operate a car on and impossible to safely operate a motorcycle on.	1/30/2018 7:17 PM

45	We need a grocery store, Aldi's, or shurfine, something other than going into East Aurora, we need a main Street with shops. Also was very dissatisfied with town of Elma during the wind storm last March. I live on Jamison and was without power for 5 days. I get text alerts from the town but received nothing about services to help me when without electricity so long. But the same day the power finally came back on, I got a text from the town telling me a bridge was going to be out in a month. Unreal, no communication when in need	1/30/2018 7:17 PM
46	In this survey you do not designate what size lots are "normal" when you ask: larger, smaller, etc. Question: are cluster homes what we call subdivisions? We need more subdivisions and not "houses behind houses" which look ridiculous.	1/30/2018 7:10 PM
47	I would like to see some one come up with a way to build something similar to the patio homes off rice rd. But at a more reasonable price . For the amount of land you get, they are so overpriced.	1/30/2018 5:42 PM
48	Please reassess speed limits to protect residential roads or encourage appropriate agency to do so. (e.g. myriad voices say 45 is way too high for N Blossom Rd.) Protect communities!--for better quality of life.	1/30/2018 5:29 PM
49	Control of black flies needs to be addressed in the town.	1/30/2018 5:08 PM
50	I love living in Elma. When I moved here 20+ years ago, I did so because it was a quiet, peaceful town. I could enjoy my home and yard and its peacefulness. Over the last few years Elma has become a much less enjoyable and peaceful place to live. The use of 4-wheelers and mini bikes has grown to unlivable proportions. These vehicles disturb the peace and quiet many residents like me moved to Elma for. The constant noise interferes with my ability to enjoy my home, yard, and land. Something needs to be done about this problem! This senseless noise sometimes goes on for hours. This problem needs to be addresses and soon. It is ruining our peaceful town.	1/30/2018 4:58 PM
51	Please prevent development of subdivisions with lots less than 5 acres!	1/30/2018 4:49 PM
52	Elma is a great community. We need to encourage and help people to come to our town overseeing the growth.	1/30/2018 12:16 PM
53	control and minimize urban creep.	1/30/2018 10:42 AM
54	Additional income from business addition and controlled residential developments should be used to reduce town taxes, maintain town roads, and create additional recreational services (such as supporting the Iroquois sports complex which has the potential to benefit most families within the town in some way.	1/30/2018 10:13 AM
55	We need more ways to generate income to lower residents taxes but monitor the growth of business. We need to grow but also keep the small town feel.	1/30/2018 10:03 AM
56	Our lovely town of Elma is like a "jewel" in Western New York because we have not allowed significant development, either residential or commercial. Keep taxes stable please.	1/29/2018 7:27 PM
57	I would like to see our beautiful little town remain quaint and peaceful. I would like to see business development in the elma center as well. I do not want to have tax increases however to do that.	1/29/2018 7:26 PM
58	Better paved roads. They are in atrocious shape especially Girdle Rd. Between West Blood & Bullis. Horrible that school buses have to use this route. Better plowing of roads in the winter & accurate pick up of trash & debris when scheduled.	1/29/2018 5:38 PM
59	Keep the town the same	1/29/2018 2:00 PM
60	Keep Elma Green! No cluster development. No more apartments, senior housing, commercial development. Do not bring sewers into the town. Keep growth down to limit impact on MSGP/MS4.	1/29/2018 1:46 PM
61	Encouraging small commercial development by support through tax incentives and Town Board support will be a benefit to all residents.	1/29/2018 12:43 PM
62	There is a huge safety issue for bike riding and running in Elma. I would pay more in my taxes for off-road trails like surrounding towns get to enjoy.	1/28/2018 2:53 PM
63	better road maintenance speed enforcement	1/28/2018 1:07 PM
64	We moved here for cleaner, quieter living. I hate seeing the loss of green space and farm land going to housing. We love this town and all the services are great, and would love to see it stay great. Thank you.	1/28/2018 7:12 AM
65	There should be walk ways on the busy streets so people can ride bikes, walk dogs or walk or run safely.	1/27/2018 11:51 PM

66	Flag lots should be STOPPED Slow down housing or we will be like lancaster	1/27/2018 9:24 AM
67	Doubles should be owner occupied	1/27/2018 8:27 AM
68	Elma is becoming an awfully noisy town: lots of shooting guns, racing motorcycles, snowmobiles late at night etc. Snowplowing is not frequent enough in winter.	1/26/2018 7:50 PM
69	I hope Elma never gets too populated - it is what makes this area so desirable - need to keep it that way - or it will be like every other town	1/26/2018 7:44 PM
70	we need at least one small grocery store and senior housing that is affordable	1/26/2018 3:50 PM
71	The shoots itself in the foot by not allowing re-development of existing structures. The building inspector has their own agenda and routinely can not show regulations that are sited. It appears we have a town that does not allow home owners to own their own homes.	1/26/2018 9:18 AM
72	I like the mix of suburb/rural in the town, and would like to maintain that. Every time I drive through Lancaster, I'm glad we don't have subdivision after subdivision.	1/25/2018 5:44 PM
73	Lost count - Same PC, same Windows User, same internet browser (Chrome), had to clear cookies to retake survey in incognito mode. It seems anyone, including non-residents/contractors/developers/vendors can easily complete this survey many times simply by using different PC; or, different Windows user ID's (different cookie) on the same PC; or, using different web browsers on the same account/user; or, simply clearing cookies on their web browser. Please do not put too much weight on the results of this survey on making decisions for the future of Elma.	1/25/2018 5:37 PM
74	T6 (same PC, same Windows User, same internet browser Chrome, used 'incognito windows' (did not need to clear cookies))...	1/25/2018 5:26 PM
75	T5 (same PC, same Windows User, same internet browser (Chrome) - able to retake survey after 'clearing cookies').	1/25/2018 5:21 PM
76	T4 (same PC, same Windows User, third internet browser (T2 Edge, T3 Explorer, T4 Chrome)).	1/25/2018 5:15 PM
77	T3 (same PC, same Windows User, different internet browser (T2 Edge, T3 Explorer)).	1/25/2018 5:11 PM
78	T2 (same PC, different windows user, which can be created easily)	1/25/2018 5:07 PM
79	T1	1/25/2018 4:53 PM
80	None	1/25/2018 4:39 PM
81	Work with the county and state to install left turn lanes at intersections with signal lights (Clinton/Bowen, Clinton/Girdle, Bullis/Bowen, Bullis/Girdle, Jamison/Bowen). So much traffic from Lancaster/Clarence use Bowen and Girdle to get to Jamison corridor along with truck traffic detouring around villages of Lancaster and Depew tie up many intersections. Bottle neck at Bullis/Girdle every day due to Iroquois school traffic. Everybody drives around left turn vehicles on the shoulder at all these interesections.	1/25/2018 3:19 PM
82	Love living in Elma	1/25/2018 2:36 PM
83	Please keep the taxes low.	1/25/2018 2:18 PM
84	Businesses should only be allowed in commercial areas and existing Illegitimate businesses in residential areas should be scrutinized and ended for the quality of life and character of neighborhoods	1/25/2018 2:03 PM
85	I like the rural/farm lifestyle. I help part time on local farms. Owning land for a farm is good, owning large land for a house is a waste. Our parks are simple and nice. Is it possible to cohabit public access land with schools? Moved here in 95 to escape the overdevelopment in Amherst.	1/25/2018 1:58 PM

86	<p>I know we cant turn back time on the building that has already recently taken place here in the last 5 or so more years, however, I would hate to see ELMA just turn into another overpopulated, overbuilt, over busy, over noisy, both by adding more residential & commercial buildings, with a irreversible non-rural overall appearance like the towns of: Lancaster, Clarence, East Amherst, Orchard Park, Hamburg, East Aurora etc., have all done, over the last 20 years, especially so, in the last 5 to 10 years. That's what makes ELMA uniquely different, is we are not a way far out drive to "boonyville", but we are still a rural town in our appearance, bordering Transit Rd., close enough to all the activities and business that anyone could want or need. Keep ELMA a peaceful, low crime, low issue, low noise, low traffic, town, its nice to see in 2018 and beyond, around our town; wildlife and woods and fields and farms, and crops and farm animals with barns and in some cases big distances between homes, hunting, horses, snowmobiles etc.. Everything in life is not just about money and additional tax revenue. If we keep building we will eventually need more: schools, more roads, more police, more firemen, more highway workers with trucks, plows, salt, more paving and maintenance, more stores, more jobs, additional town hall employees, and with all of that comes more and more higher property and school taxes, remember, nothing in life is free and nothing comes without increased problems. For our town officials, keep your life simple, you think you don't have enough free time, quite time and sleep and time with your families and hobbies currently, you can all say goodbye to all of that if the town allows massive growth both in residential and commercial settings, you don't believe me, call some long serving officials from: Cheektowaga, West Seneca, Amherst, Clarence, Depew, East Aurora and Lancaster, ask them how their work and private life is now, compared to 10-15-20 years ago, its much more stressful and time consuming, they are on call 24/7, its constant problems, concerns, time, ideas, issues, crime, law changes, policy changes, zoning issues and challenges. That is a true reality of extensive town growth, over any period of time. Even if the growth is stretched out over many years, once its added and done, the peace is over and the pain comes into your life as town officials and as home owners. I do appreciate you asking for the residents opinion on this very important matter, hats off to all of our town officials for actually caring about the current residents, tax payers and voters opinions, again this is what is uniquely different about Elma compared to the other surrounding towns. Keep it all simple, leave well enough alone, keep everyone's life and homelife; simple, quiet, rural, safe, low key, and pleasant. Thanks for reading my ideas and concerns, I hope it makes a difference. Have a great day, and lets all have a great future together, in our great unique town of Elma, let us be different from all the other towns around, lets not make the same misstate they already made over recent years. Just ask yourself, why change at all? Its already truly great now. Consistency is very enjoyable in life. Why change a good thing. Why ruin a good thing. Ask yourself, don't you already just LOVE living in Elma, the way it already is, if you don't, or any resident doesn't, then they should move to anyone of the towns I have listed above. I love Elma as it already is; rural, quiet, peaceful, low crime, wooded, low stress, low traffic, laid back, old fashioned, different, low key etc.. Just enjoy it.</p>	1/25/2018 1:28 PM
87	<p>I feel that there needs to be a big push to recruit younger people into the fire/EMS service in the town. Incentivize the fire service to ensure our protection in the future.</p>	1/25/2018 12:47 PM
88	<p>Overall, I enjoy living in Elma. I would not be opposed to new businesses in the Elma Center if they were quaint and controlled like East Aurora. I do NOT ever want to see cluster type homes in the Elma Center. I would be more in favor if these types of homes were further out. I already have to wait at the light on Bullis and Bowen for two turns as it is at times. Thank you for listening.</p>	1/25/2018 11:18 AM
89	<p>Just do not want to see cluster housing and actually apartments would be ok but need to be highly maintained</p>	1/25/2018 11:04 AM
90	<p>keep Elma rural</p>	1/25/2018 10:34 AM
91	<p>Thank You</p>	1/25/2018 10:27 AM
92	<p>Love Elma,NY!</p>	1/25/2018 10:24 AM
93	<p>this survey is very difficult to read. anyone with any kind of visual impairment or the elderly will have a problem discerning the question and more importantly it is very difficult to find on the Town of Elma website. other than that, we are very fond of our town and we appreciate the effort of the town's officers and staff in the town hall in making and preserving the quality of life in the town. Thank you so very much.</p>	1/25/2018 9:48 AM
94	<p>Solar panels for commercial use should also be limited to the roof tops. Should a business wish to use solar panels over a parking area, as long as it is tastefully designed, that would also be acceptable.</p>	1/24/2018 9:27 PM
95	<p>I think we should encourage commercial development along Transit Rd, and work towards building bike/walking trails/paths connecting schools and parks.</p>	1/24/2018 8:12 PM

96	I would like to see a park/walking trails behind town hall, as advertised when property was bought.	1/24/2018 8:05 PM
97	If you build senior housing make it affordable for lower incomes	1/24/2018 7:33 PM
98	We are new to Elma and have enjoyed the experience so far. People are very kind, helpful, and accommodating. We left Lancaster because of the over development and I would hate to see that happen to Elma. We enjoy the country feel but still close to many necessities.	1/24/2018 7:29 PM
99	I like elma for its down home , quiet, country.i also like this town because its close proximity to everything. I don't want it to become another Lancaster. I like this nice quiet town, but I would like another road built, so there isn't so much traffic on bullis rd. where I live.	1/24/2018 7:27 PM
100	Stop the flag lots and over development	1/24/2018 7:22 PM
101	keep it as it is.What a great place to live THANK YOU	1/24/2018 7:22 PM
102	Lets keep it a rural community that's why I chose to live here.	1/24/2018 6:54 PM
103	Please do not let Elma become another Lancaster. Keep it rural	1/24/2018 6:26 PM
104	Better control of flood districts	1/24/2018 6:09 PM
105	1) Discontinue building of homes on scattered lots with no approved common streets as off Bullis Road. 2) The cluster of duplexes on Bullis near Town Line look like seeds of a future slum. Discontinue allowing this type of clustered construction. 3)Why not permit the development of patio homes off Bullis Road near Bowen? it would provide a larger tax base for the town. 4)Voting districts within the Town of Elma should be consolidated into one. perhaps the Town Hall could be used for this purpose. Why can't the Town and the County work together to save money and avoid the waste of so many voting districts? 5)The Senior Center for the Town needs to inform residents of activities and trips for seniors through more aggressive news media and the Town website. 6)Encourage Wegman's or Aldi's to build a grocery store in Town. We are deprived of good grocery and retail businesses. 7)Put an END to the "keep Elma rural" campaign. There is nothing rural about a cluster of duplexes on Bullis Road. There does not appear to be any rhyme or reason to permits for housing locations/size/number of units. 8)The park adjacent to the Elma Golf Course is underutilized and in sad shape. It would be prime real estate for single family homes adjacent to the golf course. After all, the Town does have other park facilities. 9)Road maintenance of the Town's main and residential roadways is substandard when we view roads in similar towns.	1/24/2018 5:59 PM
106	Most people like the open, rural feel of Elma. If to much building is allowed Elma will look like every other town or village, so keep building to a minim, especially with business. When our home value keeps going up because of our rural feel and low taxes, the town will also benefit. We are happy with no sewer and the availability of using the dumps. Also, with increased building over the years tragic has dramatically increased. This is yet another concern that is often overlooked. We want to keep hearing how lucky we are to live in Elma from people we meet. Town officials are doing a good job of keeping our small town rural feel. PLEASE RESIST the pressures from investors who want to make money from this beautiful small town. Thanks for doing this survey and please think seriously about the input residences are making.	1/24/2018 5:44 PM
107	I am looking to move to a patio home in the near future but would want condo tax status so I may have to relocate out of Elma. Hopefully you will allow more development of patio homes with condo tax status so I can stay in this lovely area.	1/24/2018 5:09 PM
108	We need places in our community that young families can move into. Controlled growth is fine but you have to start allowing new developments in the area. And "Residential cluster housing" sounds like a very negative term for new Developments.	1/24/2018 3:30 PM
109	We have a beautiful Town, free of the congestion and overgrowth which has stricken much of the northtowns and even south, such as Orchard Park (where we moved from due to traffic congestion, over-building, etc.). Please discourage the new residential developments which have been the downfall of so many quasi-rural and otherwise peaceful communities. Thank you!	1/24/2018 3:06 PM
110	Too much building in the last few years would like to see the town stay rural	1/24/2018 2:53 PM
111	I think everyone is doing a good job.	1/24/2018 2:52 PM
112	I think that Elma could greatly benefit from a grocery store. Tops in East Aurora is a terrible place to shop and most people that I know will go to Transit Rd. and Wegmans.	1/24/2018 2:29 PM
113	Would like to see Elma remain a Rural Community.	1/24/2018 1:26 PM
114	I,m sure that the present offical people will continue to do a good job.	1/24/2018 12:23 PM

115	please stop building apartments, townhouses, and rentals.	1/24/2018 11:25 AM
116	I understand the concept of cluster development and how it can save on infrastructure costs and preserve green space. I'm concerned though with wastewater treatment and how each cluster needs it's own packaged treatment system. Is there a long range plan for wastewater collection and treatment Town wide? Having multiple small plants and collection systems will be a maintenance and labor problem if the Town takes on the responsibility. Also drainage with clusters can be an issue if there is no Town wide general plan developed as opposed to site specific plans only. My neighborhood has drainage issues and the Town has been negligent in addressing any type of fix. Could be a sign of future problems.	1/24/2018 11:17 AM
117	Look at what has happened to Lancaster with its rapid uncontrolled development. At certain hours the traffic is out of control. Lancaster has out grown their roads. Elma should learn from Lancaster's dilemma. A rural atmosphere is why people enjoy living in Elma.	1/24/2018 10:56 AM
118	Seneca St is a eyesore. Too much building started, and left unfinished. Also the Cy's plaza needs to be cleaned up.	1/24/2018 10:41 AM
119	elma is a great place to raise a family . don't over develop it would make the dump site be too busy causing more pollution be green for the future of our kids	1/24/2018 10:19 AM
120	I would like to have more opportunities to vote in similar items. I would like there to be a mechanism to increase public safety for the Elma Park (at the senior center)for residents. Maybe just a camera on the parking lot would increase safety. As a women, walking at the far end of the park feels a bit isolating and unsafe, but it is such a beautiful town asset to not take advantage of.	1/24/2018 9:57 AM
121	Elma is solid	1/24/2018 9:20 AM
122	Maintain the integrity of the community as is. Very controlled growth with no increase in taxes or governmental services.	1/24/2018 8:54 AM
123	I'd suggest limiting sub-developments. I'd live in Lancaster or Clarence if I wanted to be around thousands of cookie cutter houses on <1/4 acre lots. I'd suggest the town take a hard look at subdividing any lots to less than 1 acre	1/24/2018 8:45 AM
124	Put a moratorium on townhouses,duplexes and apartments	1/24/2018 8:21 AM
125	resurfacing roadways with crushed stone and tar should be stopped.	1/24/2018 8:17 AM
126	Drainage still a major issue an not maintained well in the area of Winspear and Oakgrove - drainage district was established by town but nothing addressed properly - this is a draw back of building not being controlled or monitored	1/24/2018 8:03 AM
127	Anyone can take this survey....the results could be extremely biased. Why is there no sign-in to limit it to real Elma residents? Dan Little 1391 Billington Rd. Nancy and I love Elma, Thank you for keeping it the best kept secret in WNY	1/24/2018 7:09 AM
128	We moved to Elma because of the rural quality of life. DO NOT CHANGE IT!!! Thank you for sending this survey.	1/24/2018 7:07 AM
129	single family homes should not be built on 5 acre lots. The cluster of houses on bullis rd. looks terrible. It should of been a subdivision just like Kettle Run. Subdivisions should be allowed. It's 2018! Solar panels should also be allowed.	1/24/2018 7:03 AM
130	Get the county to maintain roads better and clean ditches more often to allow better drainage	1/24/2018 12:30 AM
131	Need leaf pickup	1/23/2018 10:26 PM
132	I like houses to be distinct- not 3 models a builder used	1/23/2018 10:26 PM
133	stop flag lot developing and stop building doubles. creating water problems on schwartz road. wet land doubles should not have been allowed on schwartz road.	1/23/2018 10:13 PM
134	Need to encourage a convenient store to return to Elma Center.	1/23/2018 9:51 PM
135	I moved to Elma when I was three years old and live here now with my husband and our children. I love this town, always have. I definitely don't want to see it destroyed by money grubbing people who want to profit by building unorganized low quality housing that will not preserve the beauty that is Elma.	1/23/2018 8:45 PM
136	As someone who is now suffering due to the approval of flag lots, I discourage any type of growth in Elma. You will lose the small town charm with over development.	1/23/2018 8:32 PM

137	No more rentals, town houses and duplexes.	1/23/2018 8:07 PM
138	I left several questions blank because I believe the choices for answering were incomplete. For example, the issue of solar panels- While I generally favor the IDEA of solar energy, I believe solar panels have a way to go , developmentally, before I would even consider putting them to use on my property. You also omitted what I feel is the most pressing need in our town- the condition of our roads. They are DEPLORABLE. The town board would do well to do a thorough review of the condition of our infrastructure, and formulate a plan for fixing/ maintaining it, before it does anything else. G W Radka. 50 Terrace Lane.	1/23/2018 7:44 PM
139	For safety, reduce speed limits at dangerous turns such as Bowen near Chairfactory, change level of Bullis - Bowen intersection so that auto head lights do not shine up to incoming cars, landscape major intersections in town with new trees etc. and maintain it. thank you for giving us this opportunity	1/23/2018 7:27 PM
140	I would like to see developments of homes that will add to the tax base...surrounding towns (West Seneca) have small homes that either single parent families or elderly live in, so the entire tax burden is on the young families...we want to encourage larger new homes to spread the tax base and commercial businesses in designated areas.	1/23/2018 7:21 PM
141	Love Elma, would like a "town" or plaza area to go to for shopping.	1/23/2018 7:11 PM
142	More street lights would be nice.	1/23/2018 7:06 PM
143	No sidewalks if possible. Keep up the good work. Happy with Elma' s development currently	1/23/2018 7:03 PM
144	We appreciate the phone messages/ updates	1/23/2018 6:53 PM
145	No more building getting to built up here in the last few years rather see it stay rural	1/23/2018 6:45 PM
146	Solar Panels in Western NY. Not enough sun year around.	1/23/2018 6:36 PM
147	I live on a main road that traffic wasnt bad when we moved in and now it could take us 5/6 min. just to get out . I know there is always going to be development but keeping it to a minimum would be nice. I have a lot of friends who work for the town and it would be nice if they could keep the developers with the deep pockets in check.	1/23/2018 6:29 PM
148	I think people in the town are paying higher taxes compared to other townships. I think people prefer a quieter town with a small town environment and the the town should be able to run with the amount of money it collects from taxpayers already. There are plenty of businesses and stores to shop in within very close driving distances. Not really necessary to lose Elma's small town feel.	1/23/2018 6:01 PM
149	Would like to see open space preserved....housing developments are great, but it's important to maintain the "country-feel" quality of life that represents a core component of elma's Culture and foundational essence.	1/23/2018 5:49 PM
150	I would like to see FASTER and SIMPLER ways of getting the NUMEROUS amounts of burned out street lights taken care of.	1/23/2018 5:09 PM
151	I would like to see a review of the lighting districts in town where some lighting needs to be reduced and where some should be added !	1/23/2018 5:04 PM
152	In my 20+ years as a resident in the town of Elma, I've noticed, especially recently, how much more traffic there is. I would hate to see our little Elma turn into a Lancaster or West Seneca. I understand the benefits of development, but is nothing sacred anymore? That being said, "fixing up" existing structures, such as the property across from Cy's Elma Plaza and or the plaza itself would be a plan I could get behind. A cute, locally owned coffee shop would be a great addition to said property. Thank you	1/23/2018 4:51 PM

153	Elma is not a town for subdivisions and cluster developments. Look at Cheektowaga and Lancaster, those types of developments have taken over the towns to an extreme extent. Elma needs to remain the rural town that it is. That being said, I understand that development is necessary in the town. Approve residential development in a controlled matter. Absolutely no parcel should be re-zoned to allow for subdivisions. People with large amounts of property within the town should not participate in any board/committee decisions that involve re-zoning districts for subdivisions - they could be encouraging these decisions to seek financial gain. We should focus improving existing commercial areas that are currently run-down. The Elma Plaza, Seneca Street, and the areas towards Transit are all in need of attention and improvement. Instead of approving new commercial sites, encourage businesses to repair/use existing buildings. Perhaps we could develop some type of tax incentive. There should be controlled growth of residential homes. We are not in need of any additional senior housing, we need residents that wish to build families within the community and increase the enrollment rate within the district. Additionally, placing more senior housing will be a burden to our already stressed emergency and fire response resources.	1/23/2018 4:48 PM
154	We are sick and tired of our street, North Star Road, not being paved. The majority of residents are fed up with the tar and cinders. If the town continues with this option, maybe you could come everyday to remove all the cinders that get pulled into our driveways, garages and homes.	1/23/2018 4:43 PM
155	Too rural, looking to move	1/23/2018 4:40 PM
156	After living in a commercialized urban area for 60 years, we moved to Elma for some peace and quiet. Keep Elma rural, peaceful and quiet!	1/23/2018 4:39 PM
157	No more senior housing, no more flag lots. No windmills, no solar panel fields. Keep the town rural. Controlled growth!!!!	1/23/2018 4:37 PM
158	My wife and I are both lifelong residents of Elma. We grew up here and decided to stay here after college. We don't want uninformed or unsupervised growth. We don't want developers flying in under the radar without the public's knowledge or input.	1/23/2018 4:33 PM
159	Roads in need of improved repair	1/23/2018 4:32 PM
160	I feel some of the commercial roads do not project a very good image. Seneca street, parts of Bowen road and I think there should be rules for businesses to maintain a decent appearance.	1/23/2018 4:17 PM
161	I would like to see the rural structure of the town remain. Open fields, farming where allowed, NO heavy building of residential properties. Lets keep Elma a quiet, peaceable community where families feel safe. We don't need another Lancaster here.	1/23/2018 4:12 PM
162	Elma is becoming less and less rural. We need to stop building to preserve the rural living that we moved here for.	1/23/2018 4:11 PM
163	Need to get sewers in the town to help develop residential growth and remove the Elms Water Department and go with Erie County Water.	1/23/2018 4:09 PM
164	There is a need for small deli's small businesses. Urgent need to repair our roads especially Bullis road from Stolle Road to Townline. Also more town activities especially around the holidays. Elma is a wonderful town to raise a family. Close to downtown.	1/23/2018 4:07 PM
165	elma is known for its rural but excellent quality of life. very good schools, and reasonable taxes. growth should slow and steady so elma doesnt end up like some of the other suburban towns.	1/23/2018 4:02 PM
166	I love Elma but my biggest problem is with the condition of the roads. The portion of Bullis (out past Stolle) I live on is atrocious, and has been for years damaging the suspensions and tires of my visitors and myself. Girdle is terrible as well. For what I pay in taxes, I feel this is unacceptable. Our roads are much poorer than many other local municipalities when I consider us one of the nicer towns. One of the big impression makers on people coming here are the conditions of the roads, and I am ashamed of ours.	1/23/2018 4:00 PM
167	Could use a deli/small grocery to avoid the long drive to alden or depew..	1/23/2018 3:58 PM
168	Decrease the creation of flag lots and disallow the construction and usage of cheap metal buildings in the town.	1/23/2018 3:52 PM
169	Please do something about the plowing of Seneca St.. It's been in very dangerous condition for the last few years. Talk to the county about it.	1/23/2018 3:50 PM

170	Traffic has increased in the 9 years of us living in Elma. Every new house I think great 4 more cars on the road. Wish there was a plan to keep the farm land and fields. I am proud to live in Elma for the low taxes and can live without perfect roads and other town amenities.	1/23/2018 3:46 PM
171	The housing developments are a disaster. The corner of Girdle and Bullis is a disaster.	1/23/2018 3:40 PM
172	I like the way that growth in Elma has been controlled. It doesn't look like Lancaster or Amherst. I think that is one of the reasons that cost has been controlled. We still have a lot of open space. That control should continue.	1/23/2018 3:30 PM
173	More stores in center of town - plaza	1/23/2018 3:20 PM
174	Abandoned and deteriorated homes to be inspected and action taken if needed	1/23/2018 3:20 PM
175	fix the roads they are in bad condition	1/23/2018 3:16 PM
176	No more patio homes!!!	1/23/2018 3:10 PM
177	Term limits	1/23/2018 3:09 PM
178	I grew up in town of Pendleton, my husband grew up in town of Wheatfield. My parents still live in Pendleton. We lived in Tonawanda for 7 years, then purchased an existing home in Elma approx. 8 years ago. Elma's rate of growth / location reminds us of Pendleton & Wheatfield - very close to populated areas & conveniences, yet far enough away to still be rural, have an agricultural presence and a better quality of life. Pendleton & Wheatfield are barely rural anymore... they have become the "suburbs" of Amherst / North Tonawanda / Niagara Falls, and are now highly populated with housing developments, patio homes, new housing, apartments, senior housing, commercial & more, popping up left & right! It's unfortunate that we can see this is the same exact direction that Elma is headed in. In just the 8 years we have lived here, we have seen a huge increase in new builds, senior housing & more. There needs to be a time when the town says "enough is enough" or the Elma that folks have known & love will rapidly change and it won't be for the better. Take a drive up to Pendleton and see for yourselves... it's one housing development after another, and barely any green space anymore. What was once loved farmland and open spaces has been replaced by new home after new home, high taxes & a loss of agricultural and rural / green space. We urge the town board, don't cave into pressure from developers... please don't end up like Pendleton.	1/23/2018 3:01 PM
179	None	1/23/2018 2:44 PM
180	Return of a grocery store would be appreciated.	1/23/2018 2:32 PM
181	Preserving the remaining open space in Elma would be fabulous. There has already been plenty of development in the last 20 some years. Let us keep the rural feel of Elma and allow the animals a place to live along with the children a place to run around and be free. I am not opposed to reusing of existing structures.	1/23/2018 2:32 PM
182	None	1/23/2018 2:29 PM
183	I would like to see some of roads re-paved this year especially Winspear Road.	1/23/2018 2:29 PM
184	None	1/23/2018 2:28 PM
185	Town officials / employees that are also developers should not be on committees that affect changing of town codes	1/23/2018 2:25 PM
186	I would love to see residential clusters that were a mix of Towne homes and senior homes promoting family togetherness	1/23/2018 2:10 PM
187	Grocery stores are needed & coffee shops	1/23/2018 2:08 PM
188	Generally love Elma. Would like to see a little more code enforcement on homes, bulk trash items at driveway, cars not registered on a driveway for years.	1/23/2018 2:04 PM
189	More park land and public recreational space is needed.	1/23/2018 1:58 PM
190	Solar panels should be encouraged, but controled	1/23/2018 1:55 PM
191	Now, I feel we need potholes repaired. These up & down temperature swings are really damaging our roads.	1/23/2018 1:51 PM
192	I love the town and all it offers. I would not like to see it overpopulated like surrounding towns. This was our reason to live here, It took three tears to find our home, worth the wait.	1/23/2018 1:49 PM
193	I LOVE LIVING IN ELMA. I HAVE BEEN HERE MY ENTIRE LIFE. LIFE IS GOOD!!!! :)	1/23/2018 1:49 PM

194	Town lands surrounding town hall need better enforcement ... town ordinance enforcement non existent	1/23/2018 1:47 PM
195	We need to boost and encourage younger families to come out to our area to increase our school enrollment therefore raising interest in bettering our recreational facilities/playing fields. I do not want to become like Lancaster with enrollment or with houses piled on top of each other but it would be nice to have more development and kids in the area!	1/23/2018 1:44 PM
196	If we are going to do commercial development we should do it near the Elma plaza, however not much is needed because of the nearness of Transit Road Commercials development. Let's keep Elma the town it is today. I think the biggest waste of space are these flag lots. It is ridiculous to see three driveways next to one another.	1/23/2018 1:43 PM
197	Consolidate the Volunteer Fire Services in town. No need for so many.	1/23/2018 1:40 PM
198	I don't like people living behind peoples homes and taxes need to stop rising every year and Elma town center needs new businesses like coffee or a brewery.	1/23/2018 1:40 PM
199	The semi rural quality of Elma needs to be maintained. The lure of Elma is its small town feel. Commercial development should be limited to areas where it already exists, but no big box stores unless it's on Transit.	1/23/2018 1:38 PM
200	The Elma Highway Department does an excellent job maintaining roads and plowing in the winter.	1/23/2018 1:37 PM
201	we are very happy with our lifestyle in Elma. Country and quiet but not far from everything you need. Excellent school district.	1/23/2018 1:18 PM
202	Preserve the rural aspects.	1/23/2018 1:11 PM
203	My family loves living here in Elma !!!	1/23/2018 1:09 PM
204	In this survey, you never explained the size of residential lots now, so its kind of hard to decide if we want them smaller or larger or left the same.	1/23/2018 1:09 PM
205	All town owned green space should be open to residents not as a buffer to near bye McMansions ! eg Natural walking paths at Handy Rd	1/23/2018 1:03 PM
206	For Elma to progress you need to focus on a "Main Street" like area. A walkable area with shops and boutiques that would benefit the community. The Elma plaza has potential but not alot of stores that offer this. Commercial development areas should focus on already commercial zoned areas. Transit Road, Seneca Street, parts of Bowen Road and Bullis Road and Clinton Street. There should be regulated use of housing development. Avoiding the large house small lot look and development. Less expansion of large apartment buildings. The idea of apartments is for the Landlord to be profitable. Once the facility is older the Landlord typically does not maintain property unless they are required to. In the owner's defense if they don't have to fix something and can still get top dollar why would they. I do believe that Elma has a larger senior population so smaller/down size housing should be available. I think there should be more recreational activities in town for families. It could be a dog park, walking trails, bike trails, or exercise in the park. We also need shops/boutiques for public attraction and more restaurants. The challenge is you can do all these items but it doesn't always mean the community will support them once they are open. Solar panels: They can be allowed but should be limited. The mounting or installation type should be clearly defined. Large fields of solar panels may sound like a good idea but its can cause property depreciation if someones house is next to it. The research really needs to be put in to see if there are any health related concerns prior to letting a mass area of them be installed. I would hate to see them installed and fine out that it contributes to birth defects and cancer years later. You should also check into what happens when a solar panel has to be replaced and what happens to the old solar panel. Is it recycled or just put in a land fill? What are the components of the solar panel if it ends up in a land fill? Will is cause issues as it breaks down.	1/23/2018 12:57 PM
207	I think that the town has done an outstanding job of offering a great community at a good value. Growth, in my opinion shown be such that we can maintain this level of life vs tax cost going forward.	1/23/2018 12:49 PM
208	I know change is inevitable, but would like to keep it to a minimum. Children need fields and woods to explore and play in.	1/23/2018 12:48 PM
209	No solar farms. No windmills. No more satellite towers. Big lots for single-family homes. We have enough "senior housing."	1/23/2018 12:30 PM
210	Fantastic place to live. Great board. Prudence and care should be exercised in moving forward.	1/23/2018 12:24 PM

211	I am not a fan of residential developments. I absolutely do not like the look of taking farm land and putting several homes with individual driveways and multiple utility poles! Jamison and Bullis used to be country farm land and now there are ridiculous looking home developments.	1/23/2018 11:55 AM
212	Stay Elma Strong	1/23/2018 11:41 AM
213	Is anything being done to require property that is in a state of delapidation be removed or renovated in a reasonable time period?	1/23/2018 11:41 AM
214	Keep Elma rural. More attention to infrastructure, ie, road maintenance especially.	1/23/2018 11:15 AM
215	I love the libertarian feel of Elma and the lack of rampant development that you see in many locations in Western New York.	1/23/2018 11:13 AM
216	Affordable senior houses would be a great addition to Elma. Springbrook Shores are too expensive for seniors of modest means. Thanks.	1/23/2018 11:10 AM
217	Stop the development of two family homes in Elma	1/23/2018 11:01 AM
218	Would love to participate in more community/family events and spend more dollars on local Elma businesses, ie. markets, etc. if we had more retail/food market options.	1/23/2018 10:58 AM
219	I believe growth is inevitable so it must be controlled. Commercial and industrial growth is necessary to offset the loss in services v taxes in residential properties. Cluster housing is a way to end massive areas of green space which is not accessible to the public. Solar panels should be allowed on roofs and on the ground in commercial and industrial areas as well as on roofs on residences.	1/23/2018 10:53 AM
220	It is recommended that a traffic signal light be installed at the corner of old Transit and Milestrip Road or a circle in order to make this a safer intersection	1/23/2018 10:39 AM
221	I am NOT in favor of low income housing development in the town of Elma. Another get after the county to repair the roads in the town, ex: Girdle Rd. , thank you.	1/23/2018 10:30 AM
222	houses built behind other houses. jammed in, traffic unbearable. Poor planning over the 31 years I have lived here. Most green space (why I moved here)gone of going. looks just like Amherst NY. Is this how we want to live in elma?? I think not. 6:15 am and I have to wait for sometimes 14-20 cars coming out of Marilla just to get from Schultz rd to Jamison. Just sad how the rural town has been ruined.	1/23/2018 10:26 AM
223	-make Bullis road safer (in the last few years too many have lost their lives), I shouldn't be fearful driving in my neighborhood. -less building, I like that Elma has green space, we don't want to see it taken away -regulations for businesses close to homes, they shouldn't need to light up their business all night when not open and disturb the peace of the homeowners nearby -more options to occupy our kids -I am frequently signing them up in nearby towns because we lack affordable and abundant programs for them. -more programs for kids/adults with disabilities. -programs for soon to be seniors like us that still have younger children at home	1/23/2018 10:13 AM
224	Eliminate the use of flag lots.	1/23/2018 10:08 AM
225	School taxes are outrageous	1/23/2018 10:04 AM
226	I don't believe Elma caused this problem and I don't have a solution but, I live on Bowen Road and the traffic volume has increased to a point that is almost unbearable. Between 6:30 AM and 9:00 AM I wait 2 to 3 min to get out of my driveway also at the end of the day. This is not country living any more. This traffic needs to be controlled.	1/23/2018 9:56 AM
227	I'm all for controlled development so long as the resulting tax benefit is put to use in either more town services or lower taxes across the board.	1/23/2018 9:53 AM
228	Don't become Lancaster or Orchard Park	1/23/2018 9:50 AM
229	Secondary road maintenance is almost non existent Why aren't roads repaired and repaved on a regular basis? One glaring example is Winspear Road between Clinton and Bullis Roads.It has been deteriorated to such a point as not even qualify as a paved road. Forget about more development until roads are improved and can handle any additional traffic.	1/23/2018 9:49 AM
230	Controlled development is fine. However, once green space is gone, it's gone. Try to hang on to it as much as possible.. I'd rather not turn into Cheektowaga.	1/23/2018 9:45 AM
231	Population is declining and towns around us (OP, WS, etc...) already have cluster mcmanions. What they rarely have is good sized lots with privacy. That is why my family and I moved to Elma.	1/23/2018 9:41 AM

232	Elma is not the place for patio homes and apartment buildings- increases traffic, need for sewage treatment, higher taxes. It is also not a place for McMansion villages. It's a historic rural community that is slowly losing its character and quality of life.	1/23/2018 9:27 AM
233	Our roads need to be maintained better. The possibility of fall leaf pickup	1/23/2018 9:24 AM
234	Farmland should be preserved not parceled out for buildings. A suggestion is for the farmer to lease the land if they wish to no longer farm it. We need more our farms!!!!!!! animal or vegetable/fruit. Traffic and noise is increasing with the ongoing development - needs to be stopped!	1/23/2018 9:10 AM
235	I would like Elma to remain rural in nature. I don't want to see another Lancaster with houses on top of each other in development after development.	1/23/2018 9:10 AM
236	I would like to maintain the "semi-rural character" of Elma. Let's not over develop like Lancaster	1/23/2018 8:57 AM
237	Do not let the town become like Lancaster where any open land is being used for subdivisions.	1/23/2018 8:45 AM
238	Elma Center plaza needs to be updated.	1/23/2018 8:35 AM
239	Don't follow the Amherst model of expansion of roads & housing. If you build it, it will be filled and the cycle will repeat.	1/23/2018 8:35 AM
240	I moved to Elma for the small town feel and the green space. I do not want to see Elma become another Lancaster or East Amherst. Those areas are over developed with houses on top of each other as well as multiple buildings for commercial use which stand empty. We should develop and use the empty space we have around the Elma center for those interested in operating a business, not just to build and have empty store fronts or industry which would create more truck traffic.	1/23/2018 8:29 AM
241	have the recycle bins at the town dump be user friendly for shorter people. there are some new bins which are perfect. need all of them to be short person accessible.	1/23/2018 8:16 AM
242	I would like to see the plaza and that area revamped and facelifted. New stores and businesses would be welcomed there. We need a DELI so bad....residents miss it so much	1/23/2018 8:10 AM
243	I am very excited about what Todd Huber is doing on Seneca Street - For a main street leading into Elma, it is a disgrace what it looked like before he started renovating. There are homes in Elma (along Seneca, Rice, Bowen) that are not kept up. They have holes in the roofs, trash and maintenance equipment in the yards, unmowed lawns, etc. that bring down the beauty of the surrounding homes. The town needs to control this aspect more closely	1/23/2018 8:06 AM
244	Beautiful Town. Let's keep the rural feeling!!	1/23/2018 8:01 AM
245	Thank you, for keeping residents involved in future plans for our town. You are doing a great job!	1/23/2018 7:50 AM
246	Our town center is Junk one old drugstore sell fancy purses ..need a real drugstore and a supermarket also Seneca street springbrook several junky delapidated properties ...no useful development in 10 years ..	1/23/2018 7:48 AM
247	Elma, Marilla and Wales are all integral to East Aurora. Too many other places such as Orchard Park, Hamburg, Lancaster, etc have been lost to the suburban sprawl. It is imperative to keep a country buffer around the last self-contained small town outside of Buffalo (EA). This is what truly makes this area unique. Lets not become Orchard Park, etc.	1/23/2018 7:37 AM
248	Consider turn signals at intersections along bowen rd	1/23/2018 7:28 AM
249	Please keep us as a right to farm community. Don't turn us into another Cheektowaga, Amherst, Lancaster.	1/23/2018 7:25 AM
250	Farm and wood lands are disappearing at an alarming rate. Elma is losing its rural charm. I would like to see a program developed to encourage farming and livestock operations or provide an incentive to land owners to lease the land for farming if they are not inclined to farm themselves.	1/23/2018 7:12 AM
251	maintain the property tax levels	1/23/2018 7:00 AM

252	there is an ongoing issue with all the storm water on pound road from seneca street down being drained from everyones front yards to front drains on both sides of the street down to a culvert that allows the water from both sides to then dump well beyond the right of way and floods out several back yards around 219 pound where no front ditches are provided. I have only owned my property approx 9 years but my immediate neighbors state they have addressed this before with no action. I have spent thousands having french drains dug and filled with stone in my back yard but it has had little impact on the problem. My structures are being ruined, ground eroded, health concerns with mold, mosquitos and trees rotting. I have kept pictures of the extreme flooding through the years. I do not understand how this is allowed...and why this one small section of the road does not have storm water ditches/drain pipe like the rest. Please advise. 221 Pound	1/23/2018 6:46 AM
253	Please ,Please start looking @ all the street light that are currently not working!! We pay taxes to have them to work !!!!!!!! Many lights are out throughout all of Elma. Thanks	1/23/2018 6:20 AM
254	Better maintenance of roads	1/23/2018 5:45 AM
255	Need more road maintenance	1/23/2018 5:42 AM
256	We need to take control over the numerous oddly placed duplexes that are popping up all over the town. When I looked to move/build here, I was told I had to have a minimum of 5 acres to build. I purchased much more and was still hassled every step of the way. I often wonder what has changed since that time (2002-2004) as I see development popping up all over. I left Amherst for that very reason. I am glad this is being looked at. Developers should be made to live in the town, not just profit from it.	1/23/2018 5:13 AM
257	Selling off and carving up old farms into Flag type lots have ruined the character of town (i.e.Girdle/Bullis). If the farms must be developed use the frontage only and leave the back land natural.	1/23/2018 3:08 AM
258	More places to shop----clean out existing street light fixtures--filthy---update dog ordinances--too many people have unleashed dogs while walking and trespass on private property with their urine and feces, better composition for the roads, too many holes per season. more personable attitude in town offices.	1/23/2018 1:32 AM
259	My husband and I moved here because of the quiet country setting, yet shopping to the big stores is only minutes away. This town contains a vast amount of vacant land. However, our wish is to keep it that way - such a shame if it became a town of sub- division after sub- division and strip plazas.	1/23/2018 12:28 AM
260	Please publicly announce additional Town Meetings on the Emergency Alert Phone/Text/Email system like you did previously	1/22/2018 11:57 PM
261	The school taxes are too high for someone who never had children and never used the school. It seems that the more people move into Elma, the higher the school taxes yet Marilla and Wales pay very little and their children have to be bussed from father distances.	1/22/2018 11:23 PM
262	Stores or businesses in the Elma Plaza area should be limited to non-industrial. Small businesses or shops would be ideal. We love the Elma Senior Center Park and Elma Meadows, but would like to see them lit and used after dark and kept well maintained.	1/22/2018 10:57 PM
263	One huge burden on homeowners, especially the elderly, is having to take our leaves to the dumps. This is an onerous task that has to be performed many times during the fall. I had to buy a truck specifically for this purpose, a vehicle I do not like and would otherwise never own. I am suggesting that we do a roadside pickup with one of those suction tubes, as I have seen in other towns. I would gladly pay an extra yearly fee for this service. It would also eliminate the endless lines of traffic down Stolle Road and relieve the congestion where we have to unload the material. Please give this serious consideration. I dread the fall because the present situation is killing me. Thank you	1/22/2018 10:45 PM
264	Concerned that if the population increases too much by new housing development, that it will cause overcrowding in Elma Primary. Space is already tight since the 4th grade moved and will increase the class sizes.	1/22/2018 10:28 PM
265	Preserving the character and quality of living in Elma should be the primary goal. Promoting population expansion and commercial growth will invariably require increased expenditures for infrastructure and education to be funded by increasing property taxes. Additionally, one only need look at other communities, such as Amherst, which has pursued a path toward ever increasing growth, to observe the negative results. Increased traffic and the need for more police to address public safety concerns stand out as clear evidence of the predictable consequences of following a similar approach to managing community development.	1/22/2018 10:15 PM

266	Love! Love! Love! Elma! End the flag lots! End building lots being scattered all over acreage. No organization..... gorgeous homes built behind other homes, at angles..... a sneaky way to develop without a subdivision.	1/22/2018 9:50 PM
267	Thank,you...would have been helpful to,know what the current residential lot size is before answering question 4. Elma plaza and the plaza across the street are an eye sore and need to be updated and maintained. village green updates formfaamilies to bring kids to walk, play and even a dog park,would be awesome!!!! Thanks for,encouraging the community to be a part of the discussion.	1/22/2018 9:49 PM
268	Please do not allow further developments that make Elma another suburb. I do not want us to become another Amherst or Williamsville - Lancaster is also being destroyed. Keep Elma rural - open spaces of green and trees - encourage farming (Don't you understand that is why people move here and love it here). All these developments of \$300,000. homes are bringing in the wrong homeowners (the mindset of these homes bring in lawn chemicals and unbelievable traffic - you take away the leisure quiet) We want to live simple. Go to Amherst - do you here crickets and chicadas at night - no way- they can't survive - try and find a frog. Save Elma - don't let it be lost because that will be forever.	1/22/2018 9:45 PM
269	I moved to elma because it has preserved more rural areas and open space while balancing quality of life (good schools, services etc). I would like to see this continue in the future	1/22/2018 9:39 PM
270	Living in the town was a better quality of life 10 years ago.	1/22/2018 9:38 PM
271	I love how Elma is quiet and has lots of open land. It would be nice to update the Elma town plaza a bit and make it look nice. I am against developments because it just becomes over crowded and generates lots of traffic. I really hope Elma stays the way it is and keeps a lot of the green space it has.	1/22/2018 9:35 PM
272	flag lots, for example on bullis road east and west of girdle road are poorly planned and take away of the overall spirit of the community. they seem to be rushed through to increase the tax roles and keep the builders not the community happy.	1/22/2018 9:34 PM
273	Limits on terms of supervisor and other board members	1/22/2018 9:28 PM
274	With the extensive shopping available on transit road and in the East Aurora village, what Elma has to offer is a beautiful, open, community with rural roots and identity. Elma should be in contrast to overcrowded, overdeveloped Lancaster/West Seneca/Cheektowaga, and presented as a more affordable, less-taxed East Aurora. The accessibility to the 400 makes this an amazing opportunity for city commuters--most of whom would come here for a quiet, natural atmosphere - not more plastic developments. Look to the strict, historically rooting planning of East Aurora as a guide! Strict planning increase property values and our sense of community identity.	1/22/2018 9:26 PM
275	Elma needs a real center. A place where you can park the car and walk into a pedestrian center. This needs to be highly deliberate and well thought out. If it is done this way, then great growth will come to the area. If we allow developers to throw up the cheapest option and make money at the community's expense, then we will get the cheapest option. Strong, deliberation planning will make Elma a great town. The founders of this town intended this town to be great and strong and there is no reason it should not be a place of interest for people to come and visit. If there is a beautiful walkable center people will come to it. New housing should be discouraged. This makes everything here more valuable and forces people to renovate existing places.	1/22/2018 9:21 PM
276	We need more roads fixed and not just oil/stoned	1/22/2018 9:13 PM
277	Please don't let Elma become another Clarence or Lancaster, keep it rural!	1/22/2018 9:13 PM
278	Support the local fire departments more.	1/22/2018 9:10 PM
279	We enjoy our life in Elma but would enjoy affordable senior housing and a decent grocery store near or in the current plaza.	1/22/2018 9:09 PM
280	Large clusters of homes are going to increase the demands on all the infrastructure in town. Increasing taxes and making the town more like Lancaster and other towns we all moved away from.	1/22/2018 9:07 PM
281	We should have a plan to protect and restore the watershed and existing natural drainage , even if it means prohibiting development of private property in such areas. This should be part of master plan.	1/22/2018 9:04 PM
282	Need new roads! Horrible driving- not just "oil and stone".... re-pave!!	1/22/2018 9:04 PM

283	Number 4. I do not know present lot size regulations. That may change my opinion. Number10. should include a control choice. These need to be installed in a professional manner and not haphazardly.	1/22/2018 9:00 PM
284	Keep our semi-rural character. And the sheriff substation.	1/22/2018 8:53 PM
285	Fix pothole, especially Girdle	1/22/2018 8:52 PM
286	It would be good to allow some development with controls.	1/22/2018 8:48 PM
287	The sports proposal #1 should be put up on it's own and explained better for a revote. Also no fund raising was done on any level to help lower the cost to residents	1/22/2018 8:36 PM
288	Bullis Rd. Is full of dangerous potholes! The plaza needs stores!	1/22/2018 8:29 PM
289	I lived in Lancaster for over 20 years and left due to over development, my wife and I moved to Elma because of the rural surroundings and controlled development	1/22/2018 8:25 PM
290	More open door meetings and information available to the public. Town news letter mailed to all and put more items to a public vote.	1/22/2018 8:23 PM
291	I wish Girdle road would be repaved instead doing the constant patch jobs. its absolutely horrendous to dodge those pot holes.	1/22/2018 8:23 PM
292	Keep tax burden as low as possible.	1/22/2018 8:22 PM
293	Please keep Elma special and different from all other communities in Erie county. It's the reason I moved here from Lancaster	1/22/2018 8:17 PM
294	I would prefer to see Elma remain on the smaller side and not head in the direction of West Senca	1/22/2018 8:16 PM
295	Good job by all town employees. The highway department keeps our roads clear and smooth. The town hall staff are so helpful and pleasant. Town leaders protect us residents.	1/22/2018 8:14 PM
296	Would like to see town vehicles plow and/or salt the Springbrook Shores development.	1/22/2018 8:14 PM
297	I hate flag lots. The batting cages were poorly designed. We should have an indoor batting facility recreation center for the young adults. There should be a town pool. There needs to be a plan for community growth that includes neighborhoods where children can play without fear of getting run over by cars. It's time for new roads and child friendly developments. We don't need flag lots on busy roads. We don't need more businesses, apartments, or condos. Elma needs to be family friendly with a recreation center.	1/22/2018 8:10 PM
298	The roads need more attention in the winter and then in the spring after damaged from the plows.	1/22/2018 8:07 PM
299	Please try to maintain the open/green space in Elma. That's why we moved here from Amherst. Houses there are too close for us and we love the current agricultural/rural feel of Elma. Thank you!	1/22/2018 8:07 PM
300	Good services, fire department, and highway maintenance, transfer station	1/22/2018 8:05 PM
301	Are there any controls on who can take this survey? What stops all/many employees of some developer or solar panel company, perhaps none residents of Elma, from completing this survey?	1/22/2018 8:04 PM
302	I am strongly opposed to further apartment complexes and suburban sprawl. Flag lots should be discouraged. I am pleased with the restoration of properties on Seneca street in Springbrook.	1/22/2018 8:01 PM
303	More development similar to Timberline and meadow brook. Development like Springbrook Shores is strongly opposed.	1/22/2018 8:01 PM
304	Encourage small private business in Elma Center. Create bike/ walking path along Bowen Rd between Woodard and Bullis Rd. on same side of Plaza. This would allow safe walking from Senior apartments, Pond Brook homes from the North of Plaza, and residents who live South of Plaza- off Woodard Road- ie) Oaknoll Ct, Hilltop, Doris, Pearl Terrace safe access by foot or bike.	1/22/2018 7:58 PM
305	Elma really needs pedestrian trails connecting parks,schools,green spaces and shopping areas.	1/22/2018 7:57 PM
306	Proactively prevent what happened at the old Camp Centerland (the sale and quick demolition of all structures, some historic) to ever happen again.	1/22/2018 7:55 PM
307	We need a small grocery store like Dash's or something in the Plaza. Or let someone build a small grocery store. The plaza is truly a dump, it needs to be updated.	1/22/2018 7:52 PM
308	The town should be a model for other Towns to copy. Very happy I live in the Town.	1/22/2018 7:51 PM

309	End flag lot development. Strictly enforce minimum 5 acre building lot size. Build a community center.	1/22/2018 7:46 PM
310	Please maintain the small town feel of the town. Having grown up in Hamburg, I've seen what too much development can do to a once comfortable, small town.	1/22/2018 7:46 PM
311	The development on the northeast side of Girdle and Bullis is ridiculous. Please try to avoid something like this in the future.	1/22/2018 7:44 PM
312	Purchasing the land Behind Annunciation Church that backs up to the buffalo creek. Make it a wet lands park with a large fishing pond and nature walk ! Excellent location for preserving Nature !	1/22/2018 7:43 PM
313	The Town snow plowing is so much better than the Counties.	1/22/2018 7:42 PM
314	Eliminate or reduce school taxes for elderly residents	1/22/2018 7:41 PM
315	roads like Girdle and Bowen are in very rough shape	1/22/2018 7:41 PM
316	Please no more cluster housing (like on william). We moved here for the small town/rural nature, small class sizes equal more one on one help. We don't need to become an east aurora to grow and prosper!	1/22/2018 7:36 PM
317	I believe some of the questions in this survey could have been more specific on choices - or at least given the respondent an additional space to add/clarify an answer. Also note ~ a spelling error is listed in the e-mail to connect to this survey.	1/22/2018 7:36 PM
318	We need to select certain areas of the town to preserve the heritage of the town. Ex. Historic homes need to be preserved.	1/22/2018 7:33 PM
319	We moved to Elma for the rural space and large lots. Please don't make this a subdivision town with lots of new build homes and McMansions!!	1/22/2018 7:33 PM
320	Have a nice day!!	1/22/2018 7:31 PM
321	Some of the roads need to be redone. Also the cluster of homes whereby some are behind others should be stopped. For example the homes on Bullis near Girdle Rd looks cluttered	1/22/2018 7:29 PM
322	Solar panel question should also allow for panels on commercial building roofs, she'd roofs, etc.	1/22/2018 7:27 PM
323	Would really like a grocery store at Elma Plaza like there used to be. Would really like stricter regulations on RV's in driveways/yards. Many homes are looking like trailer parks. Thank you.	1/22/2018 7:27 PM
324	Enforce the speed limit on Jamison Road in East Elma area	1/22/2018 7:24 PM
325	The town officials and department heads are doing an excellent job.	1/22/2018 7:24 PM
326	The rural character of the town should be preserved.We are not Amherst ,Lancaster or Williamsville.	1/22/2018 7:23 PM
327	No more new development. If we keep adding houses the school class room sizes will rival Lancaster. Lancaster has 30 students per class and that was the reason we left that district.	1/22/2018 7:23 PM
328	In my opinion the open area that's left in our town is precious. New single homes being built are good as long as it matches the current residential layout and keep the lot sizes somewhat spacious. Poorly maintained homes which are standing would benefit from a tear down and rebuild which increases revenue (can't force this though). Nature walking paths are wonderful, the town did a beautiful job on Bowen Road next to the fire hall and would like to see more. Elma meadows park looks beat up, I realize it's a county park though. All in all Elma is great keep up the good work!	1/22/2018 7:23 PM
329	Like to limit residential development & any commercial development should be where existing clusters are: Elma Plaza & Seneca Street areas	1/22/2018 7:22 PM
330	Elma is Erie County's best kept secret, keep it that way. Let Lancaster, Orchard Park, West Seneca have large scale cluster development. Keep Elma rural.	1/22/2018 7:22 PM
331	Additional days at the transfer station..	1/22/2018 7:21 PM
332	None	1/22/2018 7:21 PM
333	The town does an excellent job with their recycling program- much appreciated. We all need to take care of our "trash" and our environment . Please fix the potholes on Girdle Road and paint lines on the road- in the middle and side- it is very difficult to see where the road ends on the side without the lines when the weather is bad (snow, rain) .	1/22/2018 7:20 PM

334	Need for a small grocery store. The town will grow but it needs to be controlled as to where and what kind of growth. Certain areas already are commercial and that could be expanded and/or updated. Also, if land has been made unsaleable due to repeated rezoning, the taxes should be reduced on such land.	1/22/2018 7:11 PM
335	I highly recommend reading "The Geography of Nowhere: The Rise and Decline of America's Man-Made Landscape". It provides an excellent description of how the United States has been arbitrarily developed to cater primarily to automobiles, with little regard for the actual needs of people, or their quality of life. The book does a great job of illuminating attributes that result in a truly great place to live. I am concerned that the questions in the survey leave a lot of room for interpretation. There is a huge demand for housing in Elma, and if that demand takes its natural course, we will end up with more subdivisions randomly placed wherever farms are sold, and flag lots with ridiculous giant houses stacked behind and between every house on a public road. If Elma wants to be sparsely populated farming suburb of East Aurora, then new development should be strongly discouraged. If Elma wants to be a town, then a dense town center or village should be developed based on planning principles discussed in the Geography of Nowhere book. Additional development without a vision and plan for the future of Elma will only detract from the quality of life of residents.	1/22/2018 7:10 PM
336	The town needs a store where a person can buy basic items. Years ago we had a convenient Mart in the elma plaza.	1/22/2018 7:10 PM
337	Improve highways	1/22/2018 7:10 PM
338	discourage apartments and lower income housing because that tends to bring social problems to the neighborhoods and schools.	1/22/2018 7:08 PM
339	Bike paths and expansion of trails in Village Park. Encourage a mid-town supermarket. Consider home garbage pickup.	1/22/2018 7:07 PM
340	PRESERVE THE RURAL NATURE OF ELMA, DON'T LET US BECOME ANOTHER LANCASTER	1/22/2018 7:07 PM
341	We don't want to turn into Lancaster, we chose to live in Elma because of the green space and fact that it is still somewhat rural and underdeveloped, we can go to other towns to shop.	1/22/2018 7:04 PM
342	More consistency with brush and junk pick ups on posted days so items are not sitting on the front lawn for weeks. Girdle and Bowen NEED to be repaved asap! Cable tv options - more choices are needed.	1/22/2018 7:02 PM
343	Regulated duplex homes built next to single family homes . Many that were built are eyesores. What about building codes . House on Seneca st with caved in roof . I see many clearly not up to code	1/22/2018 6:57 PM
344	I would like to have a shopping/entertainment/restaurant area in Elma. A smaller version of East Aurora or Village of Orchard Park.	1/22/2018 6:57 PM
345	I appreciate that Elma's town govt. listens to its residents, controls the amount of building being done and offers excellent quality family opportunities to it's residents.	1/22/2018 6:56 PM
346	The highway department doesn't seem to care about are concerns, when you call about something there is never any follow up.	1/22/2018 6:53 PM
347	Be wary of the Erie County Water Authority	1/22/2018 6:52 PM
348	I love the town Transfer Station. It make it very easy disposal of trash.	1/22/2018 6:49 PM
349	I would love for the High School to build new athletic fields	1/22/2018 6:47 PM
350	Any major projects should be voted on by the tax paying property owners only. We don't need a new sports complex. Roads are in horrible condition. Its time to start thinking about town wide trash pickup. Keep Elma Green!!!	1/22/2018 6:40 PM
351	Cluster development would be fine with larger lot size mixed lot sizes. No smaller than 1 acre preferably 2	1/22/2018 6:40 PM
352	Little consideration has been given to senior housing. We need more trash pick ups. Council People are not keeping promises. I feel there should be more social gatherings. Signs are important for different fesivitites. More town input and feeling you belong. Too many crabby people that get away things that is for selfish reasons. Comfortable senior housing and shopping centers are crucial. Last but not least reasons for our children to want to live here when they are adults. People need to be more caring and feel respected.	1/22/2018 6:40 PM

353	Keep Elma rural	1/22/2018 6:40 PM
354	Grew up in elma . came back after marring and moving away due to the charm and rural area. Please do not ruin this lovely town keep it Great!!!!j!!!!!!!!!!!!	1/22/2018 6:40 PM
355	I live in Elma for the small town, rural atmosphere. I don't appreciate the building explosion happening everywhere, it's too much.	1/22/2018 6:39 PM
356	Flag lots need to be banned.	1/22/2018 6:38 PM
357	Please don't let Elma become another suburb like W Seneca.	1/22/2018 6:34 PM
358	The survey is limited. What are the options being considered? The recent propositions on school sports facility expansions were not adequately shared with all neighborhoods leaving several of us wondering if that was intentional. Lets be open about the direction of the town.	1/22/2018 6:34 PM
359	Please keep Elma a rural area	1/22/2018 6:34 PM
360	We moved to Elma, from West Seneca, for the beautiful open spaces...they are starting to turn into 2 family homes and too many single family homes. Seems if there is a blade of grass...build a house. That has to STOP!!! YOU ARE TAKING AWAY ELMA'S BEAUTY and the REASON MOST OF US CHOOSE TO LIVE HERE!!!!	1/22/2018 6:34 PM
361	I would like to know what is being done about abandoned houses - there are 3 within site of town hall. ALSO THE EYESORE ON SENECA STREET SHOULD BE DEMOLISHED!! In our neighborhood there is an empty house on Billington Heights which was the reason why we did not have electricity for 4 days during the last winter storm. No one lives there, no one knew the lines had come down. I think the owner owes us all a great deal of money. Please do something about these.	1/22/2018 6:33 PM
362	Love living in Elma. Could really use more senior housing.	1/22/2018 6:32 PM
363	Elma needs to institute a noise ordinance for nuisance noises. Noise caused by snowmobiles, ATV's, mini-bikes, dirt bikes, loud music etc. would be considered nuisance noise. People take pride in their Elma homes and deserve the right to peacefully enjoy their home, yard and land. Nuisance noise, especially noise from 4-wheelers, mini-bikes, snowmobiles, and music infringes on the rights of home owners. This is not right nor fair. This noise needs to be controlled or we are in danger of ruining our peaceful town. Please do something to stop and control this nuisance noise to protect the rights of all town residents.	1/22/2018 6:32 PM
364	I don't want a town like Lancaster crammed with cheap housing	1/22/2018 6:30 PM
365	More ditch culverts	1/22/2018 6:30 PM
366	Live on Clinton st on around a acre of land..loved my house and yard..until people from Lancaster came in..bought the 8 acre lot next to us..and built a house right behind ours..people moved to Elma for space..not to be housed in by outsiders	1/22/2018 6:29 PM
367	allow commerical development in the current designated areas along with route 16 area.. control development and keep lots size the same... slow growth is good growth. this is elma...lets keep it that way...	1/22/2018 6:29 PM
368	Encourage the county and state to fix the road pot holes.	1/22/2018 6:29 PM
369	Flag lots should be reconsidered. Everywhere there are flag lots it looks terrible. It looks as though houses are being stuck where they'll fit. It also may affect resale value of houses. Also it seems as though Elma is losing it's rural appeal. The amount of greenspace is decreasing which affects much of the wildlife people enjoy. How will all the increased building affect the schools??? Some of the roads need desperate repairs. Girdle Road has been terrible for years. Cars drive in oncoming traffic lane to avoid potholes. Patching just isn't working.	1/22/2018 6:29 PM
370	Stop allowing the staggered housing, where some houses are on the street and other houses are built behind them, out of alignment.	1/22/2018 6:28 PM
371	The town really needs a deli. The gas stations just can't carry enough. Something like a 7-11 or Wilson farms would be great and the plaza has the vacant store fronts. Just an idea	1/22/2018 6:28 PM
372	Girdle Road is always a mess from Jamison to the High School. Can anything be done other than patching?	1/22/2018 6:27 PM
373	More policing of lot size homes,not farms,that look like slum yards. People that have garbage pickup should put their garbage for pickup in their own driveway and not band together and pile it in one yard for cheaper pick up.	1/22/2018 6:27 PM

374	When I was first talked into moving to the Town of Elma I loved it here but over the last few years the tax increases have been so large and the roads especially Girdle Rd are in such bad shape. I am very disappointed in the Town of Elma. Insteaed of new development and crowding the Town. Try fixing the roads!	1/22/2018 6:27 PM
375	No more flagpole lots	1/22/2018 6:26 PM
376	I understand development, with the influx of residents from first ring suburbs there seems to be a want of services that they were used to. This was a rural community with people who were self-sufficient, (farmers) new residents want what the town offers but wanting the things they left behind in the higher taxed suburbs. This makes me want to move further out to more rural areas, I hated West Seneca, I loved Elma but the development of late makes me want to leave.	1/22/2018 6:26 PM
377	Promote more farm/ rual living	1/22/2018 6:25 PM
378	Any way to hold the line on Taxes! Seeing we picked to build and live here in our retirement years!!	1/22/2018 6:25 PM
379	keep Elma a rural community	1/22/2018 6:24 PM
380	Why don't we have sewers	1/22/2018 6:24 PM
381	It's a great town!!!!	1/22/2018 6:23 PM
382	we currently live in a patio home and would greatly appreciate being granted condo status likeoether Tpwms	1/22/2018 6:23 PM
383	Let's go slow. Start with the Elma plaza. Going too fast makes mistakes.	1/22/2018 6:23 PM
384	Elma needs grocery store near Elma plaza or somewhere for the elderly people could do shopping, closer to their home. we need more restaurants and shopping besides Cy's	1/22/2018 6:22 PM
385	I would like to see more diversity among the population in Elma. We should welcome newcomers especially immigrants.	1/22/2018 6:21 PM
386	We need to work on getting Erie County to properly take care of its roads, including proper snow plowing, roadside ditch digging, and road maintenance. Why is the County allowed to be so lax?	1/22/2018 6:21 PM
387	Please do not allow many houses to be built on the land formerly owned by camp center land. Also, putting an access to this land next to pond brook would be a mistake for the people who live there.	1/22/2018 6:20 PM
388	Elma works for me	1/22/2018 6:20 PM
389	not opposed to larger land development (2 plus acres). Encouraging larger upscale housing yet limiting (capping) yearly permits. Preventing monopolies on builders permits. Possibly requiring tree plantings to keep park-like atmosphere.	1/22/2018 6:19 PM
390	I. School District has become an overpowering burden on taxpayers, most of whom don't partake of the facilities. I don't mind paying some for others families to use the schools for academic education, but the recent defeat of the desired "over the top" sports complex is a good example of a small vocal group trying to use the \$ of others for a very segmented benefit. That's why I selected above for no more residential development. Keep up the good work Mr. Powers.	1/22/2018 6:19 PM
391	People chose Elma because of how it is now, not how someone else thinks it should be.	1/22/2018 6:19 PM
392	Recreational vehicles (ATV's, dirt bikes, snowmobiles, etc) are out of control with where they are used and with noise and restrictions need to be established, since the vast majority who use them are lacking in common sense and decency.	1/22/2018 6:19 PM
393	We need to slow down building and not allow another Bullis rd and Girdle rd eyesore! Most of the time Farmers are not developers they sell and developers create this beautiful eyesore. I hope the representatives of Elma are proud of this type of development .	1/22/2018 6:19 PM
394	update our plaza with food/meat grocery store. like we had Bakery, florist, food and clothing. Not a dollar store.	1/22/2018 6:18 PM
395	Excellent Supervisor Has done much for our town Hope he continues	1/22/2018 6:18 PM
396	Stop allowing the ridiculous building of pole barns at homes on residential streets. If you want a barn, BUY A FARM!	1/22/2018 6:18 PM
397	We really need Girdle Rd. to be REPLACED> Not oil and stone to cover the problem. The road is very noisy for residents that live on the road. It's been a long time coming.	1/22/2018 6:18 PM

398	Do NOT allow ELMA to develop like Lancaster. (Massive housing developments). No town wide sewers will help control growth. It is a same what happened to Lancaster over the last 40 years.	1/22/2018 6:17 PM
399	I am strongly opposed to people being able to build in the back yards of existing homes! There are so many regulations of silly things in Elma, yet allowing a house to be built in a backyard is SO awful. I know several people that have had no neighbors for years with nice open backyards and then someone builds there - their sense of peace and open space that many went to Elma for, is ruined. We are seniors that have lived in Elma all our lives. PLEASE don't turn us into Williamsville or Amherst where the new builds are ruining the peace of the town!	1/22/2018 6:17 PM
400	No LED signs for business (Bullis and Transit) very distracting. We should also create a noise ordinance	1/22/2018 6:17 PM
401	Stop with the duplex and apartments. They don't bring in tax revenue and my school taxes keep going up. If you want to live in Elma Buy a House in Elma. Consolidate Fire departments. Elma does not need 4 fire departments. consolidate to one. Keep the dump open, keep our taxes low, no garbage pick up please.	1/22/2018 6:17 PM
402	Please reduce development in Elma. As a life long resident it is disappointing to see it loose its rural areas. No more "McMansions" need to be built. Give small farms tax incentives to stay and/or grow. Thank you.	1/22/2018 6:17 PM
403	school taxes are killing us !!!!! with all the vacation the teachers get, you would think they would take a CUT ! in pay !!!!!!!!!!!!!	1/22/2018 6:17 PM
404	Please consider banning any more duplex buildings. They are an eyesore and have no place in our rural area	1/22/2018 6:17 PM
405	Careful thoughtful development. Keep Elma upscale not turn into lower class community	1/22/2018 6:17 PM
406	Elma is known for it's country-like charm, let's try to keep it that way. Controlled/regulated development is key so we don't become another Lancaster.	1/22/2018 6:17 PM
407	Adding new buildings is fine but taking a look at buildings that have been neglected should be addressed as well. I don't understand why people were against duplexes as long as the property is maintained.	1/22/2018 6:16 PM
408	Having a real Town Center would be nice.	1/22/2018 6:16 PM
409	avoid favoritism	1/22/2018 6:16 PM
410	I heard rumors that Omega Deli wanted to move into the Elma Plaza. That would be awesome if a business like that could locate there!	1/22/2018 6:16 PM
411	Lower taxes, for seniors	1/22/2018 6:16 PM
412	Wasn't the master plan or something similar just established ? This established commercial space in certain areas and residential development sizes were also established. You made rules, now abide by such. Thank you for allowing me to give my opinion.	1/22/2018 6:16 PM
413	No more apartments and no ranch doubles	1/22/2018 6:15 PM
414	We want fios Internet and television in the town.	1/22/2018 6:15 PM
415	To much residential construction. Convert the old Jewish camp on Bullis Rd. to town park	1/22/2018 6:15 PM
416	Residents of Elma are here because it is rural. Elma SHOULD NOT become another Lancaster!!!!!! Elma does NOT need new developments or apartments. Keep Elma the small community.	1/22/2018 6:14 PM
417	I love the reverse 911 calling and the fact that you are asking us these questions!	1/22/2018 6:14 PM
418	The town's positive qualities are low taxes, green space, and good fiscal policies (no town debt).	1/22/2018 6:13 PM
419	Keep elma rural	1/22/2018 6:13 PM
420	Great place to live. Should have been here years ago.	1/22/2018 6:12 PM
421	I like development but we must maintain the small town character of this town. That's why we all moved here to begin with.	1/22/2018 6:12 PM
422	My wife and I are raising our 3 young children in elma. Many of our friends have expressed their desire to live in the area but cite the lack of available and affordable housing for young families. I don't want to become lancaster but feel some development opportunities should be explored.	1/22/2018 6:12 PM

423	Elma is a beautiful town. Keep it the way it is. I would like to see more stores in the Elma shopping area on Bowen Rd.	1/22/2018 6:12 PM
424	Keep controlled don't want Elma to turn into a Lancaster	1/22/2018 6:12 PM
425	I would like to have confidence in the politicians elected to town offices.	1/22/2018 6:12 PM
426	Let's NOT become another overdeveloped Amherst. I know we've been here less than 10 years, but we moved into an existing structure.	1/22/2018 6:11 PM
427	We are a Right to Farm community. The commercial areas along transit road have plenty of open space for expansion of Business. No more stacking of homes on flag lots. No more home further than 200 feet of the road. Make Elma Great Again.	1/22/2018 6:11 PM
428	no sub developments allowed cause with that we will need more schools	1/22/2018 6:11 PM
429	PLEASE pass the proposal for new sports complex for Iroquois. It's needed badly and our children deserve it.	1/22/2018 6:11 PM
430	Controlled growth. Attract companies and unique small businesses. Grow single family houses but controlled and not too many in too short of time. Both provides tax base	1/22/2018 6:11 PM
431	Thank you for taking the time to develop a survey and giving thought to expansion	1/22/2018 6:08 PM
432	Na	1/22/2018 6:08 PM
433	No new developments. People come here for space, not cluster developments.	1/20/2018 11:21 AM
434	bike lanes on major roads for safety rails to trails if possible development of commercial area around town center social venues i.e. coffee shops, pub/craft brewery, outdoor music events	12/29/2017 11:53 AM
435	Please do not over develop Elma. It is main reason for moving to this town. It is still country atmosphere here.	12/27/2017 10:00 AM
436	Lower taxes and cut spending. Thanks	12/26/2017 9:05 PM
437	We need better retail, sidewalks and a public pool.	12/10/2017 9:09 AM
438	Elma is a "Rural" Town, and I would like to see it stay as such, there was a corn field next door to me, there are now 7 Houses crammed into the lot, if this keeps up, I feel Elma will become another Lancaster.	12/3/2017 2:53 PM
439	If large solar installations are allowed, they should be restricted to existing commercial zoned areas.	11/25/2017 12:00 AM

440	<p>If you continue to build you will destroy the appeal of the town. Small town living, Family Oriented, Semi-Rural, Quiet & Peaceful atmosphere is what attracts people to live in Elma. You will continue to maintain higher property values and retain a desirable place people can call home. Multi-Family housing such as apartments tends to attract lower income residents and with that tends to be of a lesser class of people. Unfortunately this demographic of citizens have criminal backgrounds, drug use, uneducated, poor employment retention, etc. Apartments would be the biggest mistake this town could ever make. Hopefully this will never be a consideration. A more positive option for improving the future and potential retention in Elma would be to focus on families. There is still a need for an additional park with a basketball court, baseball diamond and a skateboard run. It wouldn't have to be elaborate, simply functional for the beginner to intermediate skater. If you had walking paths throughout kids could rollerblade and bike too. I would suggest the park landscape be designed in a "Rolling Hills" type grade as families could enjoy sledding in the winter. I'm sure you get the idea. This would be money well spent. There is not much in Elma for kids to do We all know the best way to keep our young people out of trouble is to get them involved in sports and physical activity in general. I have no idea of available land although is the land behind the Elma Plaza a consideration? Frankly this could be an ideal location and potentially benefit the Plaza. It's a great goal to seriously consider working toward. Lastly, the most important and necessary priority for the town of Elma should be that our town representatives DO THEIR JOBS. (I do not make these comments lightly and feel it's truly unfortunate this needs to be said, however.) Too many excuses, too much favoritism, too much looking the other way. The enforcement of the Elma Town Codes is severely lacking. I believe the employees of the town need to remember who they actually work for and who provides their salaries. It would serve you all well to actually listen to what people are trying to say. instead I see people being verbally run over and being outright ignored. Passing judgements prior to facts. Remember it's not personal and it's not about you but your responsibility to be impartial and look at issues professionally. The excuses need to stop and start doing what your hired to do. Take a good hard look around the town and stop ignoring what is right in front of you. It is painfully apparent there are those who just don't care. I have witnessed discrimination, chauvinism, Bullying, Persecution. There is too much buddy buddy going on. The town of Elma has a reputation of being ran by "The good old boys club." Frankly the Town of Elma could stand some serious "House Cleaning". If you want the town to function properly then our leaders need to function properly. The citizens of Elma want to be treated fairly, equally and feel confident their issues will be dealt with, period.</p>	11/22/2017 7:29 PM
441	<p>Stop the duplexes. We need more control over what new landowners are doing to their property infringing on other properties.</p>	11/21/2017 4:34 PM
442	<p>Disclaimer: We are not responsible for any financial loss, data loss, downgrade in search engine rankings, missed customers, undeliverable email or any other damages that you may suffer upon the expiration of www.surveymonkey.com. For more information please refer to section 17.c.1a of our User Agreement. This is your final notice to renew www.surveymonkey.com: https://webonlinedomain.com/?n=www.surveymonkey.com&r=c In the event that www.surveymonkey.com expires, we reserve the right to offer your listing to competing businesses in the same niche and region after 3 business days on an auction basis. This is the final communication that we are required to send out regarding the expiration of www.surveymonkey.com Secure Online Payment: https://webonlinedomain.com/?n=www.surveymonkey.com&r=c All services will be automatically restored on www.surveymonkey.com if payment is received in full before expiration. Thank you for your cooperation.</p>	11/21/2017 4:08 PM
443	<p>I am interested in more meetings to discuss options</p>	11/20/2017 1:05 PM
444	<p>I support bike lanes/widening road shoulders for cyclists</p>	11/19/2017 9:57 PM
445	<p>Disclaimer: We are not responsible for any financial loss, data loss, downgrade in search engine rankings, missed customers, undeliverable email or any other damages that you may suffer upon the expiration of www.surveymonkey.com. For more information please refer to section 17.c.1a of our User Agreement. This is your final notice to renew www.surveymonkey.com: https://webonlinedomain.com/?n=www.surveymonkey.com&r=c In the event that www.surveymonkey.com expires, we reserve the right to offer your listing to competing businesses in the same niche and region after 3 business days on an auction basis. This is the final communication that we are required to send out regarding the expiration of www.surveymonkey.com Secure Online Payment: https://webonlinedomain.com/?n=www.surveymonkey.com&r=c All services will be automatically restored on www.surveymonkey.com if payment is received in full before expiration. Thank you for your cooperation.</p>	11/19/2017 3:33 AM

446	Keep clean water, watch environmental issues and make sure open land and farm roads are not altered without permits from Town of Elma thru public notice and review, (with discussion) at Town Board Meetings.	11/18/2017 1:30 PM
447	the over used saying that development increases the tax base is totally bunk. with more residents and infrastructure, maintenance needs go up, and so do taxes for existing residents (ie, students, snow removal, waterline maintenance, storm water management...). the people whom live in the town of elma moved here because of it's open space, and there are plenty of other towns experiencing growing pains. please keep elma's rate of new housing construction to maintain it's current pace, or decrease the amount of new homes per year. thank you.	11/17/2017 12:52 PM
448	Question #10 - Don't know enough about it.	11/17/2017 10:11 AM
449	Ensure that Commercial companies in Commercial Zones are held to the Zoning code standards that they were initially allowed to open their business with. They should not have a negative impact on the residential neighbors causing a negative quality of life issue. (Example: Excessive noise, dust)	11/16/2017 9:40 PM
450	Thank you for using robo call to announce meeting, otherwise I would not have known about it.	11/16/2017 8:41 PM
451	Too many new houses going up in open space, ruining aesthetics and contributing to traffic congestion. Conservation-easement program is a bad joke; we applied, and gave up after NINE YEARS when it became obvious that we were being dragged in circles. Cluster housing (not overpriced "patio homes" like Springbrook Shores!) would preserve green space and be affordable by young families.	11/16/2017 8:09 PM
452	The town is going to experience a transition from a rural community to a more suburban community in the next 5-10 years and having a comprehensive plan that realizes this and plans for it should be adopted.	11/16/2017 7:32 PM
453	keep it with it's rural feel, right to farm	11/16/2017 5:01 PM

APPENDIX

WATERSHED MANAGEMENT REPORT - ELMA

- Create stormwater, erosion and sedimentation regulations, which due to the topographic character of the area would be particularly beneficial.
- Purchase or place permanent easements on headwater forests.
- Educate officials and the public about BMPs and wetland protection programs.
- Rather than exempting agricultural land from regulations the town should be forward thinking in educating and promoting BMPs as a means of promoting farming. They can sell themselves as a pro-active farming township.
- Implement findings from the Wyoming County Agricultural and Farmland Protection Plan, such as conducting workshops about conservation options for rural landowners, and purchasing Development Rights in priority agricultural areas which are experiencing the most developmental pressure.
- Develop public education materials about proper maintenance of on-site sanitary waste disposal and distribute with town mailings.
- Strengthen zoning regulations that protect wetlands from development encroachment. Add provisions that implement Best Management Practices.
- Promote agricultural Best Management Practices through educational brochures and collaborative workshops with County Soil & Water professionals.
- Develop regulations to address BMP forestry practices, site clearing, and limit vegetation removal along creeks, wetlands, and in floodplains.
- Train highway staff on BMPs for road, roadside ditch and culvert design and maintenance.

Town of Elma, NY

Elma is located in the south central part of Erie County. According to the 2010 US Census it had 11,317 residents spread over the Town's approximately 36 square miles. Elma Central is a small hamlet in the center of the township. Most of the town is zoned for agricultural and low density residential with a few typically suburban subdivisions. Commercial development is dispersed around the town and there are several large manufacturing, research and assembly plants. While farming has been the backbone of the community, agriculture, horse farms, nurseries and greenhouse operations are becoming more prevalent.

Erie County



The East Aurora Expressway runs northwest/southeast across the township with Buffalo Creek to the northeast and Cazenovia creek to the southwest. The Town spans the Buffalo Creek Sub-watershed. The northwest corner of the town falls into the Cayuga Creek Sub-watershed and the southwest in the Buffalo River Sub-watershed.

In 2010 the Town of Elma, with the assistance of a Farmland Protection Implementation Grant from the New York State Department of Agriculture and Markets (NYSDAM) and project coordination by the Western New York Land Conservancy, purchased their first permanent conservation easement on a 61 acre property, thereby extinguishing subdivision and development pressures forever on the property. The NYSDAM Farmland Protection Implementation Grants program is an extremely important land protection tool that provides for permanent protection as well as the assurance that farm parcels selected will remain in active farming for the future. Funding from this State grant as well as a contributing portion from the Town of Elma provided for the purchase of development rights.

The following city documents were reviewed for the assessment:

- *Town of Elma Dogs Ordinance (1974)*
- *Town of Elma Filling & Grading Ordinance (2001)*
- *Town of Elma Flood Damage Prevention Ordinance*
- *Town of Elma MS4 Requirements Local Law (2007)*
- *Town of Elma Sewers Ordinance (2005)*
- *Town of Elma Solid Waste Ordinance (1992)*
- *Town of Elma Stormwater Management Local Law (2012)*
- *Town of Elma Subdivision of Land Ordinance (1989)*
- *Town of Elma Zoning Ordinance (1950 – with amendments)*
- *Town of Elma Website (www.elmanewyork.com)*
- *Draft Regional Comprehensive Plan and Draft Generic Environmental Impact Statement (2002) Town of Aurora, Elma, Holland, Wales & Village of East Aurora*

Buffalo Niagara Riverkeeper was not able to obtain a meeting with Town of Elma to discuss local practices and departmental policies. The following assessment is based solely on town codes.

New & Existing Development

According to the town website, preserving Elma's rural character is a high priority. However, it is already quite suburbanized with a mix of rural and suburban development. It is under great development pressures for residential sprawl from Lancaster to the north. It is also under commercial

pressure from West Seneca to the west. The Town has codified many BMPs regarding new development, how often they are employed for development review is not known at this time.

Majority of Elma's new development includes the conversion of former agricultural lands to single family residential. Because of this primary development style, town ordinances and development review processes should look to implement low impact design and other standards that protect water quality and living infrastructure.

The town recently amended its commercial zoning and created an Elma Center overlay to improve the quality of development for the Elma center hamlet area. The overlay includes design guidelines to create a pedestrian friendly urban environment. Presently the rate of development has been restricted by the extent of public sewer and water infrastructure in town, which is a tactic the town should maintain as a tool to limit development pressures.

Elma also has a Conservation Board whose duties include advising the Town Board on matters affecting the preservation, development and use of the natural and man-made features in town.

Agriculture & Forestry

Elma is a Right-to-Farm community yet there is little agricultural regulation within their zoning code, such as farm waste management and agricultural best management practices. All agricultural activity is exempt from stormwater management regulations.

Forestry operations are not regulated in town ordinances.

Waterways & Wetlands

Wetlands and waterway protections are only minimally addressed in town ordinances, specifically the stormwater management ordinance (Erie County Model) and flood regulations. No other ordinances offer protections of local waterways and wetlands.

Marinas

Not applicable, as Elma is a land locked community with no navigable waterways.

Roads & Bridges

Not many of Elma's BMPs are codified and it is not known how many may be practiced by the town. Planning documents do note that Elma wants to limit growth through limitations on new roads; this would provide benefits for limiting additional impervious cover in town.

Onsite Wastewater Systems

While Elma has a large portion of town with private septic systems and codes currently reflect some additional oversight of on-site systems. Erie County Health Department also oversees the functionality of on-site septic systems upon property transfer. Any property with access to municipal sewer systems is required to connect.

Recommended Future Actions for the Town of Elma

- Develop zoning Conservation District Overlays for Buffalo Creek, Pond Brook, Cazenovia Creek and their tributaries to preserve and protect the creek corridors, implement riparian buffers and habitat protection, not only to protect water quality, but to inhibit sprawl.
- Educate officials and the public with wetland protection programs and best management practices to protect water quality with stronger drainage requirements, and public education about proper maintenance of on-site sanitary waste disposal.
- Complete inventories of natural resources that identify and prioritize them for protection. Priority should be given to the major creek corridors. The creeks contribute to the rural character of the area, provide open space corridors for wildlife, and are connective features linking the region's living infrastructure.
- Implement site clearing standards, wetland protection regulations, and erosion and sediment control measures.
- Partner with the Agricultural and Farmland Protection Programs (NYSDAM) to conduct workshops about conservation options for rural landowners, and purchasing development rights in priority agricultural areas, which are experiencing the most developmental pressure.
- Incorporate provisions for agricultural operations into stormwater regulations.
- Develop education materials that promote BMPs as a means of promoting farming. They can sell themselves as a pro-active farming Township.
- Train local staff and board members on reviewing developments from a water quality and habitat protection lens.
- Conduct regular inventories of culverts and stormwater infrastructure to identify issues earlier, when they may still be functional but still impact water quality and habitat.
- Incorporate performance standards or stricter regulations into zoning and site plan review ordinances in order to encourage low impact design, green infrastructure, and reduction of impervious cover in private development.

APPENDIX

REGIONAL FRAMEWORK FOR GROWTH MAP

APPENDIX

RCP FIVE COMMUNITY VISION MAP

TOWN OF ELMA VISION MAP

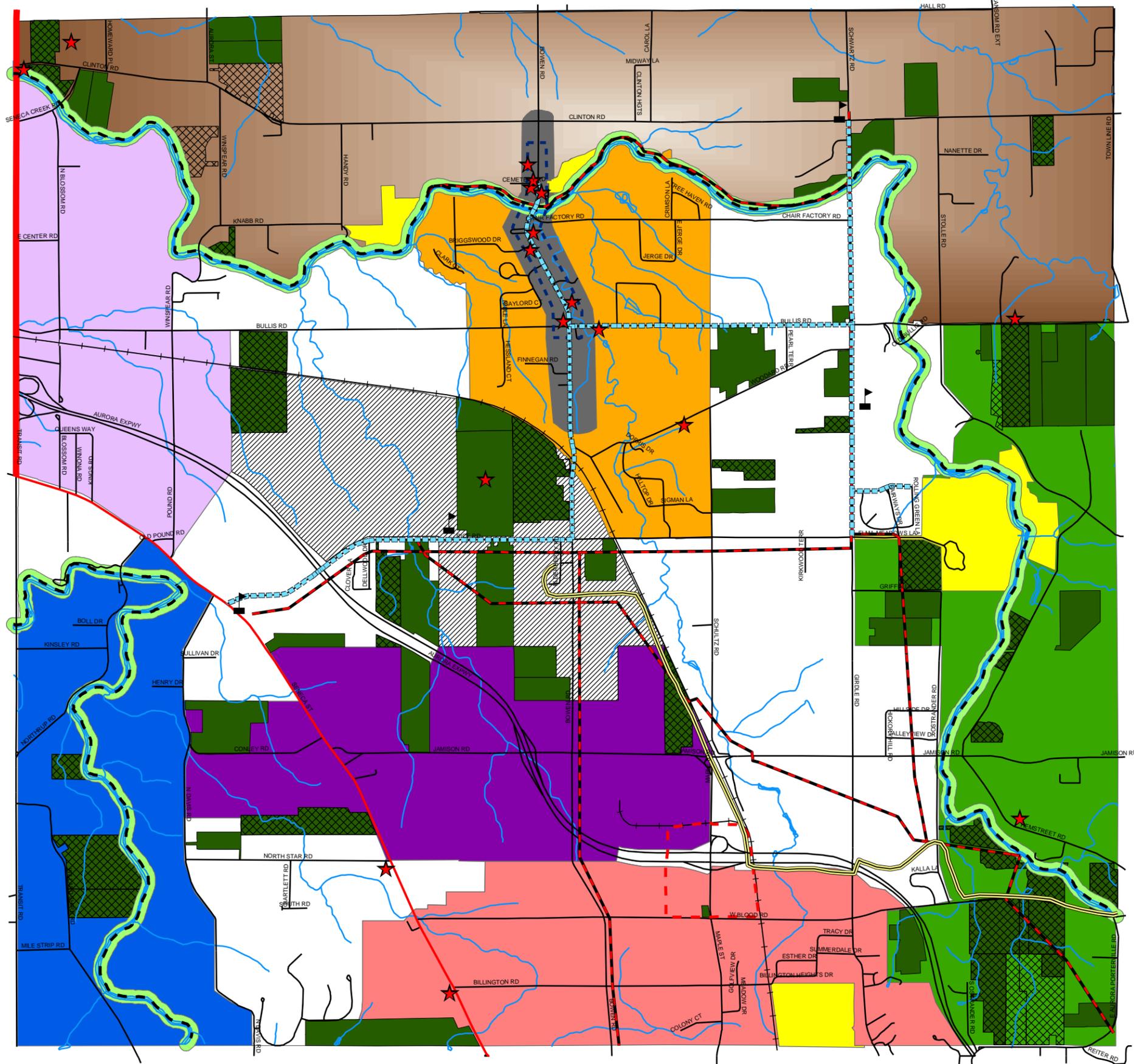
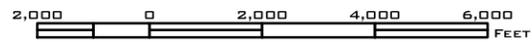
KEY TO FEATURES

- HISTORIC SITES
- SCHOOLS
- STREAMS
- STREAM CORRIDORS
- SNOWMOBILE TRAILS
- ON STREET TRAILS
- OPEN SPACE TRAILS
- PROPOSED HIKE & BIKE TRAILS
- COMMERCIAL ROADS**
- LARGE SCALE RETAIL
- SMALL SCALE RETAIL
- ROADS
- RAIL
- HISTORIC/ARCHITECTURALLY SIGNIFICANT AREA
- COMMERCIAL/TRANSPORTATION DEPENDENT AREAS
- PARKS
- PROPERTIES RECEIVING AGRICULTURAL EXEMPTIONS
- FARMS (ACCORDING TO RPS)
- COMPREHENSIVE PLAN VISION**
- AGRICULTURAL PROTECTION AREA
- AGRICULTURAL/OPEN SPACE TRANSITION AREA
- HAMLET AREA
- HAMLET GROWTH TRANSITION AREA
- VILLAGE TRANSITION AREA
- RURAL RESIDENTIAL
- COMMUNITY CHARACTER PROTECTION AREA
- RURAL/RESOURCE PROTECTION AREA
- MIXED USE AREA
- INDUSTRIAL AREA

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DATA SOURCES: ECDEP, TOWN OF ELMA, NYSOPRHP

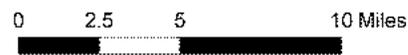
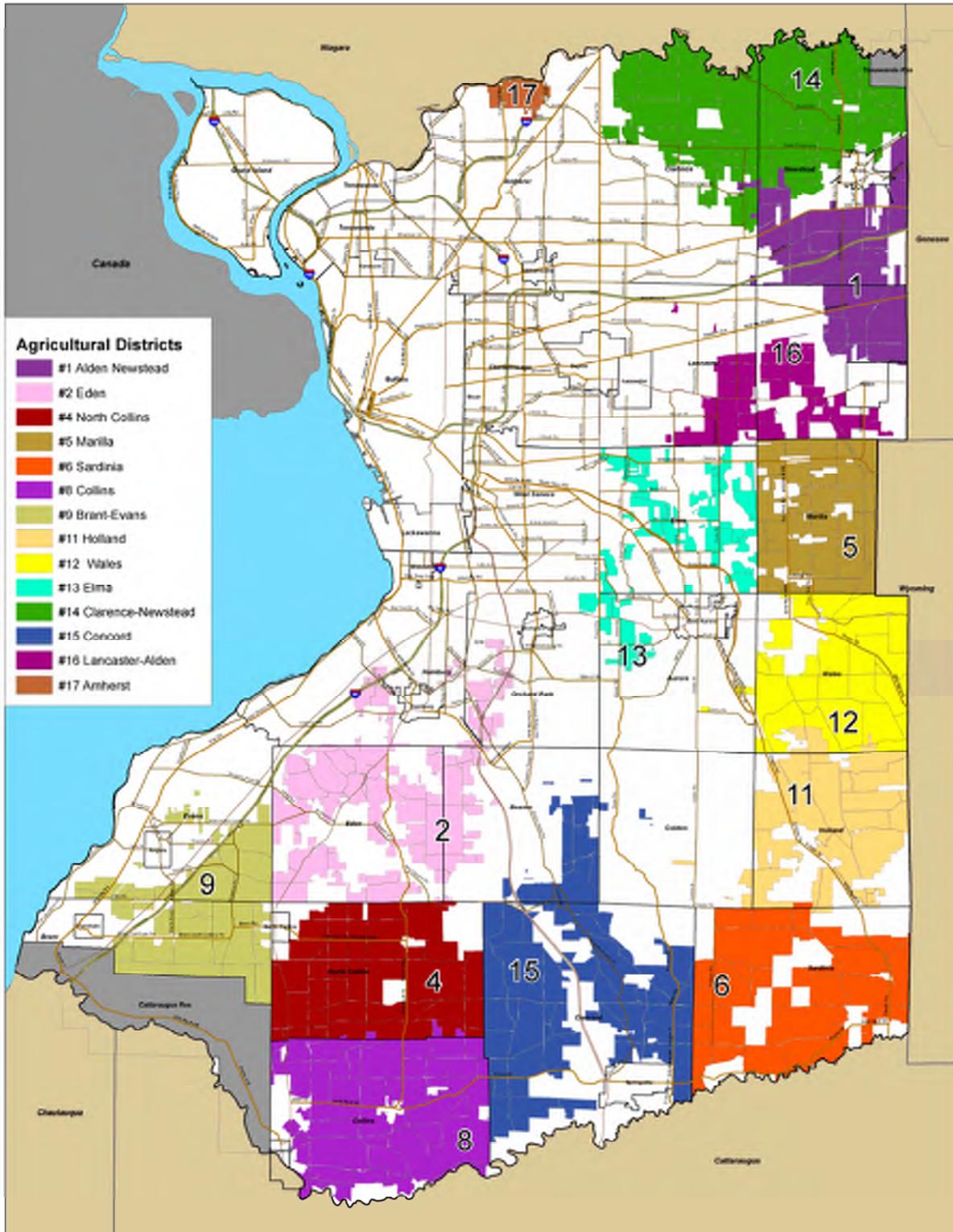


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APPENDIX

ERIE COUNTY FARMLAND PROTECTION PLAN MAPS

Land in Erie County Agricultural Districts

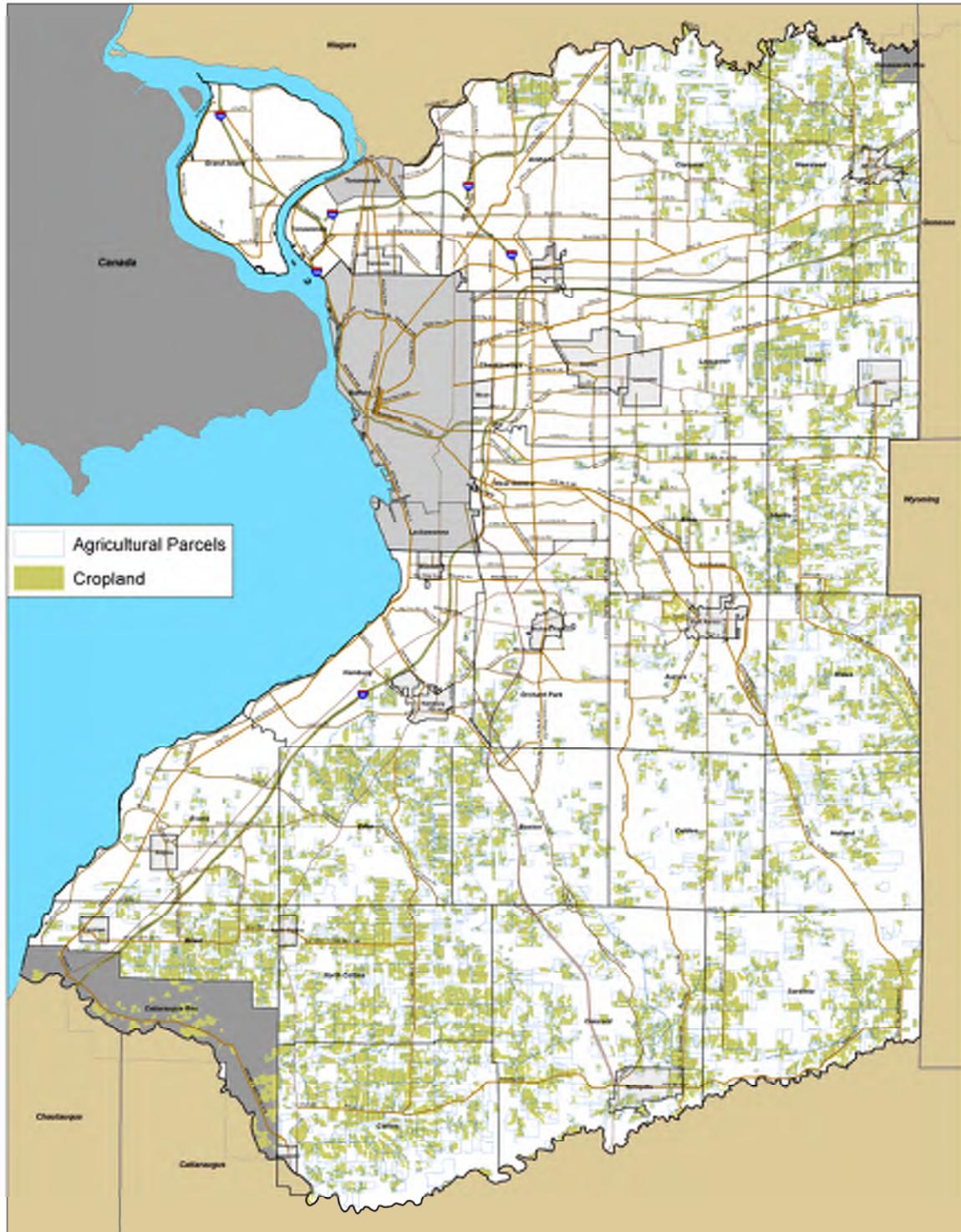


SOURCE:
Erie County Department of Environment and Planning,
Division of Planning
Office of Geographic Information Services
Includes parcels added during yearly enrollment periods.

CREATED: December 20, 2011
REVISED: July 27, 2012



Erie County, NY Agricultural & Farmland Protection Plan
Agricultural Parcels and Cropland Coverage



0 5 10 Miles



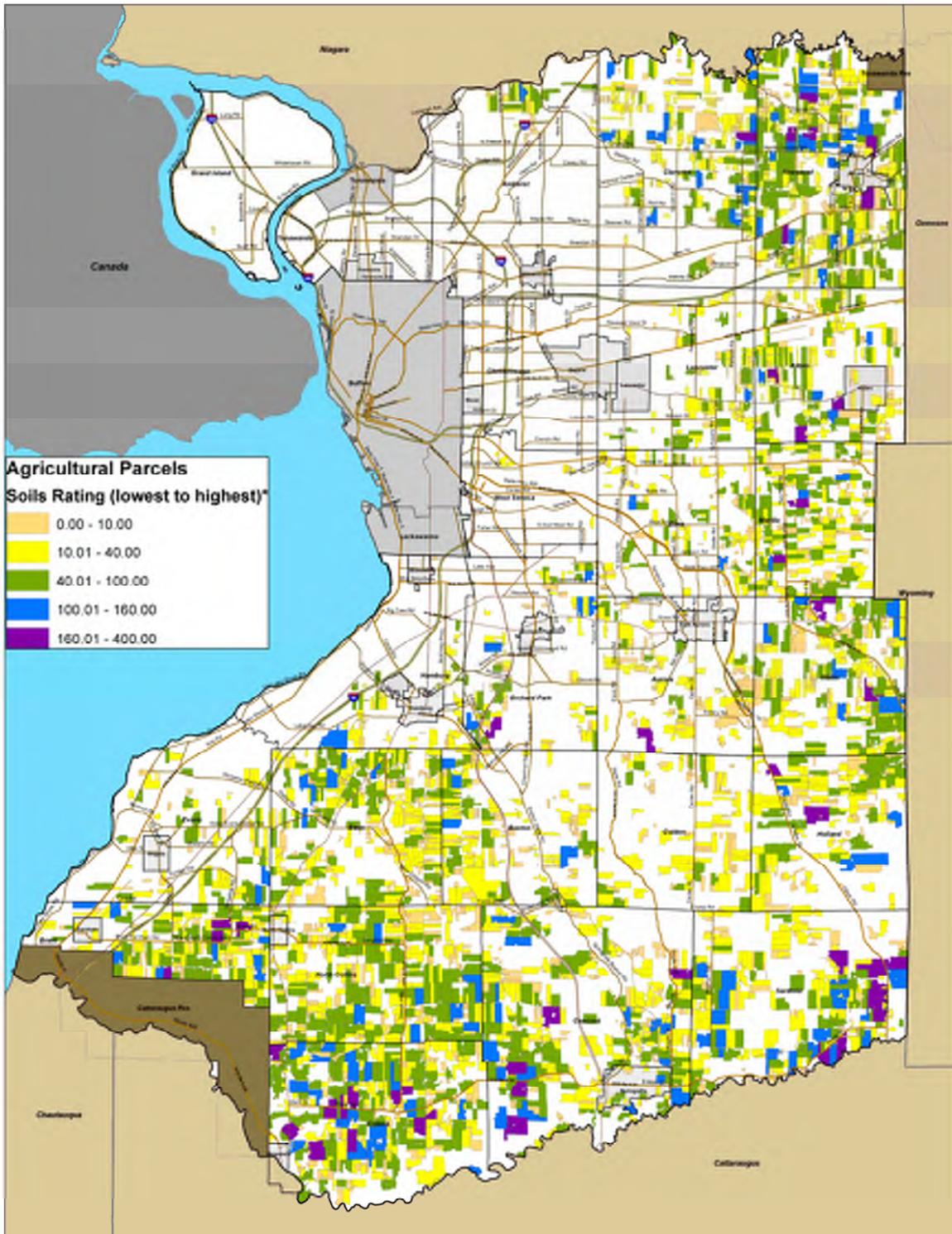
CREATED: December 26, 2011
REVISED: April 2, 2012



SOURCE: Parcel shapefiles provided by Erie County Department of Environment & Planning.
Agricultural Parcels identified based on the presence of cropland, by Stuart I. Brown Associates and Erie County NRCS.
Cropland coverage (confidential - not for public distribution) provided by Erie County NRCS.

Stuart I. Brown
Associates, Inc.
A Callista Company

Agricultural Soils Rating



***Soils Rating based on the total acreage within the parcel of cropland in each soils category multiplied by a weighting factor:**
Prime Soils: 2
Prime When Drained: 1.5
Soils of Statewide Importance: 1

0 5 10 Miles

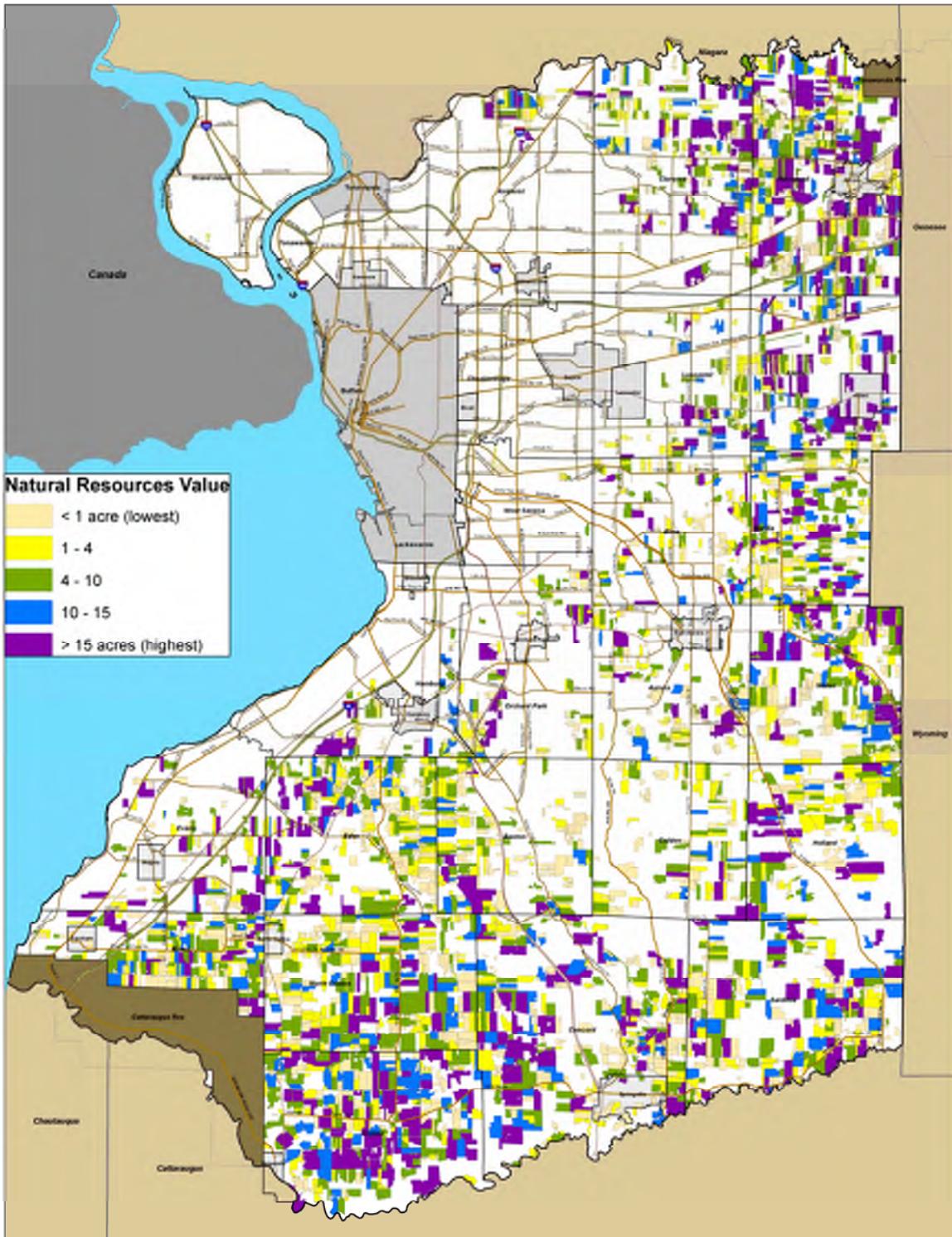


ORGANIZED: December 2, 2011
REVISED: July 27, 2012



SOURCE: Parcel shapefiles provided by Erie County Department of Environment and Planning. Agricultural Parcels identified based on the presence of cropland by Stuart I. Brown Associates and Erie County NRCS. Soils data provided by USDA National Resources Conservation Service.

Natural Resources Rating



Natural Resources Rating based on:
Acres within 75 feet of a mapped stream +
Acres of Federal or State Wetlands,
including 100' buffer from NYS wetlands +
Acres within 500 feet of Lake Erie shoreline

0 5 10 Miles

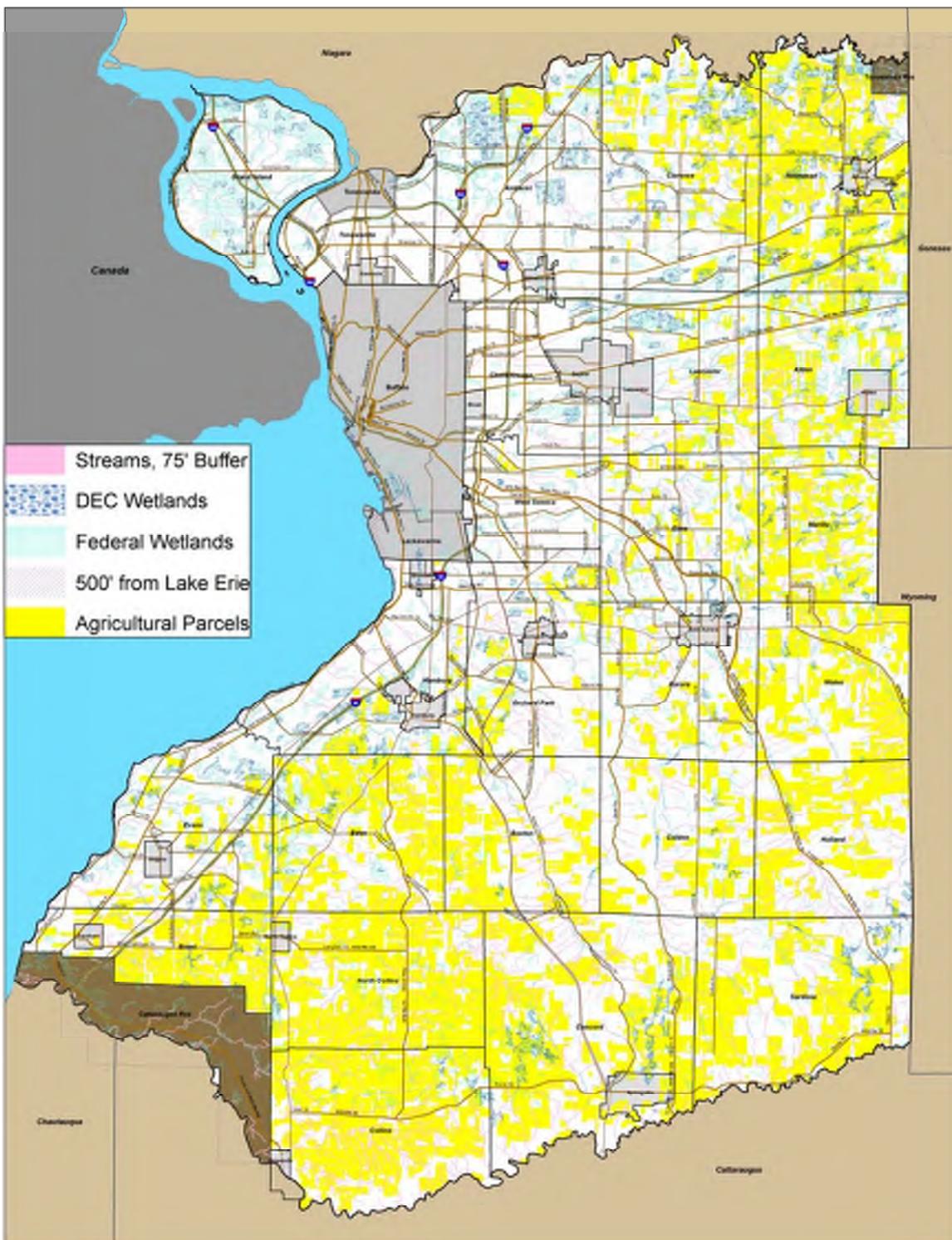


CREATED: December 2, 2011
REVISED: April 2, 2012



SOURCE: Parcel shapes provided by Erie County Department of Planning.
Agricultural parcels determined by presence of cropland.
Cropland coverage (not shown) provided by Erie County Soil & Water Conservation District.
Rating scheme developed by Stuart I. Brown Associates.

Natural Resources Rating Features



0 5 10 Miles



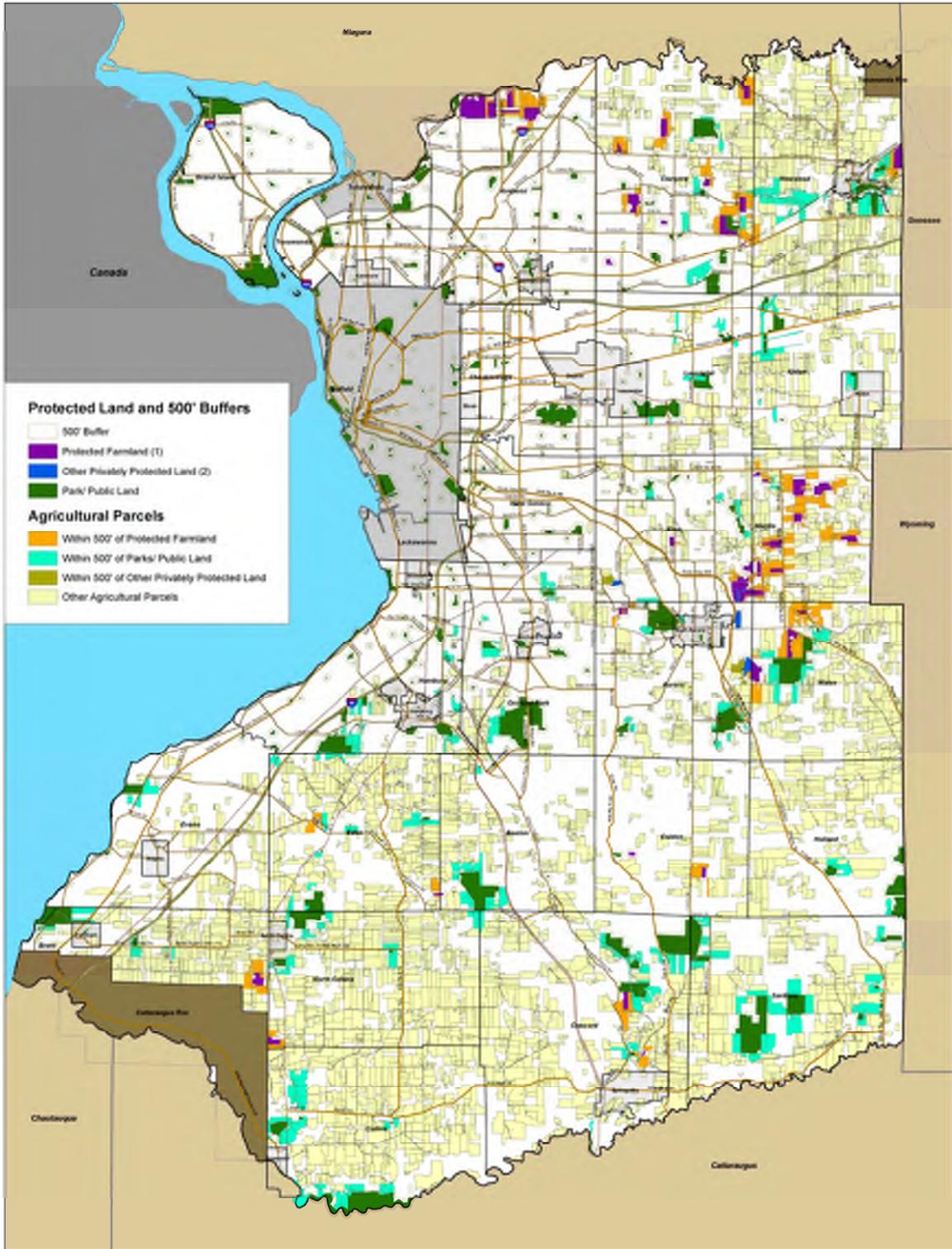
CREATED: December 2, 2011
REVISED: April 2, 2012



SOURCE: Parcel shapes provided by Erie County Department of Planning.
Agricultural parcels determined by presence of cropland.
Cropland coverage (not shown) provided by Erie County Soil & Water Conservation District.
Rating scheme developed by Stuart I. Brown Associates.

Stuart I. Brown
Associates, Inc.
A Esri/Esri Company

Proximity to Protected Lands



(1) Farmland protected by permanent conservation easement or owned by a municipality and leased for agricultural uses
(2) Other privately owned land protected by permanent conservation easement

0 5 10 Miles



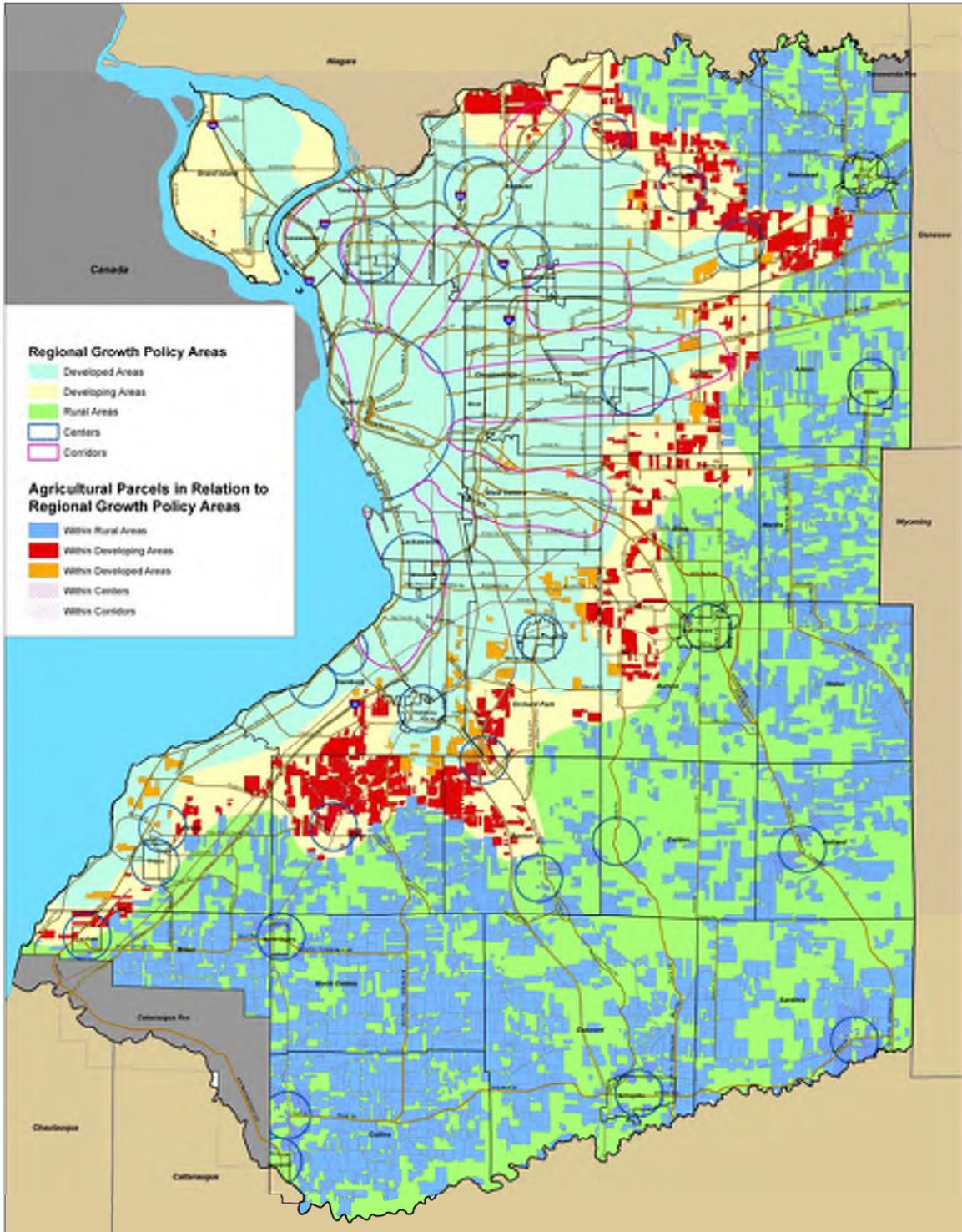
CREATED: December 20, 2011
REVISED: July 21, 2012



SOURCE: Parcel data provided by Erie County Department of Environment and Planning. Agricultural Parcels identified based on the presence of a crop as reported by Stuart I. Brown Associates and Erie County NRCS. Information on protected land from Hudson NY Land Conservancy, Genesee Valley Conservancy and Real Property Services.

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Erie County, NY Agricultural & Farmland Protection Plan
Framework for Regional Growth Policy Areas



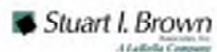
0 5 10 Miles



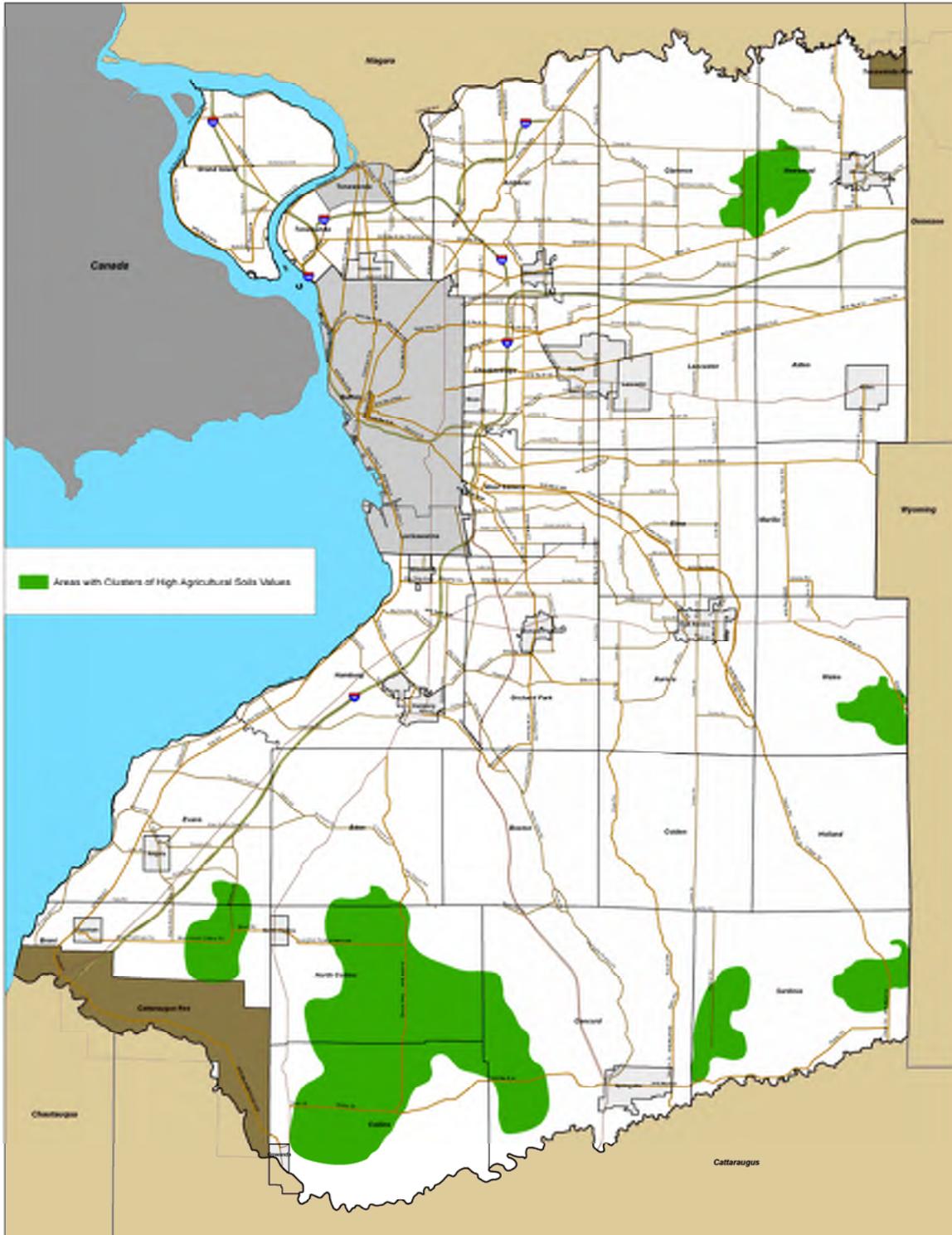
CREATED: December 20, 2011
 REVISED: July 27, 2012



SOURCE: Parcel shapes and Regional Growth Policy Area boundaries provided by Erie County Department of Environment & Planning. Agricultural Parcels identified based on the presence of cropland by Stuart I. Brown Associates and Erie County NRCS.



Clusters of Parcels with High Agricultural Soils Values



Generalized boundaries adapted from
ESRI Hot Spot Analysis

0 5 10 Miles



1/20/12 12:41:23 PM
100-992 June 2012



SOURCE: Parcel shapes provided by Erie County Department of Environment and Planning. Agricultural parcels identified based on presence of cropland by Stuart I. Brown Associates and Erie County MDCS. Generalized cluster area boundaries by Stuart I. Brown Associates, adapted from rendering of agricultural soils values by ESRI Hot Spot Analysis Tool.

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