



HAMBURG UNDERUTILIZED SITES STRATEGY

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HAMBURG UNDERUTILIZED SITES STRATEGY

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INTRODUCTION

The Village of Hamburg is a quaint and compact village in west central Erie County. While it had a fitful beginning, thanks to apprehension related to the War of 1812, Hamburg has been – for the most part – a bustling center of economic and social activity since its founding.

Hamburg was surveyed and subdivided by the Holland Land Company's Joseph Ellicott, Hamburg's first settlers knew it as White's Corners in deference to the owner of a tannery and general store near the intersection of Main and Lake streets. Previously, the small settlement had been known as Smith's Mills or Smithville after the owner of a grist mill developed in 1811 on Eighteen Mile Creek.

In 1820, Thomas White bought Smith's mill and moved it up the hill on Buffalo Street. From about 1820 onward, development continued apace in the small settlement. Growth started to pick up around the middle of the 19th century thanks to efforts of a speculator who arrived from Rhode Island in 1823 and at the age of 23 started buying up property around Hamburg. Scott Aldrich eventually turned his focus to White's Corners and continued to buy and sell properties around the emerging community of Hamburg throughout his life.

The Buffalo and White's Corners Plank Road was completed in 1850, and a Hamburg Post Office established in 1871. The silent 'h' was eventually dropped and the modern spelling of Hamburg adopted. The hamlet was incorporated as a Village in 1874. With the arrival of the Buffalo and Jamestown Railroad in 1875, Hamburg was poised for growth. And grow it did. Through the end of the 19th century schools, churches, businesses, a newspaper and fire company developed in the community. In 1886 the first telephone arrived – housed in a hotel at first and later moved to a drug store to give its users more privacy. In 1890 public water service arrived and three years later electric lines were strung in the Village.

Hamburg also suffered setbacks including awful fires in 1883 and 1917. Wood frame buildings that had burned were replaced, this time with the imposing brick structures that characterize the center of the Village today.

During the early 20th century, trolley lines linked the Village with the steel mills in Lackawanna. At the same time, homegrown industry and commercial enterprises grew, attracting population. The private automobile helped sustain growth through the 20th century. Even after the steel mills began to shut down and lay off workers,

Hamburg benefitted from suburban migration and commercial growth. By the end of the century, the village was nearly completely built out.

But continued growth had its price. Commercial development in the Town of Hamburg drew business away from the Village center. New Village development started to resemble its suburban counterparts and on main streets such as Buffalo, Main and Lake streets, many residential properties were redeveloped into commercial enterprises. The towering street trees were removed and the grassy verge separating street from sidewalk disappeared. Streets were widened to facilitate vehicle movement.

Progress is being made beginning in 2007 with the Route 62 reconstruction. During the massive project, community leaders insisted on a transparent and public process to protect and revitalize downtown, slow the traffic and create a safer, more pedestrian-friendly downtown. The Village developed a partnership with the State DOT to help them realize their vision. Façade improvements were financed by New York State Main Street grants, improving the visual appeal of downtown.

Now, four traffic circles, miles of curbing, new street trees, street furniture and decorative lighting later Hamburg is known for its quaint, walkable downtown. Restaurants and retail are returning and downtown Hamburg is once again a hub of activity. The Village commissioned an historic resources survey that led to the designation of the Downtown Historic District in 2012.

The Village has been empowered by these experiences to plan and advocate for a preferred future. The Village adopted its updated comprehensive plan in 2012, established a new economic development committee and in 2013 commissioned a market analysis to determine future direction for development. This Underutilized Sites Strategy is the result of these and other efforts to continue the momentum of revitalization in the Village.

EXECUTIVE SUMMARY

In the summer of 2016, the Village of Hamburg initiated the Hamburg Underutilized Sites Strategy project supported by an Empire State Development Corp grant. The overall goal of the project was to develop a revitalization Master Plan for a 261-acre area impacted by 46 underutilized and vacant properties

As originally defined, the Hamburg Study Area included two sub-areas: the Lake/Camp Corridor and the West Side Study Area. The Lake/Camp Corridor spread

along both sides of Lake Street and Camp Road from Main Street in the Village nearly to Exit 57 on the NYS Thruway. The area is predominantly composed of commercial and industrial uses. This sprawling sub-area became two Strategic Redevelopment Sites based upon areas of contiguous character: The East End Gateway and Lake/Camp Corridor. Similarly, within the West Side Study Area, the focus narrowed to a set of contiguous vacant and underutilized sites sharing similar character and renamed the West End. The West End abuts the western edge of the Lake/Camp Corridor and expands westward to the Village line. The West End Strategic Redevelopment area is largely composed of various highway maintenance departments.

The Underutilized Sites Strategy came out of recommendations of the Village's 2012 Comprehensive Plan Update. The Plan noted that stakeholder input gathered during the planning process identified the Lake/Camp corridor as a priority for future capital improvements to address the Village's goals for walkability and sense of place on its streets. Property maintenance, mix of uses, streetscape conditions and pedestrian environment were all areas for improvement on the corridor. The Plan also recommended an evaluation of the mix of uses in the West End and that the Village consider ways to improve connectivity and expand the tax base in the neighborhood. The Plans also recommended the Village consider relocating the DPW from its facilities on Pleasant Avenue to allow for their redevelopment.

In 2013, the Village commissioned a market analysis to take a closer look at these and other redevelopment areas in the Village and assess the strength of the market for retail, residential and commercial uses. The market analysis found a lack of diversity in housing types was a hindrance to its ability to attract new residents and identified a need for new housing types to complement the revitalized downtown area. The market analysis found opportunities for retail development and noted that a lack of commercial office space for lease limited the office market in the Village.

To implement the recommendations of the Comprehensive Plan and flesh out the findings of the market analysis in context of the Lake/Camp Corridor and West End, the Village commissioned the Underutilized Sites Strategy. Also in 2016, the Village received a Local Government Efficiency grant to study relocation of the Village DPW, County and State operations to a more suitable location.

The project began with an extensive inventory and analysis of existing conditions in order to determine constraints and opportunities throughout the Study Area. Some of the key inventory findings included:

- The 46 underutilized and vacant properties, many of which are clustered west of the railroad within the Lake/Camp Corridor and on either side of the railroad within the West Side Study Area impact the vitality of the area.
- Transportation access is exceptional, including I-90, State Highway 75, US Highway 62, rail, and a regional bus system.
- Infrastructure access and capacity is excellent (except for small areas without access to sanitary sewer) and can support large-scale redevelopment.
- Public and quasi-public agencies own much of the properties in the study area, particularly within the West Side Study Area, which could aid in redevelopment efforts.
- Natural resources are nearly non-existent within the Study Area, eliminating one of many development hurdles.

Concurrently, an economic and market analysis was performed to determine market realities. Some of the key findings included:

- Projected demand for 180,000 square feet of office space over the next 10 years within the Study Area.
- Projected demand for 90,000 square feet of industrial space over the next 10 years within the Study Area.
- Projected demand for 150,000 square feet of eating and drinking space over the next 10 years within the Study Area.
- Projected demand for 50,000 square feet of retail space over the next 10 years within the Study Area.
- Projected demand for 255 new workforce apartments, 17 new market rate owner-occupied townhouses/condos, and 116 new market rate traditional owner-occupied single-family homes over the next 20 years for the entire Village.

A comprehensive public participation process was conducted which included multiple steering committee meetings, stakeholder interviews, public meetings and walking tours. Based on the input from that process, a Vision Statement and five goals emerged to help guide the Master Plan.

Vision Statement

The East End Gateway, Lake/Camp Corridor and West End will reinforce the identity of Hamburg as a vital Western New York community with unique charm and character. The neighborhoods are walkable, attractive, well maintained and diverse. They feature a mix of residential, commercial and retail uses serving the needs of Hamburg residents and drawing new residents and visitors from across the region and beyond. Through the application of sound planning principles and strong partnerships between the Village and local property and business owners, vacant and underutilized sites convert to new uses, contributing to an appealing atmosphere of prosperity, sustainability and safety.

The five goals are:

1. to promote land use patterns that enhance Village character;
2. to improve the quality and character of the community;
3. to provide housing options for a wide range of people;
4. to enhance and extend the revitalization of Hamburg's core;
5. to improve access by all modes of transportation for a safe and enjoyable environment.

Based on the findings of the inventory and analysis (namely the clustering of the underutilized and vacant sites) and the public input, the steering committee chose three Strategic Redevelopment Sites: the **East End Gateway, Lake/Camp Corridor**, and the **West End**. Conceptual plans responsive to market realities as well as constraints and opportunities of each, resulted for each of the three Strategic Redevelopment Sites. Below is a summary of the key recommendations for each site.

EAST END GATEWAY

The East End Gateway Strategic Site is located along Camp Road roughly between Scranton Road and Staley Drive within both the Village and Town of Hamburg. Currently the northern portion of the site includes an underutilized big box retail area and former scrap yard, while the southern portion of the site includes a concrete production facility. Infill retail, office, and residential development combined with mixed-use areas, a commuter train station, and warehouse/light industrial will help to create the density required to transform the site into a gateway into the Village.



LAKE/CAMP CORRIDOR

The Lake/Camp Corridor Strategic Site is located along Lake Street roughly between Main/Evans Street and Norwood Avenue within the Village of Hamburg. Currently the corridor is a mixture of fully utilized and underutilized commercial and residential properties with some key vacant sites. Infill mixed use development at these underutilized and vacant sites will increase the density along the corridor, making it attractive and providing more resident foot traffic. A discussion about the proposed new roundabouts and streetscape enhancements is located later in the report.



WEST END

The West End Strategic Site is located along the railroad corridor roughly between Evans Street and Pleasant Avenue within both the Village and Town of Hamburg. Currently large portion of the site house the Village, County, and State Highway Departments. Consolidation and relocation of the various Highway Departments onto one site west of the railroad will open up considerable amounts of land for redevelopment. Live/work units, townhouses, a covered market, restaurant/ brewery and events center, and mixed-use development will help create a more suitable buffer between the traditional West Side neighborhood and the adjacent industrial uses. Later in the Master Plan is a discussion about the proposed consolidation and relocation of the various Highway Departments.



The complete concept plans include building layout, use, and square footage. The building uses are rooted in the findings of the economic, market analysis. They strive towards achieving the community's vision. The building square footage is less rooted in the findings from the economic and market analysis (which were conservative and over a narrow 10- year horizon). Instead, the building square footage is based on more optimistic projections over a longer full build out period. LaBella believes that Hamburg is uniquely positioned and has the cachet to attract new development, residents, and businesses at a greater rate than most other Western New York municipalities.

Besides the three Strategic Redevelopment Sites, the Master Plan also includes a series of additional recommendations vital to the realization of the concept plans. These recommendations include capital improvement projects, such as the consolidation and relocation of the various Department of Public Works areas, installation of roundabouts, and streetscape improvements, as well as regulatory actions, such as amendments to the zoning code, maps, and design standards and supporting the advancement of the Master Plan.

PROJECT DESCRIPTION AND BOUNDARY

The Project Description and Boundary section provides a general overview of the Village of Hamburg in the context of the areas to be addressed by the Underutilized Sites Strategy.

COMMUNITY AND REGIONAL SETTING

The Hamburg Underutilized Sites Strategy encompasses two areas: The Lake/Camp Corridor and the West Side. Both areas are adjacent to downtown; Lake Street provides a community gateway from the Thruway into the Village while the west side links the Lake Street Corridor to the railroads. Hamburg is a Village of 10,116 persons (2014 Census estimates) located in the central portion of Erie County.

The Village occupies about two-and-a-half square miles and is located 12 miles south of the City of Buffalo and four miles from the shore of Lake Erie. It is wholly contained within the Town of Hamburg, which is bounded by the City of Lackawanna to the north, the Towns of Evans, Eden and Boston to the south and the Town of Orchard Park to the east. In addition to its National Register-listed historic downtown, the Village boasts homes along quiet tree-lined streets, modern subdivisions and busy streets of retail, industrial and commercial establishments

Hamburg has excellent transportation access. It is located on I-90, with access from US Highways 5 and 62 and NYS Highway 75. As a result, the Village is a residential community of choice for workers in nearby communities, and its schools, recreational opportunities and overall quality of life are major draws.

PROJECT OVERVIEW AND DESCRIPTION

Hamburg lacks land to expand its tax base, respond to the need for new housing types for new families and to allow the Village's senior citizens to age in place. Meanwhile, the Village has areas that are characterized by sites that are underutilized, vacant and abandoned. The Village would like to reclaim these sites to realize its goals and to improve the overall character and quality of life of the community. Some areas of the community with brisk commercial activity lack visual appeal and feature wide roadways that encourage high speeds, and design challenges that include poor parking definition, screening and design missing pedestrian facilities. Although they are economically productive, many of these sites

are visual blights; they discourage investment not only at the site, but within their entire business districts and neighborhoods.

With the experience gained from the Route 62 reconstruction and subsequent growth management efforts including some rezoning, historic district designation and other projects, Village leaders now turn their attention to these issues. Armed with the recommendations of the Comprehensive Plan update, they sought a community and economic development grant through the Consolidated Funding Application process to address the underutilized sites in two Village neighborhoods. The purpose of the Underutilized Sites Strategy is to allow the Village to take a proactive approach to strategic redevelopment plans that will provide the Village with a road map for the future of its underutilized sites. This plan is especially important to create opportunities for repurposing and redeveloping areas to attract developers and ensure they do not bypass the Village for suburban development sites outside the Village. The plan includes an Economic and Market Analysis, as well as an inventory of existing conditions, and site master plans. These will assist in marketing the sites, along with the detailed site analyses.

To develop the vision and goals for the Strategy a comprehensive set of existing conditions defined the need and set the stage for the recommendations of the study. Evaluation of land use, zoning, underutilized/vacant sites, transportation and utility systems, land ownership, and natural/historic/cultural resources assisted in the overall understanding of opportunities and constraints of the areas.



A companion analysis of market conditions looked at the potential for new office, industrial, hospitality, residential and retail development for the strategic areas. The economic and market analysis extrapolates the regional demand and assesses Hamburg's competitive position taking into account the following comparison areas:

- Hamburg Underutilized Sites Study Area including the East End gateway, Lake/Camp Corridor and West Side Sub Areas
- Village of Hamburg, NY
- Town of Hamburg, NY
- Retail Market Area: Town of Hamburg and Town of Orchard Park
- Erie County, NY
- Buffalo – Niagara Falls Metropolitan Statistical Area (MSA)
- Western New York Region (Allegany, Cattaraugus, Chautauqua, Erie, and Niagara Counties)
- New York State

VISION, GOALS, AND OBJECTIVES

The vision, goals and objectives reflect the aspirations for the futures of the two Underutilized Sites Strategy neighborhoods. The vision describes what the study areas would like to achieve in the long term. It paints a picture of what people will find in the Village of Hamburg in the future. The goals and objectives offer a guide for decision making into the future and establish evaluation criteria to implement the vision. The goals and objectives support long-term sustainable relationships among residents, business owners, elected officials, administrators and agencies.

The goals are the framework for the implementation of the Underutilized Sites Strategy. They define projects for the Village of Hamburg and serve to measure the progress toward implementation. The goals and objective also serve as the “lens” through which proposals that will come before the Village can be evaluated. The Village should approve proposals that align with the goals and objectives and move the Village further along in realizing the vision. The Village should return proposals that do not for alterations.

Following are the vision, goals and objectives for the Hamburg Underutilized Sites Strategy.

VILLAGE OF HAMBURG UNDERUTILIZED SITES STRATEGY VISION

VISION

The East End Gateway, Lake Street/Camp Road Corridor and West End will reinforce the identity of Hamburg as a vital Western New York community with unique charm and character. The neighborhoods are walkable, attractive, well maintained and diverse. They feature a mix of residential, commercial and retail uses serving the needs of Hamburg residents and drawing new residents and visitors from across the region and beyond. Through the application of sound planning principles and strong partnerships between the Village and local property and business owners, vacant and underutilized sites convert to new uses, contributing to an appealing atmosphere of prosperity, sustainability and safety.

GOAL 1. TO PROMOTE LAND USE PATTERNS THAT ENHANCE VILLAGE CHARACTER

- Objective 1. Evaluate the zoning on the West Side to better accommodate a mix of commercial and residential uses and to protect the neighborhood's existing residential character
- Objective 2. Aggressively enforce the Village's architectural design standards in areas where they apply and consider expanding their use to additional areas within the two neighborhoods
- Objective 3. Apply downtown zoning to appropriate areas in the neighborhoods
- Objective 4. Reuse, preserve and upgrade vacant and underutilized land by developing an acquisition and marketing plan

GOAL 2. TO IMPROVE THE QUALITY AND CHARACTER OF THE COMMUNITY

- Objective 1. Develop design standards to strengthen the visual appeal, design character and quality of the East End Gateway, Lake Street/Camp Road Corridor and West End
- Objective 2. Create positive first impressions for travelers entering the village through the placement of welcoming signs, landscaping and gateway features at Village entrances
- Objective 3. Encourage new and infill development appropriate in scale and character to existing development

GOAL 3. TO PROVIDE HOUSING OPTIONS FOR A WIDE RANGE OF PEOPLE

- Objective 1. Encourage the development of new housing choices for sale and for rent including town homes, apartments and condominiums to attract new residents and accommodate changing needs of existing residents
- Objective 2. Develop new housing a price points that will appeal to a diversity of new owners and tenants including workforce housing and units affordable to residents on fixed incomes
- Objective 3. Develop new housing in mixed-use areas close to services, shopping and dining

GOAL 4. TO ENHANCE AND EXTEND THE REVITALIZATION OF HAMBURG'S CORE

- Objective 1. Develop incentives to encourage entrepreneurs to found new commercial and retail establishments and to encourage existing owners to reinvest in their properties
- Objective 2. Encourage the establishment of public spaces for people to linger and socialize
- Objective 3. Develop new and link existing parking areas along the Lake/Camp Corridor to expand parking capacity for shoppers

GOAL 5. TO IMPROVE ACCESS BY ALL MODES OF TRANSPORTATION FOR A SAFE AND ENJOYABLE ENVIRONMENT

- Objective 1. Develop design and landscape standards for parking areas to create safe transitions and buffers, to screen parking and minimize curb cuts in number and width on the Lake/Camp Corridor
- Objective 2. Enhance the character of the community and neighborhoods by developing streetscape standards
- Objective 3. Develop connections between the West Side, Lake/Camp Corridor and downtown through improved access, wayfinding and multimodal capacity
- Objective 4. Encourage movement on foot and by bicycle by developing safe access throughout the Lake Street/Camp Road Corridor
- Objective 5. Strengthen connections between recreation facilities, schools, downtown, neighborhoods and community centers by providing sidewalks, bike lanes and trail connections throughout the community

Objective 6. Develop themed way-finding and directional signage at key intersections

Objective 7. Develop a bike route to the lake

STUDY AREA BOUNDARY

The Study Area for the Hamburg Underutilized Sites Strategy comprises a 261-acre area including portions of both the Village and Town of Hamburg (Figure 1). Three subareas comprise the study area, the East End Gateway, Lake Street/Camp Road Corridor and West End. These emerged from the analysis of two larger subareas that included a larger definition of the Lake/Camp Corridor as well as a West Side study area. During the course of the study process, the areas were refined to capture catalytic redevelopment opportunities that ultimately defined the three strategic sites.

The Lake/Camp Corridor began as an approximately 197-acre focus area including properties on both sides of Lake Street and Camp Road between Main Street in the south and the Village Line (near I-90) in the north. Two strategic redevelopment sites emerged from this area: The **East End Gateway** and a more narrowly defined **Lake/Camp Corridor**.

The **East End Gateway** in the northern portion of the originally defined **Lake/Camp Corridor** includes Great Lake Concrete Products, an underutilized plaza and former scrap yard across the road. Larger parcels characterize this area, as distinguished from the remainder of the Lake/Camp Corridor. From Ockler Avenue to Main Street the character is much denser, defined by smaller lots with a street too wide for pedestrians, excessive traffic speeds and a disorganized and unappealing public realm.

The Holliday Village area was ultimately not included in the Underutilized Sites Strategy. However, this area at the northern extreme of the boundary should be the focus of future study. It is an important community gateway for Hamburg. It also serves as a gateway to community destinations and attractions including schools, parks and Lake Erie.

The West Side Study Area, later renamed the West End, is an area of approximately 64 acres that abuts the western edge of the southern third of the Lake/Camp Corridor and expands westward to the Village line. The West End includes a once-thriving rail center that housed two depots – one for commercial activity, the other for passengers. As the economy has evolved, many neighborhood commercial and

industrial properties found new uses unrelated to the railroads. Some commercial rail use continues and a nascent passenger excursion service is just beginning. However, necessary but unattractive State, County, Town and Village DPW and Highway operations dominate here. These and other vacant and underutilized commercial and industrial properties have a blighting effect on the many tidy and attractive Village homes that share the neighborhood. As a result, this area is ripe for redevelopment. As with the Lake/Camp Corridor, the focus of the West End ultimately narrowed, in this case to a contiguous area of the highest opportunity for catalytic change.





INVENTORY OF EXISTING CONDITIONS



ANALYSIS OF THE HAMBURG UNDERUTILIZED SITES STUDY AREA

Prior to redeveloping any site, an investor reviews the opportunities, constraints and risks with that site. Part of that review is an inventory and analysis of the site's zoning, land use, proximity to utilities, road access, flood risks, potential contamination and natural or cultural resources.

Concurrently or before a review of property characteristics, most developers have also performed an economic and market analysis of the area. Results of the analysis will help the developer understand if there is a demand for the type and scale of uses proposed.

The section below provides an inventory of the broadly defined study areas to understand the prospects for future development and any potential impediments that may discourage development. A separate Economic and Market Analysis of the two areas for the Village of Hamburg Underutilized Sites Strategy defines uses with the most demand within the Village.

INVENTORY AND ANALYSIS

In order to identify opportunities and constraints in the Study Area an inventory of factors that influence development is required. This section provides detailed information on factors that influence the potential location, size, character and use for future redevelopment and development. The characteristics reviewed under the Inventory and Analysis section include land use, zoning, underutilized sites, transportation systems, infrastructure systems, land ownership, natural resources, and historic resources.

EXISTING LAND USE

This section assesses the existing land use within the two study areas. Because the area encompasses so much land, the land uses are quite diverse. Table 1 and Figure 2 complement the narrative below. Appendix A includes assessment data by land use. The section refers to the original two study areas: Lake/Camp Corridor and West Side. As described in the previous section, the Lake/Camp Corridor became two strategic redevelopment sites a smaller Lake/Camp Corridor and the East End Gateway. These are areas of contiguous character among vacant and underutilized sites. The West Side study also narrowed in focus to include an area of contiguous character among vacant and underutilized sites clustered around the railroad tracks.

LAKE/CAMP CORRIDOR AND EAST END GATEWAY

Retail/commercial and **mixed-use** properties occupy nearly 40 percent (approximately 77 acres) of the Lake/Camp Corridor and East End Gateway land areas. These uses are located along the entire length of the corridor and gas stations, auto repair shops and parts stores, local and franchise restaurants, banks, office uses, small retail stores, home businesses, and an RV dealership.

Nearly one third (approximately 63 acres) of the Lake/Camp Corridor and East End Gateway land area is occupied by **industrial/manufacturing/warehouse/junkyard** properties. Most of these properties abut the railroad and are located near the bend in Camp Road. Great Lakes Concrete Products is the largest of these uses.

Residential, institutional and cultural, parkland, vacant, and infrastructure uses occupy remaining portion.

Residential land occupies approximately 9 acres (5%). Homes are scattered along the corridor with the highest concentrations located in the Village between Prospect Avenue and Union Street. Most homes are single family although some duplexes, triplexes, and apartments are located along the corridor.

Six acres (3%) in the Lake/Camp Corridor and East End Gateway have **institutional and cultural** uses. These uses include the US Post Office and the Knights of Columbus.

Dedicated **parkland** occupies 2 acres (1%) of the area. This includes Memorial Park located within the Village at the southeast corner of Lake Street and Union Street.

Approximately 6 acres (3%) is a mixture of **vacant** commercial and residential land. Several of these vacant properties are located at prime locations on street corners with high visibility.

Infrastructure and utilities (such as CATV facilities, railroads, etc.) occupy 7 acres (4%). **Public road right-of-ways** occupy an additional 26 acres (13%).

WEST SIDE STUDY AREA

About 28 percent (approximately 18 acres) of the West Side Study Area land area is occupied by **infrastructure and utilities** uses. These uses include the State Highway Garage located off Evans Street, the County Highway Garage located on West Avenue, the Village Department of Public Works located on Pleasant Avenue, the

volunteer fire department located on Union Street, and the railroad. **Public road right-of-ways** occupy an additional 8.4 acres (13%).

Another 28 percent (approximately 18 acres) of the West Side Study Area land area is **residential** uses. Homes cluster on the eastern half of the Study Area. Most homes are single family although some duplexes, triplexes, and apartments are located within the Study Area.

The remaining portion of the West Side Study Area is occupied by commercial and mixed uses, industrial/manufacturing/warehouse, institutional and cultural uses, and vacant properties. There is no dedicated parkland within the West Side Study Area.

Retail/commercial and **mixed-use** properties are scattered throughout the West Side Study Area, occupying 7 acres (11%) of the land. These uses include restaurants, auto repair shops, stores, Clyde’s Feed and Animal Center, and an inn.

Nearly 14 percent (approximately 9 acres) of the West Side Study Area land area is **industrial/manufacturing/warehouse/junkyard** properties. Most of these properties abut the railroad and are located on the western half of the Study Area.

Slightly more than one acre (2%) of the West Side Study Area is **institutional and cultural** uses. These uses include the Hamburg Legion Lanes and American Legion located north of the Legion Park.

Three acres (5%) of the West Side Study Area is a mixture of **vacant** industrial, commercial, and residential land.

Table 1: Land Use in the Study Area

Land Use	Lake/Camp Corridor & East End				West Side Study Area			
	Area		Parcels		Area		Parcels	
	Acres	Percent	#	Percent	Acres	Percent	#	Percent
Park & Open Space	2.4	1.2%	1	0.6%	0.0	0.0%	0	0.0%
Residential	9.2	4.7%	38	23.2%	17.6	27.5%	68	63.0%
Commercial & Mixed Use	77.2	39.1%	92	56.1%	7.3	11.4%	11	10.2%
Institutional & Cultural	6.0	3.0%	2	1.2%	1.4	2.2%	1	0.9%
Industrial/Manufacturing/ Warehouse/Junkyard	63.3	32.1%	12	7.3%	8.8	13.7%	9	8.3%
Infrastructure & Utilities	7.0	3.5%	6	3.7%	17.6	27.5%	9	8.3%
Vacant	5.9	3.0%	13	7.9%	3.0	4.7%	10	9.3%
Public Road ROWs	26.4	13.4%	NA	NA	8.4	13.1%	NA	NA
TOTAL	197.4		164		64.1		108	

Source: Village and Town of Hamburg Real Property Data as provided by Erie County with minor updates by LaBella

EXISTING ZONING

The current zoning in the overall Study Area – that is, both the broadly defines areas, together – (Figure 3) generally reflects current land uses. The Village adopted its zoning code in 1974 with many amendments since its adoption. The Town adopted its zoning code in 1986, also with many amendments. Village zoning designations within the Study Area include Residential, Commercial, Light Industrial, Industrial, and Professional Office. Town zoning designations within the Study Area include Single Family Residence, Single Family Residence Attached, Multifamily, General Commercial, Light Industrial, and General Industrial. Basic information (including a [summary](#) of permitted uses and special uses) about each zoning district found within the Study Area is presented in Table 2. Consult the official zoning code for a complete listing of permitted and special uses by district as well as other density, bulk, and setback requirements.

Village and Town **commercial** and **office** zones occupy the greatest proportion of the Study Area (52.6%) and include the Village’s Commercial and Professional Office Districts as well as the Town’s General Commercial Zone. These zones are located along both sides of Lake Street/Camp Road along most of the Study Area length.

The various **industrial** zoning districts occupy an additional 40.8% of the Study Area and include the Village’s Light Industrial and Industrial Districts as well as the Town’s Light Industrial and General Industrial Districts. Industrial zones occupy the western half of the West Side Study Area and the central portion of the Lake/Camp Corridor near the bend in Camp Road.

Village and Town **residential** districts occupy the remaining 6.6% of the Study Area and are located mainly in the eastern half of the West Side Study Area and along the east side of Lake Street, south of Union Street.

Table 2: Primary Zoning categories within the Study Area

Zone	Permitted Uses (Summary)	Special Uses Permitted	Acres	% of Tot.
Village Zones				
R2: Residential	One- and two-family dwellings, community center, public outdoor recreation, private garage, accessory use/building, home occupation	Public utility substation, bed & breakfast, club, hospital, cemetery, residence-office, school, religious institution, day-care center, adult day care, barber, beautician, pet grooming	16.4	6.3%
C2: Commercial	Retail store, offices, personal service, restaurant, bar, hotel, residential (1-, 2-, or multi-family), religious institutions, parking as an accessory, accessory use	Day-care center, adult care facility, funeral home, community center, club, laundromat, gas station, public garage, hospital, home occupation, residence office, public utility substation, commercial outdoor rec, indoor rec, school, public indoor/outdoor rec	57.2	21.9%
LI: Light Industrial	Research/testing/experimental work labs, manufacturing/compounding/assembling/treatment of previously prepared materials, general office complexes <u>Prohibited Uses:</u> Public garage, open storage yards, machinery/transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, indoor/outdoor commercial rec, residential uses	Day-care center, adult day care	3.2	1.2%
IND: Industrial	Enclosed manufacturing industries, enclosed warehouse or wholesale use, public utility, enclosed service and repair, enclosed industrial processes and service, public garage, parking, accessory building use	Open storage yard, machinery and transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care center, indoor/outdoor commercial rec, adult day care, adult entertainment	65.4	25.0%
PO: Professional Office	Various offices by profession, residential (1-, 2-, multi-family), parking as an accessory use, religious institution, accessory use	Day-care center, bed & breakfast, funeral home, home occupation, residence office, adult-care facility	1.4	0.5%
Town Zones				
R1: Single-Family Residence	Single-family detached, cluster housing, religious institutions, fire stations, private schools, public library/museum <u>Accessory Uses:</u> private garage, off-street parking, storage of trailers/boats, private horticulture, private tennis courts/pools, professional residence-offices, home occupations	Barns for storage	0.4	0.2%

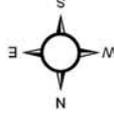
Hamburg Underutilized Sites Strategy

R2: Single-Family Residence, Attached	All R1 uses plus two-family dwellings, attached single-family dwellings <u>Accessory Uses:</u> Same as R1		0.1	< 0.1%
R3: Multifamily	All R2 uses plus multifamily dwellings, condos, dwelling groups, hospitals, nursing homes, colleges and universities, dormitories <u>Accessory Uses:</u> Same as R2, accommodations for lodgers	Nursery schools and day-care centers	0.3	0.1%
C2: General Commercial	All C1 uses plus retail sales, eating/drinking establishments, boat sales/service, laundry, custom shops, warehouses, pool halls, bowling alleys, etc., dairies, wholesale sales, commercial swimming pools, drive-in restaurants, theaters, golf, various enclosed uses, manufacture, compounding, and assembly of various products from various prepared materials <u>Accessory Uses:</u> Same as C1 <u>Prohibited Uses:</u> residential housing, mini-storage	Permitted uses greater than 100,000 sq. ft., nursery schools, day-care centers, new or used motor vehicles sales, terminals for local trucking and delivery service, commercial car wash, gas station, auto repair, towing and recovery impoundment areas,	79.0	30.2%
M2: Light Industrial	All M1 uses plus enclosed research labs, various enclosed manufacture, compounding, assembly or treatment of articles from prepared materials, truck terminals <u>Accessory Uses:</u> Same as C2 and M1, quarters for a caretaker or watchman	Private rental storage facilities, nursery schools, day-care centers	17.8	6.8%
M3: General Industrial	All M2 uses without the requirement of being completely enclosed, lumberyards, coal yards, railroad freight yards, concrete products manufacture, storage of petroleum, manufacturing of abrasives, automobile assembly and fabrication, manufacture of heavy machinery, processing or treatment of bituminous products, metal casting, open storage yards, adult uses <u>Prohibited Uses:</u> junkyards <u>Accessory Uses:</u> Same as M2	Nursery schools, day-care centers	20.2	7.7%

Source: Village of Hamburg Zoning Ordinance via ecode 360 – Adopted April 1, 1974 with amendments since. Accessed October 25, 2016.

Town of Hamburg Zoning Ordinance via ecode 360 – Adopted December 15, 1986 with amendments since. Accessed October 25, 2016.

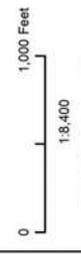
VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY



EXISTING LAND USE MAP

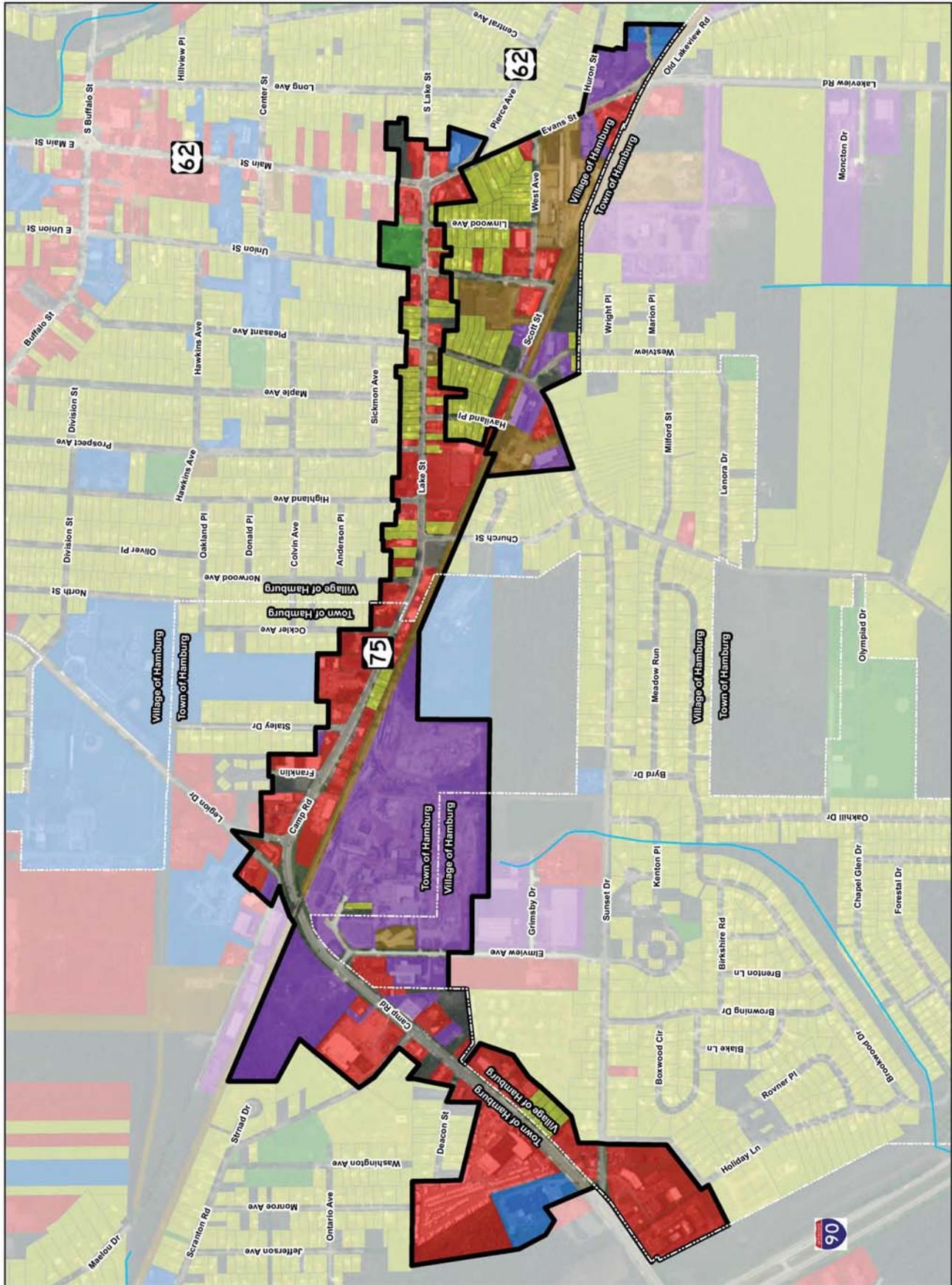
- Study Area
- Municipal Boundaries (White)
- Creek
- Land Use**
- Dedicated Parkland & Open Space
- Residential
- Commercial & Mixed Use
- Institutional & Cultural
- Indust./Manuf./Warehous./Junkyard
- Infrastructure & Utilities
- Vacant
- No Data

Sources:
 1. Study Area Boundary: Created by LABELLA
 2. Property boundaries (including 2015 Land Use Codes) Provided by Erie County with minor edits to imagery by LABELLA based on the raster and aerial imagery.
 3. Roads, Creeks, and Municipal Boundaries: Provided by the County GIS Department.
 4. Aerial Background: Earthstar, USDA, USGS, AEX, GeoEye, Geomapping, AerialGrid, IGN, IGP and the GIS User Community.



Labella Project No:
2161173

Figure 2: Land Use in the Study Area



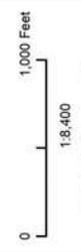
VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY



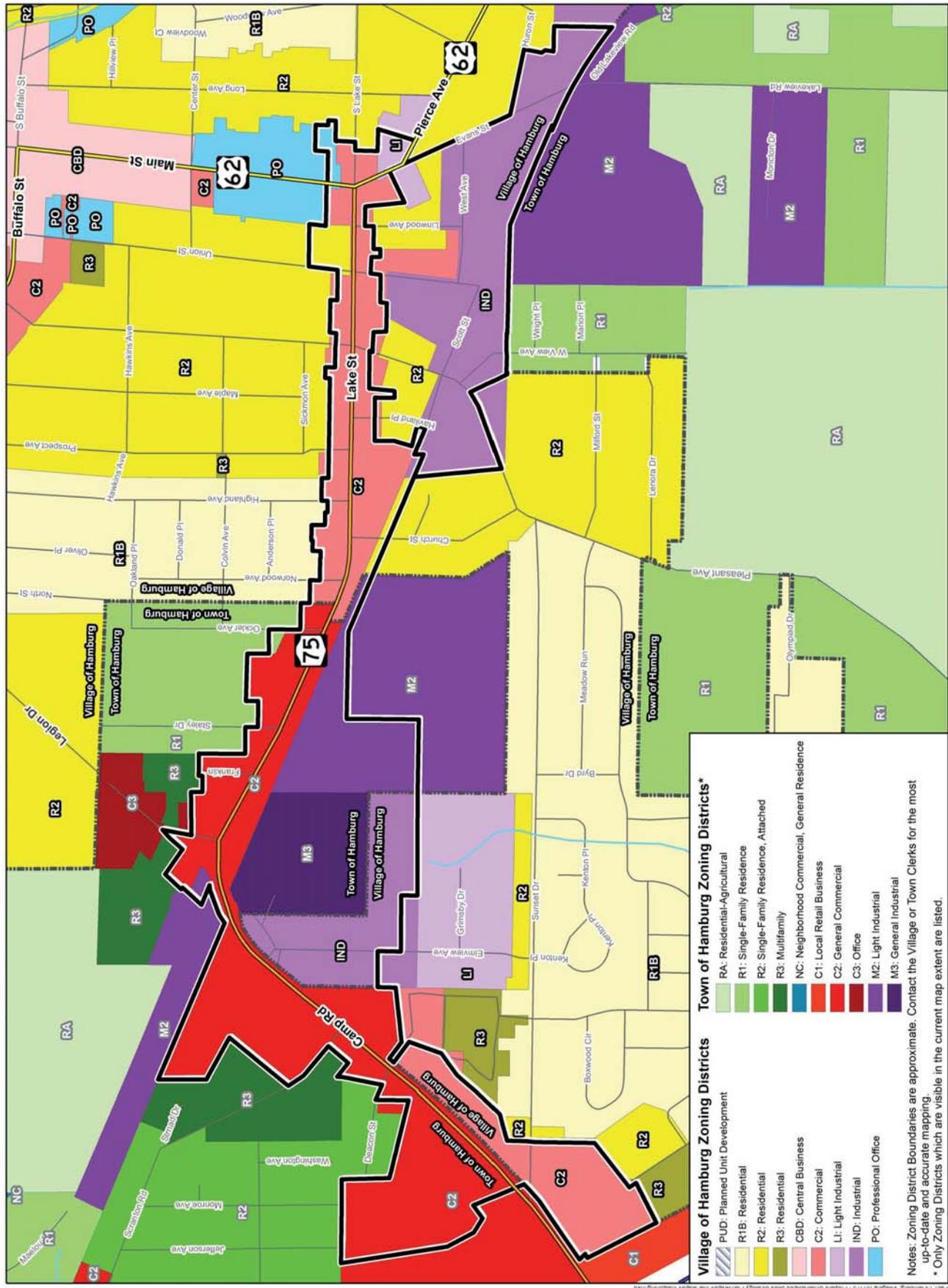
EXISTING ZONING MAP

- Study Area (White Shadrow)
- Municipal Boundaries
- Interstate
- US Highways
- State Highways
- Local Roads
- Creek/River/Waterbody

Source:
1. Study Area Boundary: Created by LABELLA
2. Village and Town of Hamburg Zoning Districts:
Provided by the Town of Hamburg
3. US Highways, State Highways, Local
Roads, Creek, Municipal Boundaries, Census
Shapfiles from TIGERLINE database



Labella Project No:
2161173
Figure 3: Existing Zoning in the
Study Area



- Village of Hamburg Zoning Districts**
- PUD: Planned Unit Development
 - R1B: Residential
 - R2: Residential
 - R3: Residential
 - CBD: Central Business
 - C1: Light Industrial
 - LI: Light Industrial
 - IND: Industrial
 - PO: Professional Office
- Town of Hamburg Zoning Districts***
- RA: Residential-Agricultural
 - R1: Single-Family Residence
 - R2: Single-Family Residence, Attached
 - R3: Multifamily
 - NC: Neighborhood Commercial, General Residence
 - C1: Local Retail Business
 - C2: General Commercial
 - C3: Office
 - M2: Light Industrial
 - M3: General Industrial

Notes: Zoning District Boundaries are approximate. Contact the Village or Town Clerks for the most up-to-date and accurate mapping.
* Only Zoning Districts which are visible in the current map extent are listed.

UNDERUTILIZED AND VACANT SITES

An evaluation of parcels in the two study areas identified vacant and underutilized properties. Underutilized properties are those not employed for their highest and best use. These may include, for example, retail properties occupied by non-retail uses such as churches or are clearly weak successor uses to the purpose for which the building was originally developed. Residential structures now used as retail or offices that are in disrepair meet this test, as do industrial and commercial uses that have downsized onsite. Underutilized properties do not include those that simply lack proper or attractive landscaping, setbacks or present other design issues or problems. Properties with no buildings on them, or designated as vacant on the real property database, were labeled as vacant.

Based on the evaluation, the Study Area includes 46 properties categorized as underutilized or vacant properties. Table 3 provides a summary of these 46 properties. Figure 4 shows the location of these properties.

Table 3: Preliminary Underutilized and Vacant Sites

Underutilized Sites				
Lake/Camp Corridor				
Address	Parcel No.	Owner	Acreage	Total Assessment
0 Elmview Ave	182.16-3-21.11	Town of Hamburg IDA	13.4	\$360,000
0 Elmview Ave	182.16-3-21.2	The V Associates LTD	1.2	\$225,000
14 Pierce Ave	195.12-3-2.1	Pierce Realty LLC	0.7	\$190,000
113 Lake St	196.05-13-1	John B. Elliott	0.1	\$77,200
131 Lake St	196.05-16-20	Charles L. Hubbard	0.3	\$100,600
0 Camp Rd	182.12-8-10.2	93 NYRPT LLC	4.5	\$20,000
5680 Camp Rd	182.16-7-2	Harry Butler	0.2	\$14,000
5710 Camp Rd	182.16-7-3.1	Town of Hamburg IDA	18.2	\$184,000
0 Camp Rd	182.20-10-7.21	Town of Hamburg IDA	14.4	\$22,000
5661 Camp Rd	183.09-3-16.22	Calkins Used Auto Parts Inc	12.2	\$117,800
Subtotal:			10 Properties	65.4
\$1,310,600				
West Side Study Area				
Address	Parcel No.	Owner	Acreage	Total Assessment
0 Pleasant Ave	195.08-4-1.1	Village of Hamburg	2.7	\$385,200
425 Pleasant Ave	195.08-4-1.2	Village of Hamburg	0.9	\$292,100
353 Pleasant Ave	195.08-5-20	Town of Hamburg	0.6	\$153,500
33 Scott St	195.08-6-23	B F G Electroplating & Mfg. Co	0.4	\$183,300
0 Pleasant Ave	195.08-9-7	County of Erie	2.4	\$15,000
50 West Ave	195.08-9-10	County of Erie	2.5	\$727,500
0 Evans St	195.08-9-12	State of New York	1.4	\$3,000
106 Evans St	195.12-1-1.2	Sandrock Evans Association LLC	3.2	\$533,000
107 Evans St	195.12-1-19.2	Cambridge Business Park	1.5	\$103,500
97 Evans St	195.12-1-20	T&L Beachfront Holdings LTD	1.3	\$195,000
69 Evans St	195.12-2-34	State of New York	3.5	\$121,910
67 Evans St	195.12-2-35	County of Erie	0.3	\$12,600
49 Evans St	195.12-2-36	State of New York	0.5	\$433,200
Subtotal:			13 Properties	21.2
\$3,158,810				

Vacant Sites				
Lake/Camp Corridor				
Address	Parcel No.	Owner	Acreage	Total Assessment
290 Lake St	182.20-4-23	Estate of Barbara L Schmidt	0.7	\$51,200
106 Lake St	195.08-6-11	NOCO Properties LLC	0.1	\$5,000
104 Lake St	195.08-6-13	NOCO Properties LLC	0.2	\$7,000
0 Main St	195.12-4-2	Frank J & Judith L Weinstock	1.2	\$15,200
5585 Camp Rd	182.12-7-15	G.J. Brewerson	0.5	\$33,300
0 Camp Rd	182.12-7-16.1	G.J. Brewerson	0.1	\$9,100
0 Camp Rd	182.12-8-2	Hooper Group Inc	0.4	\$24,400
0 Camp Rd	182.12-8-5.1	Martin R & Sandy E Post	0.5	\$7,500
0 Camp Rd	182.12-8-6	5600 Camp Rd LLC	0.8	\$8,500
0 Camp Rd	182.12-8-8.2	5600 Camp Rd LLC	0.2	\$0
0 Englewood Ave	182.16-7-1	Harry Butler	0.3	\$1,000
5809 Camp Rd	183.13-3-24.1	Patricia & Joseph Gambino	0.8	\$32,000
Subtotal:			5.8	\$194,200
West Side Study Area				
Address	Parcel No.	Owner	Acreage	Total Assessment
374 Pleasant Ave	195.08-3-14	John S Duengfelder, Jr	0.3	\$9,800
347 Pleasant Ave	195.08-5-19	Robert & Susan Sillence	0.2	\$1,500
0 Haviland Pl	195.08-5-21	Robert & Susan Sillence	0.1	\$1,000
340 Pleasant Ave	195.08-6-1	B F G Electroplating & Mfg. Co	0.4	\$10,900
64 Scott St	195.08-9-4	BENLIC	0.1	\$9,000
50 Scott St	195.08-9-5	BENLIC	0.1	\$5,300
42 Scott St	195.08-9-6	B F G Electroplating & Mfg. Co	0.0	\$4,400
36 Scott St	195.08-9-8	B F G Electroplating & Mfg. Co	0.1	\$6,000
0 Scott St	195.08-9-13	Joseph H & Christine M Noonan	0.2	\$500
0 Scott St	195.08-9-14	Shannon M Rogers	0.5	\$700
0 Scott St	195.08-9-15	Titan Real Estate LLC	0.8	\$6,000
Subtotal:			3.0	\$55,100
Underutilized and Vacant Sites				
Total:			95.4	\$4,718,710

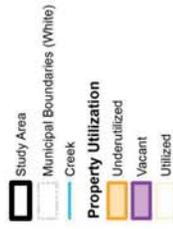
Source: Village and Town of Hamburg Real Property Data as provided by Erie County; Underutilized and vacant properties chosen by LaBella based on site visits and discussion with the Town.

Twenty-three of the properties are classified as underutilized sites. The 23 underutilized properties encompass 86.5 acres and are assessed at nearly \$4.5 million. The underutilized properties include various DPW sites, rail stations, the Evans Street Industrial Park, former manufacturing buildings, a former junkyard, a commercial plaza, and a concrete plant, among others. Twenty-three of the properties are vacant sites. The 23 properties encompass 8.8 acres and are assessed at nearly \$250,000. The vacant properties include forested/grass land and land which previously housed buildings that have since been demolished.

VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY



UNDERUTILIZED AND
VACANT SITES MAP

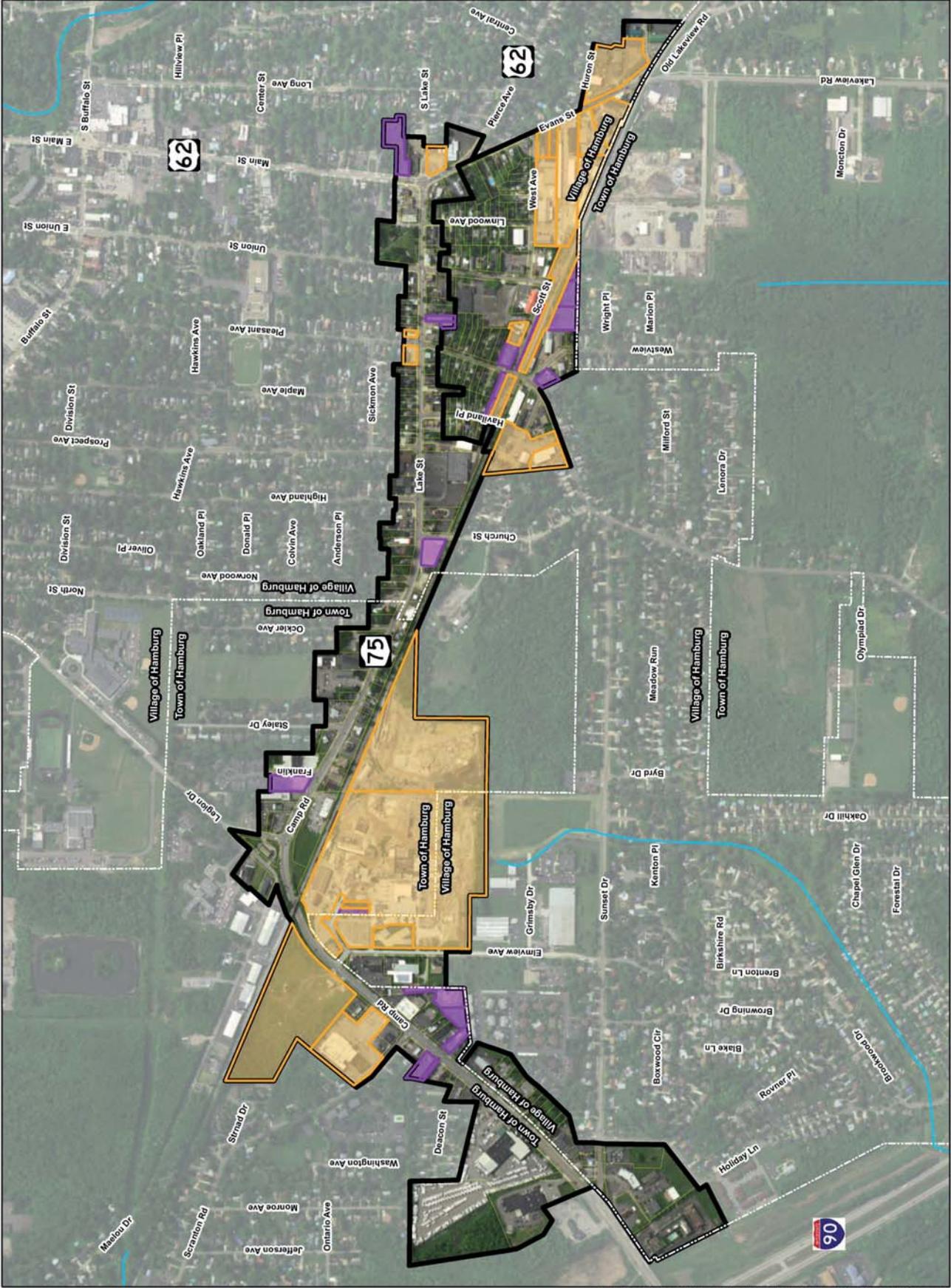


Source:
1. Study Area Boundary: Created by LaBella
2. Property boundaries: Provided by Erie County
3. Property Utilization: Created by LaBella based on
Aerial Imagery, Google Earth, and other sources
4. Roads, Creeks, and Municipal Boundaries:
Census Shapefiles from TIGERLine database
5. Aerial background: Esri, Labeled: USDA, USGS,
Contributors: AerialGrid, IGN, IGP, and
the GIS User Community



Labela Project No:
2161173

Figure 4: Underutilized and Vacant Sites



TRANSPORTATION SYSTEMS

One of the significant assets of the Study Area is its access to Interstate 90 and multiple major arterials including US Highway 62 and State Highway 75. An entrance/exit ramp to Interstate 90 is located just north of the Study Area via State Highway 75. US Highway 62 (Main Street and Pierce Avenue) and State Highway 75 (Camp Road and Lake Street) traverse the Study Area and serve both car and truck traffic. According to the New York State Department of Transportation Urban Functional Classification System (Figure 5), all of the above-mentioned roadways are categorized as various forms of principal arterials. Legion Drive is a minor arterial while Evans Street, Lakeview Drive, and portions of Pleasant Avenue are major collectors.

As reported in Table 4 and depicted in Figure 6, Annual Average Daily Traffic (AADT) counts for the major roadways within the Study Area vary. The highest counts located along portions of State Highway 75 – Camp Road (27,731); medium counts (~10,000 to 25,000) located along portions of State Highway 75 – Camp Road/Lake Street, and US Highway 62 – Main Street/Pierce Avenue; and lower counts (< 10,000) located along portions of Legion Drive, Pleasant Avenue, and Evans Street.

Table 4: Annual Average Daily Traffic Counts, Major Routes in Study Area in 2015

Road	Section	AADT
State Hwy 75 (Camp Rd)	I-90 to Legion Dr	27,731
State Hwy 75 (Camp Rd/Lake St)	Legion Dr to US Hwy 62	15,565
US Hwy 62 (Pierce Ave)	Lake St to Sisson Hwy	12,289
US Hwy 62 (Main St)	Lake St to Buffalo St	10,628
Legion Dr	Camp Rd to Hamburg Village Line	9,068
Evans St	Pierce Ave to Old Lakeview Rd	6,791
Pleasant Ave	Lake St to Hamburg Village Line	6,184

Source: NYSGIS Clearinghouse, NYSDOT 2013 AADT GIS Shapefile

As Figure 7 illustrates there are additional transportation systems in the Study Area. Rail spurs bisect the Study Area, providing access to the mainline in Buffalo. Rail passenger services run along this railroad spur from Jamestown to Buffalo where it connects to the Amtrak mainline. The Buffalo-Niagara International Airport is located less than twenty miles from the Study Area northeast along the I-90.

In addition, the Study Area is served by a public transportation system through the Niagara Frontier Transportation Authority’s (NFTA) Metro Bus Service. The two bus

routes within the Village of Hamburg connect the Study Area to the City of Buffalo and provide connections to major employers and businesses located along the routes.

The Study Area has a substantial pedestrian network but a nearly non-existent bicycle network (see Figure 7 and Table 5). Residential and commercial areas typically have complete sidewalk networks in moderate to good condition. Throughout the entire Study Area, there are no designated on-road bicycle lanes; although on-road bicycle lanes are present on Main Street just outside of the Study Area. Sharrows (street markings which depict a bicycle and warn motorists that bicyclists may be sharing the road) are located on both sides of Lake Street from Norwood Avenue to Main Street.

Developers also consider parking opportunities and multi-modal travel opportunities. As shown in Table 5, on-street parking is not available along the major streets within the Study Area. Businesses located along these streets are required to provide off-street parking lots.

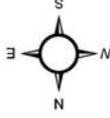
Table 5: Major Study Area Streets, Multi-Modal, On-street Parking and Condition Data

Street Name*	On-Street Parking	Sidewalks/Bike Lanes	General Condition
State Hwy 75 (Camp Rd – Town of Hamburg)	None	Sidewalks: East Side (Complete); West Side (Complete except gap in coverage from Scranton Rd to Legion Dr) No Bike Lanes	Excellent
State Hwy 75 (Lake St – Village of Hamburg)	None	Sidewalks: Both Sides (Complete) Sharrows: Both Sides (From Norwood Ave to Main St/Pierce Ave)	Excellent
US Hwy 62 (Pierce Ave)	None	Sidewalks: Both Sides (Complete) No Bike Lanes	Good
US Hwy 62 (Main St)	Both Sides: just outside of the Study Area	Sidewalks: Both Sides (Complete) Bike Lanes: Both Sides (just outside of Study Area)	Excellent
Legion Dr	None	Sidewalks: North Side (None); South Side (Complete) No Bike Lanes	Good
Evans St	None	Sidewalks Both Sides (Complete except gap from Huron St to Village Line) No Bike Lanes	Fair
Pleasant Ave	None	Sidewalks Both Sides (Complete) No Bike Lanes	Fair

Note: *Noted characteristics are only for sections of the roadways located within the Study Area

Source: Google Aerial Imagery and Street View, Site Visits

VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY



URBAN FUNCTIONAL
CLASSIFICATION

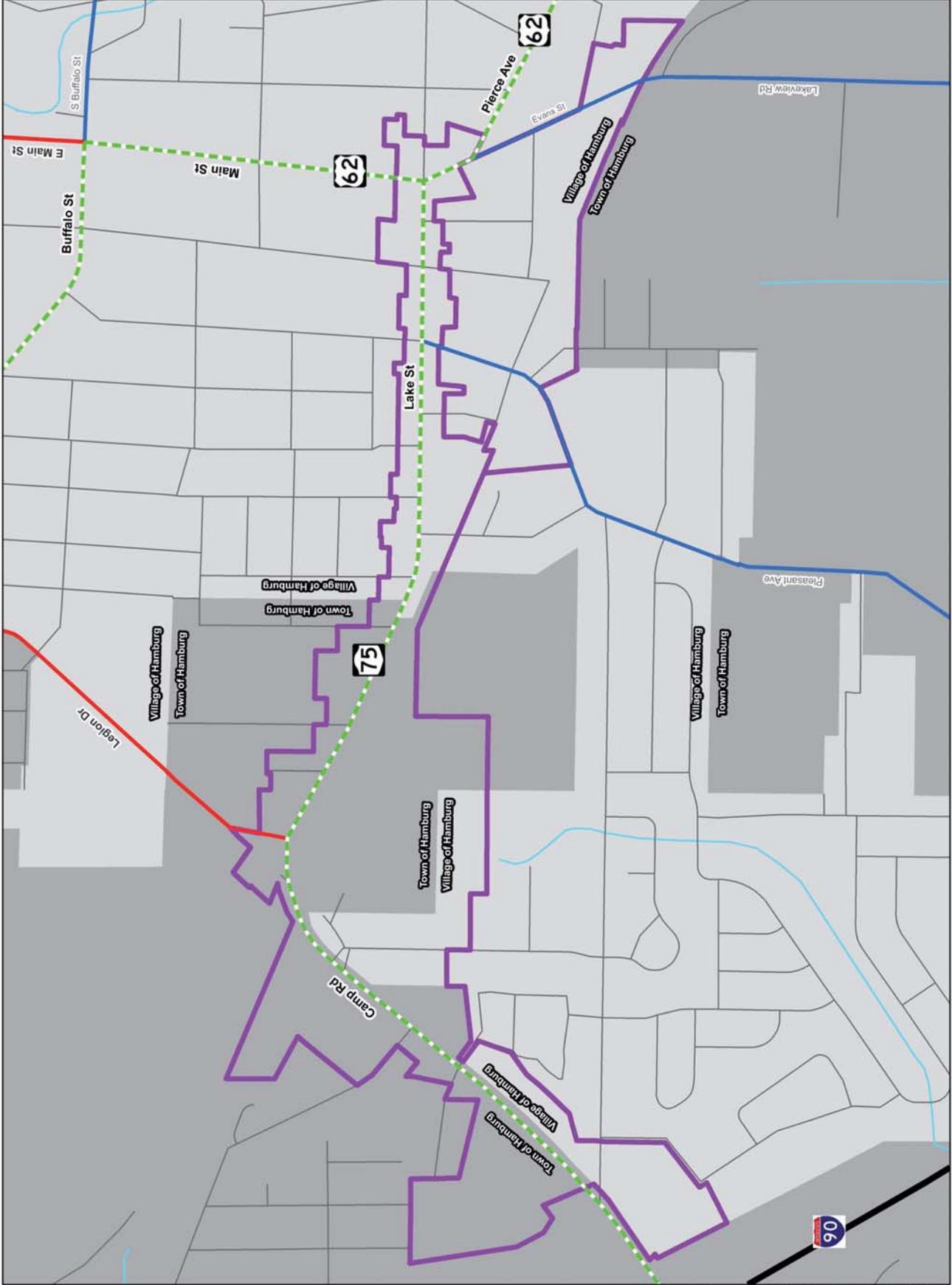
- Study Area
- Village of Hamburg
- Town of Hamburg
- Creek/Water
- Urban Functional Classification
- Principal Arterial Interstate
- Principal Arterial Other
- Minor Arterial
- Major Collector
- Other Roadways

Sources:
1. Study Area Boundary: Created by Labelle Associates, Inc.
2. Study Area Functional Classification: Census Shapefiles from TIGER/Line database
3. Functional Classification duplicated from NYSDOT's online Functional Class Viewer.



Labelle Project No:
2161173

Figure 5: Urban Functional
Classification System



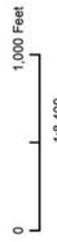
VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY



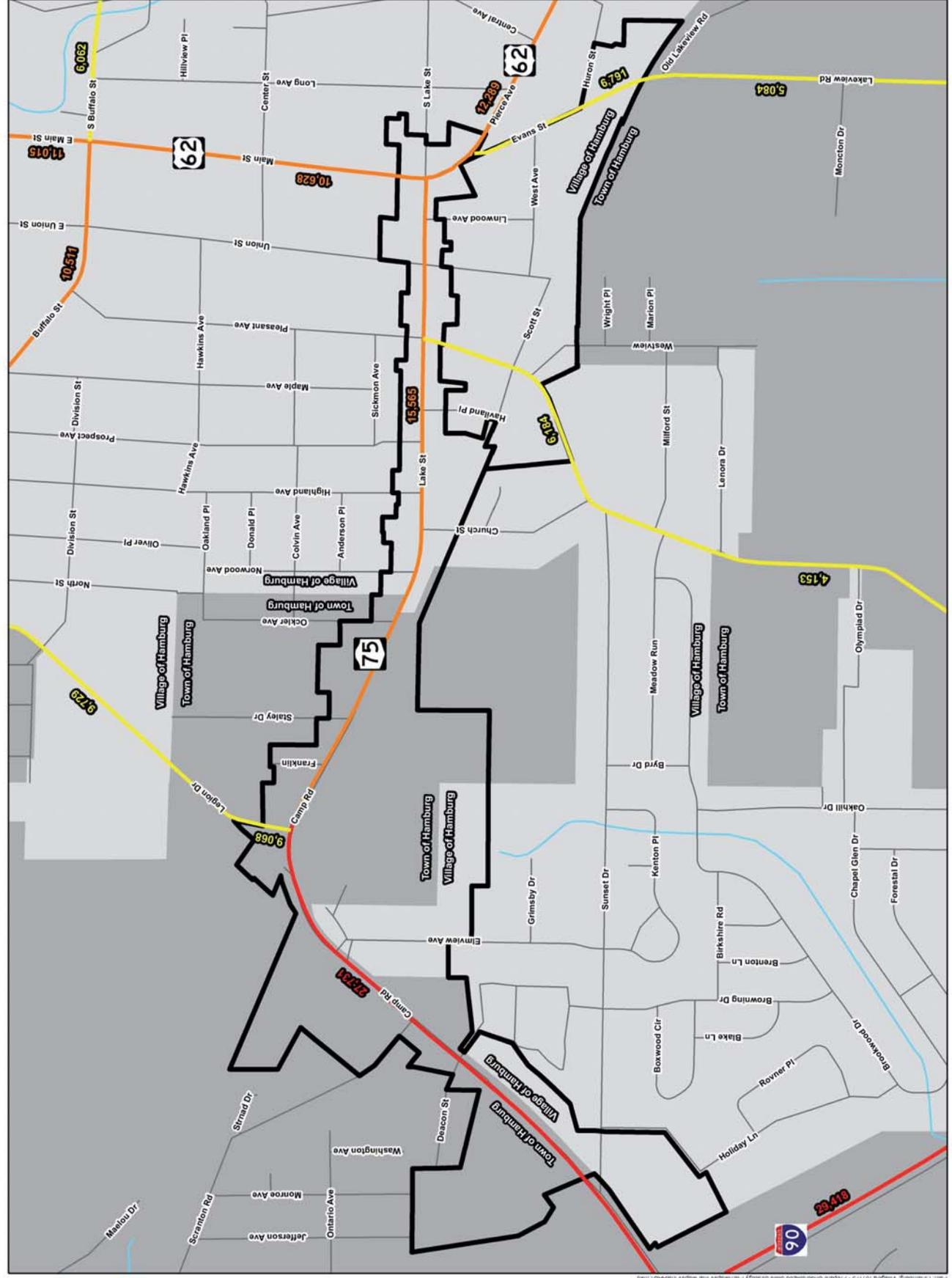
ANNUAL AVERAGE DAILY
TRAFFIC (AADT) MAP

- Study Area
- Village of Hamburg
- Town of Hamburg
- Creeks/Water
- AADT Counts for 2015**
- 1 - 1,500 (none in map extent)
- 1,501 - 4,000 (none in map extent)
- 4,001 - 10,000
- 10,001 - 25,000
- 25,001 - 75,000
- ≥ 75,001 (none in map extent)
- Other Roadways (No AADT Data)

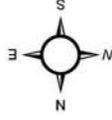
Source:
1. Study Area Boundary: Created by Labelle
2. Roads, Creek, and Municipal Boundaries: Census
Shapes from TIGER/Line database
3. Annual Average Daily Traffic (AADT): NYSDOT via
NYS GIS Catalog/Viewer



Labelle Project No:
2161173
Figure 6: Annual Average
Daily Traffic Counts



VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY



LOCAL TRANSPORTATION
SYSTEMS MAP

- Study Area
 - Village of Hamburg
 - Town of Hamburg
- Roads**
- Interstate
 - US Highway
 - State Highway
 - Local Road
 - Private Road
- Railroad**
- Railroad
- Public Transit (NFTA Bus Routes)***
- Route 36
 - Route 74B
- Bicycle Infrastructure**
- Sharrows*

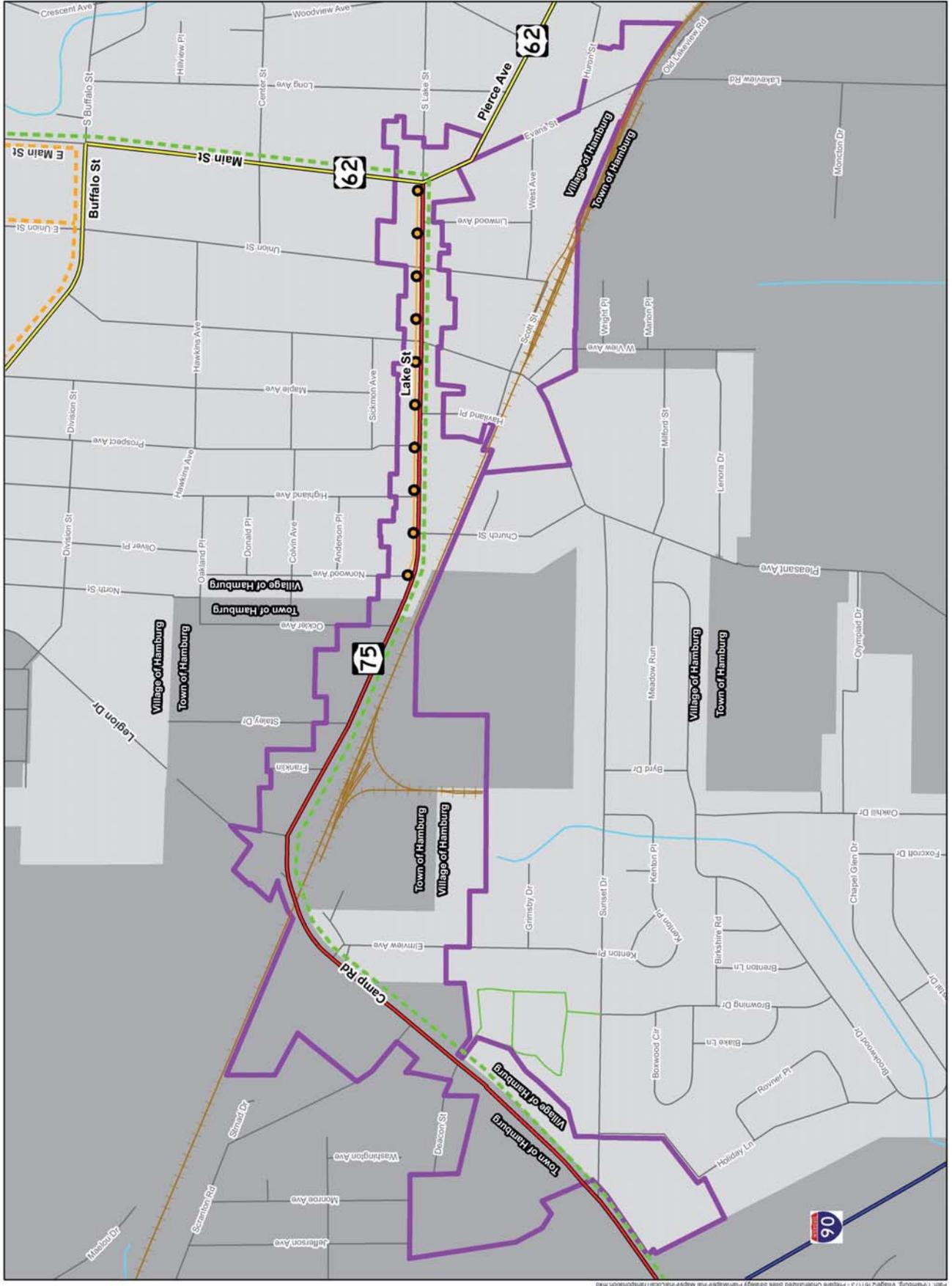
Note: * NFTA Routes and sharrows are offset from the road for display purposes only.

Sources:
1. Study Area Boundary: Created by LaBella
2. Interstate, US State, Local, and Private Roads, and Railroads: Digitized from TIGER/Line database
3. Public Transit digitized from NFTA Route Maps
4. Sharrows digitized from aerial imagery.



Labela Project No:
2161173

Figure 7: Transportation Systems



INFRASTRUCTURE AND UTILITY SYSTEMS

A comprehensive network of infrastructure (Figures 8 and 9) serves the entire Study Area. Infrastructure systems available in the Study Area include:

WATER

The Village and Town of Hamburg obtain their water supply from the Erie County Water Authority's (ECWA) Sturgeon Point Plant in the Town of Evans. The plant capacity is adequate for future development within the Study Area.

Within the Study Area, the Village distribution system south of the Town line (just north of Norwood Avenue) is in a Lease Managed Area. In the Lease Managed Area, the Village owns the water distribution system; however, it is operated by ECWA. Capital improvements are the responsibility of the municipality and ECWA is responsible for repairs. Within the Study Area, the Village distribution system north of the Town line (just north of Norwood Avenue) and all of the Town distribution system is in a Direct Service Area. In the Direct Service Area, ECWA owns and operates the water distribution system. ECWA is also responsible for capital improvements and repairs.

Generally, there is capacity within the water distribution system to handle future development. However, if a particularly water intensive use was proposed, it would be advisable for the developer to conduct additional studies (such as hydraulic models) to determine if there is sufficient flow and pressure in the area to meet the needs of the proposed development.

Public water supply is available to all of the properties along public roads within the Study Area as depicted in Figure 8. A large 42-inch diameter transmission main bisects the Lake/Camp Corridor, running along Church Street, portions of Lake Street/Camp Road, and Ockler Avenue. Several 10-inch and 12-inch diameter trunk mains are located throughout the Study Area along portions of Camp Road, Sunset Drive, Holiday Lane, Legion Drive, Union Street, Scott Street, Pleasant Avenue, Westview Avenue, and Main Street. The remainder of the Study Area is serviced with 4-inch to 8-inch diameter water lines.

SANITARY SEWER

The Village and Town of Hamburg sanitary sewer system is managed by the Erie County Division of Sewerage Management and is part of Erie County Sewer District No. 3. District 3 provides full service collection, treatment, and transmission services to the Village and portions of the Town.

The Southtowns Advanced Wastewater Treatment Facility and its excess flow management facility serve the entire Village. Generally, the facility has available capacity to handle future development.

Sewer service is available to all of the properties along public roads within the Study Area as depicted in Figure 9. Landlocked parcels, such as the southern portion of the concrete plant and the house near the concrete plant, do not have municipal sewer service. A large 30-inch diameter sewer main travels along Westview and Pleasant Avenues. Several 12-inch to 18-inch diameter sewer lines are located in the southern portion of the Study Area south of Prospect Avenue. The remainder of the Study Area is serviced with 8-inch to 10-inch diameter sewer lines.

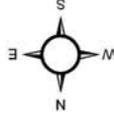
TELECOMMUNICATIONS

Time Warner and Verizon provide internet, phone and cable TV services throughout the Study Area.

OTHER UTILITIES

As private utilities, New York State Electric and Gas (NYSEG) and National Fuel do not provide maps of their services but may provide information upon request. However, it is known that the entire Study Area is served by electric (through NYSEG) and gas (through National Fuel) services.

VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY



UTILITIES - POTABLE WATER
SYSTEM MAP*

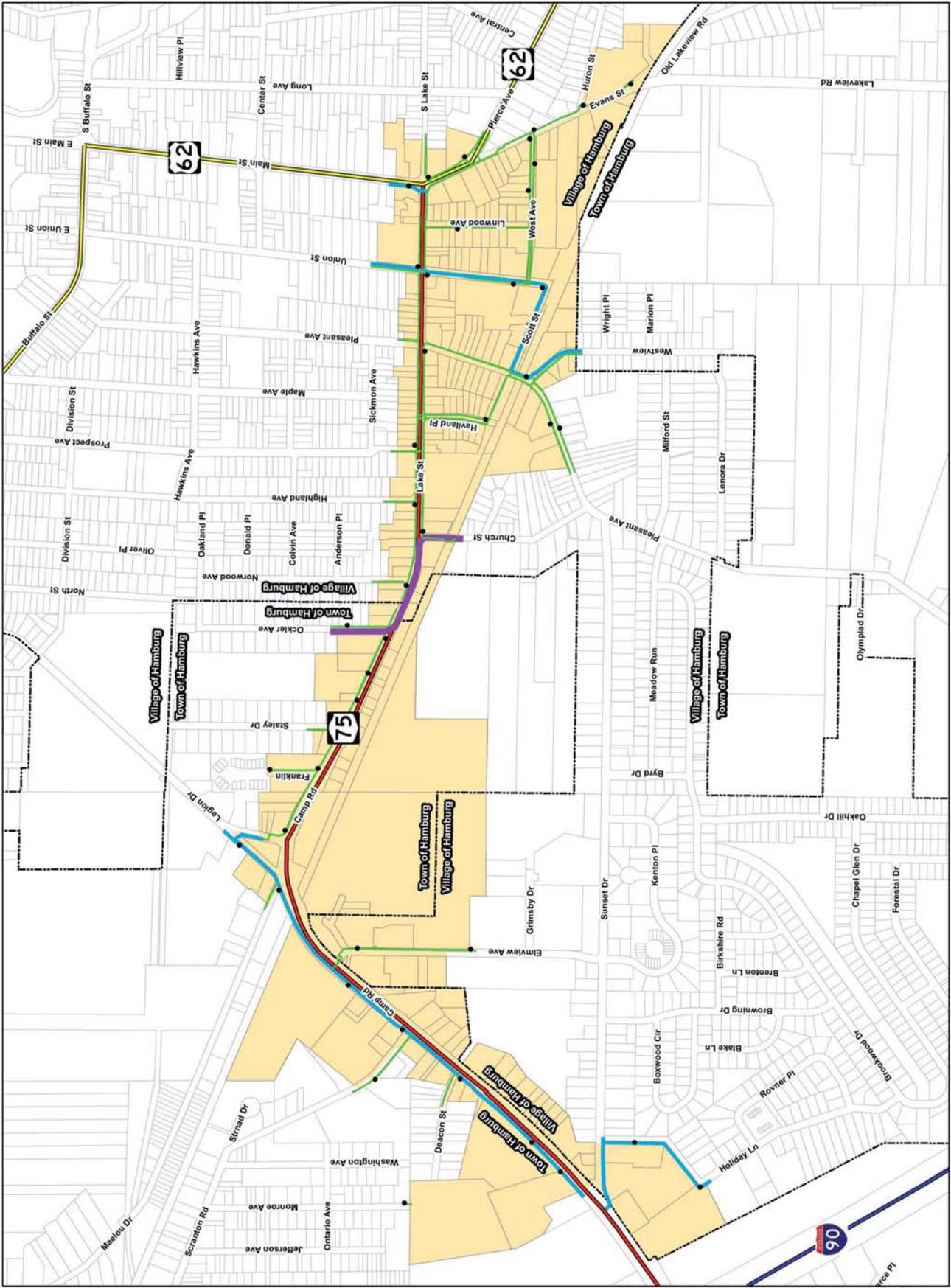
- Study Area
 - Municipal Boundaries
 - Property Boundaries
 - Interstate
 - US Highway
 - State Highway
- Potable Water (Approx. Locations)**
- Hydrant Branch
 - 4 to 8 inch Water Line
 - 10 to 12 inch Water Line
 - 42 inch Water Line
 - Fire Hydrant

Note: * Potable water system data from Erie County Water Authority only provided for immediate study area vicinity.

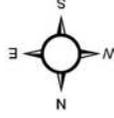
Source:
1. Study Area Boundary: Created by LABELLA
2. Roads and Municipal Boundaries: Corinna
3. Property boundaries (GIS): Provided by Erie
4. Erie County Water Authority Potable Water
System data (including water lines and fire hydrants):
Provided by Erie County Water Authority (ECWA).



Labela Project No:
2161173
Figure 8: Utilities - Potable
Water System



VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY

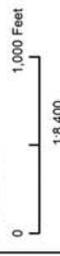


UTILITIES - SANITARY
SEWER SYSTEM MAP*

- Study Area
 - Municipal Boundaries
 - Property Boundaries
 - Interstate
 - US Highway
 - State Highway
- Sanitary Sewer (Approx. Locations)**
- 8 to 10 inch Sewer Line
 - 12 to 18 inch Sewer Line
 - 27 to 36 inch Sewer Line

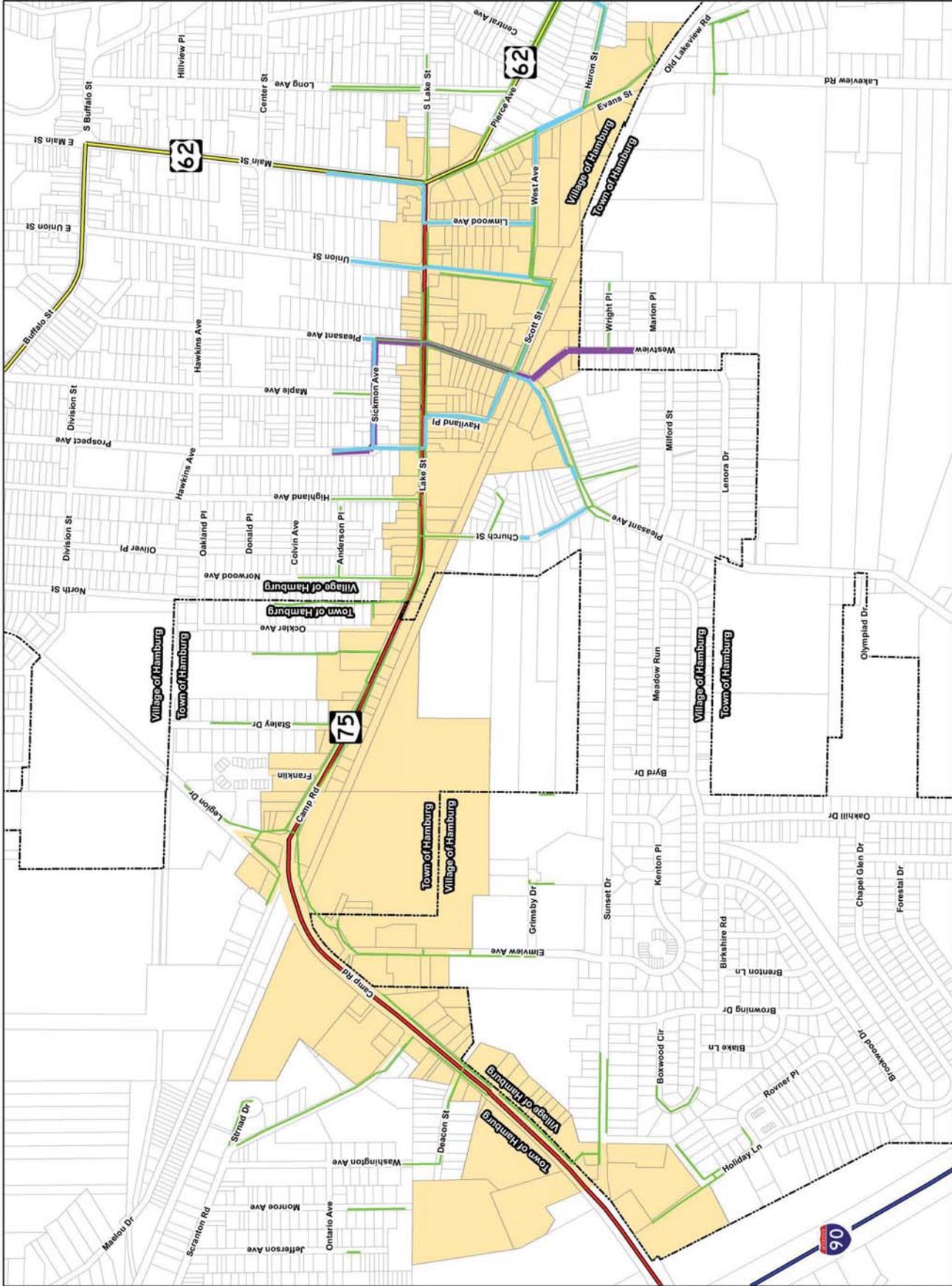
Note: * Sanitary sewer system data from Erie County Division of Sewerage Management only provided for immediate study area vicinity.

Source:
1. Study Area Boundary: Created by LaBella Associates, D.P.C.
2. Study Area Municipal Boundaries: Created by LaBella Associates, D.P.C.
3. Property boundaries from TIGER/Line database
4. Erie County Division of Sewerage Management Sanitary Sewer System data (including sewer lines): Provided by Erie County Division of Sewerage Management (DSM).



Labela Project No:
2161173

Figure 5: Utilities - Sewer Systems



PROPERTY OWNERSHIP

The majority of the land in the Study Area is owned by private individuals or organizations as is shown by the un-shaded areas in Figure 10 and described in Table 6. Approximately 64 percent of the land area and 90 percent of the parcels in the Study Area are privately owned. Many of the privately owned parcels are located in residential neighborhoods and along the Lake/Camp Corridor.

Nearly 36 percent of the land area and ten percent of the parcels in the Study Area are owned by public or quasi-public agencies. The Town of Hamburg IDA owns the Great Lakes Concrete Products facilities at the bend in Camp Road. Erie County owns the railroad which spans both subareas and is operated by Buffalo Southern RR Co, as well as a County DPW/Highway facility (West Avenue). The Village of Hamburg owns Memorial Park (Lake Street and Union Street), a volunteer fire department building (Union Street), and the Village DPW (Pleasant Avenue). The State owns a State Highway facility (Evans Street). Other public or quasi-public agencies that own land within the Study Area include the Town of Hamburg (an old railroad passenger depot which has been converted to a senior center), U.S. Postal Service, Time Warner Cable, and two non-profit organizations (the American Legion and Columbus Club).

Table 6: Public Land Ownership Distribution

Ownership	Land		Parcels	
	Acres	Percent	Number	Percent
Public and Quasi-Public				
Village of Hamburg	9.7	4.3%	6	2.2%
Town of Hamburg	0.6	0.3%	1	0.4%
Town of Hamburg IDA	46.1	20.4%	4	1.5%
Erie County	11.6	5.1%	8	2.9%
New York State	5.3	2.3%	3	1.1%
U.S. Postal Service	4.9	2.2%	1	0.4%
Time Warner Cable	0.3	0.1%	1	0.4%
Non-Profit Organization	2.6	1.1%	2	0.7%
Sub-total of Public and Quasi-Public	81.1	35.8%	26	9.6%
Private	145.4	64.2%	246	90.4%
Total	226.5		272	

Source: Village and Town of Hamburg Real Property Data as provided by Erie County with minor updates by LaBella

NATURAL AND CULTURAL RESOURCES

While natural and cultural resources are somewhat inconspicuous in the Study Area, the area includes water based resources, flood areas, and archeological resources. These resources add value to Study Area properties because they enhance Hamburg's quality of life. Figures 11 and 12 exhibit the locations of all of the incredible natural and cultural assets in the Study Area. A summary of some of the assets is described below.

WATER-BASED RESOURCES

Several water-based resources, including a historical stream and State and Federal wetlands, are located within the Lake/Camp Corridor subarea (see Figure 11). There are no water-based resources located within the West Side Study Area.

Historically a Class C unnamed tributary to Lake Erie flowed through the area which is now occupied by the Great Lakes Concrete Products facilities at the bend in Camp Road. However, the unnamed tributary has since been channeled from Brookwood Drive to Grimsby Drive at which point it goes underground. The tributary is no longer present within the Lake/Camp Corridor subarea.

Four Federally designated wetlands are located within the Lake/Camp Corridor subarea. A riverine wetland, associated with the historical tributary discussed above, traverses the Great Lakes Concrete Products facilities. A wetland delineation would likely reveal that this wetland is no longer present within the Study Area. The eastern edge of a large forested/scrub-shrub wetland is located along the western boundary of the Study Area near the Great Lakes Concrete Products facilities, south of the historical tributary. A small forested/scrub-shrub wetland is located at the end of Strnad Drive in the northeast corner of the Study Area. A much larger forested/scrub-shrub wetland is located in the rear of the Post Office and RV Dealer property; however, much of this area was paved for the RV parking lot.

State wetland HB-10 and its associated 100-foot protected buffer area are also located in the rear of the Post Office and RV Dealer property. Much of this area was paved over for the RV parking lot, post office parking lot, and the actual buildings.

FLOOD AREAS

Potential flood areas designated by the Federal Emergency Management Agency (FEMA) are one of the potential constraints on development or redevelopment of properties within the Study Area. As shown in Figure 11 areas along the historic unnamed tributary to Lake Erie (near the Great Lakes Concrete Products facilities) are within the Special Flood Hazard Area (SFHA) based on the 1982 Federal Insurance Rate Maps (FIRM). Previously known as the 100-year flood zone, the SFHA has a 1% chance per year of flooding.

It should be noted that FEMA is preparing to update its FIRM maps of Erie County. Based on preliminary maps dated December 31, 2009, the SFHA would change along the historic unnamed tributary to Lake Erie. As the tributary is no longer located within the Study Area, the preliminary maps no longer show the SFHA extending east of Grimsby Drive into the Study Area. In fact, according to the preliminary maps, there will no longer be any flood zones located within the Study Area.

The 1982 FIRM maps are still the official maps until FEMA finalizes the newer ones. However, once the newer maps are finalized, the Village and Town must adopt and replace the current floodplain laws and maps with newer model laws and the newer maps. At this point, it is unknown when the newer maps will be finalized.

At any rate, the Village and Town of Hamburg regulate construction and development in the SFHA to ensure that buildings will be protected from flood damage. All development within the SFHA (not just construction of buildings, but filling, excavation, fences, etc.) is required to obtain a Village or Town of Hamburg Floodplain Development Permit.

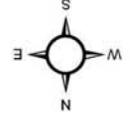
The Village and Town of Hamburg are active participants in the National Flood Insurance Program (NFIP), which provides federally backed flood insurance in communities that enact and enforce floodplain regulations.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

There are very few historic and cultural resources within the Study Area (Figure 12). The southern third of the Study Area is within archeologically sensitive areas according to the New York State Historic Preservation Office. There are no National Register Historic Places located within the Study Area. However, the Nationally Registered Hamburg Main Street Historic District is located adjacent on the east of the Lake/Camp Corridor. Redevelopment plans should be compatible with historic buildings and archeologically sensitive areas in and near the Study Area.



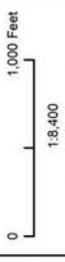
VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY



NATURAL RESOURCES MAP

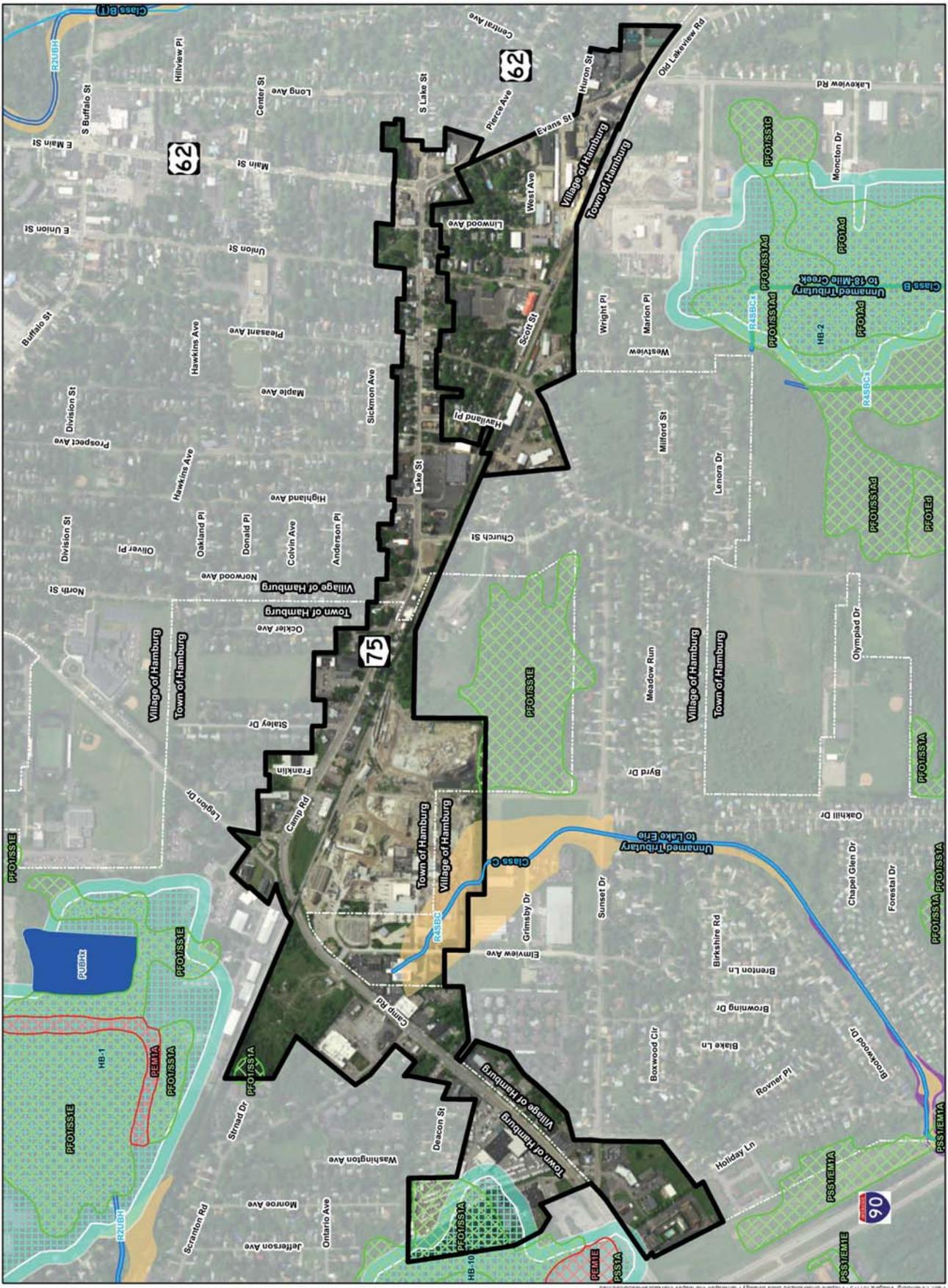
- Study Area
- Municipal Boundaries (White)
- Federal Classification**
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond (White Boundary)
 - Riverine
- State Classification**
 - Classified Waterbodies
 - State Wetland (White Boundary)
 - 100 foot Buffer (White Boundary)
- FEMA Classification**
 - Special Flood Hazard Area (1%)
 - 0.2% Annual Chance Flood Hazard

Sources:
1. Study Area Boundary: Created by Labela
2. Roads and Municipal Boundaries: Census
3. Wetlands: USGS National Wetlands Inventory
4. State Wetlands: US Fish & Wildlife Service
5. State Wetlands: US Fish & Wildlife Service
6. Flood Hazard Areas: Classified Flood Hazard Areas, Obtained from NYSOS Clearinghouse
7. Aerial Background: Esri, Inc., USA, USGS, NAD 83, Spheroidal, Aeroid, IGN, IGP and the US User Community.



Labela Project No:
2161173

Figure 11: Natural Resources



Labela Project No: 2161173 - Hamburg Underutilized Sites Strategy Final Natural Resources Map

KEY FINDINGS OF INVENTORY

- Within the Lake/Camp Corridor, land is dominated by commercial/mixed uses and industrial/manufacturing/ warehouse/junkyard uses, at a combined 141 acres (71 percent) of the land area. Only five percent of the land is residential and only three percent is vacant. The land uses in the Lake/Camp Corridor reflect the economic transformation that has taken place there. With its strong commercial/mixed use land uses, the Lake/Camp Corridor may be in a better position to accommodate trending job growth in professional, management, finance, advanced manufacturing and accommodations.
- Infrastructure, utilities and residential uses dominate land uses within the West Side Study Area, with a combined 44 acres (68 percent) of the land area. Only five percent of the land is vacant. The West Side still very much reflects its neighborhood tradition. On the West Side, the focus will be on developing uses that complement the existing residential neighborhood.
- Economic development strategies to repurpose much of the heavy industrial and infrastructure uses that align with growing or emergent industries, expand the local tax base, and repurpose underutilized sites should be promoted.
- The current zoning in the Study Area generally reflects current land uses. The Village of Hamburg can revise zoning regulations to accommodate the proposed redevelopment recommended within the later Master Plan section of this report.
- There are 46 properties throughout the two Study Areas classified as underutilized or vacant. These properties encompass 95.4 acres with assessments of more than \$4.7 million. These properties provide key redevelopment opportunities in an otherwise largely built out Village.
- One of the significant assets of the Study Area is its access to Interstate 90 and multiple major arterials including US Highway 62 and State Highway 75. These and other major roadways found within the Study Area possess high traffic counts that help to justify future retail and office development.
- The Study Area has a robust infrastructure system. Public water supply is available to all of the properties along public roads within the Study Area with additional excess capacity to handle all but the most water intensive

uses. As a precaution, developers should conduct additional studies, such as hydraulic models, to confirm sufficient flow and pressure in the area to meet the needs of the proposed development. Sewer service is available to all of the properties along public roads within the Study Area, except along Evans Street west of West Avenue. Electricity, natural gas, and internet, phone, and cable TV services are also available throughout the Study Area.

- Public and quasi-public agencies own a sizeable portion of the Study Area, particularly within the West Side Study Area. Development of these properties is more easily progressed due to the government ownership.
- Natural resources are nearly non-existent within the Study Area, eliminating one development hurdle.
- The southern third of the Study Area is within archeologically sensitive areas. The Nationally Registered Hamburg Main Street Historic District is located adjacent on the east of the Lake/Camp Corridor. Redevelopment plans should be compatible with historic buildings and archeologically sensitive areas in and near the Study Area. The southern area of the Lake/Camp Corridor and the West Side Study Area can both take advantage of the vibrant, historic, pedestrian oriented Main Street corridor.



ECONOMIC AND MARKET ANALYSIS



ECONOMIC AND MARKET ANALYSIS

The purpose of this section is to provide an overview of the economic and market trends in and around the Hamburg Underutilized Sites Study Area (see Figure 1), which were taken into consideration in the evaluation of the various potential uses and scenarios for development of key strategic sites.

The areas of comparison used in this analysis include the following (see Figure 13):

- Hamburg Underutilized Sites Study Area including the Lake/Camp Corridor and West Side Sub Areas
- Village of Hamburg, NY
- Town of Hamburg, NY
- Retail Market Area: Town of Hamburg and Town of Orchard Park
- Erie County, NY
- Buffalo – Niagara Falls Metropolitan Statistical Area (MSA)
- Western New York Region (Allegany, Cattaraugus, Chautauqua, Erie, and Niagara Counties)
- New York State

ECONOMIC TRENDS & INDICATORS

DEMOGRAPHICS

The population in the Village of Hamburg has declined by approximately 6.3 percent between 2000 and 2014, which is fairly consistent with trends in Erie County (Table 7). The Town of Hamburg population, excluding the Village population, has increased by nearly four percent during that same time period. While there was a slight increase from 2010 to 2014 in the Village, Town, and Erie County, long-term population projections for Erie County indicate a continued decline, which is consistent with population projections for the Western New York Region.

Table 7: Population Trends – Village of Hamburg, Town of Hamburg (excluding Village), & Erie County - 2000-2014

Area	Population (Year)			Change 2000-2010		Change 2010-2014		Net Change 2000-2014	
	2000	2010	2014	#	%	#	%	#	%
Village of Hamburg	10,116	9,409	9,482	-707	-7.0%	73	0.8%	-634	-6.3%
Town of Hamburg ¹	46,143	47,527	47,959	1,384	3.0%	432	0.9%	1,816	3.9%
Erie County	950,265	919,040	920,694	-31,225	-3.3%	1,654	0.2%	-29,571	-3.1%

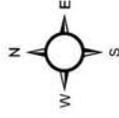
Note: ¹ This row pertains to the population of the Town of Hamburg excluding the Village of Hamburg population
 Source: US Census Bureau 2000 and 2010 SF1 Decennial Census, American Community Survey 2009-2014 Estimates

In general, the median age of the population has increased between 2000 and 2014 (Table 8). The median age of residents in the Village and Town of Hamburg is older than that of Erie County. The Village’s median age decreased slightly between 2010 and 2014.

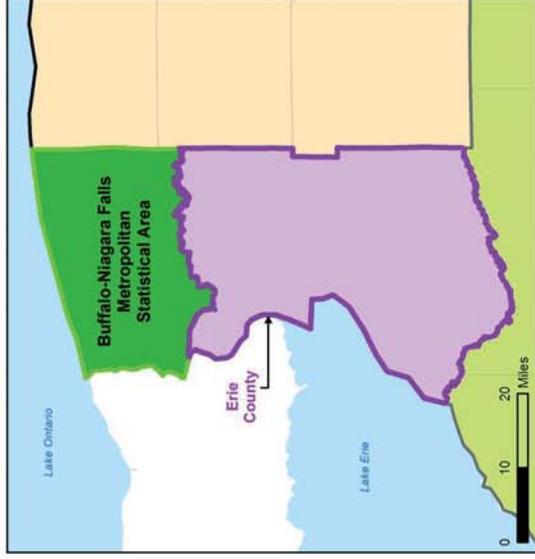
Table 8: Trends in Median Age – Village of Hamburg, Town of Hamburg, & Erie County - 2000-2014

	2000	2010	2014	% Change 2000-2010	% Change 2010-2014	% Change 2000-2014
Village of Hamburg	38.8	41.4	41.1	6.7%	-0.7%	5.9%
Town of Hamburg	38.9	42.2	42.5	8.5%	0.7%	9.3%
Erie County	38.0	40.4	40.5	6.3%	0.2%	6.6%

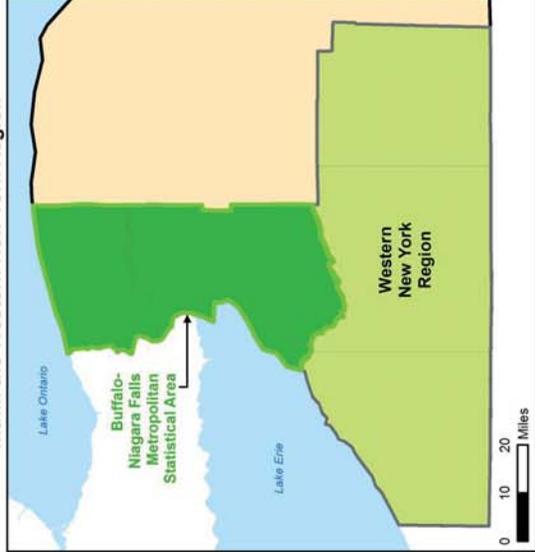
Source: US Census Bureau 2000 and 2010 SF1 Decennial Census, American Community Survey 2009-2014 Estimates



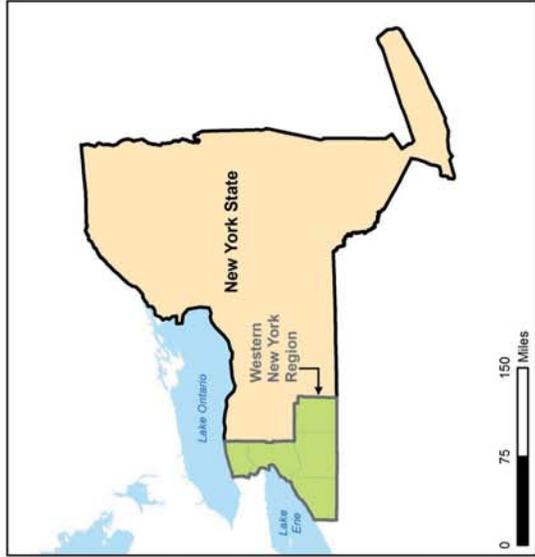
Erie County within the Buffalo-Niagara MSA



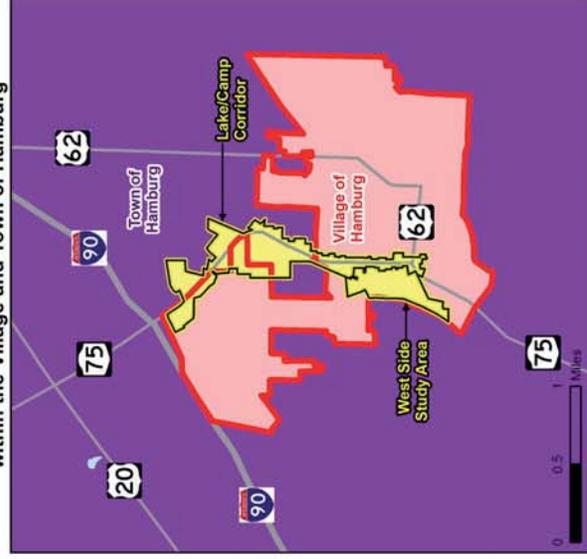
The Buffalo-Niagara Metropolitan Statistical Area (MSA) within the Western New York Region



The Western New York Region within New York State



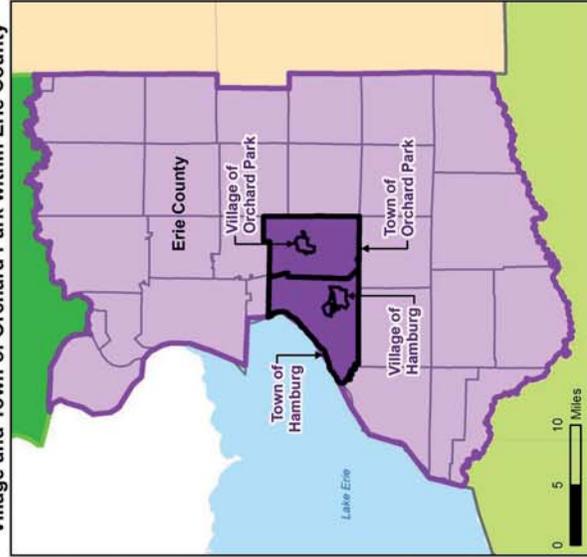
The Hamburg Underutilized Sites Study Area within the Village and Town of Hamburg



The Village of Hamburg within the Town of Hamburg

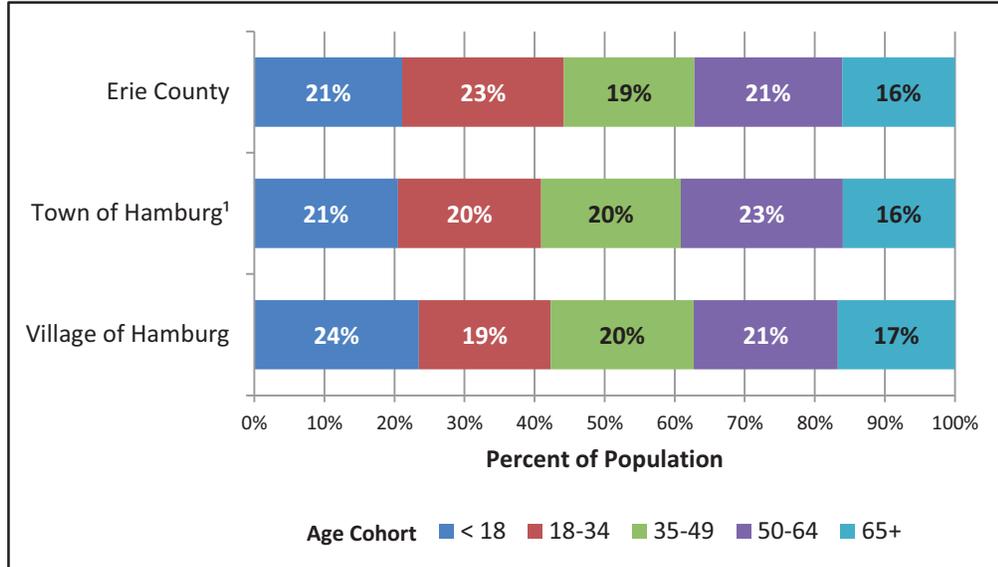


The Village and Town of Hamburg and the Village and Town of Orchard Park within Erie County



The Village of Hamburg has a larger percentage of dependents under the age of 18 and seniors 65 years old and older as compared to the Town (excluding the Village) and Erie County (Chart 1).

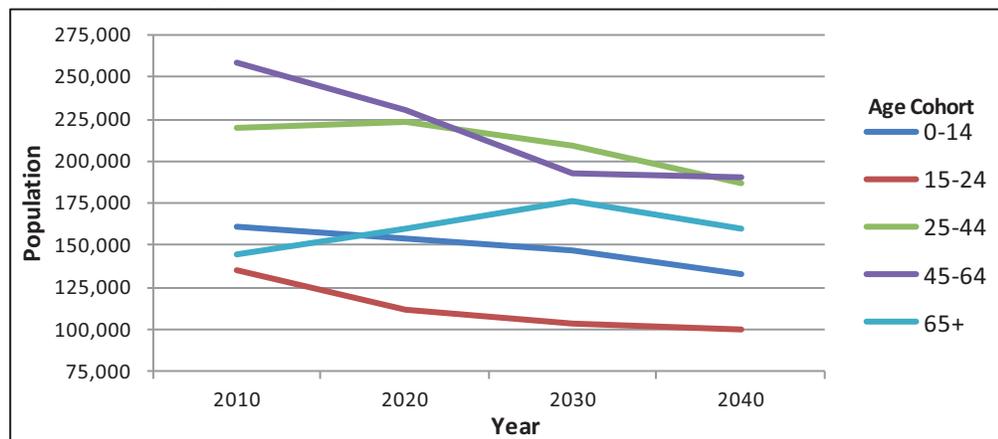
Chart 1: Age Cohorts – Village of Hamburg, Town of Hamburg (excluding Village), & Erie County - 2014



Note: ¹ This bar pertains to the population of the Town of Hamburg excluding the Village of Hamburg population
 Source: American Community Survey 2009-2014 Estimates

The total population in Erie County is expected to decline by nearly 10 percent by 2030, and an additional six percent by 2040 (Chart 2). This trend of decline is expected for all age cohorts except the 65+ age cohort. Instead, the 65+ age cohort is expected to increase by more than 20 percent by the year 2030.

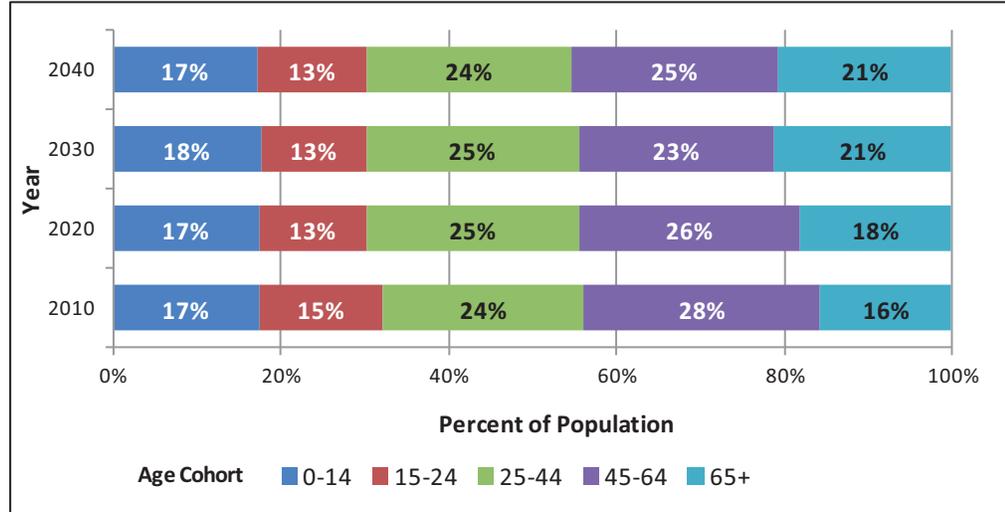
Chart 2: Population Projections by Age Cohorts - Erie County - 2010-2040



Source: US Census Bureau 2010 SF1 Decennial Census, Cornell University Program on Applied Demographics

The trends of an overall declining population and an increasing 65+ age cohort indicate a general aging of the population in Erie County (Chart 3). By 2030, nearly 45 percent of the population will be over 45 years of age.

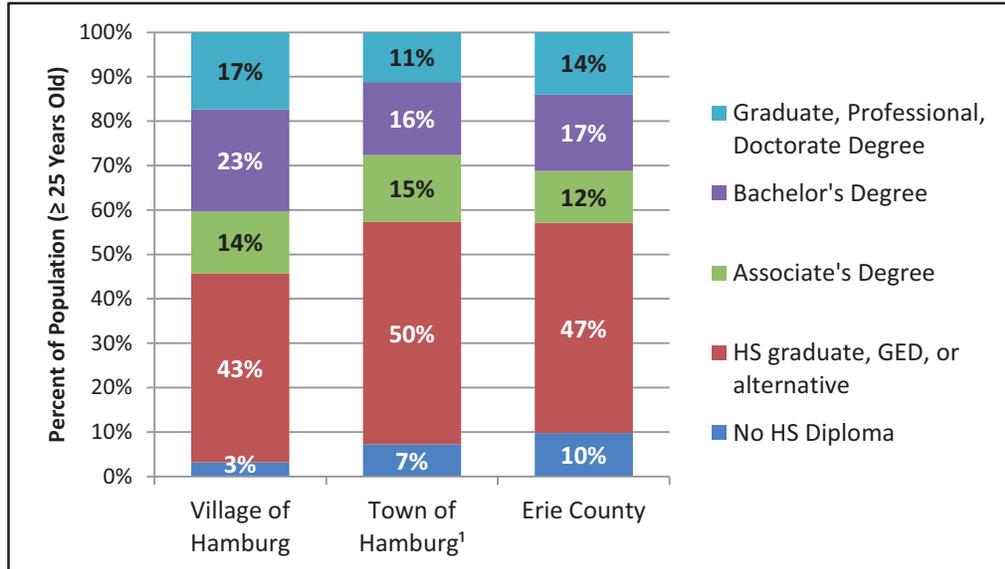
Chart 3: Age Cohort Distribution Projections - Erie County - 2010-2040



Source: US Census Bureau 2010 SF1 Decennial Census, Cornell University Program on Applied Demographics

The Village of Hamburg’s residents are very well educated compared to the Town (excluding the Village) and Erie County (Chart 4). Forty percent of the Village’s population (≥ 25 years old) has obtained a Bachelor’s degree or higher.

Chart 4: Educational Attainment – Village of Hamburg, Town of Hamburg (excluding Village), & Erie County - 2014



Note: ¹ This column pertains to the population of the Town of Hamburg excluding the Village of Hamburg population

Source: American Community Survey 2009-2014 Estimates

HOUSEHOLD INCOME AND POVERTY

The median household income for the Village of Hamburg has historically been greater than that of the Town of Hamburg and Erie County households (Table 9). While it appears as if the median household income has increased since 2000, when taking into account inflation, the median household income has actually decreased by four percent in the Village. Despite this fact, Village households still have greater buying power than do their Town and County counterparts.

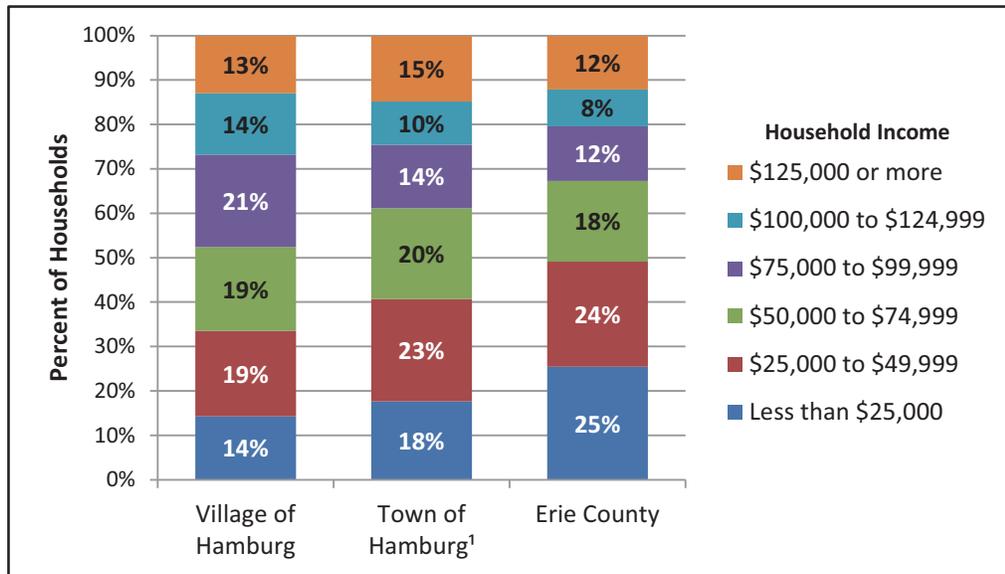
Table 9: Median Household Income – Village of Hamburg, Town of Hamburg, & Erie County - 2000-2014

Area	Median HH Income (Year)			% Change 2000-2010	% Change 2010-2014	% Change 2000-2014
	2000	2010	2014			
Village of Hamburg	\$51,239	\$64,063	\$69,663	25.0%	8.7%	36.0%
Town of Hamburg	\$47,888	\$59,477	\$61,934	24.2%	4.1%	29.3%
Erie County	\$38,567	\$47,372	\$51,050	22.8%	7.8%	32.4%
	Adjusted for Inflation to 2014 \$					
Village of Hamburg	\$72,810	\$69,551	\$69,663	-4.5%	0.2%	-4.3%
Town of Hamburg	\$68,048	\$64,572	\$61,934	-5.1%	-4.1%	-9.0%
Erie County	\$54,803	\$51,430	\$51,050	-6.2%	-0.7%	-6.8%

Source: US Census Bureau 2000 Decennial Census, American Community Survey 2006-2010 & 2009-2014 Estimates; Bureau of Labor Statistics' US Inflation Calculator <<http://data.bls.gov/cgi-bin/cpicalc.pl>>.

More than two thirds of Village households have annual incomes greater than \$50,000. Nearly 50 percent of Village households have annual incomes greater than \$75,000 (Chart 5).

Chart 5: Household Income – Village of Hamburg, Town of Hamburg (excluding Village), & Erie County - 2014



Note: ¹ This column pertains to the Town of Hamburg households excluding the Village of Hamburg households
 Source: American Community Survey 2009-2014 Estimates

The poverty rate in the Village of Hamburg has historically been lower than that of the Town (excluding the Village) and much lower than that of the County (Table 10). However, it should be noted that the percentage of individuals living below the poverty line has been increasing. The poverty rate in the village increased 1.4 percent from 2000 to 2010 and decreased 1.3 percent between 2010 and 2014 leaving a 0.1 percent increase in poverty since 2000.

Table 10: Poverty Trends – Village of Hamburg, Town of Hamburg (excluding Village), & Erie County - 2000-2014

	2000	2010	2014	% Pt Difference 2000-2010	% Pt Difference 2010-2014	% Pt Difference 2000-2014
Village of Hamburg	3.0%	4.4%	3.1%	1.4%	-1.3%	0.1%
Town of Hamburg¹	4.9%	6.7%	8.0%	1.8%	1.3%	3.1%
Erie County	12.2%	14.0%	14.7%	1.8%	0.7%	2.5%

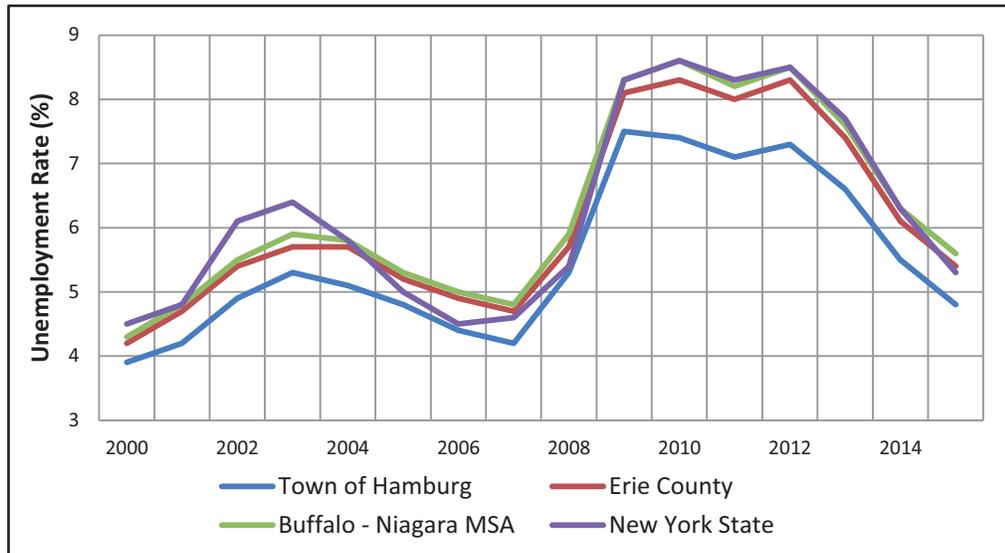
Note: ¹ This row pertains to the population of the Town of Hamburg excluding the Village of Hamburg population
 Source: US Census Bureau 2000 Decennial Census, American Community Survey 2006-2010 & 2009-2014 Estimates



INDUSTRY AND EMPLOYMENT

Since 2000, the trends in the unemployment rate in the Town of Hamburg (including the Village) have been consistent with those in the greater region, as well as of New York State. The Town, however, has consistently had a lower unemployment rate than Erie County, the Buffalo-Niagara Metropolitan Statistical Area, and New York State, quite significantly so in some years. As can be seen in Chart 6, all four geographic areas have seen a significant decrease in their unemployment rate since 2012. This drop is expected to continue, and can be attributed to a variety of factors, including the recovering economy, economic development efforts in the Village and region, and significant investments in the area such as the Buffalo Billion.

Chart 6: Unemployment Rate – Town of Hamburg, Erie County, Buffalo-Niagara MSA, & NYS - 2000-2015



Source: New York State Department of Labor – Labor Force & Unemployment Data

Since 2000, the number of businesses in Erie County has grown by 4.7 percent, outperforming the 4.3 percent growth in the greater Buffalo-Niagara Metropolitan Statistical Area, albeit by less than one percent (Table 11). Growth was not realized in all industries however, as declines were seen in six of the 21 industry sectors in Erie County between 2000 and 2014. Most notable considering raw numbers are Construction, Manufacturing, Wholesale Trade, and Retail as these sectors made up more than 36 percent of the total establishments in 2000. This trend was reflected in both Erie County and the Buffalo-Niagara MSA. However, gains were seen in the number of Health Care, Professional, and Administrative establishments. While experiencing a slight decline between 2000 and 2010, the Food Services sector rebounded with more establishments in 2014.

Table 11: Industry Establishment Trends - Erie County & Buffalo-Niagara MSA - 2000-2014

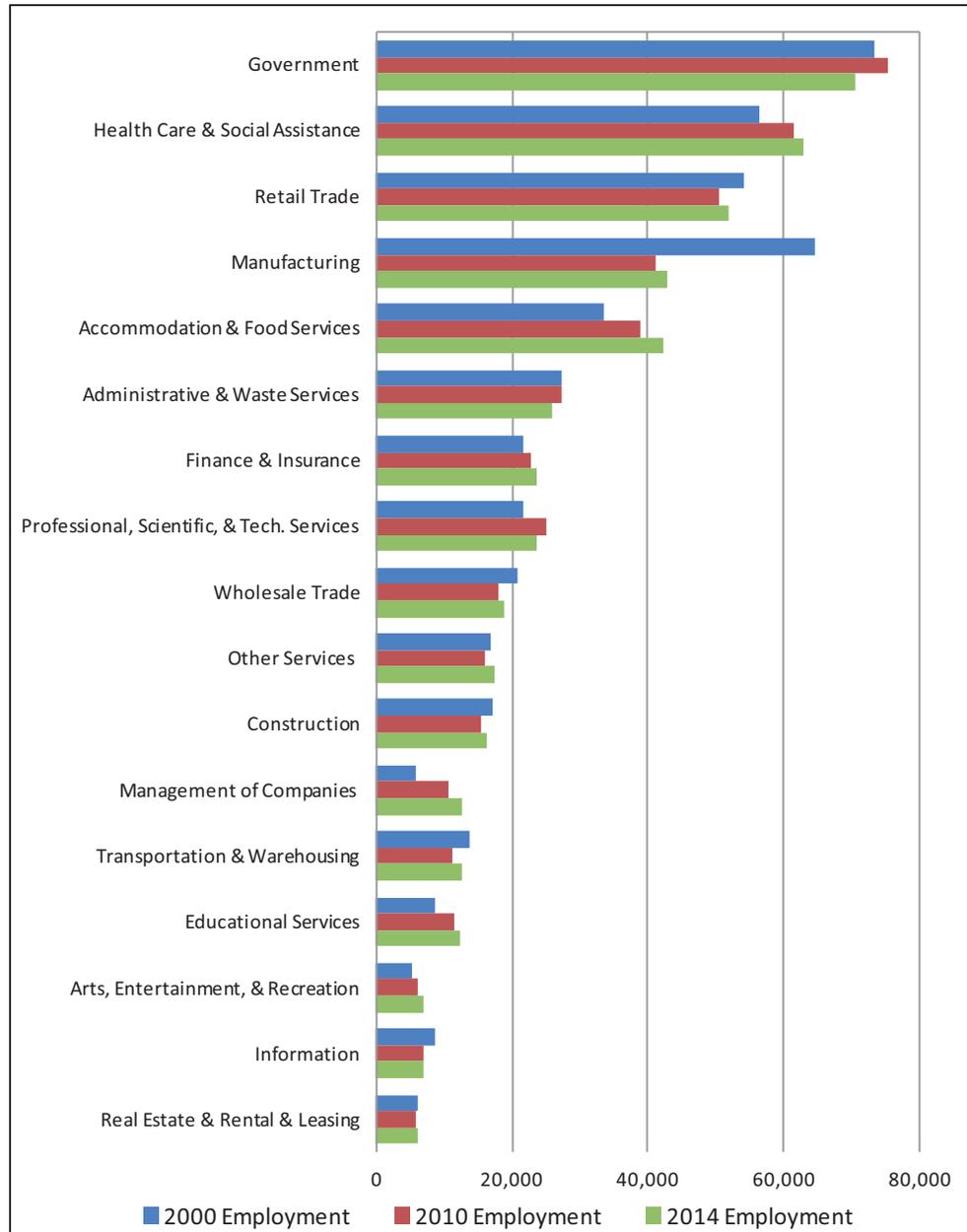
Industry Sector	Erie County - Establishments				
	2000	2010	2014	% Δ 2010-2014	% Δ 2000-2014
Agriculture, Forestry, Fishing & Hunting	77	82	81	-1.2%	5.2%
Mining, Quarrying, & Oil & Gas Extraction	23	24	23	-4.2%	0.0%
Utilities	20	24	30	25.0%	50.0%
Construction	2,200	2,092	2,035	-2.7%	-7.5%
Manufacturing	1,256	1,100	1,021	-7.2%	-18.7%
Wholesale Trade	1,604	1,344	1,282	-4.6%	-20.1%
Retail Trade	3,378	3,117	3,172	1.8%	-6.1%
Transportation & Warehousing	589	575	590	2.6%	0.2%
Information	329	314	259	-17.5%	-21.3%
Finance & Insurance	1,338	1,294	1,301	0.5%	-2.8%
Real Estate & Rental & Leasing	771	835	806	-3.5%	4.5%
Professional, Scientific, & Technical Services	2,004	2,164	2,280	5.4%	13.8%
Management of Companies	149	212	217	2.4%	45.6%
Admin. & Waste Management Services	1,150	1,430	1,674	17.1%	45.6%
Educational Services	292	341	352	3.2%	20.5%
Health Care & Social Assistance	2,381	2,560	2,516	-1.7%	5.7%
Arts, Entertainment, & Recreation	297	330	355	7.6%	19.5%
Accommodation & Food Services	2,106	2,092	2,211	5.7%	5.0%
Other Services	2,423	2,326	2,429	4.4%	0.2%
Government	497	542	615	13.5%	23.7%
Unclassified	117	470	838	78.3%	616.2%
Total	23,001	23,268	24,087	3.5%	4.7%

Industry Sector	Buffalo-Niagara MSA - Establishments				
	2000	2010	2014	% Δ 2010-2014	% Δ 2000-2014
Agriculture, Forestry, Fishing & Hunting	126	129	140	8.5%	11.1%
Mining, Quarrying, & Oil & Gas Extraction	27	25	24	-4.0%	-11.1%
Utilities	31	33	41	24.2%	32.3%
Construction	2,685	2,574	2,503	-2.8%	-6.8%
Manufacturing	1,570	1,382	1,303	-5.7%	-17.0%
Wholesale Trade	1,830	1,542	1,482	-3.9%	-19.0%
Retail Trade	4,148	3,810	3,868	1.5%	-6.8%
Transportation & Warehousing	733	710	729	2.7%	-0.5%
Information	374	357	295	-17.4%	-21.1%
Finance & Insurance	1,534	1,483	1,495	0.8%	-2.5%
Real Estate & Rental & Leasing	879	948	929	-2.0%	5.7%
Professional, Scientific, & Technical Services	2,307	2,502	2,611	4.4%	13.2%
Management of Companies	170	240	239	-0.4%	40.6%
Admin. & Waste Management Services	1,366	1,712	1,975	15.4%	44.6%
Educational Services	335	389	394	1.3%	17.6%
Health Care & Social Assistance	2,814	3,040	2,958	-2.7%	5.1%
Arts, Entertainment, & Recreation	373	425	444	4.5%	19.0%
Accommodation & Food Services	2,631	2,550	2,697	5.8%	2.5%
Other Services	2,928	2,812	2,907	3.4%	-0.7%
Government	643	692	789	14.0%	22.7%
Unclassified	147	563	1,020	81.2%	593.9%
Total	27,651	27,918	28,843	3.3%	4.3%

Source: Quarterly Census of Employment & Wages – New York State and U.S. Bureau of Labor Statistics

The top industries for employment in 2000 in Erie County were Government, Manufacturing, and Health Care and Social Services (Chart 7). As of 2010, Retail has replaced Manufacturing in the top three as the Manufacturing industry experienced significant declines in employment. Accommodations and food services employment has steadily increased since 2000 rounding out the top five employment industries.

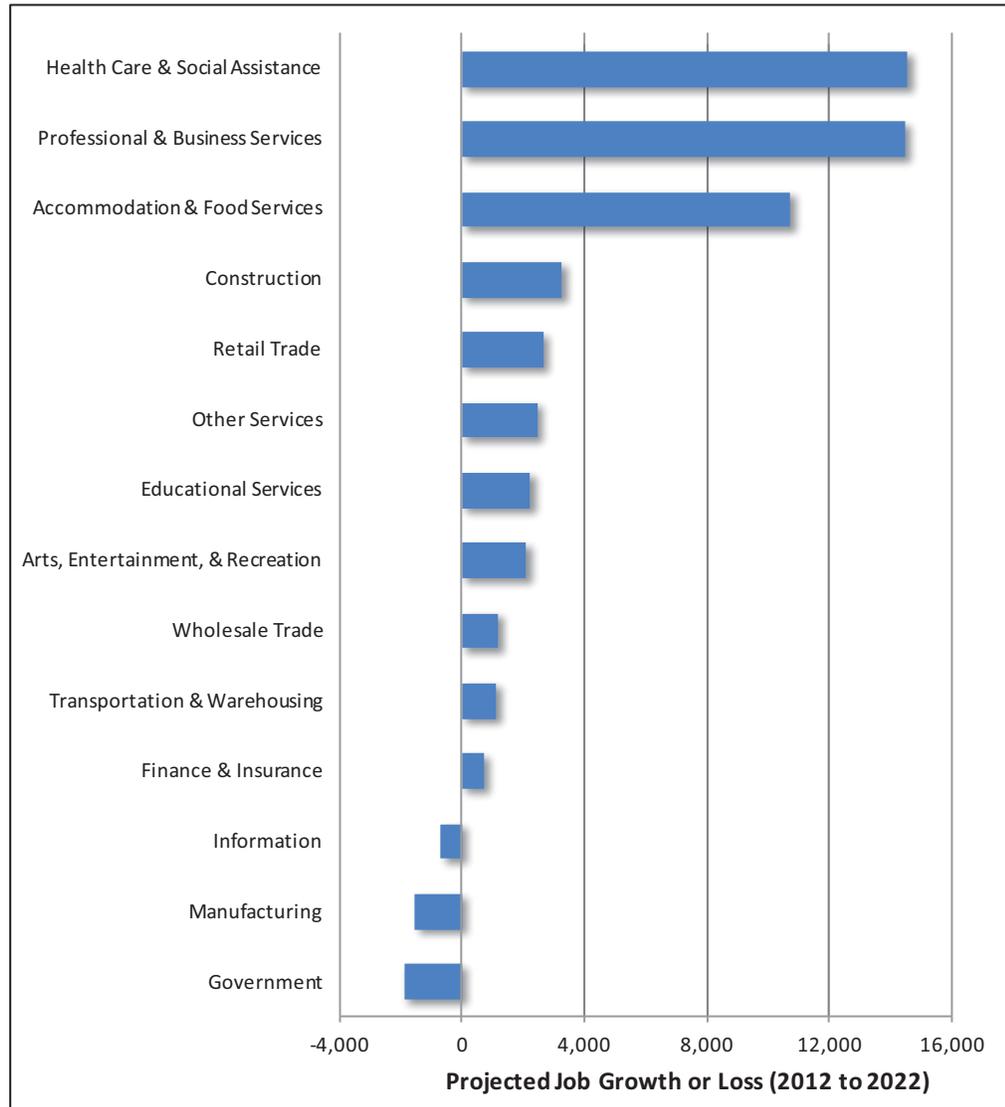
Chart 7: Industry Employment Trends - Erie County - 2000-2014



Source: Quarterly Census of Employment & Wages – New York State and U.S. Bureau of Labor Statistics

Health Care and Social Assistance, Professional and Business Services, and Accommodation and Food Services employment in Western New York are expected to grow significantly through 2022 (Chart 8). Overall, employment is expected to grow by approximately 51,250 jobs from 2012 to 2022.

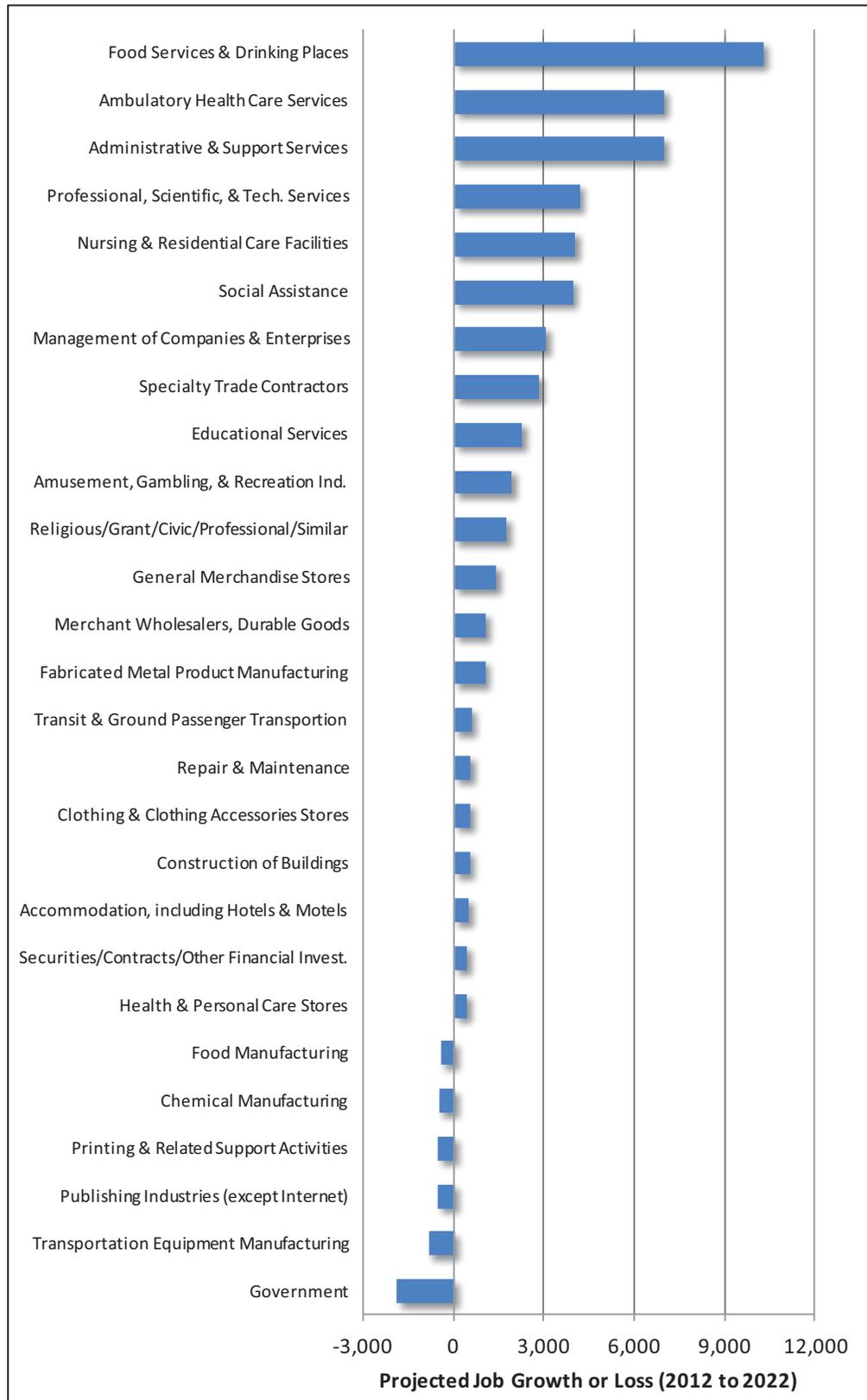
Chart 8: Projected Industry Sector Employment Change - Western NY Region - 2012-2022



Source: New York State Department of Labor – Long Term Industry Projections

Chart 9 depicts the projected job changes in Western New York for various sub-industries. These sub-industries help to narrow down the specific industries which may be appropriate to locate within the Hamburg Underutilized Sites Study Area.

Chart 9: Projected Industry Sub-Sector Employment Change - Western NY Region - 2012-2022



Source: New York State Department of Labor – Long Term Industry Projections

TARGET INDUSTRIES

A location quotient (LQ) is a ratio that compares a local area's share of employment by industry to that of a larger base area's share of employment in that same industry. In other words, the location quotient can tell us what industries are prospering in a local area compared to national trends in that industry.

In this instance, Chart 10 is comparing the share of employment by industry sector in the Buffalo-Niagara MSA with the share of employment by industry sector in the United States for the years 2005 and 2014. If the LQ is near 1.0, this indicates the share of employment in the Buffalo-Niagara MSA is similar to that of the United States in that particular industry sector. A LQ greater than 1.0 indicates a greater share of employment in the Buffalo-Niagara MSA compared to the United States, suggesting that particular industry sector is stronger locally. The following observations were made:

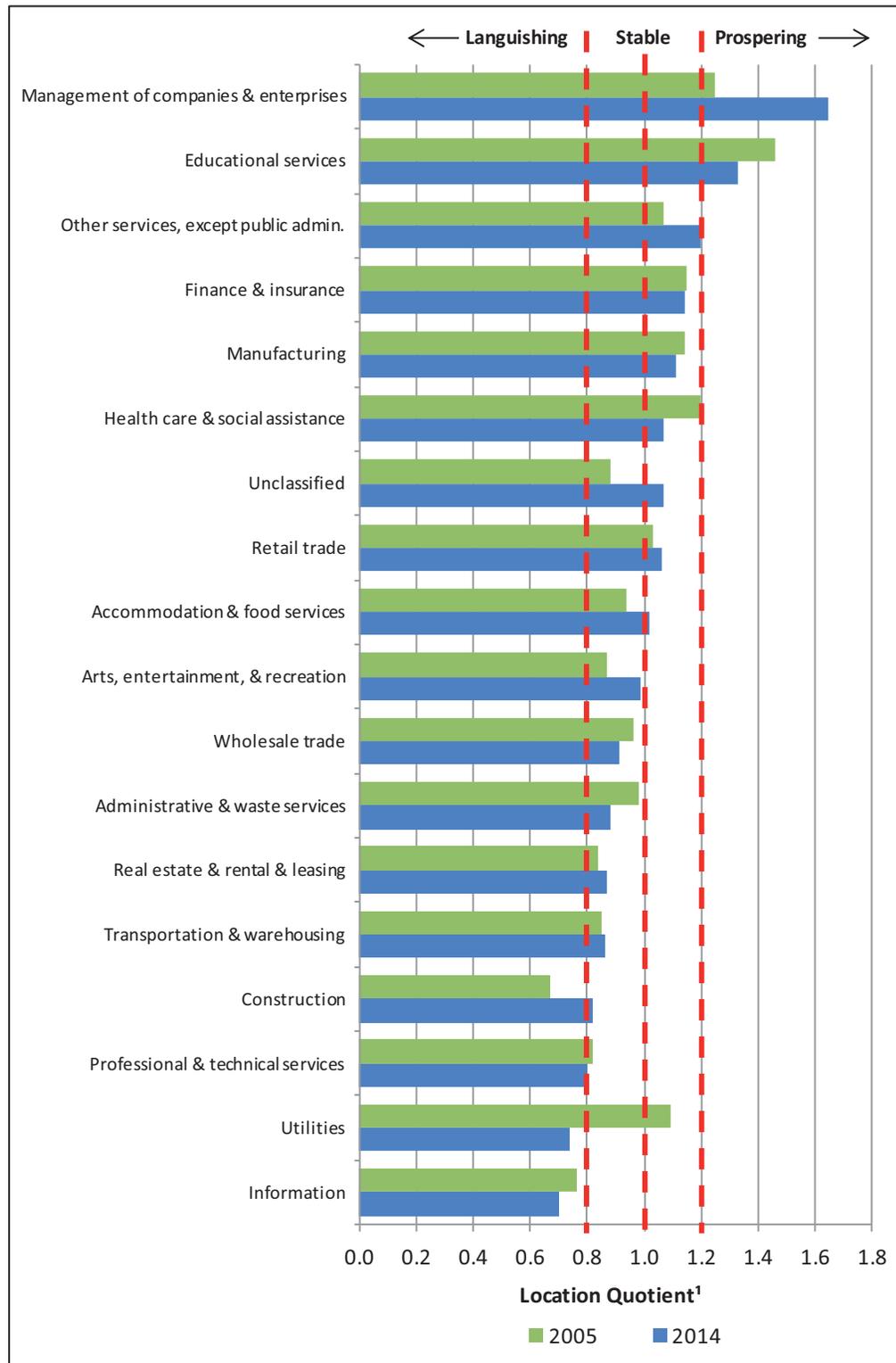
- In 2014, nine Buffalo-Niagara MSA industry sectors had greater employment share relative to the United States. Of these nine industry sectors, three had significantly greater employment share relative to the United States (LQ greater than 1.2). These included management of companies and enterprises, educational services, and other services.
- In 2014, nine Buffalo-Niagara MSA industry sectors had lesser employment share relative to the United States. Of these nine industry sectors, three had significantly lesser employment share relative to the United States (LQ less than 0.8). These included information, utilities, and professional and technical services.
- The greatest LQ changes between 2005 and 2014 were experienced in the management of companies and enterprises (0.40 increase in LQ) and utilities (0.35 decrease in LQ).
- An Economic Cluster Analysis provides a more detailed breakdown and analysis of the strengths or weaknesses of specific sub-sector industries within the larger industry categories.
- For example, the manufacturing industry overall is declining in the market area. However, electrical equipment manufacturing and chemical manufacturing continue to thrive. The Economic Cluster Analysis assesses why certain sub-sector industries like electrical equipment manufacturing and chemical manufacturing are performing better than others in the market

and vice versa. This is an important exercise because it identifies current and emerging strengths within the market, as well as retention targets, that economic development agencies involved in Village redevelopment can strategically concentrate on for targeted economic development attraction and retention activities.

- Charts 11 and 12 show select sub-sector industries that either have a high or low share of employment within the Buffalo-Niagara MSA market at a specific point in time (2014). This is measured by the previously described location quotient. Those sub-sector industries with a high location quotient not only have a high relative employment share in the Buffalo-Niagara MSA compared to the US overall, but they are likely exporting goods or services outside the market area and also have a competitive advantage, or perform well, in that industry because they are in the Buffalo-Niagara MSA. A low location quotient, on the other hand, is not necessarily a negative factor. Some sub-sector industries with low location quotients may just be emerging businesses with employment growth that do not have a large share of employment in the region yet.



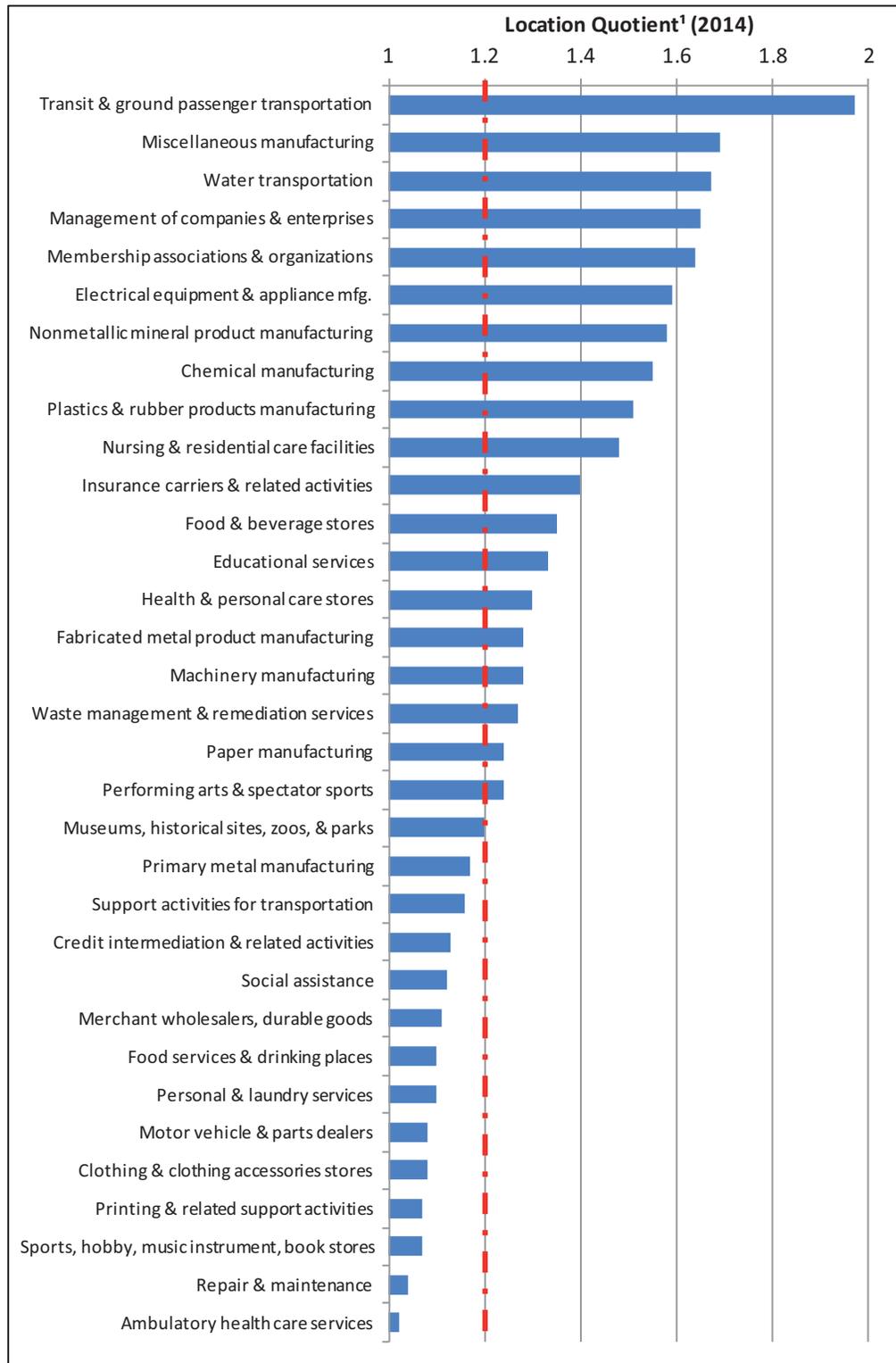
Chart 10: Location Quotient Share of Employment by Industry Sector - Buffalo-Niagara MSA relative to the United States - 2005-2014



Note: ¹The Location Quotient (LQ) is a ratio comparing the Buffalo-Niagara MSA's share of employment by industry sector with the United States share of employment by the same industry sector.

Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages

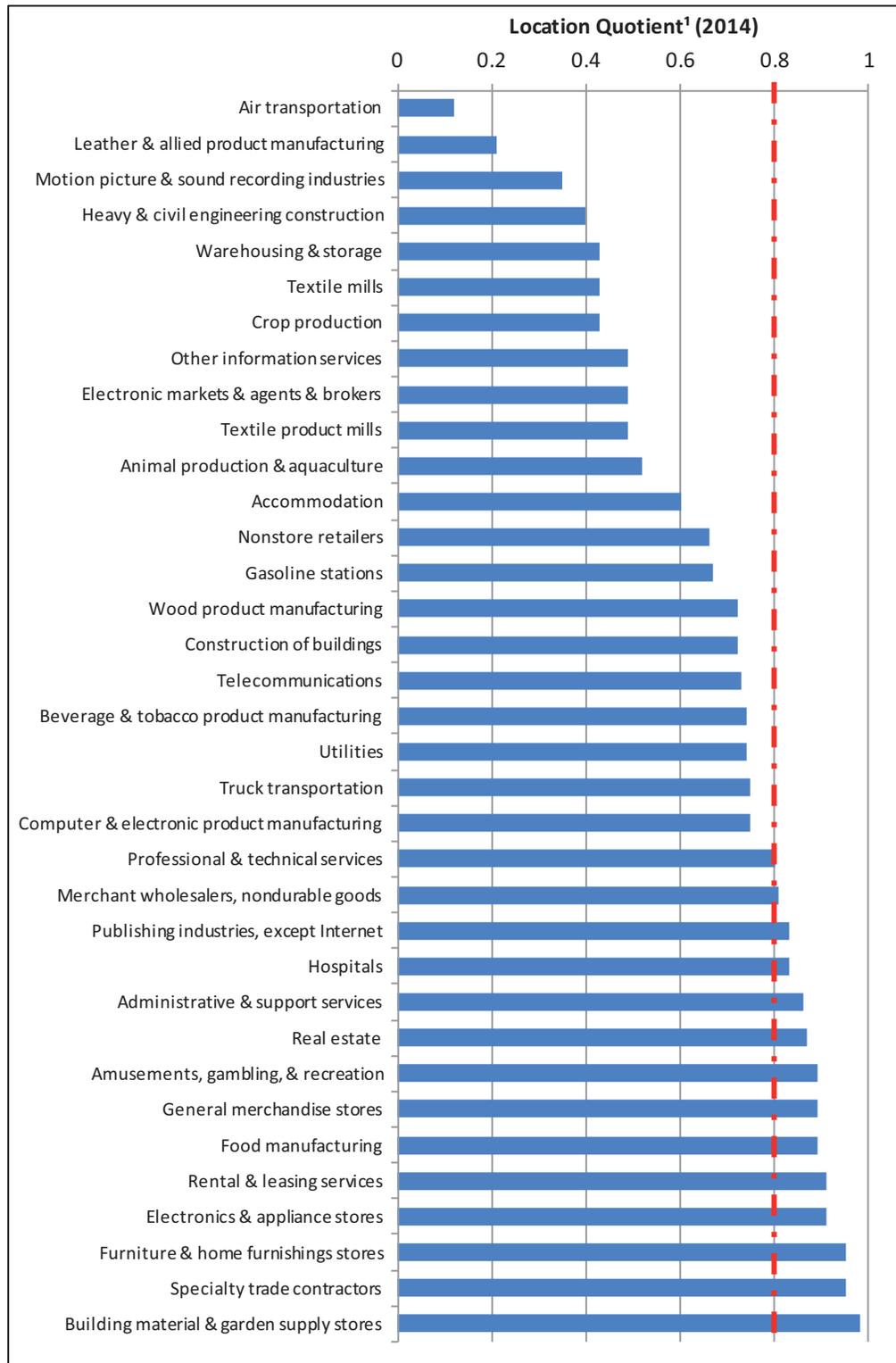
Chart 11: Industry Sub-Sectors with High Employment Share - Buffalo-Niagara MSA - 2014



Note: ¹ The Location Quotient (LQ) is a ratio comparing the Buffalo-Niagara MSA's share of employment by industry sub-sector with the United States share of employment by the same industry sub-sector.

Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages

Chart 12: Industry Sub-Sectors with Low Employment Share - Buffalo-Niagara MSA - 2014



Note: ¹ The Location Quotient (LQ) is a ratio comparing the Buffalo-Niagara MSA's share of employment by industry sub-sector with the United States share of employment by the same industry sub-sector.

Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages

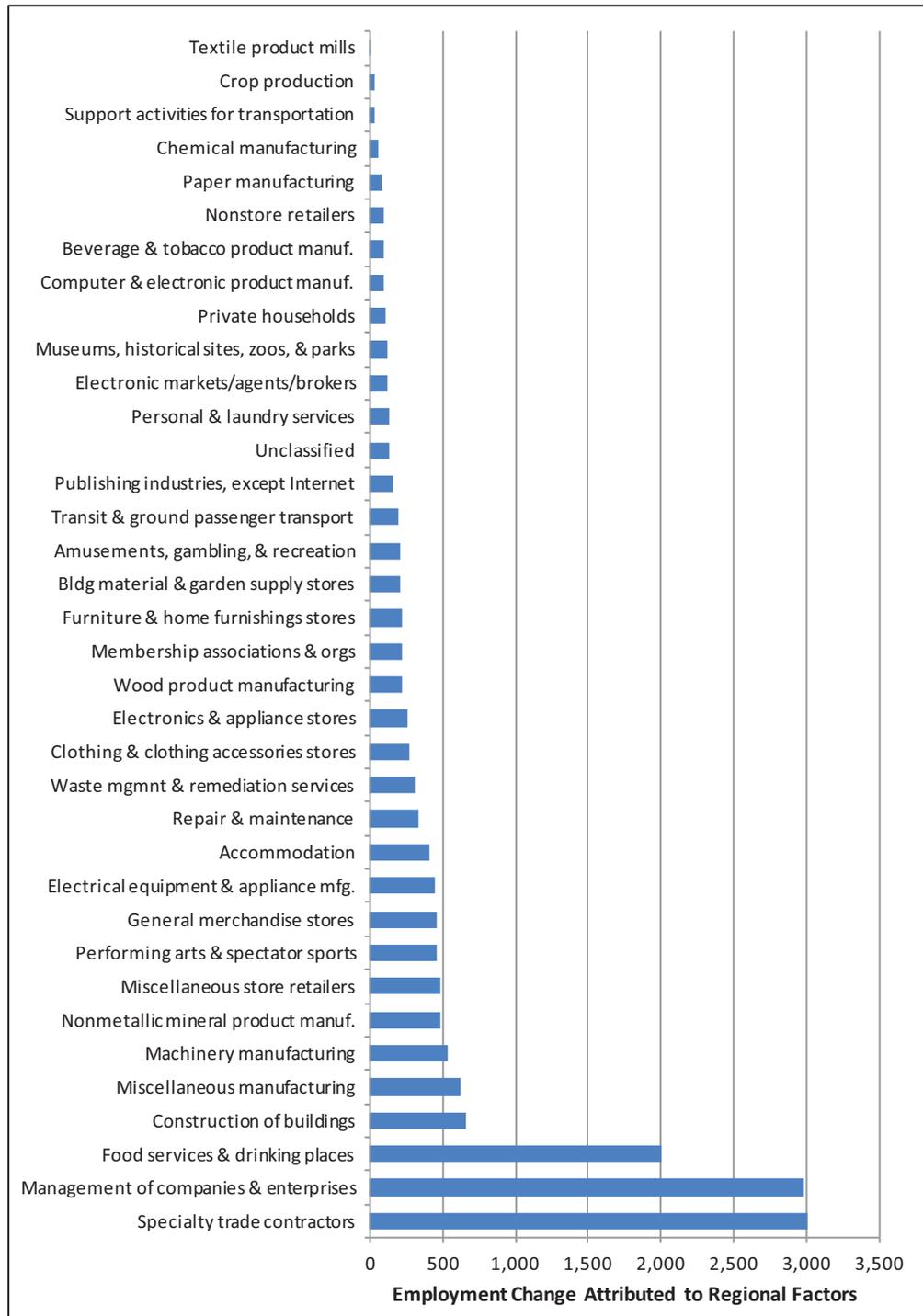
The Shift Share Table in Appendix B measures select sub-sector industry employment strength in a different manner. This Table shows how much of the employment change over time (2005 to 2014) in a particular sub-sector industry is attributable to national, industry wide, and regional growth factors. For instance, some industries, such as construction of buildings, are usually related to or dependent on how well the national economy is doing. Other industries, such as specialty trade contractors, are growing because they have a regional competitive advantage in the Buffalo-Niagara MSA likely because their skills align well with the specific construction needs of Western New York industries.

Utilizing information from the Table in Appendix B, Chart 13 displays those sub-sector industries that have a high regional employment growth rate (some may be losing employment overall, but that is due to national and/or industry wide factors). Chart 14 shows the opposite – those industries that are not growing regionally.

Combining the two factors together – current employment share and changes in regional employment share – a “menu” of potential industries to select for attraction, retention or expansion emerges as shown in Chart 15 and Table 12 and divided into:

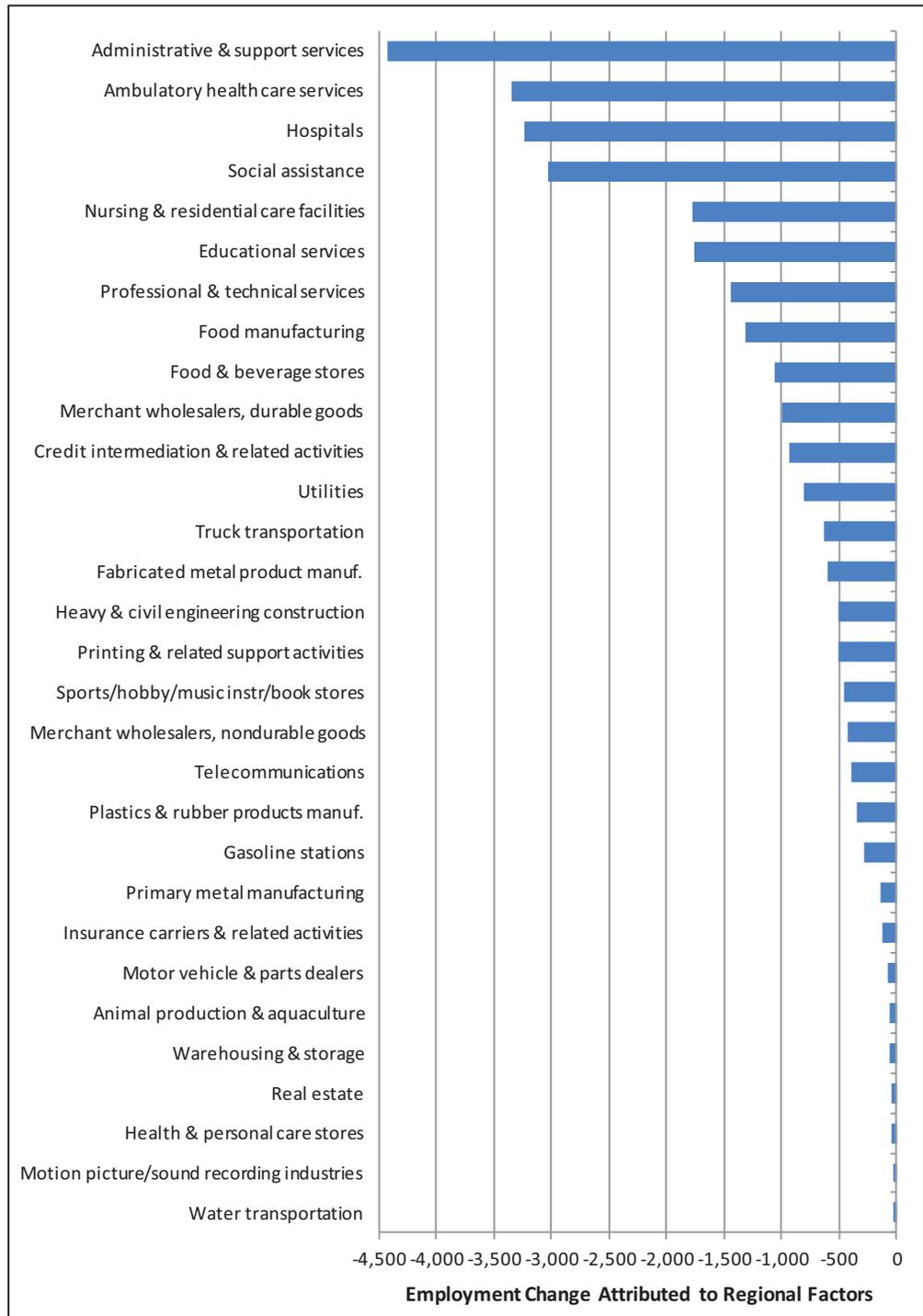
- *Current Strengths* – those industries that currently have a large employment share (relative to the U.S.) and also have strong regional growth over the last ten years.
- *Emerging Strengths* – those industries that currently have a relatively low employment share but have shown strong regional growth over time.
- *Retention Targets* – industries with a large employment share that are starting to lose their regional share of employment. Because of their significant employment base these industries should be targeted for retention.
- *Dependent Industries/Limited Prospects* – these industries do not have a large employment share in the market relative to the share of that industry in the U.S. and they are losing their regional share of employment. Industries in this category are mostly “dependent” industries – meaning that their growth or decline is dependent on the overall performance of the area’s economy- while others are industries that would need (or already have) significant economic development incentives to succeed in the Buffalo-Niagara MSA.

Chart 13: Sub-Sector Industries Gaining Regional Employment Share - Buffalo-Niagara MSA - 2005-2014



Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages; LaBella Associates, D.P.C.

Chart 14: Sub-Sector Industries Losing Regional Employment Share - Buffalo-Niagara MSA - 2005-2014



Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages; LaBella Associates, D.P.C.

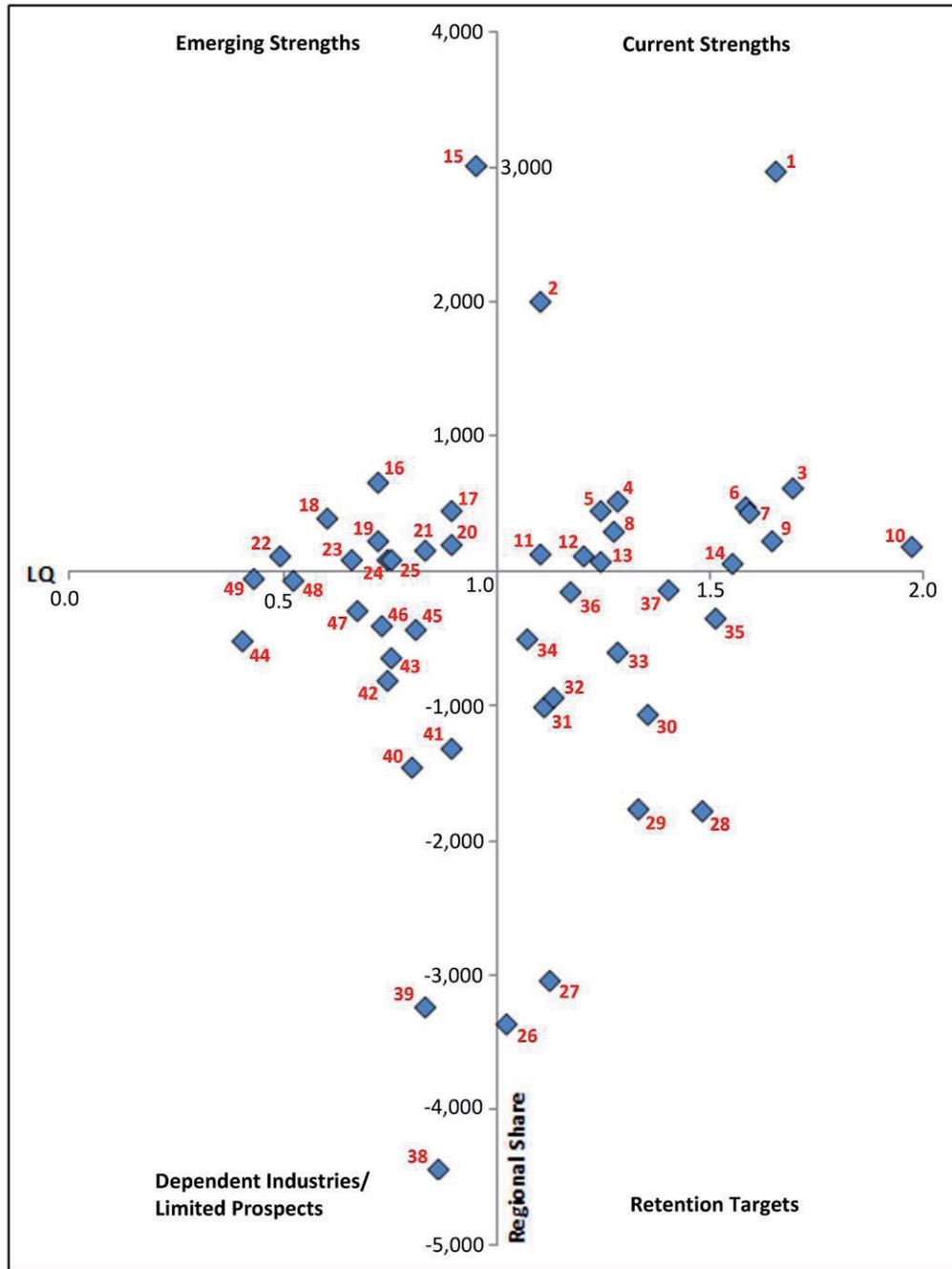
The list is a “menu” because economic development agencies can strategically choose which industries to focus on. For instance, Hamburg Village’s strengths relative to the region are in industries that are “stable” as opposed to “prospering.” However, these are exactly the niches to which the Village should play to reinforce downtown development and create a vibrant mixed-use atmosphere. The Village should aim to attract workers of large new company headquarters as residents in the two study areas as opposed to attracting the companies themselves.

Another factor to consider in selecting targeted industries for attraction and retention are number of jobs, total wages generated for the Buffalo-Niagara MSA and the average wage of workers (Table 12). Generally, economic development efforts should be focused on those industries that will create the greatest number of jobs and wealth in the economy. Again, the regional headquarters is a perfect example of strategic economic development targeting with more than 13,000 jobs currently, expected increases of more than 3,000 jobs and an average wage of more than \$85,000. Workers at these companies would be excellent residential prospects for the new mixed-use neighborhood developments that are in high demand.

Niches with significant numbers of jobs such as food services and drinking places both have a very low average wage but are important for the tourism sector and currently create vitality downtown which could be extended to exciting new mixed-use developments. In short, Table 12 should be used as a guide for economic development targeting but careful consideration should be given to each industry and the potential direct and indirect benefits each provides to the local economy.



Chart 15: Industry Clusters - Buffalo-Niagara MSA - 2014



Source: US Bureau of Labor Statistics – Quarterly Census of Employment and Wages; LaBella Associates, D.P.C.

Table 12: Industry Clusters - Buffalo-Niagara MSA – 2014

■ - Hamburg Study Area inclined industries

ID	Sub-Sector Industry	2014		
		Employment	Total Wages ¹	Average Wage ¹
CURRENT STRENGTHS				
1	Management of companies & enterprises	13,669	\$1,172,281,442	\$85,768
2	Food services & drinking places	44,987	\$720,585,749	\$16,022
3	Miscellaneous manufacturing	3,789	\$197,403,433	\$52,113
4	Machinery manufacturing	5,528	\$344,174,687	\$62,600
5	Performing arts & spectator sports	2,133	\$289,068,778	\$135,522
6	Nonmetallic mineral product manufacturing	2,323	\$122,519,758	\$52,742
7	Electrical equipment & appliance mfg.	2,316	\$197,019,880	\$85,069
8	Waste management & remediation services	1,888	\$116,169,261	\$61,530
9	Membership associations & organizations	8,519	\$182,833,128	\$21,469
10	Transit & ground passenger transportation	3,481	\$71,962,353	\$20,673
11	Personal & laundry services	5,800	\$128,102,988	\$22,094
12	Museums, historical sites, zoos, & parks	678	\$17,962,372	\$26,493
13	Paper manufacturing	1,772	\$91,425,739	\$51,595
14	Chemical manufacturing	4,790	\$379,062,562	\$79,153
EMERGING STRENGTHS				
15	Specialty trade contractors	14,099	\$725,206,819	\$51,440
16	Construction of buildings	3,735	\$186,809,627	\$50,029
17	General merchandise stores	10,759	\$192,963,012	\$17,930
18	Accommodation	4,326	\$83,528,997	\$19,353
19	Wood product manufacturing	1,024	\$38,823,272	\$37,913
20	Amusements, gambling, & recreation	5,172	\$84,106,166	\$16,262
21	Publishing industries, except Internet	2,302	\$114,072,699	\$49,575
22	Electronic markets & agents & brokers	1,675	\$120,997,404	\$72,237
23	Nonstore retailers	1,255	\$43,406,823	\$34,587
24	Beverage & tobacco product manufacturing	602	\$28,917,915	\$48,036
25	Computer & electronic product manufacturing	3,027	\$176,460,306	\$58,315
RETENTION TARGETS				
26	Ambulatory health care services	26,083	\$1,352,311,576	\$51,978
27	Social assistance	14,175	\$314,480,579	\$22,187
28	Nursing & residential care facilities	18,525	\$519,214,002	\$28,026
29	Educational services	13,622	\$454,782,251	\$33,376
30	Food & beverage stores	15,531	\$312,522,085	\$20,124
31	Merchant wholesalers, durable goods	12,436	\$761,115,078	\$61,198
32	Credit intermediation & related activities	11,082	\$644,727,242	\$58,146
33	Fabricated metal product manufacturing	7,127	\$396,987,758	\$55,733
34	Printing & related support activities	1,856	\$72,802,616	\$39,226
35	Plastics & rubber products manufacturing	3,905	\$250,647,511	\$64,186
36	Primary metal manufacturing	1,797	\$128,432,563	\$71,471
37	Insurance carriers & related activities	11,702	\$716,660,260	\$61,243
DEPENDENT INDUSTRIES / LIMITED PROSPECTS				
38	Administrative & support services	27,273	\$807,733,971	\$29,608
39	Hospitals	15,201	\$845,914,629	\$55,649
40	Professional & technical services	25,732	\$1,535,279,292	\$59,664
41	Food manufacturing	5,116	\$254,286,031	\$49,704
42	Utilities	1,564	\$149,788,870	\$95,773
43	Truck transportation	4,086	\$198,807,402	\$48,680
44	Heavy & civil engineering construction	1,379	\$98,174,575	\$71,089
45	Merchant wholesalers, nondurable goods	6,281	\$325,238,252	\$51,798
46	Telecommunications	2,384	\$163,345,167	\$68,517
47	Gasoline stations	2,283	\$38,255,559	\$16,749
48	Animal production & aquaculture	495	\$15,166,605	\$30,640
49	Warehousing & storage	1,238	\$52,980,114	\$43,214

Note: ¹Total Wages and Average Wages are preliminary as noted by the NYS Department of Labor.

Source: US Bureau of Labor Statistics and NYS Department of Labor – Quarterly Census of Employment and Wages

ECONOMIC AND REAL ESTATE ANALYSIS

The employment projections by industry sector for the Western NY Region were extrapolated to determine potential annual demand estimates for additional building space by type of use until 2022 (Table 13). The following observations were made:

- The annual gross demand in the Western NY Region is estimated to be over 1,610,000 SF across all sectors.
- Hamburg Village's underutilized sites will not compete for employers in the high-growth sectors professional and business services, health care and social assistance and construction. However, it will likely expand its attractiveness as a destination for retail trade, accommodations and food services, building on the establishments that are already located in the Village.
- Although it has a relatively small presence in the Western New York economy, arts, entertainment and recreation is a growing sector. These kinds of establishments could be a great complement to existing offerings in the Village. These industries include museums, performances and promotions and leisure-time activities.
- The greatest annual gross demand is for institutional space in the health care and social assistance sector followed closely by the demand for office/flex space in the professional and business services sector. Considering Chart 9, the specific types of health care and social assistance industries that are projected to have large employment increases (i.e. ambulatory health care, nursing and residential care, and social assistance) are not particularly compatible with Village of Hamburg's underutilized sites.
- The accommodations and food services sector has the third largest gross annual demand for additional space, while the food services and drinking places industry sub-sector has the largest projected increase in employment.

Two important considerations concerning the gross annual demands include:

1. Realistically, not all of the projected growth in employment would result in demand for new or additional space, as some demand could be met by existing vacancies
2. The projected gross annual demand for additional building space is for the entire Western NY Region. The Village of Hamburg would only be able to

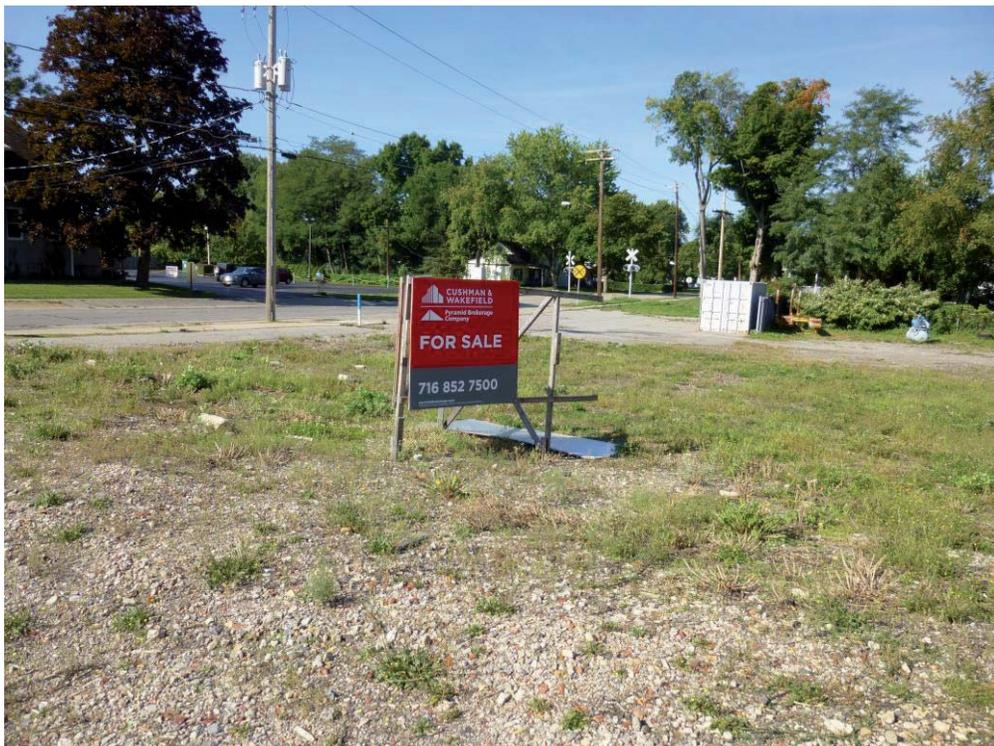
expect a small portion of any additional space developed in Western New York on a proportional basis.

Table 13: Projected Gross Annual Demand (square feet - SF) by Industry - Western NY Region - 2012-2022

Industry	Average SF per Employee	Employment			Western NY Gross Annual Demand (SF)
		2012	2022	Change	
Government	300	63,030	61,140	-1,890	(56,700)
Manufacturing	1,000	67,670	66,150	-1,520	(152,000)
Information	300	8,800	8,140	-660	(19,800)
Other	300	5,580	5,300	-280	(8,400)
Finance & Insurance	250	34,530	35,260	730	18,250
Transportation & Warehousing	500	16,710	17,840	1,130	56,500
Wholesale Trade	750	23,420	24,610	1,190	89,250
Arts, Entertainment, & Recreation	500	8,390	10,520	2,130	106,500
Educational Services	300	73,470	75,730	2,260	67,800
Other Services	300	29,870	32,330	2,460	73,800
Retail Trade	300	74,890	77,550	2,660	79,800
Construction	500	21,780	25,060	3,280	164,000
Accommodation & Food Services	300	56,220	66,950	10,730	321,900
Professional & Business Services	300	73,440	87,910	14,470	434,100
Health Care & Social Assistance	300	92,310	106,870	14,560	436,800
Total:					1,611,800

Source: New York State Department of Labor – Long Term Industry Projections; ITE; LaBella Associates, D.P.C.

LaBella reviewed this data, and the realities of the Western New York market, to develop an economic and real estate market analysis for each market sector.



OFFICE MARKET

The office market is the strongest market sector in Western New York. Based on an analysis of the growth in employment of office inclined industries (finance, educational, professional and business services and health care) over the next decade, LaBella estimates there is demand for more than 900,000 square feet annually in the office market. Translated over 10 years, there is a demand for more than 9 million square feet of space.

Currently the Village of Hamburg is home to approximately 0.5 percent of the Western New York Region's jobs in office-inclined industries. Because of its Village setting, its proximity to major thoroughfares, as well as the high quality, pedestrian-oriented design of the adjacent downtown, **LaBella estimates that the Study Area could conservatively capture up to two percent of the demand for office space over the next decade or 180,000 square feet.** Based on a Market Analysis for office space prepared by CBRE in the fourth quarter of 2016, a two percent capture rate seems very reasonable.

Clearly, a developer in the Study Area would not build the 180,000 square feet all at once. Most developers build projects in phases over time based on their ability to attract tenants and associated bank financing. Development is typically not speculative.

The remaining data in this section is from the Market Analysis for office space prepared by CBRE in the fourth quarter of 2016. The office real estate market in the greater Buffalo Region is continuing to thrive. CBRE|Buffalo in its annual tracking of office vacancy recorded a vacancy rate of 12.5 percent in 2016, a decrease from the 2015 level of 13.5 percent, bringing the greater Buffalo Region market in line with the US average of 13.0 percent. Over 300,000 square feet of new office inventory was added to the greater Buffalo Region in 2016, and another 250,000 square feet is currently under construction or in planning stages in 2017.

The Buffalo South submarket, a suburban/rural area that encompasses all portions of Erie County south of and including the City of Lackawanna, Town of West Seneca, Town of Elma, and Town of Marilla as well as Hamburg and the study area saw its overall office vacancy rate decrease to 12.0 percent in 2016. Flex office space, as a component of overall office space, plummeted from 21.7 percent vacancy in 2015 to 11.3 percent in 2016. Class A and Class B office space vacancy remained fairly stable in the South submarket in 2016, with vacancy rates of 7.6 percent and 13.3 percent respectively.

According to CBRE's report:

High-density office tenants seeking efficient layouts and parking remain drawn to the suburban options. The back office industry continues to thrive in Western New York and has become a critical element in the overall stability of the office market. The healthcare industry remains a major driver in medical office building construction nationally and the same is true for Buffalo. Tenants continue the "flight to quality," drawn to the overall "live, work, play" experience ... Overall, the South market has been seeing growth in medical product as providers are expanding to serve their patient base.

Concerning potential office development, it is LaBella's view that the Study Area is best suited for Class A office space (as opposed to Class B or flex office space).

INDUSTRIAL MARKET

In contrast to the office market, the market for new industrial space is weak in Western New York. Between 2000 and 2014 the region lost more than 21,000 jobs and is projected to lose another 1,500 jobs in the next 10 years.

However, there are still more than 40,000 manufacturing jobs in Erie County today and more than 65,000 in the Buffalo-Niagara Region. Therefore, the Study Area could potentially attract the industrial sectors that are anticipated to expand over the next ten years, particularly if these industrial uses were placed in the rear of large lots behind retail/office oriented uses that front the street. Manufacturing or industrial related subsectors that are anticipated to expand over the next decade include wholesale goods (warehousing), specialty trade contractors (construction building trades), machinery manufacturing (forging, welding, stamping), and electrical equipment manufacturing.

Based on an analysis of the growth in employment of those industries over the next decade, LaBella estimates there is demand for more than 300,000 square feet annually in the industrial real estate market or 3 million square feet over the next 10 years for all of Western New York. The Village of Hamburg is currently home to approximately 0.3 percent of the region's jobs in those industry subsectors. **LaBella therefore, estimates that the Study Area could capture up to three percent of the**

10 year growth or 90,000 square feet of industrial and/or warehouse/distribution space over the next 10 years.

The remaining data in this section is from the Market Analysis for industrial space prepared by CBRE in the fourth quarter of 2016. Nationally, industrial vacancy rates continue to decrease year-over-year with a drop from 9.6 percent in 2015 to 8.2 percent in 2016. The national industrial market has experienced 23 consecutive quarters of vacancy decline to arrive at the lowest vacancy percentage since 2001. The greater Buffalo Region experienced a minor rise in industrial vacancy rate, increasing from 3.6 percent (the historic low) to 4.6 percent in 2016. Industrial vacancy rates in other cities in 2016 include Toronto at 3.4 percent, Rochester 9.5 percent, Syracuse 15.0 percent, Pittsburgh 7.6 percent, and Cleveland 4.5 percent. Toronto's low rate is a positive indicator for the greater Buffalo Region in 2017.

The Buffalo South submarket, which includes the Study Area, had the lowest industrial vacancy rate (2.1 percent in 2016) of the various submarkets. The South submarket has the smallest amount of industrial space inventory, with approximately 11 million square feet (about 17 percent of the market total).

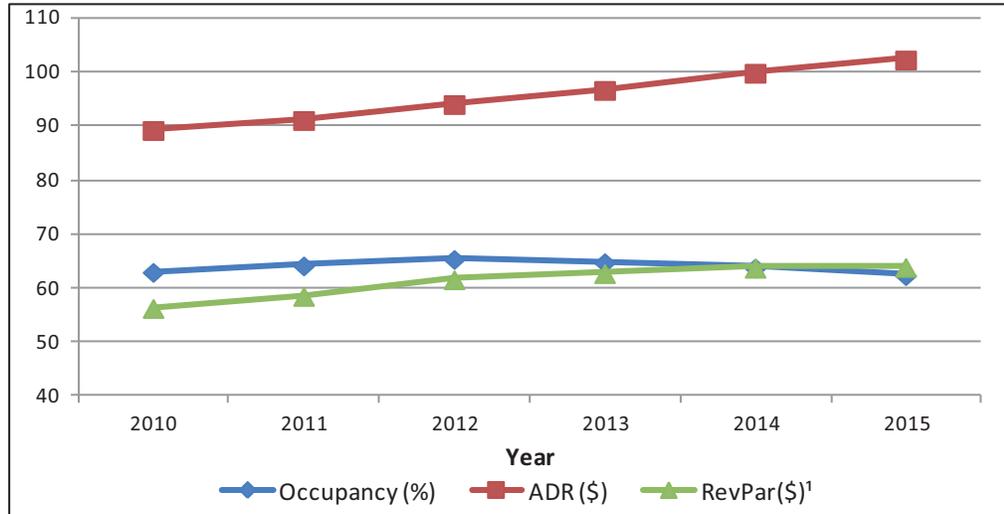
HOSPITALITY MARKET

As of February 2016, there are 157 hotels in the Buffalo area offering 14,333 rooms. This is an increase as compared to February 2010 when the Buffalo area had 145 hotels offering 12,549 rooms. Hamburg has seven flag hotels at Thruway Exit 57 offering 393 rooms among them. Three of these are located in the Village on Camp Road near the Thruway Exit. Quality Inn, Hampton Inn and Super 8 have 220 rooms between them. Three more hotels, Comfort Inn and Suites, Holiday Inn Express and Red Roof Inn are located nearby on the north side of Exit 57 and have 253 rooms between them. Motel 6 is nearby with another 117 rooms. There are two independent accommodations, Blue Bonnet on Boston State Road with about five rooms and Stadium View on Southwestern Boulevard with 63 rooms. There are two bed and breakfast inns, one in Athol Springs and one on Lake Shore Road, with a combined six rooms. There are no accommodations downtown or in the study area.

Over the past six years, the average daily rate for accommodations in the area has increased from \$89.41 to \$102.48 while the occupancy rate has decreased from 63.1% to 62.5% (Chart 16). The amount of revenue generated by each room sold has increased by \$13.07 since 2010 not considering inflation. When considering inflation,

the amount of revenue generated by each room sold has actually only increased by \$5.30 since 2010. The bottom line is that while the rate has increased somewhat, the occupancy level has not with a small increase in demand.

Chart 16: Comparison of Hotel Occupancy/ADR/RevPar - Buffalo Area Hotels - 2010-2015



Note: ¹ RevPar(\$)¹ also known as the Revenue per Available Room is the room revenue divided by rooms available.
 Source: Smith Travel Research, Market – Buffalo, NY, All Properties, starting in 2010.

Typically, the market must achieve a 60 percent occupancy rate before more rooms are needed. **Therefore, at this point in time, additional hotels are marginally justified** realizing that the occupancy rate has been decreasing and is currently only slightly above 60 percent.

While additional hotels, particularly in or near downtown Hamburg, are probably out of the question, there is an accommodations niche the Village can fill. **Some of the larger beautiful homes in and around the core of Hamburg are perfectly located to provide unique B&B or tourist-home style accommodations.** However, additional study would need to be done to determine the market for B&Bs or even a boutique hotel. These businesses are highly dependent on leisure travelers and weekend business and careful consideration would need to determine demand. If the demand does exist, these accommodations could help the Village build its tourism brand and provide downtown with sophisticated shoppers and diners. B&Bs are allowed by special permit in the Village’s R-1, R-2, Professional Office and CBD zoning districts. Hotels are permitted uses in the Village’s CBD and Commercial districts.

RESIDENTIAL MARKET

A review of housing stock trends and characteristics provides insight into the local market’s need for residential development. The number of housing units within the Village of Hamburg has remained stable between 2000 and 2014 reflecting the limited space within the Village to expand (Table 14). Unlike the Village, the Town of Hamburg (excluding the Village) and Erie County have both experienced growth in the total number of housing units. Vacancy rates have decreased over time in the Village while increasing in the Town (excluding the Village) and County. The Village has very low vacancy rates suggesting a need for more housing. More than 70 percent of the Village’s occupied housing units are owner occupied; however, owner occupancy has been decreasing slightly over time.

Table 14: Units, Occupancy, & Tenure Trends – Village of Hamburg, Town of Hamburg (excluding Village), & Erie County - 2000-2014

	2000	2010	2014	% Pt Difference 2000-2010	% Pt Difference 2010-2014	% Pt Difference 2000-2014
Village of Hamburg						
Total Housing Units	4,144	4,175	4,146	31	-29	2
Vacant Units	3.2%	5.7%	1.9%	2.5%	-3.8%	-1.3%
Occupied Units	96.8%	94.3%	98.1%	-2.5%	3.8%	1.3%
Owner-Occupied	71.7%	71.7%	70.5%	0.0%	-1.2%	-1.2%
Renter-Occupied	28.3%	28.3%	29.5%	0.0%	1.2%	1.2%
Town of Hamburg¹						
Total Housing Units	18,689	20,517	20,780	1,828	263	2,091
Vacant Units	3.7%	4.9%	4.4%	1.2%	-0.5%	0.7%
Occupied Units	96.3%	95.1%	95.6%	-1.2%	0.5%	-0.7%
Owner-Occupied	74.7%	76.1%	74.1%	1.4%	-2.0%	-0.6%
Renter-Occupied	25.3%	23.9%	25.9%	-1.4%	2.0%	0.6%
Erie County						
Total Housing Units	415,868	419,974	420,537	4,106	563	4,669
Vacant Units	8.4%	8.8%	9.2%	0.4%	0.4%	0.8%
Occupied Units	91.6%	91.2%	90.8%	-0.4%	-0.4%	-0.8%
Owner-Occupied	65.3%	64.8%	65.1%	-0.5%	0.3%	-0.2%
Renter-Occupied	34.7%	35.2%	34.9%	0.5%	-0.3%	0.2%

Note: ¹ This section pertains to the Town of Hamburg housing units excluding the Village of Hamburg housing units
 Source: US Census Bureau 2000 and 2010 SF1 Decennial Census, American Community Survey 2009-2014 Estimates

The average owner-occupied household size in the Village of Hamburg, Town of Hamburg, and Erie County decreased since 2000 (Table 15). For renter-occupied households, the average size decreased in the Village and Town, and remained the

same for the County. Household sizes are smaller in the Village compared to the Town, regardless of tenure. However, owner-occupied household sizes in the Village are larger than the County’s, while renter-occupied household sizes in the Village are smaller than the County’s.

Table 15: Average Household Size – Village of Hamburg, Town of Hamburg, & Erie County - 2000-2014

	Village of Hamburg		Town of Hamburg		Erie County	
	2000	2014	2000	2014	2000	2014
Owner occupied	2.77	2.55	2.72	2.56	2.60	2.48
Renter occupied	1.81	1.75	1.93	1.83	2.07	2.07

Source: US Census Bureau 2000 Decennial Census, American Community Survey 2009-2014 Estimates

The Village of Hamburg has a slightly higher percentage of single-family detached homes compared to the Town of Hamburg (excluding the Village) and Erie County (Table 16). However, the Village has a lower percentage of single-family attached homes (townhouses). The high percentage of people living in structures with more than 50 units can be attributed to senior housing facilities.

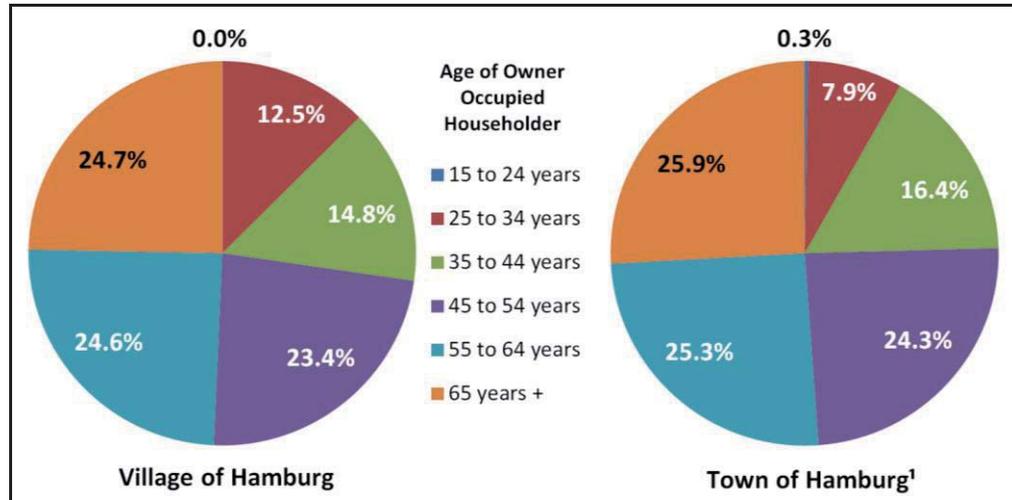
Table 16: Units in Structure – Village of Hamburg, Town of Hamburg (excluding Village), & Erie County - 2014

	Village of Hamburg	Town of Hamburg ¹	Erie County
1, detached	71.8%	67.3%	57.7%
1, attached	2.4%	3.7%	3.2%
2 unit	10.1%	8.0%	19.3%
3 or 4	7.0%	4.0%	6.1%
5 to 9	3.4%	5.2%	4.7%
10 to 19	1.3%	4.5%	2.3%
20 to 49	0.0%	0.6%	1.6%
50 or more	4.1%	2.3%	3.7%
Mobile home	0.0%	4.4%	1.4%

Note: ¹ This column pertains to the Town of Hamburg housing units excluding the Village of Hamburg housing units
 Source: American Community Survey 2009-2014 Estimates

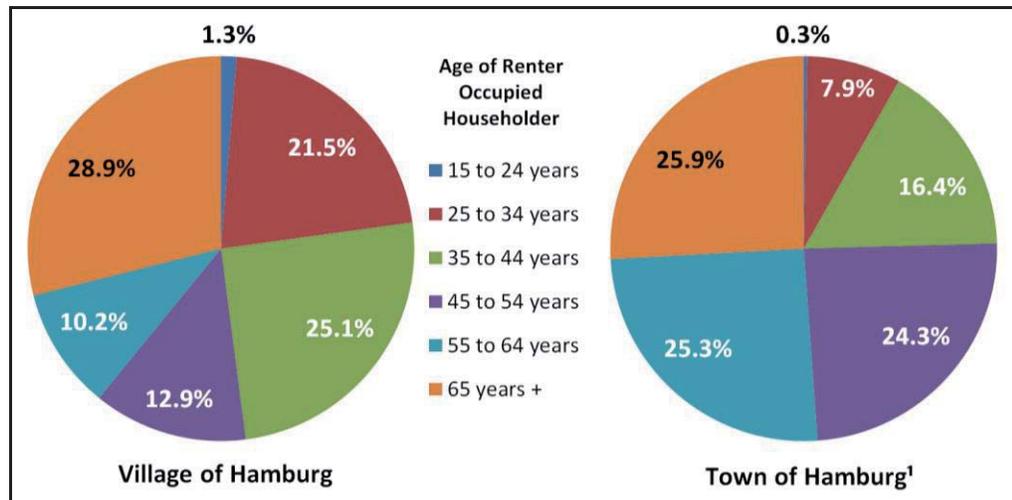
In 2014, nearly 50 percent of owner-occupied households in the Village of Hamburg were headed by individuals age 55 and older while more than 50 percent of the Town’s (excluding the Village) owner-occupied households could say the same (Chart 17). Major differences in the age distribution for renter-occupied households can be seen in Chart 18 between the Village and the Town (excluding the Village). Within the Village, individuals under 45 years of age headed nearly 50 percent of renter-occupied households compared to the Town’s (excluding the Village) less than 25 percent. Interestingly enough, the largest distribution for renter-occupied households within the Village was 65 years old and older, at nearly 29 percent.

Chart 17: Age of Owner Occupied Householder - Town of Hamburg & Village of Hamburg (excluding Village) - 2014



Note: ¹ The right pie chart pertains to the Town of Hamburg households excluding the Village of Hamburg households
 Source: American Community Survey 2009-2014 Estimates

Chart 18: Age of Renter Occupied Householder - Town of Hamburg & Village of Hamburg (excluding Village) - 2014



Note: ¹ The right pie chart pertains to the Town of Hamburg households excluding the Village of Hamburg households
 Source: American Community Survey 2009-2014 Estimates

Since 2000, there has been a general increase in owner households in the Village of Hamburg for all housing values except for \$50,000 to \$99,000 (Table 17). The same general trends occurred in the Town of Hamburg (excluding the Village) and Erie County. The most significant increase was in households valued at \$150,000 or more. There was also a large increase in Village households valued at less than \$50,000. When considering inflation, median housing value increased by seven percent in the Village and Town while increasing by one percent in the County.

Table 17: Housing Value of Owner Occupied Households - Village of Hamburg, Town of Hamburg (excluding Village) & Erie County - 2000-2014

Housing Value	2000	2010	2014	% Δ 2000-2010	% Δ 2010-2014	% Δ 2000-2014
Village of Hamburg						
Less than \$50,000	21	30	73	42.9%	143.3%	247.6%
\$50,000 to \$99,999	1,589	335	253	-78.9%	-24.5%	-84.1%
\$100,000 to \$149,999	1,086	1,463	1,164	34.7%	-20.4%	7.2%
\$150,000 to \$199,999	175	846	974	383.4%	15.1%	456.6%
\$200,000 or more	37	312	403	743.2%	29.2%	989.2%
Median Value	\$97,500	\$137,300	\$148,200	40.8%	7.9%	52.0%
(adjusted for inflation)	\$138,546	\$149,062	\$148,200	7.6%	-0.6%	7.0%
Town of Hamburg¹						
Less than \$50,000	1,001	770	973	-23.1%	26.4%	-2.8%
\$50,000 to \$99,999	6,853	3,291	2,202	-52.0%	-33.1%	-67.9%
\$100,000 to \$149,999	3,600	4,796	4,852	33.2%	1.2%	34.8%
\$150,000 to \$199,999	1,225	3,188	3,196	160.2%	0.3%	160.9%
\$200,000 or more	768	2,769	3,491	260.5%	26.1%	354.6%
Median Value ²	\$94,600	\$133,300	\$143,900	40.9%	8.0%	52.1%
(adjusted for inflation)	\$134,425	\$144,719	\$143,900	7.7%	-0.6%	7.0%
Erie County						
Less than \$50,000	29,092	23,762	25,501	-18.3%	7.3%	-12.3%
\$50,000 to \$99,999	128,594	74,626	59,390	-42.0%	-20.4%	-53.8%
\$100,000 to \$149,999	57,835	65,341	65,733	13.0%	0.6%	13.7%
\$150,000 to \$199,999	19,513	39,812	41,811	104.0%	5.0%	114.3%
\$200,000 or more	13,746	46,697	56,289	239.7%	20.5%	309.5%
Median Value	\$88,200	\$117,700	\$126,700	33.4%	7.6%	43.7%
(adjusted for inflation)	\$125,331	\$127,783	\$126,700	2.0%	-0.8%	1.1%

Note: ¹This section pertains to the Town of Hamburg owner occupied housing units excluding the Village of Hamburg owner occupied housing units

² The Median Value pertains to all Town of Hamburg owner occupied housing units including the Village of Hamburg

Source: US Census Bureau 2000 Decennial Census, American Community Survey 2006-2010 & 2009-2014 Estimates; Bureau of Labor Statistics' US Inflation Calculator <<http://data.bls.gov/cgi-bin/cpicalc.pl>>.

In the Village of Hamburg, increases occurred in renter households with gross rents of \$500 or more while in both the Town of Hamburg (excluding the Village) and Erie County increases only occurred in renter households with gross rents of \$750 or more (Table 18). When considering inflation, the median gross rent decreased by four percent in the Village, decreased by seven percent in the Town, and increased by one percent in the County. In a previous study, real estate professionals said that Hamburg's luxury rental units are priced too high for the market and that its affordable units are too low in amenities.

Table 18: Gross Rent for Renter Occupied Households - Village of Hamburg, Town of Hamburg (excluding Village) & Erie County - 2000-2014

Gross Rent	2000	2010	2014	% Δ 2000-2010	% Δ 2010-2014	% Δ 2000-2014
Village of Hamburg						
Less than \$200	15	0	0	-100.0%	0.0%	-100.0%
\$200 to \$499	364	145	92	-60.2%	-36.6%	-74.7%
\$500 to \$749	493	443	530	-10.1%	19.6%	7.5%
\$750 to \$999	79	353	371	346.8%	5.1%	369.6%
\$1,000 or more	96	35	192	-63.5%	448.6%	100.0%
No cash rent	47	12	17	-74.5%	41.7%	-63.8%
Median Rent	\$539	\$679	\$733	26.0%	8.0%	36.0%
(adjusted for inflation)	\$766	\$737	\$733	-3.8%	-0.5%	-4.3%
Town of Hamburg¹						
Less than \$200	180	175	93	-2.8%	-46.9%	-48.3%
\$200 to \$499	1,026	838	614	-18.3%	-26.7%	-40.2%
\$500 to \$749	2,491	1,820	1,717	-26.9%	-5.7%	-31.1%
\$750 to \$999	518	1,188	1,825	129.3%	53.6%	252.3%
\$1,000 or more	131	338	719	158.0%	112.7%	448.9%
No cash rent	178	119	175	-33.1%	47.1%	-1.7%
Median Rent ²	\$575	\$669	\$753	16.3%	12.6%	31.0%
(adjusted for inflation)	\$817	\$726	\$753	-11.1%	3.7%	-7.8%
Erie County						
Less than \$200	6,359	2,811	2,176	-55.8%	-22.6%	-65.8%
\$200 to \$499	51,959	22,885	18,732	-56.0%	-18.1%	-63.9%
\$500 to \$749	53,727	48,996	45,653	-8.8%	-6.8%	-15.0%
\$750 to \$999	10,535	32,615	38,309	209.6%	17.5%	263.6%
\$1,000 or more	3,667	15,669	23,181	327.3%	47.9%	532.2%
No cash rent	5,024	4,866	5,008	-3.1%	2.9%	-0.3%
Median Rent	\$516	\$686	\$738	32.9%	7.6%	43.0%
(adjusted for inflation)	\$733	\$745	\$738	1.6%	-0.9%	0.7%

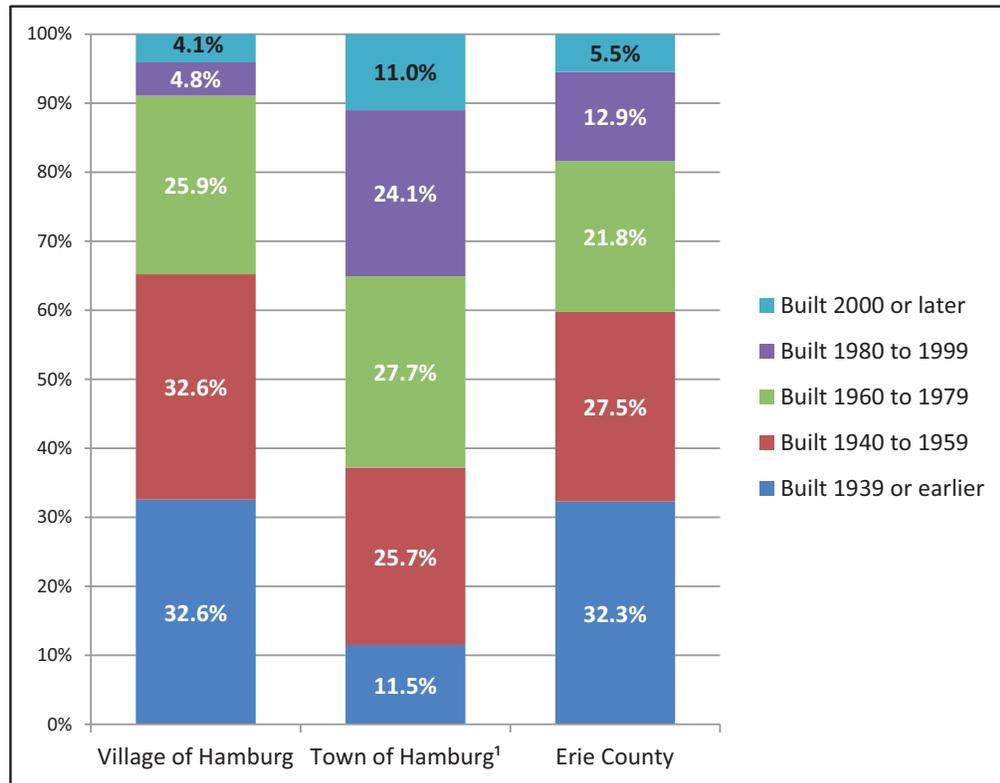
Note: ¹ This section pertains to the Town of Hamburg renter occupied housing units excluding the Village of Hamburg renter occupied housing units

² The Median Rent pertains to all Town of Hamburg renter occupied housing units including the Village of Hamburg

Source: US Census Bureau 2000 Decennial Census, American Community Survey 2006-2010 & 2009-2014 Estimates; Bureau of Labor Statistics' US Inflation Calculator <<http://data.bls.gov/cgi-bin/cpicalc.pl>>.

The smallest share of housing stock in the Village of Hamburg, Town of Hamburg (excluding the Village), and Erie County is that which was built in 2000 or later (Chart 19). Within the Village, nearly two thirds of the housing stock was built in 1959 or earlier. This may suggest a need for new replacement housing, or redesigning current housing stock, as older houses and buildings generally are larger, have more rooms than current trends demand and have higher cost maintenance. Smaller houses or units would accommodate the declining household sizes, as well as the aging population.

Chart 19: Age of Housing Stock - Village of Hamburg, Town of Hamburg (excluding Village) & Erie County - 2014



Note: ¹This column pertains to the Town of Hamburg housing units excluding the Village of Hamburg housing units
 Source: American Community Survey 2009-2014 Estimates

The various residential indicators reveal the following:

- The average renter household size in the Village of Hamburg is smaller compared to Erie County. This suggests there is greater demand for smaller apartments. Owner-occupants have relatively larger households.
- Nearly 50 percent of owner-occupied households and nearly 40 percent of renter-occupied households in the Village were owned/rented by people 55 years or older. Combined with the aging population, this suggests there is a growing demand for senior housing.
- Nearly 48 percent of renter-occupied households in the Village were rented by people under 45 years old compared to the Town’s (excluding the Village) 25 percent. This suggests the Village’s rental market should also cater towards the needs and wants of younger generations.
- When considering inflation, median housing values have been increasing in the Village and Town of Hamburg at a faster rate than in Erie County. This is likely attributable to the fact that both offer amenities for which buyers will

compete including good schools and recreation amenities as well as other quality of life characteristics.

- Inflation-adjusted median gross rents have been decreasing in the Village and Town of Hamburg over time, while they have been increasing in Erie County. Erie County's increase in rent is likely attributable to many of the market and high end condos and apartments being constructed for millennials and seniors in other areas of the County.
- More than 65 percent of the Village's housing stock was built before 1960 and may not have the amenities or needs required by an aging housing demographic. Therefore aggressive housing rehabilitation programs may be needed and there may be a demand for newer up to date units and new unit types.
- Hamburg offers many amenities that attract potential residents including trails, waterfront property, access to nature, and relatively short commutes.

Hamburg Village's housing market is recovering well from the national housing market collapse. Sales of existing single-family homes doubled between 2010 – the nadir of the recession – and 2015. According to Landmax Data Systems, there were 66 sales of single-family homes in 2010 with a median price of \$139,250. In 2015, 132 existing single-family homes sold, with a median price of \$155,000. Sales of existing homes represented 4.35 percent of the Village's housing stock in 2015. This is well below a national norm of 7.5 percent turnover, according to the Mortgage Bankers Association. Data for sales in the Village in 2016 are available from Landmax for the first three quarters of the year and they indicate that sales are matching 2015 pretty evenly: there were 99 sales through the first three quarters of 2016 and the median price was \$154,000.

Two-family homes are a relatively small proportion of the housing stock in the Village of Hamburg, they account for 10 percent of the Village's housing stock and with 12 sales in 2015, 2.9 percent of the stock turned over. The median sales price, \$153,042, is just behind the sales price of existing one-family homes. In 2015, a single three-family home was sold for \$184,000.

Envision Tomorrow's Balanced Housing Model¹ was used to determine the direction for future housing development in the Village of Hamburg. The model uses Census data to develop a picture of how the community is meeting its current housing needs and, by applying a growth factor its future housing needs are forecasted. The model assesses the proportion of the community's households that are in housing that is affordable at a threshold of housing costs of 30 percent of annual income. A five percent growth factor was used as the population change input into the model. This factor may be overly ambitious – but the Town and Village of Hamburg both experienced a small (about one percent) increase in population between the 2010 Census and 2014 population estimates.

The housing model is useful because it helps to determine what the mix of housing is needed to accommodate the present and future population by income and by tenure – renter or owner. It is important to note that the model is based upon current conditions and extrapolates these conditions into the future. Therefore, while it predicts future housing needs based upon population growth assumptions input into the model, other community indicators such as cachet cannot be taken into account. This is exactly what transpired in downtown Buffalo where increased investment in downtown spurred cachet that developed in to a housing boom even as the City's population continued to shrink overall.

The Balanced Housing Model predicts that Hamburg's demand for new rental units will be just over twice the demand for new owner-occupied housing units over the next 20 years. **The housing model predicts that Hamburg's population with incomes over \$35,000 per year will demand an additional 255 rental units by 2035; the vast majority of these, 215 of them, will be for renters with annual incomes between \$50,000 and \$75,000.** The model predicts a demand for 36 units for renters with annual incomes of \$35,000 to \$50,000. The model predicts that a surplus of 125 rental units will develop for households with incomes between \$15,000 and \$35,000. These units will be absorbed by the poorest households. **Only a fraction of all of the above numbers will be built within the Study Area.**

¹ Envision Tomorrow was part of several HUD Sustainable Communities processes. As a result, its developers agreed to make the model free and open source. The Balanced Housing Model has its origins in Oregon's Statewide Goal 10 Housing Needs Analysis and the Portland Metro Region. Since its inception, it has been used in cities and regions across the country, most notably, Chicago where it is now the accepted standard for housing needs studies.

Hamburg is in danger of losing its most affluent renting households. The housing model reflects that there are 38 renting households with incomes between \$100,000 and \$150,000 in 2014 but no households at this or the highest levels of income in 2035. In fact, for households with annual incomes over \$50,000 there are many more renting households than there are units. If their housing needs cannot be accommodated, they will go elsewhere (as indicated by significantly lower numbers of projected households with incomes over \$75,000 compared to the current number of households at those same income levels). The trend of rental demand outpacing demand for new owner-occupied units reflects a national trend. **Hamburg may well have an opportunity to retain existing and attract new higher-income households if it develops the units to accommodate them.**

Table 19 below summarizes the rental demand for the Village to 2035 from the Balanced Housing Model applying a five percent growth rate.

Table 19: Rental Demand (Balanced Housing Model with 5% Growth Rate) - Village of Hamburg - 2014-2035

Village of Hamburg	Rental Units							Total
	< 15k	15k to < 35k	35k to < 50k	50k to < 75k	75k to < 100k	100k to < 150k	150k +	
Occupied Housing Stock Affordable at 30% of Income (2014)	25	826	269	70	13	-	-	1,202
Households at Income Level (2014)	137	469	143	186	229	38	-	1,202
Projected Households at Income Level (2035)	176	701	304	285	17	-	-	1,483
Target Units Needed to Meet Projected Demand by Income	151	-	36	215	4	-	-	281
Surplus Units at this Income Level	-	125	-	-	-	-	-	

Source: Envision Tomorrow Balanced Housing Model and LaBella Associates

The Balanced Housing Model indicates that in 2035 there will be a demand for 694 additional owner-occupied housing units for households with annual incomes over \$75,000. Just under two-thirds of these will be for households in the \$75,000-\$100,000 income range; five will accommodate homeowners with incomes between \$100,000 and \$150,000 and the rest will accommodate households with the highest incomes. However, surpluses of housing affordable for households with incomes under \$75,000 result in **a net need for 133 additional owner-occupied units throughout the entire Village. Approximately five of those units should be owner-occupied condos and 12 should be owner-occupied townhomes.** Similarly to the rental market, Hamburg is in danger of losing its most affluent owner households. The Village may see opportunities to redevelop housing in the Village to

accommodate more affluent households and to generally update, maintain and enhance the community’s housing stock.

Table 20 below summarizes the owner demand for the Village to 2035 from the Balanced Housing Model applying a five percent growth rate.

Table 20: Owner Demand (Balanced Housing Model with 5% Growth Rate) - Village of Hamburg - 2014-2035

Village of Hamburg	Owner Units							Total
	< 15k	15k to < 35k	35k to < 50k	50k to < 75k	75k to < 100k	100k to < 150k	150k +	
Occupied Housing Stock Affordable at 30% of Income (2014)	42	796	690	941	322	50	25	2,867
Households at Income Level (2014)	92	214	308	582	618	751	302	2,867
Projected Households at Income Level (2035)	106	575	418	810	773	55	263	3,000
Target Units Needed to Meet Projected Demand by Income	64	-	-	-	451	5	238	133
Surplus Units at this Income Level	-	221	272	131	-	-	-	

Source: Envision Tomorrow Balanced Housing Model and LaBella Associates

Concerning potential residential development, it is LaBella’s view that the Study Area is best suited for renter- and owner-occupied condos, townhomes, and apartment complexes.

Rising incomes in Hamburg will be the result of continued economic expansion and housing demand could grow or contract based upon economic conditions as they develop. However, there are national trends that reinforce the demand for additional multifamily housing in Hamburg:

- An increasing healthy and youthful older generation that wants to “age in place” but does not want to be burdened with the responsibility of a home
- The lingering impact of the housing bust has resulted fewer families and households interested in making the initial commitment and long-term investment required for homeownership
- Increasing demand for housing, both owner- and renter-occupied, close to work, entertainment and other activities as opposed to suburban tract housing
- And Hamburg has evolved as well. As has been noted in this report and elsewhere the downtown continues to develop as a destination for shopping, dining and entertainment.

RETAIL MARKET

In 2016 the estimated consumer demand for various retail goods and services was approximately \$182 million by Village of Hamburg residents (Table 21). The estimated retail sales in 2016 were \$97 million in the Village, showing a net leakage of \$85 million out of the Village of Hamburg.

The Leakage/Surplus Index is calculated by dividing sales by demand. An index greater than 1.0 (surplus) indicates that businesses within the Village of Hamburg are selling more of that particular merchandise than what is demanded by Village residents and businesses. This suggests that businesses within the Village are attracting outsiders to spend money within the Village. Alternatively, an index less than 1.0 (leakage) indicates that the demand of Village residents and businesses are not being met by businesses within the Village and they are therefore shopping outside of the Village.

As depicted in Table 21, most merchandise lines are experiencing leakage. If the Village could recapture just five percent of the leakage, then it is estimated that 17,005 square feet of new retail space would be warranted. Chart 20 reveals the largest leakage (and therefore largest unmet demand) is in jewelry, technology (including computers, televisions, etc.), apparel, and automotive goods. Retail businesses offering these merchandise types could potentially perform well within the Village. Other opportunities may also exist in the sectors that are already flourishing in the Village as it builds its identity as a quaint shopping and dining downtown on the order of East Aurora, Orchard Park and Williamsville.

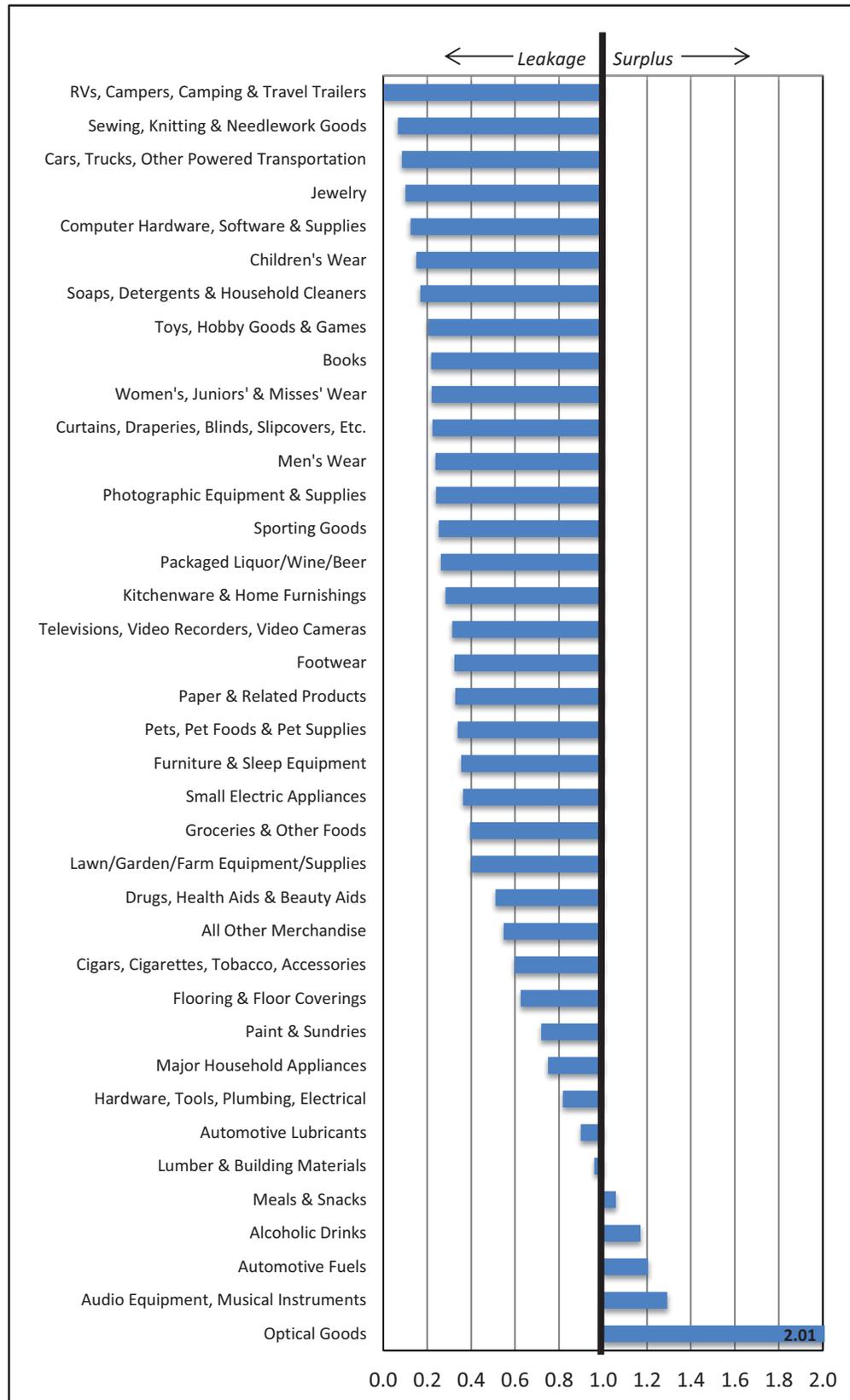


Table 21: Retail Demand and Sales - Village of Hamburg - 2016

Merchandise Lines	Demand (\$)	Supply (\$)	Opportunity Gap/Surplus (\$)	Leakage/Surplus Index	Estimated Supportable New SF of Retail through Recapture		
					5%	15%	25%
Groceries & Other Foods	32,251,646	12,748,346	(19,503,300)	0.40	3,901	11,702	19,503
Meals & Snacks	17,554,452	18,580,315	1,025,863	1.06	(205)	(616)	(1,026)
Alcoholic Drinks	1,217,675	1,424,771	207,096	1.17	(41)	(124)	(207)
Packaged Liquor/Wine/Beer	2,345,971	616,454	(1,729,517)	0.26	346	1,038	1,730
Cigars, Cigarettes, Tobacco, Accessories	2,997,439	1,792,707	(1,204,732)	0.60	241	723	1,205
Drugs, Health Aids & Beauty Aids	22,777,340	11,639,062	(11,138,278)	0.51	2,228	6,683	11,138
Soaps, Detergents & Household Cleaners	1,120,559	188,360	(932,199)	0.17	186	559	932
Paper & Related Products	2,260,639	740,009	(1,520,630)	0.33	304	912	1,521
Men's Wear	2,471,006	586,295	(1,884,711)	0.24	377	1,131	1,885
Women's, Juniors' & Misses' Wear	4,267,333	939,002	(3,328,331)	0.22	666	1,997	3,328
Children's Wear	2,133,855	321,176	(1,812,679)	0.15	363	1,088	1,813
Footwear	2,346,564	760,643	(1,585,921)	0.32	317	952	1,586
Sewing, Knitting & Needlework Goods	132,713	8,877	(123,836)	0.07	25	74	124
Curtains, Draperies, Blinds, Slipcovers, Etc.	1,056,943	236,764	(820,179)	0.22	164	492	820
Major Household Appliances	1,822,584	1,365,160	(457,424)	0.75	91	274	457
Small Electric Appliances	314,715	114,270	(200,445)	0.36	40	120	200
Televisions, Video Recorders, Video Cameras	1,050,394	329,316	(721,078)	0.31	144	433	721
Audio Equipment, Musical Instruments	421,406	544,506	123,100	1.29	(25)	(74)	(123)
Furniture & Sleep Equipment	3,438,411	1,217,305	(2,221,106)	0.35	444	1,333	2,221
Flooring & Floor Coverings	887,981	555,559	(332,422)	0.63	66	199	332
Computer Hardware, Software & Supplies	1,522,175	188,430	(1,333,745)	0.12	267	800	1,334
Kitchenware & Home Furnishings	1,901,307	538,661	(1,362,646)	0.28	273	818	1,363
Jewelry	763,036	77,071	(685,965)	0.10	137	412	686
Books	1,167,207	254,376	(912,831)	0.22	183	548	913
Photographic Equipment & Supplies	172,794	41,390	(131,404)	0.24	26	79	131
Toys, Hobby Goods & Games	1,417,834	290,385	(1,127,449)	0.20	225	676	1,127
Optical Goods	543,798	1,095,617	551,819	2.01	(110)	(331)	(552)
Sporting Goods	1,293,255	325,711	(967,544)	0.25	194	581	968
RVs, Campers, Camping & Travel Trailers	1,225,272	3,728	(1,221,544)	0.00	244	733	1,222
Hardware, Tools, Plumbing, Electrical	3,143,919	2,568,815	(575,104)	0.82	115	345	575
Lawn/Garden/Farm Equipment/Supplies	2,126,955	851,747	(1,275,208)	0.40	255	765	1,275
Lumber & Building Materials	1,619,226	1,555,356	(63,870)	0.96	13	38	64
Paint & Sundries	726,362	521,691	(204,671)	0.72	41	123	205
Cars, Trucks, Other Powered Transportation	28,602,997	2,441,658	(26,161,339)	0.09	5,232	15,697	26,161
Automotive Fuels	21,073,094	25,401,446	4,328,352	1.21	(866)	(2,597)	(4,328)
Automotive Lubricants	107,928	97,015	(10,913)	0.90	2	7	11
Pets, Pet Foods & Pet Supplies	2,695,366	913,602	(1,781,764)	0.34	356	1,069	1,782
All Other Merchandise	8,682,249	4,753,532	(3,928,717)	0.55	786	2,357	3,929
Total:	\$181,654,398	\$96,629,132	(85,025,266)	0.53	17,005	51,015	85,025

Source: Nielsen Retail Market Power Report

Chart 20: Leakage/Surplus Index - Village of Hamburg - 2016



Source: Nielsen Retail Market Power Report

The retail analysis presented here was performed with data purchased from Nielsen Market Research. Data for the Village of Hamburg was purchased as well as data for the Town of Hamburg (in its entirety) and the Town of Orchard Park including the Village of Orchard Park. This methodology was chosen because the retail offerings in the Town of Hamburg and Orchard Park represent the most likely receivers of leakage from the Village along McKinley Parkway, Abbott and Milestrip Roads. A comparison of the data reveals the following observations:

1) Several retail sectors are experiencing high leakage in the Village and both Towns. Among the retail sectors with the highest leakage across both towns and the Village, jewelry is probably the best fit contextually. Other sectors that may bear fruit include the following:

- Computer hardware, software, supplies
- Photo Equipment & Supplies
- Sporting Goods
- Packaged Liquor/Wine/Beer
- Television, video recorders, video cameras

Sectors thought not to be a good fit included:

- RV, Campers sales
- Cigars, Cigarettes, Tobacco, Accessories

2) Sectors with high leakage in the Village but surplus in the Towns might be hard to attract to the Village. The best fit among this group is probably toys, hobby goods and games with children's wear also being a possibility. Sewing and knitting establishments are on the list but "category killers" such as JoAnn Fabrics make these establishments all but impossible to succeed in a small boutique setting unless there is something particularly attractive about them such as offering lessons, a charismatic and well-known proprietor, and/or high-end and hard to find items. The same is true for home goods stores seeking to compete against major big box retailers.

Establishments that are a contextual poor fit for the Village are:

- Cars, Trucks
- Soaps, Detergents, Household Cleaners
- Small Electric appliances
- Major Household Appliances

3) Areas in which the Village may be competitive with the Towns, particularly for boutique retail settings, are those that show a high leakage in the Village and small surplus/leakages in the Towns (between 0.8 and 1.2). Chief among these are a

bookstore, clothing for men and women and kitchen and home furnishings. Others include:

- Footwear
- Paper Products
- Pets, Pet foods, pet supplies
- Furniture & Sleep equipment
- Groceries and other food
- Lawn and Garden
- Drugs, health aids, and beauty aids
- All other merchandise
- Flooring
- Paint and Sundries

4) Within the Village, a major surplus (>1.2) was found in the automotive fuels, audio equipment, musical instruments, and optical goods retail sectors. These are the existing retailers for whom the Village should craft retention strategies.

5) Meals, Snacks – There is a small surplus in the Village and predictably a large surplus in the Towns. The Village offers unique dining establishments that are becoming destinations in their own rights. However, other attractions that reinforce the atmosphere and retain shoppers will reinforce the brand. The reverse is true for alcoholic beverages: near large surplus in Village with small leakage in Towns. The same brand strategy should apply.

Based on employment growth and other factors (i.e. more people eating out at restaurants more frequently) it is estimated that the Western New York Market could support up to 3 million square feet of new food and drinking establishments over the next 10 years. Currently the Village of Hamburg has about 1.2 percent of the food and drinking establishments in the Western New York Region. However, with other attractions that reinforce the atmosphere and retain shoppers, **LaBella estimates the Study Area could capture up to five percent of the new demand or 150,000 square feet of food and drinking establishments over a ten year period. Similarly, LaBella estimates the Study Area could recapture a minimum of 15 percent of the Village’s retail leakage, or approximately 50,000 square feet in the next decade.**

The remaining data in this section is from the Market Analysis for retail space prepared by CBRE in the fourth quarter of 2016. CBRE’s retail analysis examines six discrete trade areas identified as: City of Buffalo; Boulevard Mall; Eastern Hills; Galleria Mall; McKinley Mall; and, Niagara Falls. The greater Buffalo Region’s retail

real estate market remained stable in 2016 with a slight increase in the overall retail vacancy rate to 10.3 percent from 9.6 percent in 2015. The greater Buffalo Region's retail vacancy rate of 10.3 percent for 2016, however, was 3 percent higher than the US retail vacancy rate of 7.3 percent (CBRE Q3 2016). "The gap between the two numbers isn't overly alarming given the fact that the Western New York retail real estate market is still considered stable."

The McKinley Mall trade area essentially includes the Town and Village of Hamburg (including the Study Area), the Town and Village of Orchard Park, and the Town of West Seneca. The trade area includes 20 percent of the total inventory of retail space, second only to the Boulevard Mall trade area. According to CBRE's report:

The closing of two Macy's stores at the McKinley Mall had an adverse effect on this year's overall vacancy rate for this trade area. The rate escalated from 9.7% in 2015 to 12.1% in 2016 representing a 2.4% increase in overall vacancies. These retail boxes and the associated land parcels were subsequently sold to Benderson Development for future retail and/or mixed use development. On a positive note, like many other Western New York trade areas, activity remains brisk with strip centers backfilling vacant stores and developing new outparcels in some cases.

In LaBella's opinion, the Village of Hamburg and the Study Area are beginning to transform into a regional destination. Recent fine dining establishments (such as Carte Blanche and Grange Community Kitchen), existing locally owned boutique/niche shops, and a highly walkable and historic downtown all lend themselves to supporting further dining and retail development. **The best opportunities will include restaurants, boutique retail, and niche retail to serve both the local and regional population.**

KEY FINDINGS OF THE ECONOMIC AND MARKET ANALYSIS

- Easy access to employment centers in and around Buffalo and its suburbs makes Hamburg a desirable residential community of choice.
- Both study areas have large areas of underutilized land that may be available for redevelopment. While these sites warrant environmental investigation – some of which is already underway in the West Side – these are valuable opportunities for wholesale redevelopment. The amenities of the revitalized

downtown make residential redevelopment for seniors and millennials in the adjacent West Side particularly attractive.

- The Village is very nearly built out and the two study areas each offer the opportunity for new residential and neighborhood development.
- Hamburg needs additional housing types such as townhouses, apartments and condominiums to house seniors who want to stay in Hamburg but are ready to downsize, and to attract new residents, particularly millennials.
- Retail data indicates some potential for the study areas, particularly the Lake/Camp Corridor, to recapture sales leakage. Any development in Hamburg will compete with existing retail attractions in the downtowns of nearby Orchard Park and East Aurora, as well as the regional McKinley Mall.
- Hamburg has strong existing traffic counts, particularly on the Lake/Camp Corridor and Main Street that will support shopping and tourism developments.
- Almost all of Hamburg's accommodations are clustered around Thruway Exit 57. Two of these are located in the Village. All of the hotels and motels are limited service establishments.

RECOMMENDATIONS OF THE ECONOMIC AND MARKET ANALYSIS

Findings from the market analysis result in the following overall recommendations for the two study areas:

Office Market:

Projected demand for 180,000 square feet of office space over the next 10 years –

The Study Area is best suited for Class A office space (as opposed to Class B or flex office space).

Industrial Market:

Projected demand for 90,000 square feet of industrial space over the next 10 years

– The Study Area is best suited for warehouse, distribution, and potentially light industrial (as opposed to heavy industrial and manufacturing).

Hospitality Market:

Encourage a Boutique Hotel and Bed & Breakfast Inns –

Hamburg's accommodations market is well saturated with flag hotels with business travelers as

their primary market. A unique boutique hotel and B&Bs near downtown and the two study areas could help build the community's tourism brand.

Residential Development:

Projected demand for 255 new workforce apartments, 17 new market rate owner-occupied townhouses/condos, and 116 new market rate traditional owner-occupied single family homes over the next 20 years for the entire Village – The Study Area is best suited to focus on the development of rental- and owner-occupied multi-family development such as condos, townhomes, and apartment complexes.

Build small rental units – Renting households in Hamburg are smaller than those in comparison areas.

Develop housing for seniors – Hamburg's population is aging and a large proportion of both renting and owning households are over age 55.

Develop housing for younger households and families – Accommodate existing younger households and attract new young families and residents to diversify the Village's residential mix.

Focus on 'workforce' housing – Hamburg's housing values reflect that it is a residential community of choice. Less expensive housing for rent and for sale can attract new residents who may be priced out of the Village's single family home market.

Retail Development:

Projected demand for 150,000 square feet of eating and drinking space over the next 10 years

Projected demand for 50,000 square feet of retail space over the next 10 years – The Study Area is best suited for jewelry, electronics equipment (computer, photo, television) and supplies, books, shoes and apparel, kitchenware, home furnishings and furniture, and groceries

Leverage the success of downtown Hamburg – Downtown Hamburg is a distinctive walkable destination with small shops and eating establishments. A market exists for stores that would fill niches complementing the existing mix (see above).

Don't bother trying to compete with big box retailers – The Village can't compete with big box "category killers" and it should not try. It's a setting that is best for independent local retailers and small regional chains (Spot Coffee for example).



MASTER PLAN



HAMBURG UNDERUTILIZED SITES STRATEGY MASTER PLAN

The Hamburg Underutilized Sites Strategy Master Plan includes three Strategic Redevelopment Sites – the **East End Gateway**, **Lake/Camp Corridor**, and **West End**. The original Lake/Camp Corridor study area became two Strategic Redevelopment Sites based upon areas of contiguous character: The East End Gateway and a smaller and more well defined Lake/Camp Corridor. Similarly, within the West Side Study Area, the focus narrowed to a set of contiguous vacant and underutilized sites sharing similar character and renamed the West End. Concept plans created for each of these three Strategic Redevelopment Sites include building layout, use and square footage. The building use is rooted in the findings from the economic and market analysis and strives towards achieving the community’s vision. The building square footage is less rooted in the findings from the economic and market analysis (which were conservative and over a narrow 10-year horizon) than on more optimistic projections over a longer full build out period. LaBella believes that Hamburg is uniquely positioned and has the cachet to attract new development, residents, and businesses at a greater rate than most other Western New York municipalities.

Besides the three Strategic Redevelopment Sites, the Master Plan also includes a series of additional recommendations vital to the realization of the concept plans. These recommendations include capital improvement projects, such as the consolidation and relocation of the various Department of Public Works areas, installation of roundabouts, and streetscape improvements, as well as regulatory actions, such as amendments to the zoning code, maps, and design standards and supporting the advancement of the Master Plan.

STRATEGIC REDEVELOPMENT SITES

EAST END GATEWAY

The East End Gateway Strategic Site is located along Camp Road roughly between Scranton Road and Staley Drive within both the Village and Town of Hamburg. The East End Gateway is one of two areas shaped from the original Camp/Lake Corridor subarea. The northern portion of the site includes an underutilized big box retail area and former scrap yard, while the southern portion of the site includes a concrete production facility. Infill retail, office, and residential development combined with mixed-use areas, a commuter train station, and warehouse/light industrial will help to create the density required to transform the site into a gateway into the Village.



Strategies

1. **Infill Retail Development:** The economic and market study revealed the need for additional retail space in order to recapture retail leakage. High traffic counts on Camp Road (in excess of 27,000 vehicles) combined with the existing retail at this currently underutilized plaza, make this stretch along the north side of Camp Road an ideal location for infill retail development.
2. **Class A Offices:** The economic and market study revealed a large demand for additional Class A office space. One of the sites of the proposed office space is located on a former junk yard, north of Camp Road and surrounded by retail and proposed residential uses. The other is along Elmview Avenue, adjacent to the proposed large-scale mixed use development.

3. **Townhomes:** The economic and market study revealed the need for owner-occupied townhouse development. The new townhouses would create a buffer area between the existing residential neighborhoods to the north and the proposed infill retail development and offices.
4. **Mixed Use Development:** As stated previously, the economic and market study revealed the need for additional retail space and Class A office space. It also projected demand for 150,000 square feet of food and drinking establishments over a ten year period and 255 additional market rate rental units by 2035. The new mixed use development will combine all of these uses into a new compact, pedestrian oriented area, taking advantage of some of the largest underutilized properties within the Study Area (i.e. the concrete plant).
5. **Commuter Train Station:** There has been renewed interest in commuter and excursion rail service in Western New York utilizing the rail line that runs through Hamburg connecting Hamburg and areas south of Hamburg with Buffalo. Hamburg currently has two train stations located in the West End, one houses a train hobby retail outlet and the other, which belongs to the Town of Hamburg, is vacant. Neighbors of the existing train stations in West Side object to the location of a passenger rail station in their neighborhood citing a lack of parking as among their reasons. Their reasoning is well taken, particularly if a long-rumored downtown Bills stadium is one day developed downtown. In that instances, sports fans and concern goes would almost certainly seek alternatives to driving to the stadium. This new station, located in an area with abundant parking and dense commercial and residential occupancies is a better solution.
6. **Warehouse/Light Industrial:** The economic and market study revealed the need for 90,000 square feet of industrial and/or warehouse/distribution space over the next 10 years. This space can be accommodated in the rear of the concrete property, separated from the mixed use development area.

EAST END GATEWAY

BUILDING FOOTPRINTS

-  NEW BUILDING
-  RENOVATED BUILDING
-  EXISTING BUILDING
-  DEMO



6,580 SF
1-Floor

10,300 SF
1-Floor

323,200 SF
3-Floor

71,280 SF
3-Floor

169,300 SF
3-Floor

128,000 SF
3-Floor

129,500 SF
2-Floor

170,500 SF
2-Floor

11,460 SF
3-Floor
(each)

60,720 SF
2-Floor

36,180 SF
2-Floor

25,000 SF
2-Floor

100,200 SF
3-Floor

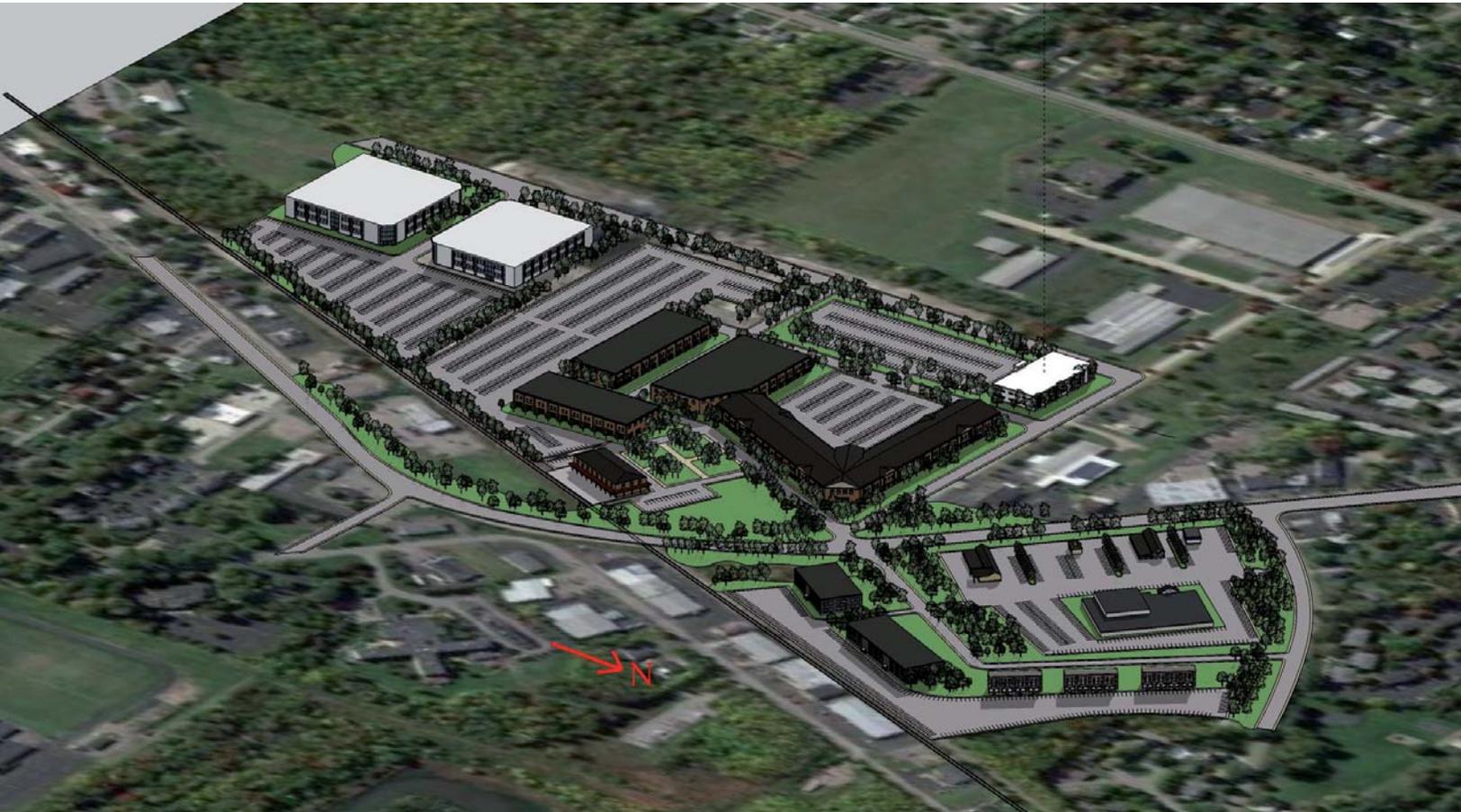
EAST END GATEWAY

LAND USE

- **COMMERCIAL: 210,060 SF**
- **RESIDENTIAL: 34,380 SF**
- **MIXED-USE: 720,700 SF**
- **INDUSTRIAL: 300,000 SF**

TOTAL NEW/RENOVATED: 1,265,140 SF





It should be noted, that this is not the only concept plan for the concrete plant properties. The owners of the properties had drawings commissioned for the proposed “Hamburg Place,” a more than 2.5-million square foot multi-building mixed-use development including a boutique hotel and commuter train station. The owners of the concrete plant have met with the Town Code Review Committee and made a presentation to the Village Board regarding plans for the site redevelopment.

In addition to requiring the cooperation of Town and Village for necessary approvals and permitting, any redevelopment plan for Great Lakes Concrete must also involve Buffalo Southern Railroad in discussions. The railroad owns a locomotive maintenance shop and storage facility on the concrete plant site.

LAKE/CAMP CORRIDOR

The Lake/Camp Corridor Strategic Site is located along Lake Street roughly between Main/Evans Street and Norwood Avenue within the Village of Hamburg. Currently the corridor is a mixture of fully utilized and underutilized commercial and residential properties with some key vacant sites. Infill mixed use development at these underutilized and vacant sites will increase the density along the corridor, making it attractive and providing more resident foot traffic. A discussion about the proposed new roundabouts and streetscape enhancements can be found later in the report.



Strategies

1. **Redevelop Vacant Corner / Car Repair into Mixed Use Development:** The economic and market study revealed the need for 50,000 square feet of additional retail space, 150,000 square feet of food and drinking establishments, and 180,000 square feet of Class A office space over the next ten years. It also projected demand for 255 additional market-rate rental units by 2035. The northwest corner of Lake Street and Church Street is vacant with an auto-glass repair shop adjacent to the north. These properties would be an ideal location for a mixed-use development. High traffic counts (in excess of 15,000 vehicles per day), adjacent residential neighborhoods, and proposed upper floor apartments would attract retail here.
2. **Retail or Mixed Use Infill Development on Parking Lot of Plaza:** As stated previously, the economic and market study revealed there is demand for additional retail, food and drinking establishments, office, and market rate rental units. While the plaza is active, there are excessive amounts of parking. Retail or mixed use infill development could improve the utilization of this site while creating a denser urban fabric.
3. **New Roundabout and Redevelopment of Underutilized Sites:** A detailed discussion about installing new roundabouts at the intersection of Lake Street with Main Street and Lake Street with Pleasant Avenue is provided later in the Master Plan. Installation of the roundabouts would require the demolition of various buildings and the acquisition of portions of parking areas. This will present the opportunity to build new and redevelop existing underutilized sites at these enhanced nodes along Lake Street.

The ultimate goal along Lake Street is to make it an extension of the highly successful Buffalo and Main streets. In order to accomplish this goal, several things must happen. Lake Street needs to be more visually cohesive with Main Street and become more pedestrian friendly. Installation of roundabouts, streetscape enhancement programs, and infill redevelopment to create a dense urban fabric will all enhance the pedestrian experience and create the visual connection. The addition of upper floor rental units will increase foot traffic along the corridor, enticing future retail development.



21,300 SF
3-Floor

15,000 SF
3-Floor

42,900 SF
3-Floor

22,800 SF
3-Floor

36,000 SF
3-Floor

33,000 SF
3-Floor

46,000 SF
3-Floor

LAKE/CAMP CORRIDOR

BUILDING FOOTPRINTS

- NEW BUILDING
- RENOVATED BUILDING
- EXISTING BUILDING
- DEMO

LAKE/CAMP CORRIDOR

LAND USE

- COMMERCIAL
- RESIDENTIAL
- MIXED-USE: 217,000 SF
- INDUSTRIAL

TOTAL NEW/RENOVATED: 217,000 SF



WEST END

The West End Strategic Site is located along the railroad corridor roughly between Evans Street and Pleasant Avenue within both the Village and Town of Hamburg. Currently large portion of the site house the Village, County, and State Highway Departments. Consolidation and relocation of the various Highway Departments onto one site west of the railroad will open up considerable amounts of land for redevelopment. Live/work units, townhouses, a covered market, restaurant/ brewery and events center, and mixed-use development will help create a more suitable buffer between the traditional West Side neighborhood and the adjacent industrial uses. A discussion about the proposed consolidation and relocation of the various Highway Departments can be found later in the Master Plan.



Strategies

1. **Redevelop Hamburg DPW Site for Live/Work Units:** The economic and market study projected demand for 255 additional market-rate rental units by 2035. Following the proposed consolidation and relocation of the Village Department of Public Works, the site would be an ideal location for live/work units. Live/work units provide residents living space as well as all types of commercial or industrial “maker” space. These units would provide a buffer between the residential uses to the north and industrial uses to the south. There are currently no official live/work units in Hamburg despite the fact many millennials are attracted to both the “maker space” concept of a small production facility or space for artistic or creative occupations such as art studios. The Village zoning allows home occupations in all three of its residential district designations.
2. **New Townhouse Development:** The economic and market study revealed the need for owner-occupied townhouse development. The new townhouses would occupy currently vacant and underutilized industrial properties, creating a buffer between the existing residential neighborhoods to the east and the existing railroad to the west.
3. **New Covered Market:** A European-style covered market is envisioned to provide the area’s new neighbors with access to fresh foods and niche retail products. The market is a hub for activity and reinforces the neighborhood’s cachet.
4. **Redevelop Buildings into Restaurant/Brewery and Events Center:** The economic and market study revealed the need for 150,000 square feet of food and drinking establishments over the next ten years. Successful micro-breweries have been popping up all over Western New York. The Village has limited spaces to hold indoor events. Following the proposed consolidation and relocation of the Erie County Highways Maintenance Center, the existing buildings would be ideal for redevelopment into a restaurant/brewery and events center.
5. **New Mixed Use Commercial and Market Rate Apartments:** The economic and market study revealed the need for 50,000 square feet of additional retail space and 180,000 square feet of Class A office space over the next ten years. It also projected demand for 255 additional market-rate rental units by 2035. Following the proposed consolidation and relocation of the Erie County and New York State Highways Maintenance Centers, the site would be an ideal location for a stand-alone mixed-use development.

WEST END

BUILDING FOOTPRINTS

- NEW BUILDING
- RENOVATED BUILDING
- EXISTING BUILDING
- DEMO



48,800 SF
2-Floor

23,000 SF
2-Floor

5,000 SF
1-Floor

40,500 SF
3-Floor

2,200 SF
1-Floor

2,400 SF
1-Floor

2,450 SF
1-Floor

1,100 SF
1-Floor

38,000 SF
1-Floor

7,200 SF
1-Floor

13,000 SF
1-Floor
(covered walk)

14,200 SF
3-Floor

108,500 SF
3-Floor

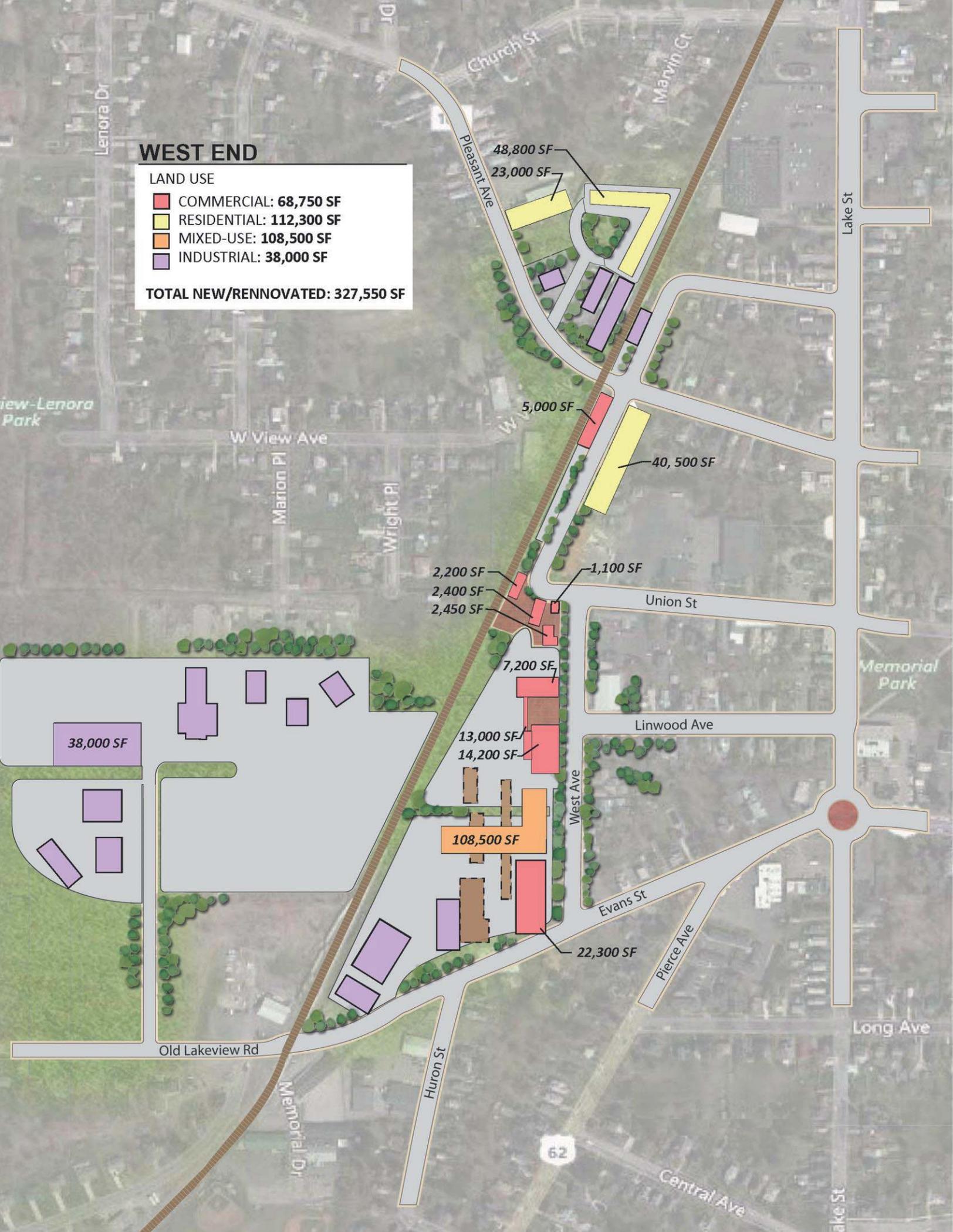
22,300 SF
1-Floor

WEST END

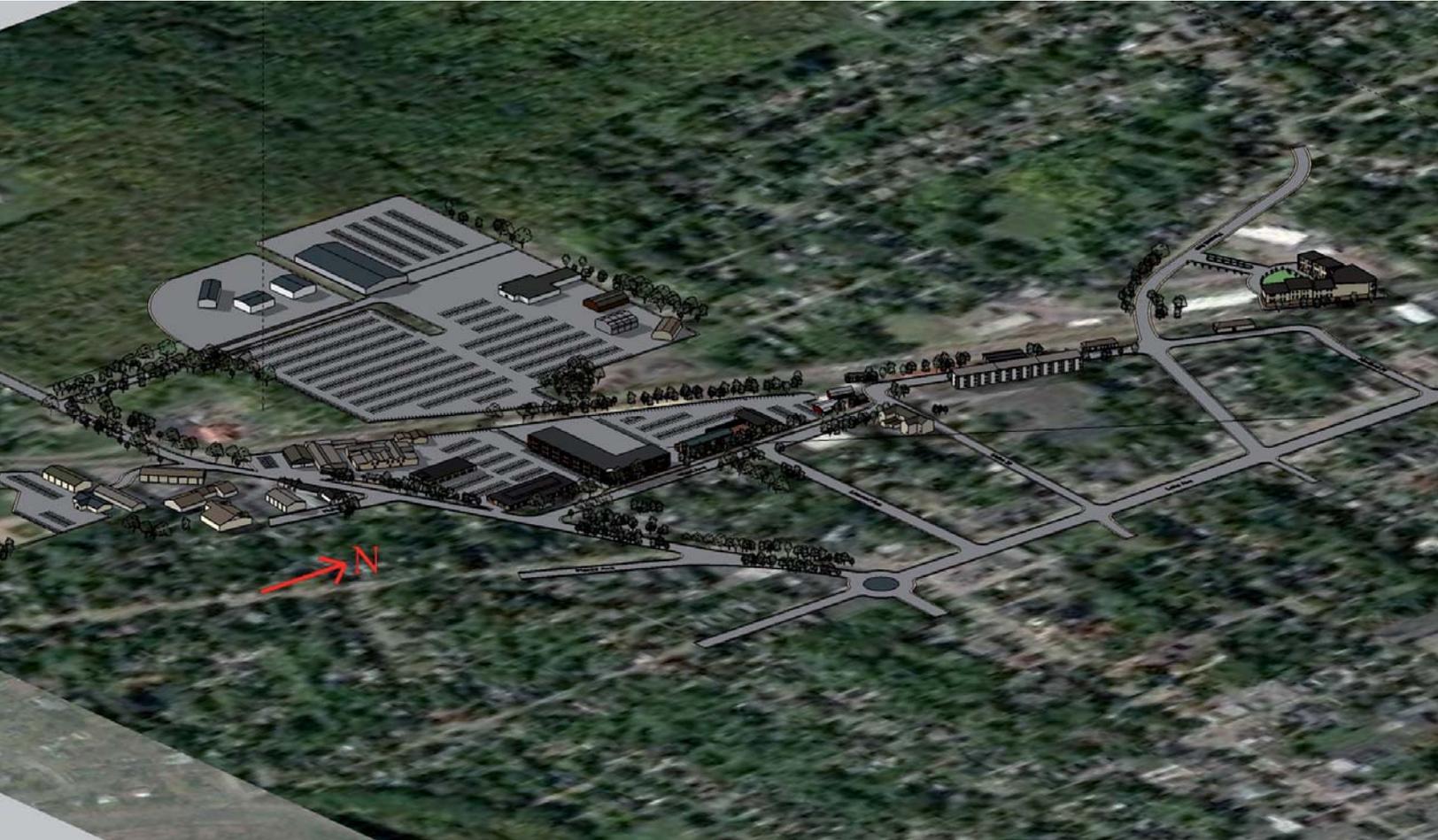
LAND USE

- COMMERCIAL: 68,750 SF
- RESIDENTIAL: 112,300 SF
- MIXED-USE: 108,500 SF
- INDUSTRIAL: 38,000 SF

TOTAL NEW/RENOVATED: 327,550 SF



6. **Shared DPW Building – Village/County/NYS DOT:** A detailed discussion about the proposed consolidation and relocation of the various Highway Departments can be found in the next section of the Master Plan.



ADDITIONAL RECOMMENDATIONS

To realize the vision of the Hamburg Underutilized Sites Strategy Master Plan concepts and to advance the Village’s economic development program, several additional actions should be considered as outlined below. The recommendations are divided into capital improvements and regulatory actions.

CAPITAL IMPROVEMENTS

DPW CONSOLIDATION AND RELOCATION

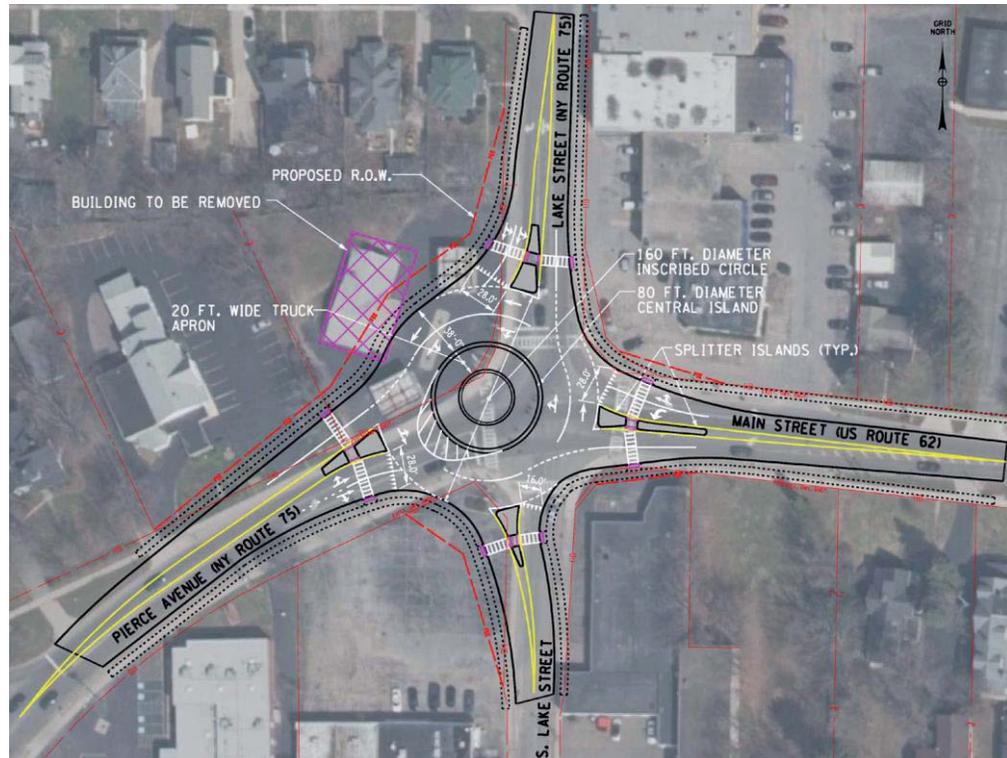
The Village has a Local Government Efficiency Grant in hand which it will use to study the grant the feasibility of moving existing highway and DPW operations belonging to the State, County, Town and Village to one shared site. The concept plan shows one location for this development west of the tracks. These public works and transportation facilities occupy about 12 acres seven sites along a half-mile long corridor. Through the feasibility study the Village will advance the opportunity of consolidating sites to one location, creating a “Public Works Campus” with Village, Town, County, and State DPWs and DOTs. While this would potentially reduce costs and increase efficiency it would also and put this strategic land in the Village back on the tax rolls. A mixed-use neighborhood character is the desired outcome of the redevelopment scheme, expanding the Village tax base, supporting the revitalized downtown and providing new and diverse housing choices to attract new residents to the Village.

CONSIDER INSTALLING A ROUNDABOUT AT MAIN STREET / LAKE STREET

A roundabout was considered at this location in 2006 during the design of the highly successful Main Street and Buffalo Street project; however, it was not progressed because of funding constraints. Installing a roundabout at the intersection of Main Street and Lake Street, combined with streetscape improvements, will help to visually tie this area to the vibrant Main and Buffalo Street corridors. The project would improve the existing and future level of service of the intersection while improving pedestrian safety. It would also create a highly visible node within the transportation system, promoting redevelopment of nearby buildings.

The estimated cost of the project is about \$2.5 million and will require the acquisition of approximately 0.44 acres. Preliminary designs suggest that the entire Sunoco gas station, approximately 3,000 square feet of the funeral home parking lot at 21 Pierce

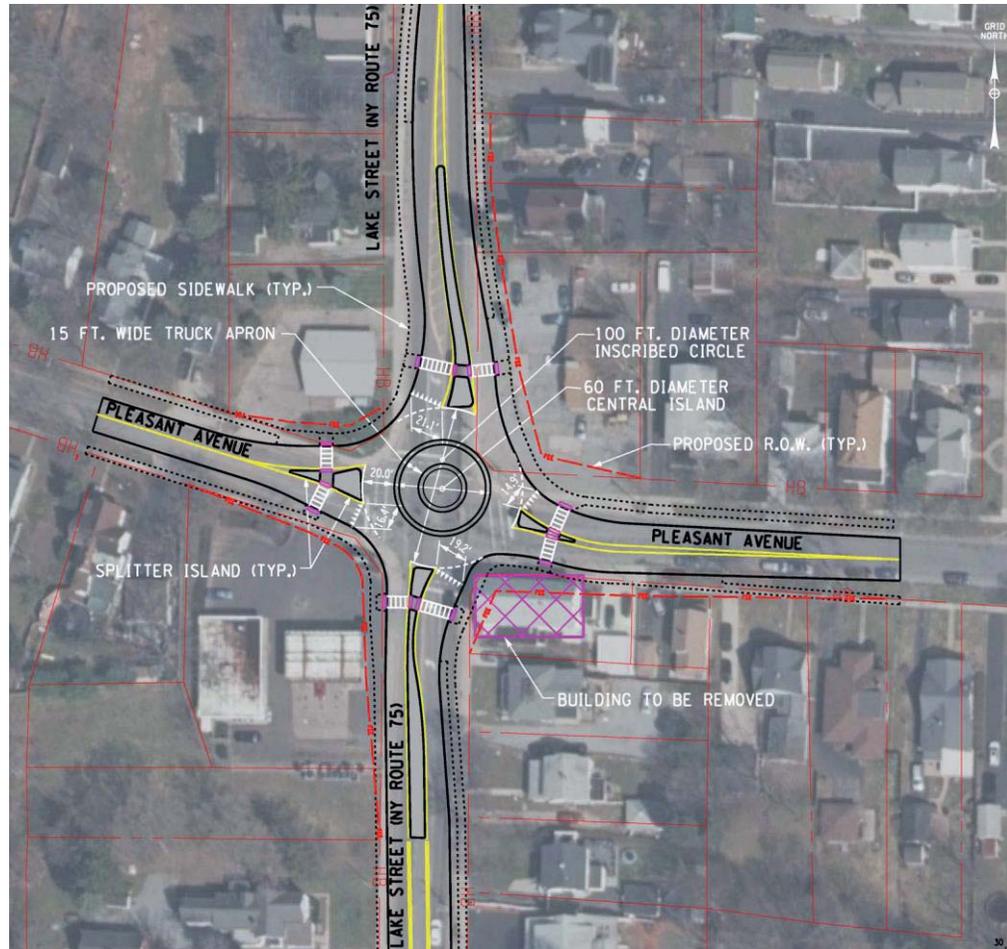
Avenue, and minor amounts of land from the remaining corner properties would need to be acquired in order to construct the project. The Sunoco gas station building located at the northwest corner would need to be removed.



CONSIDER INSTALLING A ROUNDABOUT AT LAKE STREET / PLEASANT AVENUE

Installing a roundabout at the intersection of Lake Street and Pleasant Avenue, combined with streetscape improvements, will help to visually tie this area to the vibrant Main and Buffalo Street corridors. The project would maintain the overall existing level of service of the intersection while greatly improving the existing level of service for eastbound traffic on Pleasant Avenue. It would also improve pedestrian safety and create a highly visible node within the transportation system, promoting redevelopment of nearby buildings.

The estimated cost of the project is slightly more than \$1.5 million and will require the acquisition of approximately 0.23 acres. Preliminary designs suggest that portions of all four corner properties would need to be acquired in order to construct the project. The residential home located at the southeast corner would need to be removed.



STREETSCAPE IMPROVEMENTS

Streetscape improvements for the Lake/Camp corridor recommended by the comprehensive plan include both long- and short-term solutions. Short-term solutions include streetscaping with plants and hanging baskets during the summer season to increase eye appeal. Other measures include development of design standards to bring the somewhat haphazard mix of residential conversions and suburban-style development more in line with a vision for the corridor and to provide parking area standards addressing site access, striping of parking spaces, set-back and landscaping standards to define the street, sidewalk and adjoining private realm. Although the corridor is not on the NYSDOT schedule for reconstruction, the Village has shown in the past that open communication with NYSDOT about how it wants to rejuvenate the character of the community will likely result in strategies to undo at least some of the damage done during the last major reconstruction of the street.

REGULATORY ACTIONS

RECOMMENDED CHANGES TO VILLAGE ZONING CODE, MAP, AND DESIGN STANDARDS

Modifications to the Village of Hamburg zoning regulations are needed to accommodate the proposed redevelopment recommended for the strategic areas and to reduce or avoid impacts from new development on established residential neighborhoods.

East End Gateway

Redevelopment concepts for the Village portion of the East End Gateway envision offices and mixed-use development. These sites are zoned IND Industrial. The Industrial zoning district regulations specifically prohibit residential uses.

As residential uses are not permitted in the Industrial district, redevelopment as a mix of commercial and residential uses would need to follow the multi-step Planned Unit Development process (site plan approval by the Planning Commission followed by approval by the Village Board of Trustees.) This process is cumbersome and would discourage most developers.

Design standards are needed to ensure that impacts of redevelopment do not negatively impact the adjoining residential neighborhoods. Ideally, redevelopment will be integrated into adjacent neighborhoods through sensitive design of buildings, sites and streets.

While certain aspects of the Village's Design Standards may be adapted to apply to redevelopment outside the Central Business District, new standards will be needed to create a sense of place appropriate for those areas with a more character that was historically more industrial.

Lake/Camp Corridor

Redevelopment proposals for the Lake/Camp Corridor (Lake Street between Pierce and Norwood) include new buildings, plantings and intersection improvements along Lake Street. The area is zoned C2 Commercial, which accommodates a variety of commercial, office, residential and public uses.

The Village's Building Design Guidelines, adopted in 2008, specify considerations that should be incorporated into new building designs in the Commercial District. The guidelines address: general building design; facades; windows; storefronts; historic buildings; awnings; signs; equipment and storage areas; and site design elements such as access, parking, and landscaping. Photos provide examples of appropriate and inappropriate designs.

The Village's Architectural Review Committee (ARC) may apply the Building Design Guidelines to development projects upon referral of site plans and special use permits from the Code Enforcement Officer. Unlike in the Central Business District, the Village's zoning regulations do not specifically require ARC review for all development within the C2 Commercial District.

West End

Proposed redevelopment in the Village portion of the West End area includes: live/work units at the current Hamburg DPW site; townhouse development along the east side of Scott Street, and mixed commercial, residential and a restaurant/ brewery and events center along the west side of West Avenue. Adjacent land is primarily residential.

Redevelopment sites in the West End area are zoned IND Industrial. These sites adjoin established residential neighborhoods (zoned R2 Residential) and existing commercial uses (zoned C2 Commercial).

Recommendations

East End Gateway and West End: Establish a new mixed-use zoning district for redevelopment sites on land zoned IND Industrial in the East End Gateway and the West End. The district regulations should allow for a variety of commercial, residential, public service uses as well as light industrial uses that are enclosed within buildings.

Incorporate site design standards into the regulations for the new Mixed Use zoning district. Design standards would help to ensure that future redevelopment of these sites avoid impacts that would affect the character of adjoining residential neighborhoods, accommodates all modes of transportation and promotes connectivity with adjoining areas, and allows a variety of uses to coexist in close proximity.

Lake/Camp Corridor: Revise the C2 Commercial zoning district to incorporate design standards. Standards should address access and transportation connectivity via multiple modes of travel and integration with adjoining residential neighborhoods and incorporate the guidelines included in the Village's 2008 Building Design Guidelines.

SUPPORT ADVANCEMENT OF THE MASTER PLAN

As the Underutilized Sites Strategy is being completed a number of initiatives are already underway in support of advancement of the Master Plan:

East End Gateway

The owners of Great Lakes Concrete have moved forward with their own concept plan for the site which includes mixed use residential, retail and commercial office areas, a hotel and train station in high rise buildings clustered to the east side of the site to allow for abundant greenspace. The project will require rezoning and either a variance or development of a new overlay zone to permit the uses, densities and building heights proposed. The owners have already approached the Town to outline the project. The two municipalities will have to work together to craft an implementation framework for the project. Funding could be possible for this property and that of the former scrap yard across the road under the Restore NY program is additional funding rounds are authorized by the Governor.

North of the gateway area, in the vicinity of Holliday Village plaza, a new Hampton Inn has opened, the village's third in this area.

Lake/Camp Corridor

A number of building owners have commenced or are considering improvements to their buildings. Southtowns Audio Video has a significant remodeling of the exterior of its building on the northeast corner of Lake and Union streets, complementing a similarly significant renovation at the southwest corner of Lake and Union.

The owner of Staub Machines has expressed interest in supporting the plan by potentially densifying development on the site up to the Lake Street setback to enclose the plaza and provide a better pedestrian scale.

The two roundabouts, both of which stir up some controversy and equivocal sentiment continue to be studied. Participants in a public workshop were evenly split about on additional roundabouts while most agree that roundabouts are now a

signature of the Village. Either way, roundabouts and road improvements in general will be in the purview of NYSDOT as the corridor is a state road. That should not stop the Village from commissioning a study to help it define how it wants the streetscape and public realm to look and what public and private sector actions could be implemented in support of them.

A Locally Administered Federal Aid Healthy Neighborhoods project completed in summer 2017 installed sidewalks, ADA compliant sidewalk ramps, pedestrian signage and crosswalk striping to connect the middle and high schools with the Main Street business district. A similar effort to connect the schools with the West Side and Legion Field could develop. That would address many concerns about safety as many young people do not go to Legion Field through downtown – the safer route – but rather take the shorter route on Lake Street.

West End

The Village is preparing an application for Restore NY funding to address buildings on Scott and Pleasant streets, including rehabilitating the historic former BFG Manufacturing facility Town-owned train station for potential new commercial uses. Meanwhile private sector interest from potential tenants of West Side properties has been noted. The Local Government Efficiency Grant-funded study to determine the future of the DPW and transportation facilities will kick off in 2017 and will provide a clear direction for making additional development sites available in the neighborhood.

At the southwest corner of Main and Lake streets, a proposed three story mixed-use development will include housing and commercial/retail space. That project is before the Village Planning, Zoning and Architectural Review Boards at the end of 2017.

APPENDIX A – LAND USE ANALYSIS

Lake/Camp Corridor						
Land Use	Parcels	Acreage	Assessed Land Value	Land Value Per Acre	Assessed Total Value	Total Value Per Acre
Park & Open Space	1	2.4	\$112,700	\$46,958	\$161,500	\$67,292
Residential	38	9.2	\$364,100	\$39,576	\$2,751,500	\$299,076
Commercial & Mixed Use	92	77.2	\$4,014,500	\$52,001	\$20,380,400	\$263,995
Institutional & Cultural	2	6.0	\$282,500	\$47,083	\$6,278,700	\$1,046,450
Industrial/Manufacturing/ Warehouse/Junkyard	12	63.3	\$1,235,800	\$19,523	\$5,037,600	\$79,583
Infrastructure & Utilities	6	7.0	\$112,300	\$16,043	\$329,700	\$47,100
Vacant	13	5.9	\$194,300	\$32,932	\$194,300	\$32,932
Total*	164	171.0	\$6,316,200	\$36,937	\$35,133,700	\$205,460

Note: * Does not include the 26.4 acres of Public Road ROWs as this area does not have an assessed value.

West Side Study Area						
Land Use	Parcels	Acreage	Assessed Land Value	Land Value Per Acre	Assessed Total Value	Total Value Per Acre
Park & Open Space	0	0.0	\$0	\$0	\$0	\$0
Residential	68	17.6	\$599,100	\$34,040	\$4,964,100	\$282,051
Commercial & Mixed Use	11	7.3	\$308,700	\$42,288	\$1,482,000	\$203,014
Institutional & Cultural	1	1.4	\$56,400	\$402,857	\$495,000	\$353,571
Industrial/Manufacturing/ Warehouse/Junkyard	9	8.8	\$305,200	\$34,682	\$1,837,500	\$208,807
Infrastructure & Utilities	9	17.6	\$454,600	\$25,830	\$3,392,400	\$192,750
Vacant	10	3.0	\$48,800	\$16,267	\$48,800	\$16,267
Total**	108	55.7	\$2,280,400	\$40,941	\$12,219,800	\$219,386

Note: ** Does not include the 8.4 acres of Public Road ROWs as this area does not have an assessed value.

**APPENDIX B – SHIFT SHARE ANALYSIS FOR SUB-SECTOR INDUSTRIES IN THE
BUFFALO NIAGARA MSA**

Table: Shift Share Analysis for Select Sub-Sector Industries - Buffalo-Niagara MSA relative to the United States - 2005-2014

Select Sub-Sector Industry	Employment						Shift Share		
	Buffalo-Niagara MSA			United States			National Share	Industry Share	Regional Share
	2005	2014	Change	2005	2014	Change			
Crop production	873	915	42	548,715	557,083	8,368	39	-26	29
Animal production & aquaculture	483	495	12	212,248	245,269	33,021	22	53	-63
Utilities	2,378	1,564	-814	550,593	548,993	-1,600	107	-113	-807
Construction of buildings	3,896	3,735	-161	1,709,983	1,347,846	-362,137	175	-1,000	664
Heavy & civil engineering construction	1,947	1,379	-568	931,031	903,137	-27,894	87	-146	-510
Beverage & tobacco product manuf.	465	602	137	192,468	210,401	17,933	21	22	94
Textile product mills	307	215	-92	169,339	114,385	-54,954	14	-113	8
Wood product manufacturing	1,207	1,024	-183	559,063	369,645	-189,418	54	-463	226
Paper manufacturing	2,199	1,772	-427	482,922	371,784	-111,138	99	-605	79
Specialty trade contractors	13,301	14,099	798	4,628,303	3,857,690	-770,613	596	-2,811	3,013
Food manufacturing	6,392	5,116	-1,276	1,477,142	1,484,674	7,532	286	-254	-1,309
Miscellaneous manufacturing	3,519	3,789	270	647,817	582,445	-65,372	158	-513	625
Merchant wholesalers, durable goods	13,828	12,436	-1,392	2,994,870	2,908,780	-86,090	620	-1,017	-995
Merchant wholesalers, nondurable goods	6,723	6,281	-442	2,015,228	2,010,794	-4,434	301	-316	-427
Electronic markets/agents/brokers	1,287	1,675	388	742,705	896,418	153,713	58	209	122
Motor vehicle & parts dealers	8,022	7,717	-305	1,913,998	1,858,280	-55,718	360	-593	-71
Furniture & home furnishings stores	1,832	1,661	-171	574,378	452,560	-121,818	82	-471	218
Electronics & appliance stores	1,606	1,715	109	536,940	488,412	-48,528	72	-217	254
Bldg material & garden supply stores	4,614	4,632	18	1,275,533	1,222,385	-53,148	207	-399	210
Food & beverage stores	15,536	15,531	-5	2,808,154	2,997,605	189,451	696	352	-1,053
Health & personal care stores	4,795	5,105	310	948,720	1,017,850	69,130	215	134	-39
Printing & related support activities	3,366	1,856	-1,510	645,055	451,547	-193,508	151	-1,161	-500
Chemical manufacturing	5,158	4,790	-368	872,419	800,204	-72,215	231	-658	59
Plastics & rubber products manuf.	5,047	3,905	-1,142	799,774	673,098	-126,676	226	-1,026	-343
Nonmetallic mineral product manuf.	2,427	2,323	-104	504,116	381,871	-122,245	109	-697	485
Primary metal manufacturing	2,265	1,797	-468	464,836	397,520	-67,316	102	-430	-140
Fabricated metal product manuf.	8,072	7,127	-945	1,515,902	1,449,371	-66,531	362	-716	-591
Machinery manufacturing	5,162	5,528	366	1,157,661	1,120,463	-37,198	231	-397	532
Computer & electronic product manuf.	3,659	3,027	-632	1,307,944	1,047,449	-260,495	164	-893	97
Electrical equipment & appliance mfg.	2,147	2,316	169	433,676	377,794	-55,882	96	-373	446
Professional & technical services	22,970	25,732	2,762	7,055,427	8,347,995	1,292,568	1,030	3,179	-1,446
Management of companies & enterprises	8,649	13,669	5,020	1,743,214	2,154,136	410,922	388	1,651	2,981
Administrative & support services	29,944	27,273	-2,671	7,733,031	8,186,469	453,438	1,342	414	-4,427
Waste mgmnt & remediation services	1,391	1,888	497	338,180	385,677	47,497	62	133	302
Educational services	12,361	13,622	1,261	2,144,340	2,668,917	524,577	554	2,470	-1,763
Ambulatory health care services	22,714	26,083	3,369	5,107,959	6,619,412	1,511,453	1,018	5,703	-3,352
Hospitals	16,674	15,201	-1,473	4,300,860	4,754,852	453,992	747	1,013	-3,233
Nursing & residential care facilities	17,680	18,525	845	2,838,955	3,258,450	419,495	792	1,820	-1,767
Social assistance	10,980	14,175	3,195	2,087,367	3,271,506	1,184,139	492	5,737	-3,034
Gasoline stations	2,522	2,283	-239	864,710	878,931	14,221	113	-72	-280
Clothing & clothing accessories stores	5,629	5,707	78	1,418,212	1,368,842	-49,370	252	-448	274
Sports/hobby/music instr/book stores	3,168	2,529	-639	651,010	614,676	-36,334	142	-319	-462
General merchandise stores	9,660	10,759	1,099	2,935,500	3,131,981	196,481	433	214	452
Miscellaneous store retailers	3,506	3,660	154	903,002	818,720	-84,282	157	-484	481
Nonstore retailers	1,006	1,255	249	426,183	493,468	67,285	45	114	90
Water transportation	401	437	36	58,779	67,910	9,131	18	44	-26
Truck transportation	4,645	4,086	-559	1,389,007	1,410,245	21,238	208	-137	-630
Transit & ground passenger transport	2,765	3,481	716	385,015	458,038	73,023	124	400	192
Support activities for transportation	2,435	2,771	336	551,290	619,332	68,042	109	191	35
Warehousing & storage	1,016	1,238	222	583,958	741,178	157,220	46	228	-52
Publishing industries, except Internet	2,687	2,302	-385	903,136	721,444	-181,692	120	-661	156
Motion picture/sound recording industries	528	514	-14	373,561	384,294	10,733	24	-8	-29
Telecommunications	3,238	2,384	-854	991,709	850,976	-140,733	145	-605	-394
Credit intermediation & related activities	13,485	11,082	-2,403	2,870,855	2,556,382	-314,473	604	-2,082	-926
Insurance carriers & related activities	11,641	11,702	61	2,138,432	2,172,696	34,264	522	-335	-126
Real estate	4,948	5,006	58	1,455,715	1,487,275	31,560	222	-115	-49
Performing arts & spectator sports	1,433	2,133	700	379,825	444,972	65,147	64	182	454
Museums, historical sites, zoos, & parks	456	678	222	118,531	146,251	27,720	20	86	115
Amusements, gambling, & recreation	4,522	5,172	650	1,369,639	1,503,392	133,753	203	239	208
Accommodation	3,771	4,326	555	1,811,371	1,883,761	72,390	169	-18	404
Food services & drinking places	36,571	44,987	8,416	9,060,100	10,648,180	1,588,080	1,639	4,771	2,006
Repair & maintenance	4,606	4,953	347	1,235,368	1,238,394	3,026	206	-195	336
Personal & laundry services	5,274	5,800	526	1,273,360	1,368,873	95,513	236	159	130
Membership associations & orgs	7,970	8,519	549	1,296,675	1,349,400	52,725	357	-33	225
Private households	477	359	-118	518,612	278,723	-239,889	21	-242	103
Unclassified	911	883	-28	261,876	214,881	-46,995	41	-204	135
TOTAL ALL JOBS	437,291	445,162	7,871	110,611,016	115,568,686	4,957,670			

Source: US Bureau of Labor Statistics -- Quarterly Census of Employment and Wages

APPENDIX C – SITE PROFILES

HAMBURG UNDERUTILIZED SITES STRATEGY

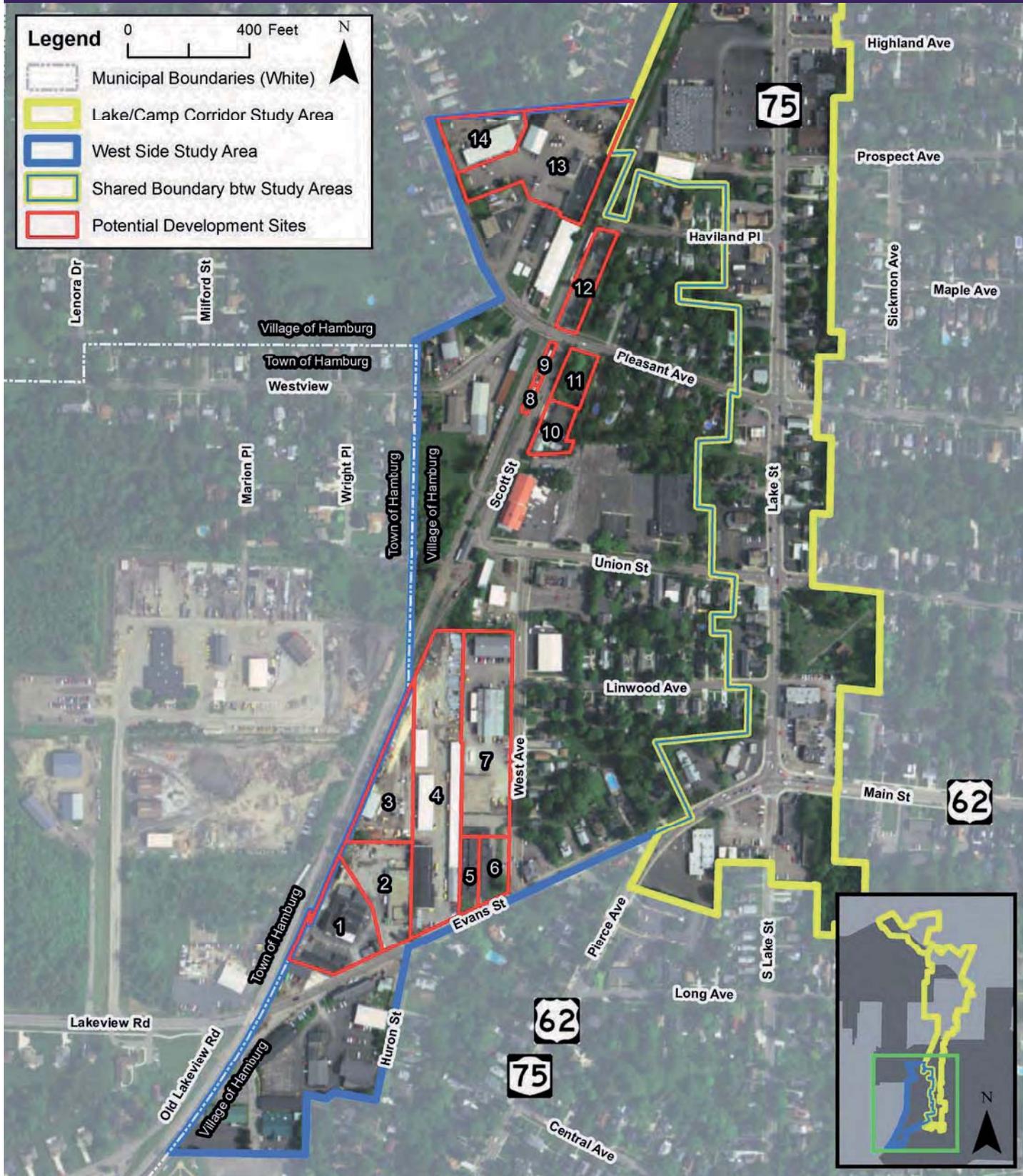
Site Profiles

Methodology

This document contains synopses of the sites recommended for development and redevelopment by the Hamburg Underutilized Sites Strategy. It is intended as an aid to marketing the sites and an information source for developers and tenants who may be interested in the sites. The concepts for the two study areas are included and a site key furnished with each to provide a context. These site profiles are intended to provide assistance for marketing and basic project planning purposes only.

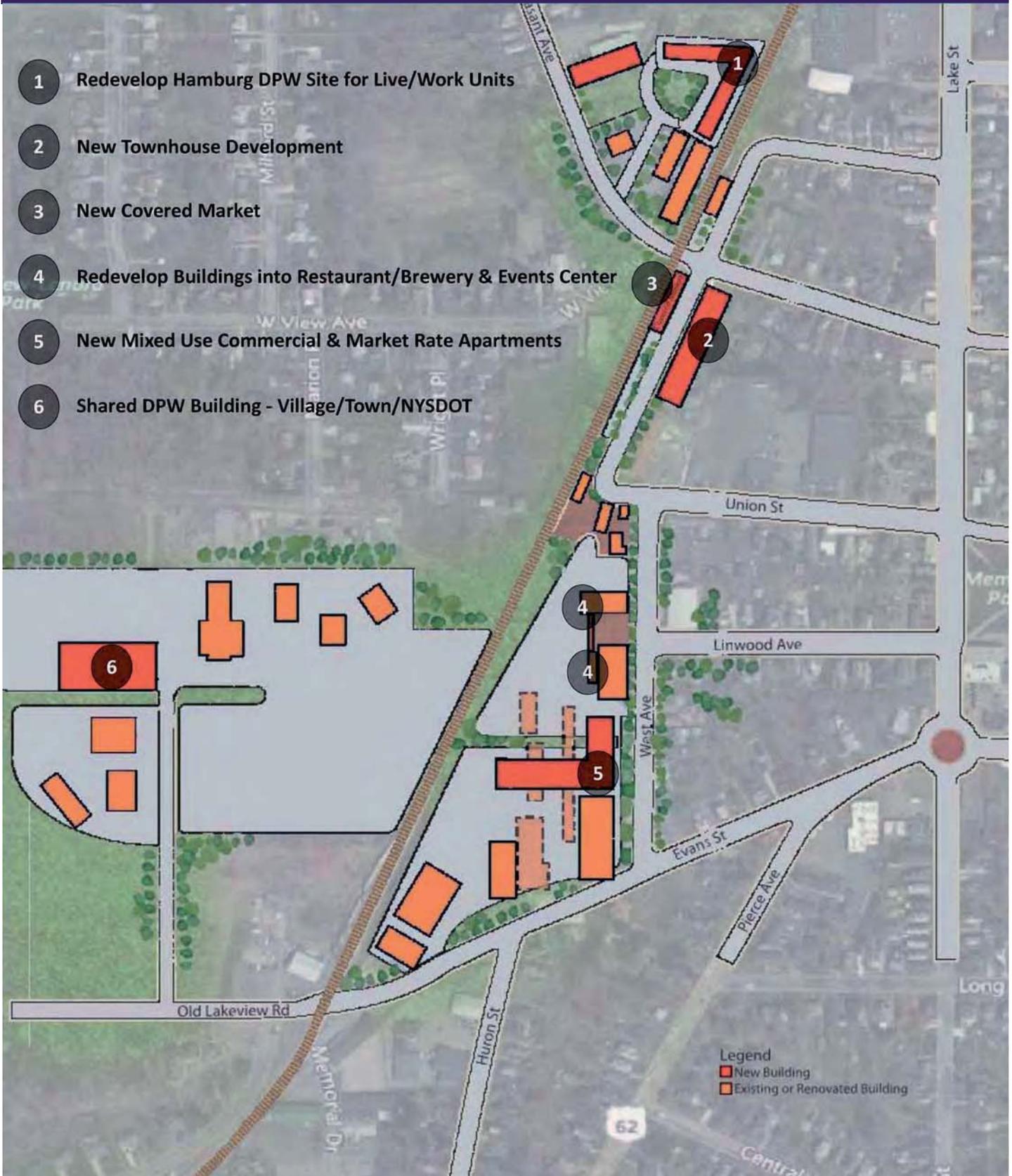
- Site Classification:** Determined by LaBella based on the following definitions -
Underutilized = properties that are not being employed for their highest and best use
Vacant = properties with no buildings on them or designated as vacant on the real property database
- Parcel Number:** Obtained from Erie County Real Property GIS Database (2015)
- Parcel Size:** Obtained from Erie County Real Property GIS Database (2015) using the "CALCACRES" attribute
- Buildings:** Size of building obtained from LandMax. It was then checked by LaBella for accuracy using Google Earth. If the LandMax data was significantly inaccurate, LaBella estimated square footage using Google Earth. Condition of the building was determined by LaBella based on site visits.
- Municipality:** Based on municipal boundaries obtained from TIGER/Line database
- Zoning:** Based on zoning GIS shapefiles provided by the Town of Hamburg
- Overlay Districts:** Based on Town of Hamburg Overlay Districts Map found within their Comprehensive Plan
- Owner:** Obtained from Erie County Real Property GIS Database (2015) with minor updates to properties that were known to have been recently sold
- Assessed Value:** Obtained from Erie County Real Property GIS Database (2015) with minor updates to properties that were known to have been recently sold
- Publicly Owned:** Determined by LaBella based on the following definitions -
No = property is not fully owned by a government agency
Yes = property is fully owned by a government agency
- Utilities Available:** Municipal water based on mapping provided by the Erie County Water Authority. Municipal sewer based on mapping provided by and discussion with the Erie County Division of Sewerage Management. Electric, gas, and telecommunications assumed based on discussions with the Village.
- Permitted Uses:** A non-exhaustive summary of uses permitted based on the Village/Town Zoning Code
- Special Permit:** A non-exhaustive summary of uses permitted with a special use permit based on the Village/Town Zoning Code
- Prohibited Uses:** A non-exhaustive summary of uses prohibited based on the Village/Town Zoning Code
- Environmental:** A summary of results found during LaBella's check of publically available environmental site databases. Reviewed Environmental Databases include the US EPA (CERLIS, RCRIS, and brownfields), National Response Center (ERNS), US Department of Energy (Consolidated Sites Database), and NYSDEC (spills, petroleum bulk storage, chemical bulk storage, major oil storage facilities, inactive hazardous waste sites, voluntary cleanup program, brownfield cleanup program, active disposal sites)

Sites Map - West End

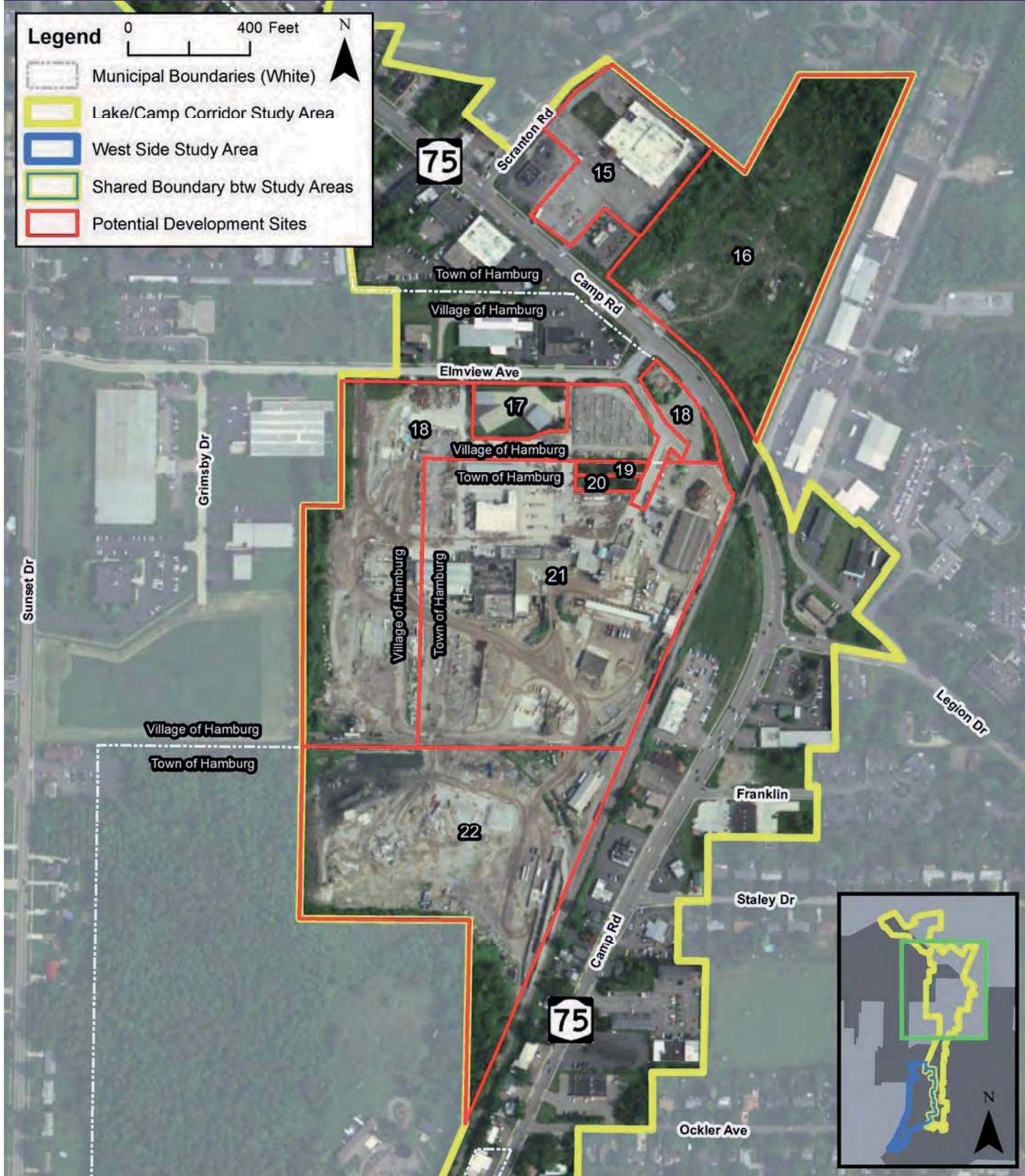


Concept - West End

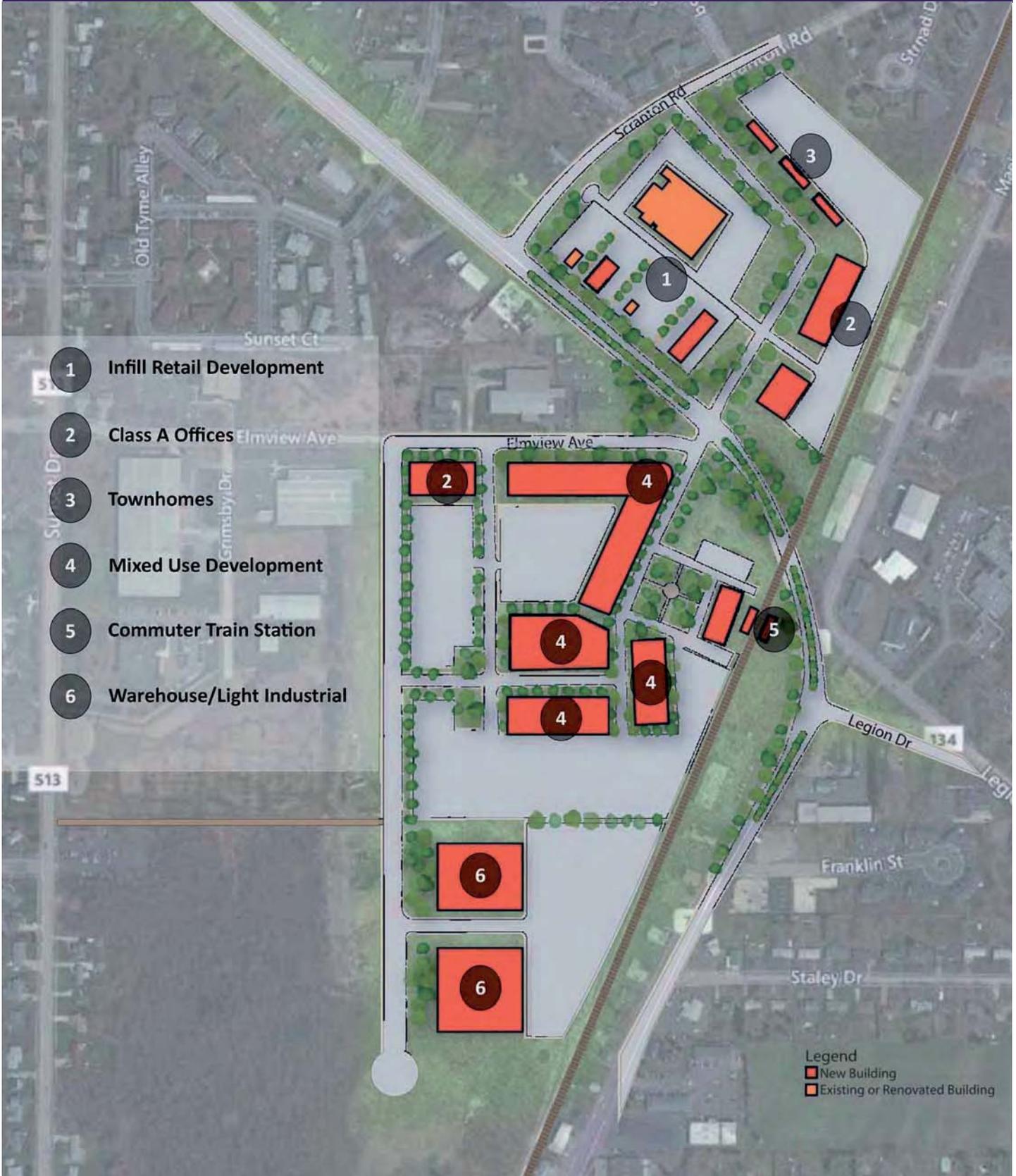
- 1 Redevelop Hamburg DPW Site for Live/Work Units
- 2 New Townhouse Development
- 3 New Covered Market
- 4 Redevelop Buildings into Restaurant/Brewery & Events Center
- 5 New Mixed Use Commercial & Market Rate Apartments
- 6 Shared DPW Building - Village/Town/NYSDOT



Sites Map - East End



Concept - East End



107 Evans Street

Map Site Number: 1

Site Classification: Underutilized
 Parcel Number: 195.12-1-19.2
 Parcel Size: 1.50 Acres
 Buildings: Multiple - 39,709 sq ft - good condition

Municipality: Village of Hamburg
 Zoning: IND: Industrial
 Overlay Districts: None
 Owner: Cambridge Business Park
 Assessed Value: \$103,500
 Publicly Owned: No

Utilities Available: Municipal water/sewer electric/gas, and telecommunications

Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review



Environmental: Historical Recognized Environmental Condition (HREC)-One inactive spill was identified for this property. An inactive spill status signifies that the no further investigation is warranted at the property specific to the spill concern by the NYSDEC but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted.



97 Evans Street

Map Site Number: 2

Site Classification: Underutilized
 Parcel Number: 195.12-1-20
 Parcel Size: 1.26 Acres
 Buildings: 12,080 sq ft - good condition
 Municipality: Village of Hamburg
 Zoning: IND: Industrial
 Overlay Districts: None
 Owner: T&L Beachfront Holdings LTD

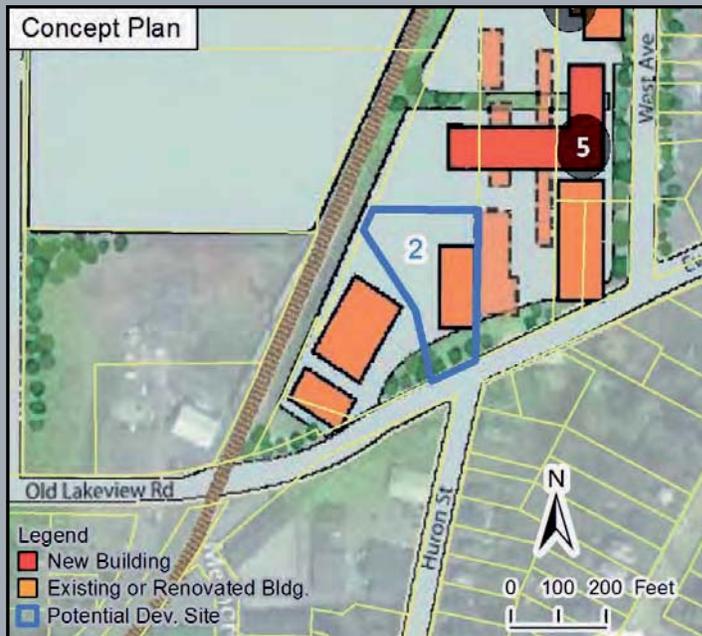
Assessed Value: \$195,000
 Publicly Owned: No
 Utilities Available: Municipal water/sewer electric/gas, and telecommunications

Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use
 Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review



Environmental: Recognized Environmental Condition (REC)-Two underground storage tanks (USTs) were removed from this property in 2007; however, no closure documentation related to the proper removal of the USTs has been reviewed to date.



0 Evans Street

Map Site Number: 3

Site Classification: Underutilized
 Parcel Number: 195.08-9-12
 Parcel Size: 1.39 Acres
 Buildings: Multiple - 4,695 sq ft - fair condition
 Municipality: Village of Hamburg
 Zoning: IND: Industrial
 Overlay Districts: None
 Owner: State of New York
 Assessed Value: \$3,000
 Publicly Owned: Yes
 Utilities Available: Electric; gas unknown, telecommunications unknown; No municipal water/sewer

Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



69 Evans Street

Map Site Number: 4

Site Classification: Underutilized
 Parcel Number: 195.12-2-34
 Parcel Size: 3.46 Acres
 Buildings: Multiple - 46,020 sq ft - good condition
 Municipality: Village of Hamburg
 Zoning: IND: Industrial
 Overlay Districts: None
 Owner: State of New York
 Assessed Value: \$1,219,100
 Publicly Owned: Yes
 Utilities Available: Municipal water/sewer electric/gas, and telecommunications



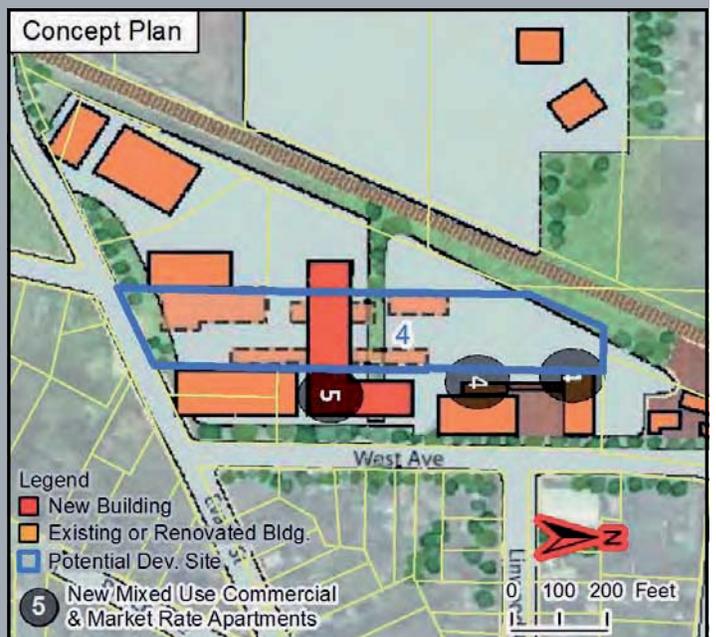
Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: Historical Recognized Environmental Condition (HREC)-Two inactive spills were identified for this property. An inactive spill status signifies that the no further investigation is warranted at the property by the NYSDEC specific to the spill concerns but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted.

Recognized Environmental Condition (REC)-5 USTs including pump islands/dispensers were identified for this property. Spill reports do not clarify if all of the aforementioned items have been properly remediated/addressed to date.



HAMBURG UNDERUTILIZED SITE PROFILES

67 Evans Street

Map Site Number: 5

Site Classification: Underutilized
Parcel Number: 195.12-2-35
Parcel Size: 0.34 Acres
Buildings: Portion of a building -
12,450 sq ft - fair
condition
Municipality: Village of Hamburg
Zoning: IND: Industrial
Overlay Districts: None
Owner: Erie County
Assessed Value: \$12,600
Publicly Owned: Yes
Utilities Available: Municipal water/sewer
electric/gas, and
telecommunications

Permitted Uses*: Enclosed manufacturing
warehouse, wholesale,
service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



49 Evans Street

Map Site Number: 6

Site Classification: Underutilized
Parcel Number: 195.12-2-36
Parcel Size: 0.46 Acres
Buildings: Portion of a building - 6,470sq ft - fair condition

Municipality: Village of Hamburg
Zoning: IND: Industrial
Overlay Districts: None

Owner: State of New York
Assessed Value: \$433,200
Publicly Owned: Yes
Utilities Available: Municipal water/sewer electric/gas, and telecommunications

Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



50 West Avenue

Map Site Number: 7

Site Classification: Underutilized
 Parcel Number: 195.08-9-10
 Parcel Size: 2.51 Acres
 Buildings: Multiple - 36,585 sq ft -
 poor to fair condition
 Municipality: Village of Hamburg
 Zoning: IND: Industrial
 Overlay Districts: None
 Owner: Erie County
 Assessed Value: \$727,500
 Publicly Owned: Yes
 Utilities Available: Municipal water/sewer
 electric/gas, and
 telecommunications

Permitted Uses*: Enclosed manufacturing
 warehouse, wholesale,
 service, repair, industrial
 process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review



Environmental: Recognized Environmental Condition (REC)- 6 USTs including pump islands/dispensers identified for the property. Spill reports associated with the property appear to properly address up to 3 of the 6 USTs; however, the status of the remaining USTs is unknown.



50 Scott Street

Map Site Number: 8

Site Classification: Vacant
Parcel Number: 195.08-9-5
Parcel Size: 0.05 Acres
Buildings: None
Municipality: Village of Hamburg
Zoning: IND: Industrial
Overlay Districts: None
Owner: BENLIC
Assessed Value: \$5,300
Publicly Owned: No
Utilities Available: Municipal water/sewer electric/gas, and telecommunications
Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use



Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: One NRC Database (ERNS release) listing was identified for this property; however, based on review of the release information, such is not identified as a concern at this property at this time.



64 Scott Street

Map Site Number: 9

Site Classification: Vacant
 Parcel Number: 195.08-9-4
 Parcel Size: 0.08 Acres
 Buildings: None
 Municipality: Village of Hamburg
 Zoning: IND: Industrial
 Overlay Districts: None
 Owner: BENLIC
 Assessed Value: \$9,000
 Publicly Owned: No
 Utilities Available: Municipal water/sewer electric/gas, and telecommunications
 Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use



Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: One NRC Database (ERNS release) listing was identified for this property; however, based on review of the release information, such is not identified as a concern at this property at this time.



33 Scott Street

Map Site Number: 10

Site Classification: Underutilized
 Parcel Number: 195.08-6-23
 Parcel Size: 0.42 Acres
 Buildings: 13,890 sq ft - poor condition
 Municipality: Village of Hamburg
 Zoning: IND: Industrial
 Overlay Districts: None
 Owner: B F G Electroplating & Manufacturing Co.
 Assessed Value: \$183,300
 Publicly Owned: No
 Utilities Available: Municipal water/sewer electric/gas, and telecommunications

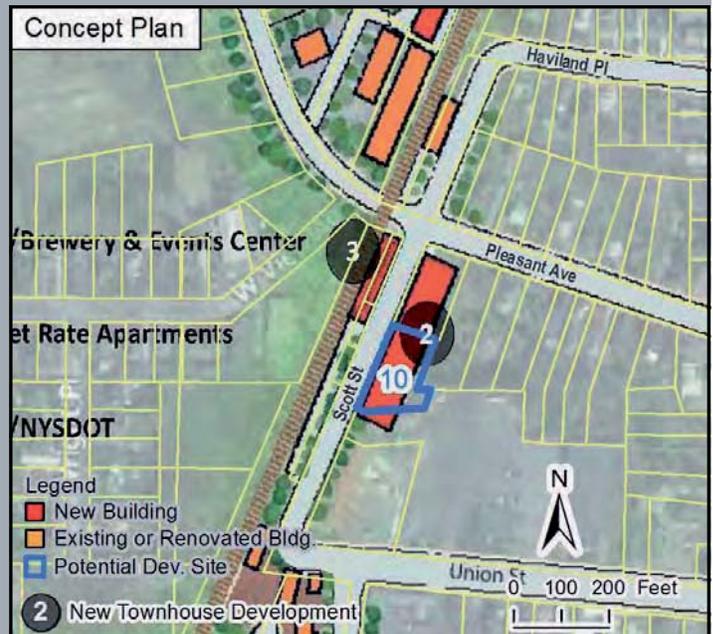
Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review



Environmental: This property was identified as a RCRA Large-Quantity Generator of hazardous waste. This listing implies that the property generates more than 1,000 kilograms of hazardous waste per month. The listing does not imply the release of hazardous waste has occurred to the subsurface of the property.



340 Pleasant Avenue

Map Site Number: 11

Site Classification: Vacant
Parcel Number: 195.08-6-1
Parcel Size: 0.42 Acres
Buildings: None
Municipality: Village of Hamburg
Zoning: IND: Industrial
Overlay Districts: None
Owner: B F G Electroplating & Manufacturing Co.

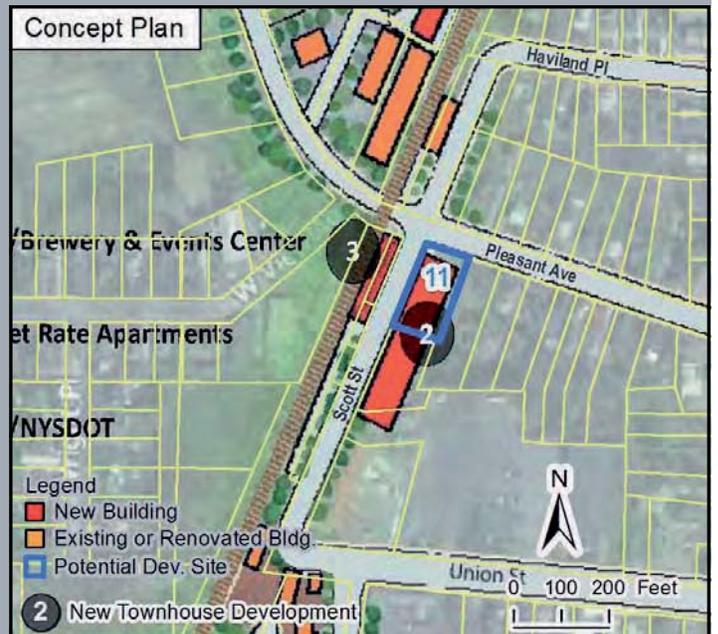
Assessed Value: \$10,900
Publicly Owned: No
Utilities Available: Municipal water/sewer electric/gas, and telecommunications

Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



353 Pleasant Avenue

Map Site Number: 12

Site Classification: Underutilized
Parcel Number: 195.08-5-20
Parcel Size: 0.58 Acres
Buildings: 4,848 sq ft - fair condition

Municipality: Village of Hamburg
Zoning: IND: Industrial
Overlay Districts: None
Owner: Town of Hamburg
Assessed Value: \$153,500
Publicly Owned: Yes

Utilities Available: Municipal water/sewer electric/gas, and telecommunications

Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



HAMBURG UNDERUTILIZED SITE PROFILES

0 Pleasant Avenue

Map Site Number: 13

Site Classification: Underutilized
Parcel Number: 195.08-4-1.1
Parcel Size: 2.72 Acres
Buildings: Multiple - 20,560 sq ft - good condition

Municipality: Village of Hamburg
Zoning: IND: Industrial
Overlay Districts: None

Owner: Village of Hamburg
Assessed Value: \$385,200
Publicly Owned: Yes

Utilities Available: Municipal water/sewer electric/gas, and telecommunications

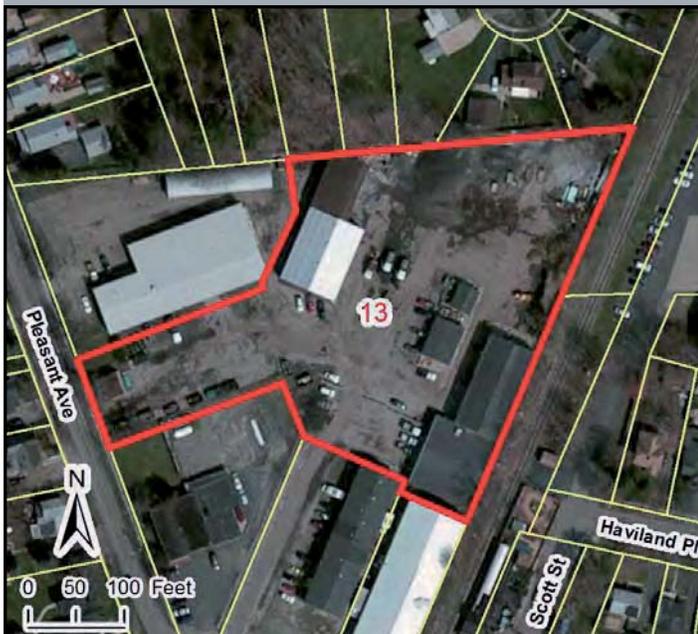
Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review



Environmental: Historical Recognized Environmental Condition (HREC)- One inactive spill was identified for this property. An inactive spill status signifies that the no further investigation is warranted at the property specific to the spill concern by the NYSDEC but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted.



425 Pleasant Avenue

Map Site Number: 14

Site Classification: Underutilized
Parcel Number: 195.08-4-1.2
Parcel Size: 0.92 Acres
Buildings: Multiple - 15,110 sq ft - good condition
Municipality: Village of Hamburg
Zoning: IND: Industrial
Overlay Districts: None
Owner: Village of Hamburg
Assessed Value: \$292,100
Publicly Owned: Yes
Utilities Available: Municipal water/sewer electric/gas, and telecommunications
Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review



Environmental: Property identified as a USEPA Brownfield. No other information was available to date regarding the nature of this listing at the property.



0 Camp Road

Map Site Number: 15

Site Classification: Underutilized
 Parcel Number: 182.12-8-10.2
 Parcel Size: 4.48 Acres
 Buildings: 39,950 sq ft - good condition
 Municipality: Town of Hamburg
 Zoning: C2: General Commercial
 Overlay Districts: Camp Road Overlay
 Owner: 93 NYRPT LLC
 Assessed Value: \$20,000
 Publicly Owned: No
 Utilities Available: Municipal water/sewer electric/gas, and telecommunications



Permitted Uses*: Retail, eating/drinking establishments, boat/marine sales and service, custom shops, warehouse, wholesale sales & distribution, drive-in restaurant, theaters, manufacture, compounding, & assembly of products from previously prepared materials (with conditions) - uses must be less than 100,000 SF
 Special Permit*: Permitted uses greater than 100,000 SF (gross floor), nursery & day care centers, new or used motor vehicle sales, commercial car wash, gas station & auto repair, towing & recovery impoundment
 Prohibited Uses*: Residential housing, private rental storage (mini-storage), and due to the Camp Road Overlay - laundry, dairies, local trucking terminals

* Examples of uses (for a full list consult the official zoning code) - due to the property's location within the Camp Road Overlay District, additional site design conditions apply - all uses subject to site plan review

Environmental: Recognized Environmental Concern (REC)-2 closed spills were identified for the property. Based on the nature of the spills, it appears that USTs are/were located at the property. No additional info has been reviewed to date regarding the current status of the USTs.



5661 Camp Road

Map Site Number: 16

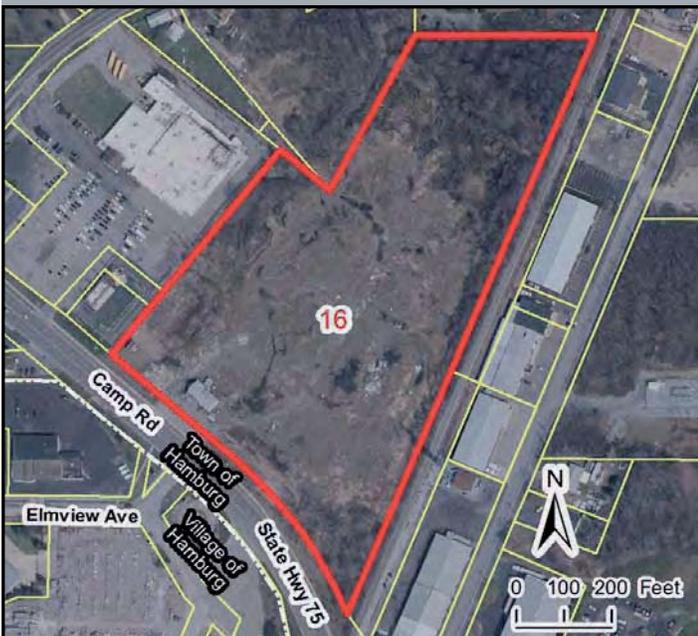
Site Classification: Underutilized
 Parcel Number: 183.09-3-16.22
 Parcel Size: 12.22 Acres
 Buildings: 1,970 sq ft - poor condition
 Municipality: Town of Hamburg
 Zoning: C2: General Commercial
 Overlay Districts: Camp Road Overlay
 Owner: Mulawka Properties LLC
 Assessed Value: \$117,800
 Publicly Owned: No
 Utilities Available: Municipal water electric/gas, and telecommunications; No municipal sewer
 Permitted Uses*: Retail, eating/drinking establishments, boat/marine



sales and service, custom shops, warehouse, wholesale sales & distribution, drive-in restaurant, theaters, manufacture, compounding, & assembly of products from previously prepared materials (with conditions) - uses must be < 100,000 SF
 Special Permit*: Permitted uses greater than 100,000 SF (gross floor), nursery & day care centers, new or used motor vehicle sales, commercial car wash, gas station & auto repair, towing & recovery impoundment
 Prohibited Uses*: Residential housing, private rental storage (mini-storage), and due to the Camp Road Overlay - laundry, dairies, local trucking terminals

* Examples of uses (for a full list consult the official zoning code) - due to the property's location within the Camp Road Overlay District, additional site design conditions apply - all uses subject to site plan review

Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



HAMBURG UNDERUTILIZED SITE PROFILES

0 Elmview Avenue

Map Site Number: 17

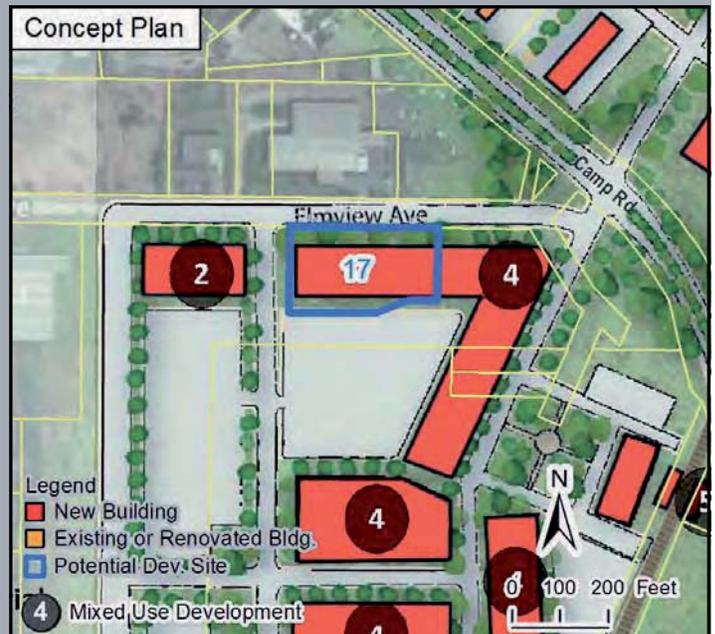
Site Classification: Underutilized
Parcel Number: 182.16-3-21.2
Parcel Size: 1.21 Acres
Buildings: Multiple - 6,060 sq ft - good condition
Municipality: Village of Hamburg
Zoning: IND: Industrial
Overlay Districts: None
Owner: The V Association LTD
Assessed Value: \$225,000
Publicly Owned: No
Utilities Available: Municipal water/sewer electric/gas, and telecommunications

Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review

Environmental: Recognized Environmental Condition (REC)- Two USTs and two closed spills were identified for this property. The USTs have been closed/removed from the property; however, it is unclear if post-confirmatory sampling was conducted proximate the former UST areas following removal of such.



0 Elmview Avenue

Map Site Number: 18

Site Classification: Vacant
 Parcel Number: 182.16-3-21.11
 Parcel Size: 13.44 Acres
 Buildings: None
 Municipality: Village of Hamburg
 Zoning: IND: Industrial
 Overlay Districts: None
 Owner: Cheektowaga Concrete LLC

Assessed Value: \$360,000
 Publicly Owned: No
 Utilities Available: Municipal water/sewer electric/gas, and telecommunications

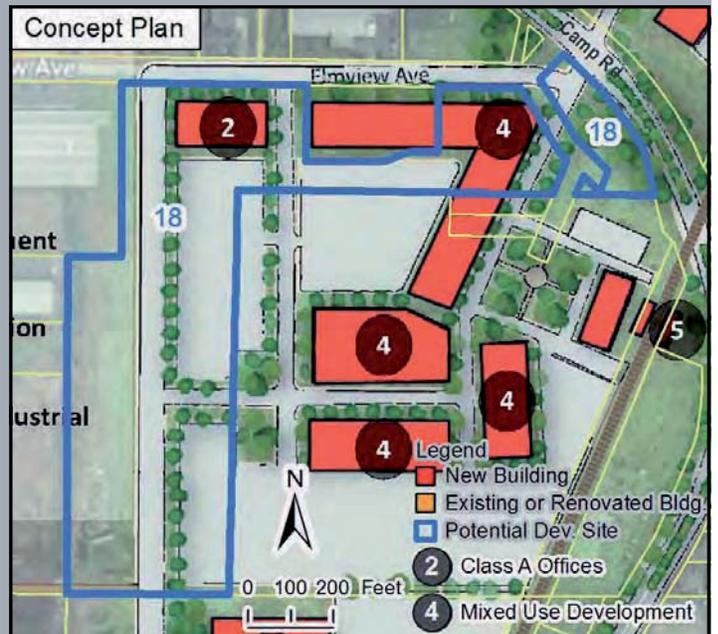
Permitted Uses*: Enclosed manufacturing warehouse, wholesale, service, repair, industrial process, public utility, public garage, parking, accessory building use

Special Permit*: Open storage, machinery & transportation equipment sales, service, and repair, freight or trucking terminal, gas station, carwash, retail store, mobile home sales lot, day-care, nursery school, indoor and outdoor commercial recreation, adult day care, adult entertainment

* Examples of uses (for a full list consult the official zoning code) - all uses subject to site plan review



Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



0 Englewood Avenue

Map Site Number: 19

Site Classification: Underutilized
 Parcel Number: 182.16-7-1
 Parcel Size: 0.27 Acres
 Buildings: Half of house - 400 sq ft - fair condition
 Municipality: Town of Hamburg
 Zoning: M3: General Industrial
 Overlay Districts: Camp Road Overlay
 Owner: Harry Butler
 Assessed Value: \$1,000
 Publicly Owned: No
 Utilities Available: Electric/gas, and telecommunications;
 No municipal water/sewer

Permitted Uses*: Office, research & dev., hotels, manufacture, compound, & assembly of products, warehousing, truck terminals, lumber/coal yards, railroad freight yards, concrete manufacture/mixing, storage of petroleum, manufacture of abrasives & heavy machinery, auto assembly, metal casting & foundry, open storage yards, adult uses

Special Permit*: Nursery & day care centers

Prohibited Uses*: Junkyards

* Examples of uses (for a full list consult the official zoning code) - due to the property's location within the Camp Road Overlay District, additional site design conditions apply - all uses subject to site plan review

Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



HAMBURG UNDERUTILIZED SITE PROFILES

5680 Camp Road

Map Site Number: 20

Site Classification: Underutilized
Parcel Number: 182.16-7-2
Parcel Size: 0.24 Acres
Buildings: Half of house - 400 sq ft - fair condition
Municipality: Town of Hamburg
Zoning: M3: General Industrial
Overlay Districts: Camp Road Overlay
Owner: Harry Butler
Assessed Value: \$14,000
Publicly Owned: No
Utilities Available: Electric/gas, and telecommunications;
No municipal water/sewer

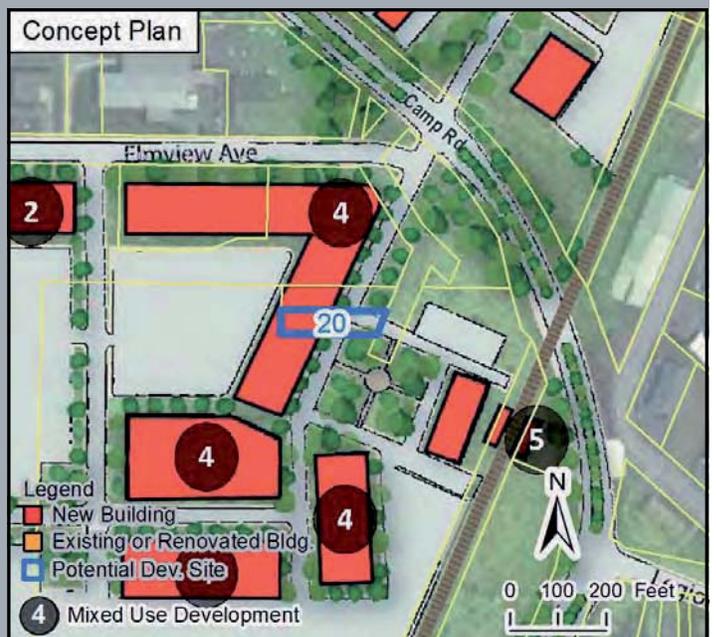
Permitted Uses*: Office, research & dev., hotels, manufacture, compound, & assembly of products, warehousing, truck terminals, lumber/coal yards, railroad freight yards, concrete manufacture/mixing, storage of petroleum, manufacture of abrasives & heavy machinery, auto assembly, metal casting & foundry, open storage yards, adult uses

Special Permit*: Nursery & day care centers

Prohibited Uses*: Junkyards

* Examples of uses (for a full list consult the official zoning code) - due to the property's location within the Camp Road Overlay District, additional site design conditions apply - all uses subject to site plan review

Environmental: No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.



5710 Camp Road

Map Site Number: 21

Site Classification: Underutilized
 Parcel Number: 182.16-7-3.1
 Parcel Size: 18.24 Acres
 Buildings: Multiple - more than 150,000 sq ft - fair to good condition
 Municipality: Town of Hamburg
 Zoning: M3: General Industrial
 Overlay Districts: Camp Road Overlay
 Owner: Erie County IDA
 Cheektowaga Concrete LLC

Assessed Value: \$1,728,800

Publicly Owned: No

Utilities Available: Municipal water/sewer (for buildings in the northeast corner), electric/gas, and telecommunications

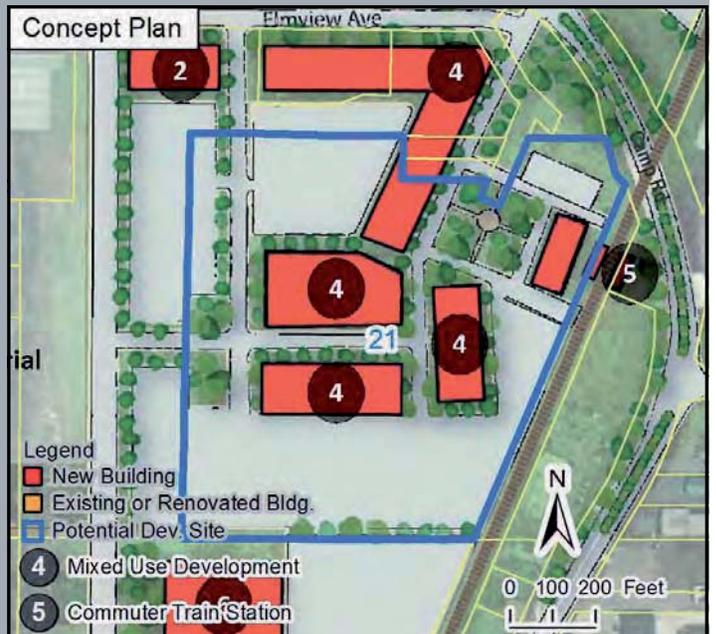
Permitted Uses*: Office, research & dev., hotels, manufacture, compound, & assembly of products, warehousing, truck terminals, lumber/coal yards, railroad freight yards, concrete manufacture/mixing, storage of petroleum, manufacture of abrasives & heavy machinery, auto assembly, metal casting & foundry, open storage yards, adult uses

Special Permit*: Nursery & day care centers

Prohibited Uses*: Junkyards

* Examples of uses (for a full list consult the official zoning code) - due to the property's location within the Camp Road Overlay District, additional site design conditions apply - all uses subject to site plan review

Environmental: HREC (and potentially REC associated with storage tanks)-Several closed and inactive spills were identified for this overall property. This is a concrete facility. At least two inactive spills were identified which denote at least 2 areas of the property where residual subsurface soil and/or groundwater contamination remains. An inactive spill status signifies that the no further investigation is warranted at the property specific to the spill concerns by the NYSDEC but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted. Also, the information associated with the petroleum bulk storage tank listing for this property has been withheld from public record; as such, the status of storage tanks at the property is unknown.



0 Camp Road

Map Site Number: 22

Site Classification: Underutilized
 Parcel Number: 182.20-10-7.21
 Parcel Size: 14.40 Acres
 Buildings: 6,480 sq ft - good condition
 Municipality: Town of Hamburg
 Zoning: M2: Light Industrial
 Overlay Districts: Camp Road Overlay
 Owner: Cheektowaga Concrete LLC
 Assessed Value: \$133,200
 Publicly Owned: No
 Utilities Available: Electric; gas unknown, telecommunications unknown; No municipal water/sewer



Permitted Uses*: Office, research & dev., hotels, manufacture, compound, & assembly of products, warehousing (within a completely enclosed space), conversion of existing building for interior storage, truck terminals

Special Permit*: Nursery & day care centers, private rental storage (mini-storage)

Prohibited Uses*: Junkyards

* Examples of uses (for a full list consult the official zoning code) - due to the property's location within the Camp Road Overlay District, additional site design conditions apply - all uses subject to site plan review

Environmental: HREC (and potentially REC associated with storage tanks)-Several closed and inactive spills were identified for this overall property. This is a concrete facility. At least two inactive spills were identified which denote at least 2 areas of the property where residual subsurface soil and/or groundwater contamination remains. An inactive spill status signifies that the no further investigation is warranted at the property specific to the spill concerns by the NYSDEC but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted. Also, the information associated with the petroleum bulk storage tank listing for this property has been withheld from public record; as such, the status of storage tanks at the property is unknown.



APPENDIX D – ENVIRONMENTAL TRANSACTION SCREEN

VILLAGE OF HAMBURG
HAMBURG UNDERUTILIZED
SITES STRATEGY

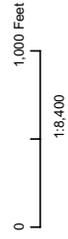


ENVIRONMENTAL REVIEW
SITES MAP

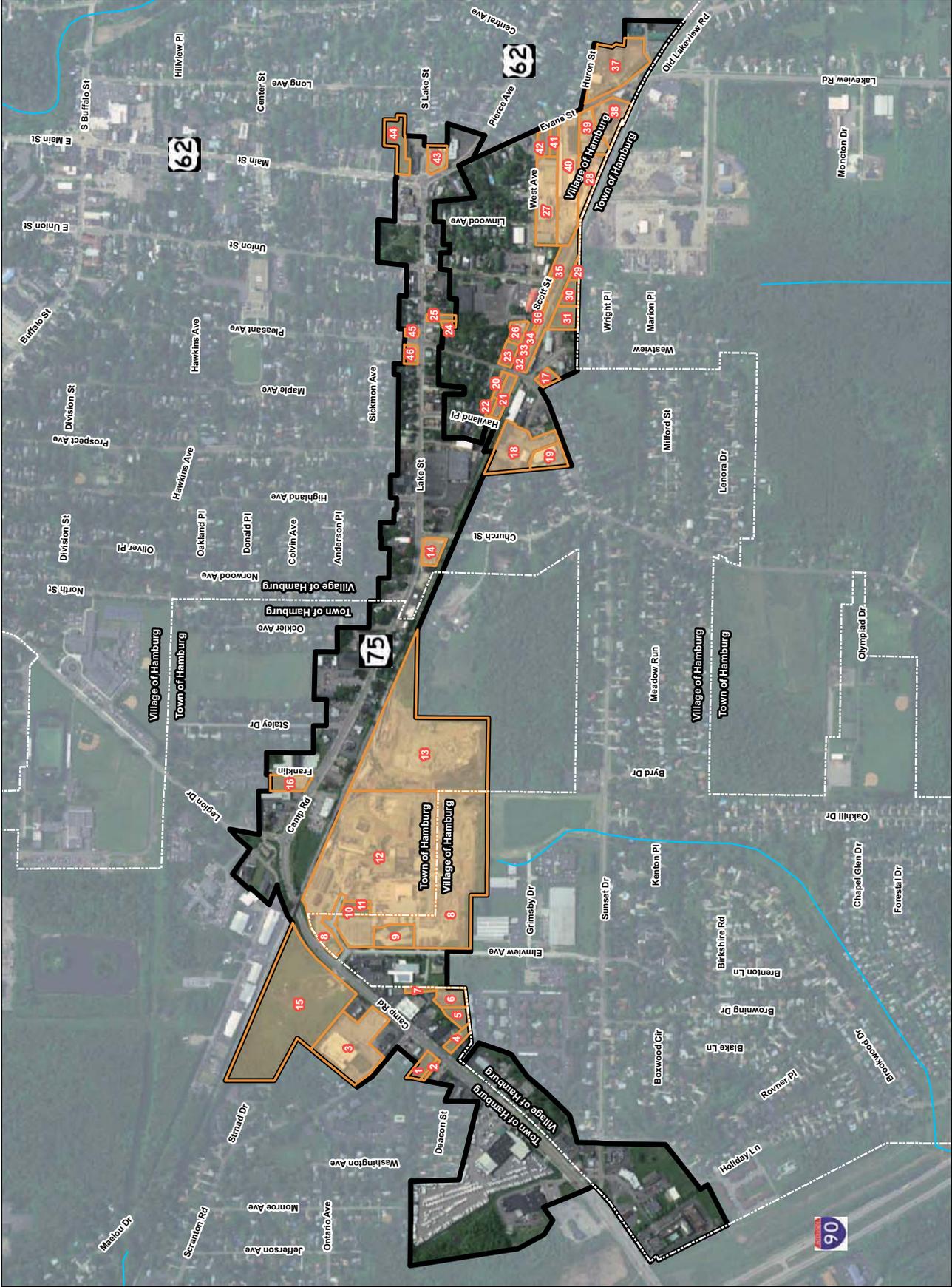
- Study Area
- Municipal Boundaries (White)
- Creek
- Environmental Review Sites

Note: Property ID (in white text with red mask) keyed to the "Site ID" column in the Hamburg Environmental Review table.

Source:
1. Study Area Boundary: Created by LABELLA
2. Property boundaries: Provided by Erie County
3. Environmental Review Sites: Created by LABELLA
4. Creek: Provided by Erie County
5. Roads, Creeks, and Municipal Boundaries: Provided by Erie County
6. Census Tracts: Provided by Erie County
7. Census Shapefiles from TIGERLine database
8. Aerial background: Esri, Imaged, USDA, USGS, Earthstar, GeoEye, AeroGRID, IGN, iGP, and the GIS User Community



Labella Project No:
2161173



Site #1-107 Evans Street

Historical Recognized Environmental Condition (HREC)-One inactive spill was identified for this property. An inactive spill status signifies that the no further investigation is warranted at the property specific to the spill concern by the NYSDEC but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted.

Site #2-97 Evans Street

Recognized Environmental Condition (REC)-Two underground storage tanks (USTs) were removed from this property in 2007; however, no closure documentation related to the proper removal of the USTs has been reviewed to date.

Site #3-0 Evans Street

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Site #4-69 Evans Street

HREC-Two inactive spills were identified for this property. An inactive spill status signifies that the no further investigation is warranted at the property by the NYSDEC specific to the spill concerns but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted.

REC-5 USTs including pump islands/dispensers were identified for this property. Spill reports do not clarify if all of the aforementioned items have been properly remediated/addressed to date.

Site #5-67 Evans Street

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Site #6-49 Evans Street

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Site #7-50 West Avenue

REC-6 USTs including pump islands/dispensers identified for the property. Spill reports associated with the property appear to properly address up to 3 of the 6 USTs; however, the status of the remaining USTs is unknown.

Site #8-50 Scott Street

One NRC Database (ERNS release) listing was identified for this property; however, based on review of the release information, such is not identified as a concern at this property at this time.

Site #9-64 Scott Street

One NRC Database (ERNS release) listing was identified for this property; however, based on review of the release information, such is not identified as a concern at this property at this time.

Site #10-33 Scott Street

This property was identified as a RCRA Large-Quantity Generator of hazardous waste. This listing implies that the property generates more than 1,000 kilograms of hazardous waste per month. The listing does not imply the release of hazardous waste has occurred to the subsurface of the property.

Site #11-340 Pleasant Avenue

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Site #12-353 Pleasant Avenue

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Site #13-0 Pleasant Avenue

HREC-One inactive spill was identified for this property. An inactive spill status signifies that the no further investigation is warranted at the property specific to the spill concern by the NYSDEC but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted.

Site #14-425 Pleasant Avenue

Property identified as a USEPA Brownfield. No other information was available to date regarding the nature of this listing at the property.

Site #15-0 Camp Road

REC-Two closed spills were identified for the property. Based on the nature of the spills, it appears that USTs are/were located at the property. No additional information has been reviewed to date regarding the current status of the USTs.

Site #16-5661 Camp Road

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Site #17-0 Elmview Avenue

REC-Two USTs and two closed spills were identified for this property. The USTs have been closed/removed from the property; however, it is unclear if post-confirmatory sampling was conducted proximate the former UST areas following removal of such.

Site #18-0 Elmview Avenue

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Site #19-0 Englewood Avenue

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Site #20-5680 Camp Road

No regulatory records were identified for this property; however, this does not preclude the potential for environmental concerns to be present at the property.

Sites #21 and #22-5710 and 0 Camp Road

HREC (and potentially REC associated with storage tanks)-Several closed and inactive spills were identified for this overall property. This is a concrete facility. At least two inactive spills were identified which denote at least 2 areas of the property where residual subsurface soil and/or groundwater contamination remains. An inactive spill status signifies that the no further investigation is warranted at the property specific to the spill concerns by the NYSDEC but that residual soil and/or groundwater impact remains at the property and if future excavation is conducted in residual areas of impact, notification of the NYSDEC is required and subsequent testing of the soil and/or groundwater may be warranted. Also, the information associated with the petroleum bulk storage tank listing for this property has been withheld from public record; as such, the status of storage tanks at the property is unknown.