



**Western New York  
Downtown Revitalization Initiative  
and Smart Growth Community Fund**

**APPLICATION**

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by WNY Regional Council (WNY REDC) by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the WNY REDC website at [www.regionalcouncils.ny.gov/western-new-york](http://www.regionalcouncils.ny.gov/western-new-york)

**BASIC INFORMATION**

Regional Economic Development Council (REDC) Region: **Western New York**

Municipality Name: **Village of Angola**

Downtown Name: **Village of Angola Main Street Business District**

County Name: **Erie**

Vision for Downtown. Provide a brief statement of the municipality’s vision for downtown revitalization.

The Village of Angola will continue to work independently as well as collaboratively with neighboring communities to capitalize on key assets – waterfront, rich history and natural resources – to define the community as a year-round place to experience, visit and enjoy. High quality development will be encouraged in strategic locations throughout the community that will attract commerce, residents and visitors alike. Agriculture will continue to be supported and preserved as a mechanism for strengthening the economy.

**JUSTIFICATION**

Provide an overview of the downtown area nominated for the DRI program, highlighting the area’s defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

The **Village of Angola** (population 2,127 – 2010 Census), is located in the southern part of the Town of Evans, in the southwest portion of Erie County. The Village of Angola is approximately 22 miles from the City of Buffalo to the north, 7.6 miles to the Town of Eden to the east, and 3.7 miles to the Town of Brant to the south.

Established in 1873, the Village of Angola's development was closely linked with railroad expansion south of the City of Buffalo. In the early 20<sup>th</sup> century, the Village was on a trolley line between Buffalo and Erie, Pennsylvania. Canning and food processing have been important to Angola's economy, along with supplies and equipment for the brewing industry. Today, it's mainly a rural village, within easy reach of spectacular beaches along Lake Erie to the west and agricultural vistas and ski country to the east.

The Village of Angola has the potential to serve as the entertainment and cultural center to the Town of Evans and the southtowns of Erie County. The Village's Main Street Business District contains a unique variety of mixed-use, commercial, entertainment and public service uses, including the post office, library, movie theater, restaurants, parks and open spaces, and a mix of retail and service businesses. The Village works closely with local community organizations to host a variety of year-round annual events such as concert series, street festivals, parades and retail events that create excitement in the community and bring traffic into the Village.

The Village of Angola exhibits a strong sense of place - its strength lies in the can-do attitude that flows from local leaders, residents and community groups that believe in the Village and have the vision and determination to adapt to the changing economic climate and keep the community moving forward, despite the many challenges facing small communities.

The once bustling Village of Angola has seen a major downturn in business beginning circa 1995 when the Angola Theater, the jewel of the Village closed its doors resulted in a loss of many of the Village's small businesses, which exacerbated the decline of the Business District. With abandoned storefronts prevalent, the feeling of hopelessness began to set in among Village officials and residents

Early in 2002, the Village embarked on an aggressive campaign to revitalize the Village business district. This effort coincided with the reopening of the Angola Theater – a \$350,000 investment by Claddagh/Suburban Adult Services (SASY) to provide sheltered employment for disabled adults in the community. With funding assistance from Erie County, Village officials contracted with a consulting firm to prepare a Comprehensive Plan and created the Village Center Revitalization committee for implementation of that plan

In 2004 the Village began to implement the Village Center Revitalization Plan (VCR) to develop a walkable, compact downtown to attract retail investors and residents, thus stabilizing property taxes while also improving quality of life. Since the VCR was initiated, the Village has made steady progress and invested considerable resources in infrastructure and streetscape enhancements to make the village center more accessible and appealing to attract new business.

The Village of Angola's redevelopment efforts have continued over the last 15 years with a focus on enhancing and expanding community assets and creating a themed environment to take advantage of the community's history, including the railroad transportation theme that has potential to draw visitors and tourists and bring an influx of activity into the village.

The Village of Angola's tourism potential is also strengthened by its strategic location between the Lake Erie Shoreline to the west and agriculturally rich communities to the south and east, as well as unique community assets (developed and undeveloped). To strengthen revitalization efforts, the Village has adopted a collaborative approach to community development, including the following joint initiatives:

- **Southtowns Community Enhancement Coalition:** The Village of Angola along with six neighboring municipalities formed the Southtowns Community Enhancement Coalition in 2004 to work together on common goals to revitalize their communities. Since that time, the Coalition, which added two additional southtowns communities, has worked together to develop and implement their joint tourism strategic planning initiative: *“Partnering for Tourism Development in the Southtowns.”*
- **Evans/Angola Comprehensive Plan:** The Village recently partnered with the Town of Evans to update their 2003 Comprehensive Plan to reflect the changes in demographics as well as shifting economic and market dynamics that impact the future vision of the community.

With all that the Village has achieved, there are deficiencies that still exist and must be addressed for the community to grow and prosper. The timing is now to capitalize on efforts that have set the stage for revitalization - the Village must work as quickly as possible to create a critical mass of pedestrian scale uses in the Main Street Business District before the revitalization efforts of the last decade stall and the progress made is negated by loss of existing business, key assets and community enthusiasm.

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## **DOWNTOWN IDENTIFICATION**

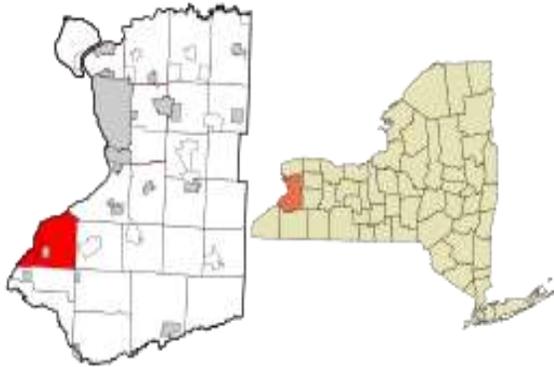
This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

**1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.

The Village of Angola Business District is located along Main Street (from Maple Street to the north, and Mesi Street to the south) and Commercial Street (from Main Street to Washington Street to the west) contain a unique variety of mixed-use, commercial, entertainment and public service uses, including the post office, library, movie theater, and a mix of retail and service businesses.



**The Village of Angola is one-square mile located within the core of the Town of Evans, just 22 miles south of Buffalo, New York and beautiful Lake Erie Beaches located 2 miles to the east. Together, the community offers the most beautiful sunsets, parks and amenities to satisfy a diverse population.**



The Town of Evans and Village of Angola possess natural assets and attributes that have a significant impact on the community’s economic development and quality of life. These assets consist of natural features (beaches, creeks, waterbodies, forests, open spaces, etc.) as well as man-made features (trails, marina, historical sites) (*see map in attachment 1.2*).

Like most rural communities, commercial uses are located along the major transportation corridors, namely NYS Route 5 in the Town and along Main Street in the Village. In Evans, most of this activity, which consists of typical suburban businesses that are geared toward car centric behavior, is in Evans Center near the Village border. By comparison, Angola’s businesses are mostly concentrated within the Main Street Business District, a walkable community with new sidewalks; benches; flower pots; memorial trees; lamp-posts and more.



**2) Description of catchment area.** Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

The Town of Evans and Village of Angola each have strengths that have the potential to spill over into the entire community’s success. Although the Town of Evans has an abundance of beaches and parks, the Village, with its distinct identity, has year-round assets that the Town does not possess. By nature of its size, compactness of assets, and the quality of life offerings, investment in the Village has a greater chance of making a significant difference to community revitalization. Unique Village assets that make the Village a destination include:

**New Angola Theater:** Located at 72 North Main Street, The New Angola Theater is a historic and cultural landmark which first opened as "The Theatre Angola" on November 25, 1924 as a silent movie house. Considered a credit to the progressive spirit of the village, the modern movie house offered moderate cost movies, 3-act vaudeville shows, and local entertainment. The theater contributes to the cultural and economic stability of the community as it has become an entertainment center, frequently used for a variety of public functions such as local concerts and special events, which contributed to the well-being of the community. The theater is currently owned and operated by **sasi**, a nonprofit agency dedicated to assisting individuals with disabilities through meaningful supports and services. Recent state-of-the-art improvements to the theater include new seating and a 3-D projection system. The total cost of renovating and updating the theater is estimated at \$500,000.

**Centennial Park/William G. Houston Gazebo:** Located in the heart of the Main Street Business District was constructed in 1983 with public and private funds. The park and gazebo were designed by a local architect as a contribution to the community and much of the labor was provided by volunteers. The park, which is collaboratively operated and maintained by the Village and the Angola Parks & Gazebo Committee, hosts several annual community events, including summer concert series, kid's day at the park, 911 ceremony, brass choir, national night-out, holiday caroling, etc. The summer concert series offers a range of talent from local to regional acts – the 10-week concert program is sponsored entirely by local businesses.

**MacBaxter's Bed & Breakfast:** Owners Rebecca Baxter and Marcie MacLeod purchased and renovated the large single-family home in the Village for use as the Village's only Bed & Breakfast facility. The B&B, which is located just outside the Main Street Business District, has recently celebrated 10 years in business. In addition to catering to out of town Goya executives and local visitors, the B&B hosts small weddings, girls weekends, bridal parties, and community group meetings.

**Dan's Restaurant:** Dan's Restaurant, which has been in the village of Angola for over 30 years, is a small, quaint family establishment offering breakfast and lunch Monday – Saturday and breakfast only on Sunday. Under new ownership since 2016, the new Dan's Restaurant & Bakery brings some traditions to the neighborhood with Italian pastries and other bakery goods. Dan's has a loyal and steady customer base that includes visitors, tourists and residents from surrounding communities.

**Village of Angola Public Library:** The Angola Public Library, which is part of the Buffalo and Erie County Library system, is located in the heart of the Village business district and serves as a catalyst to strengthen and unite the community. The building is owned and maintained by the Village of Angola and serves the village as well as surrounding communities. In 2014 the Village secured \$254,000 in funding to support an expansion (1,073 SF) on the back end of the existing library facility located at 34 North Main Street, including an ADA compliant bathroom facility and a sink area for refreshments. The expansion allowed the library to expand its programming (literacy, early child development, cultural enrichment, job services/training, community outreach, etc.) to meet the needs of the community and the southtowns region. The library aids the Village's efforts to create a visually attractive downtown business district and stimulate new activity and investment in the Village of Angola.

#### **Historic and Cultural Resources: The**

- **US Post Office Building** located at 80 North Main Street in the Village Business District and the nearby Pioneer Cemetery are listed on the National Register of Historic Preservation.
- The former **Bank of Angola** building (1908) is an example of a neo-classical features that is rarely seen in small rural villages. The Village has recently obtained this building thru the Erie Niagara Land Bank and is working with Preservation Buffalo Niagara to explore the highest and best reuse for this building.
- The Village is currently in the process of restoring the region's last **1882 Nickel Plate Railroad Depot** for use as a history center.
- Historical markers throughout the Village identify key sites relevant to the Angola Train Disaster, also known as the Angola Horror, for tourists and visitors. The **Angola Horror** train wreck on December 18, 1867, just after 3 p.m. when the last coach of the Buffalo-bound *New York Express* of the Lake Shore Railway way derailed at a bridge over Big Sister Creek, slid

down into a gorge and caught fire in the Village of Angola, killing approximately 49 people. The express left Cleveland’s Union Terminal at 6:40 that morning and was due to arrive in Buffalo at 1:30 p.m. John D. Rockefeller planned to make the journey but arrived a few minutes late. His baggage made it onto the train; he did not.

The **Village of Angola Main Street Business District** is located in the north east portion of the Village flanked by a densely populated residential neighborhood to the west. The Business District is easily accessible to all the residents (population 1,859 – 2015 Census) of this one square mile community. The Village of Angola has a strong, in-demand housing market with a median home value of \$107,400 (U.S. Census 2015). Residents choose to live in the Village because of the services, quality of life and amenities. Below is a smattering of amenities located in or just beyond the Main Street Business District:

Recreation/Open Space	Mill Street Park Centennial Park/William G. Houston Gazebo Frawley Playground
Residential	Multi-family residential Mixed-use
Business/Commercial	Gas Station/Convenient Store Restaurants Unique Sweets Full Service Hair Salon New Angola Theater Shultz Hardware and Appliances Laundromat Loretto Glass Services Medical Office Antique Store Law Office China Kitchen
Public Services	Village Hall & Fire Department Village DPW Barns U.S. Post Office CAO of Angola Holly Housing Senior Apartments Angola Public Library First Congregational United Church of Christ Waugh Elementary School Education Center (Pre-K, YMCA, Boys & Girls Club) National Grid
Industrial	Goya Great Lakes Processing and Distribution Center 35 S. Main Street Business

The Village of Angola Main Street Business District has the capacity to serve as the entertainment and cultural center for the Town of Evans (population 16,318 – 2015 Census) and currently capitalizes on the influx of visitors that are drawn to the Town’s unique regional assets. The Town of Evans has a wealth of natural, recreational and scenic resources, including the Lake Erie shoreline, which runs for approximately

12 miles between Evangola State Park to Eighteen Mile Creek. Six public parks provide access to Lake Erie including Sturgeon Point Marina, Wendt Beach Park, Bennett Beach, Evans Town Park, Lake Erie Beach and Evangola State Park. Other assets along the waterfront in the Town include the Frank Lloyd Wright designed Graycliff Estate, the new Suncliff on the Lake (formerly St. Columban Retreat Center) and numerous areas where the waterfront views are available such as Purvis Landing, a small picnic access site with parking.

The Town is currently constructing a Shoreline Trail that will better connect these assets for residents and tourists. Construction of the third fully funded segment of the multi-use path is imminent; linking important assets *advancing* toward the larger goal of completing the pathway in the Town of Evans, which will interface with paths in the Buffalo area and beyond. A future phase of the Trail includes a spur on Lake Street from the lake shore to the Village of Angola’s Main Street Business District.

In addition to serving as a primary downtown destination for Evans, the Village has the potential to draw from residents and visitors to its neighboring communities in the southtowns of Erie County. Over the last decade the Village of Angola has engaged with neighboring communities to leverage and expand upon the cultural and historic assets in the southtowns. In 2005 the Village of Angola joined with its neighbors (towns of Brant, Concord, Eden, Evans and North Collins, and the villages of Farnham and North Collins) to form the Southtowns Community Enhancement Coalition, Inc. (Hereafter “Southtowns Coalition”) to leverage momentum around agritourism development and related historic and cultural tourism opportunities in the Southtowns of Erie County through a branding portfolio and brand implementation plan for the “Southtowns Trail.”

Implementation of the Southtowns Farm Trail will help to diversify the agricultural economy, provide alternate sources of income, promote public awareness and appreciation of agricultural rural heritage, and ultimately improve its sustainability as a way of life. Additionally, the effort seeks to promote agritourism as a vehicle for land preservation, local revitalization and job creation for the Coalition communities.

Through effective long-term planning and strategic investment, the Southtowns Coalition seeks to leverage the area’s distinctive collective assets to expand its tourism markets, strengthen its economy, preserve its rural way of life and environmental resources, support quality of life and sustain intermunicipal and regional cooperation.

**3) Past Investment, future investment potential.** Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

### **History**

Established in 1873, the Village of Angola’s development was closely linked with railroad expansion south of the City of Buffalo. In the early 20<sup>th</sup> century, the Village was on a trolley line between Buffalo and Erie, Pennsylvania. Canning and food processing have been important to Angola’s economy, along with supplies and equipment for the brewing industry. Today, it’s mainly a rural village, within easy reach of spectacular beaches along Lake Erie to the west and agricultural vistas and ski country to the east.

The once bustling Village of Angola experienced a major downturn in business in the 1990's that was worsened when the Angola Theater, the jewel of the Village closed its doors in 1995, that caused a ripple effect throughout the Village. With abandoned storefronts prevalent, the Village officials and residents sprang into action.

Since 2002, Village officials have been working diligently to carry out the objectives of the **Village of Angola Comprehensive Plan**, regarding revitalization of the Main Street Business district, which recommended dramatic streetscape changes as the "initial phase in the redevelopment process for downtown that will entice existing businesses to upgrade their building facades to coordinate with the improvements to the sidewalk areas." VCR grant funds and Community Development Block Grant (CDBG) money have been utilized to implement a series of coordinated streetscape improvements designed to create a visually attractive downtown business district consistent with the "Plan."

Part of its redevelopment efforts include creating a themed environment to take advantage of the community's history and assets that have potential to draw visitors and tourists and bring an influx of new money into the village. Simultaneously with Angola's Main Street Business District recovery efforts, the Village along with six neighboring municipalities formed the Southtowns Community Enhancement Coalition to work together on common goals to revitalize their communities. The Coalition received funding assistance from the 2004-2005 and 2005-2006 **Quality Communities program** to develop an asset inventory and tourism strategic plan for its "*Partnering for Tourism Development in the Southtowns*" initiative.

### **Past Investment**

Despite the constant challenges facing rural communities, particularly those with agricultural roots, the Village has worked diligently to make significant improvements to encourage economic development and growth. The Village understands that there is no magic wand and that resuscitating a depressed downtown area must emerge over time with careful planning and community persistence.

The campaign to revitalize the Village business district has yielded several successes over the past six years including:

- In 2017, the Town of Evans and Village of Angola combined efforts to update their local comprehensive planning documents in favor of one joint **Town and Village Comprehensive Plan**. The update will give the Town and Village an opportunity to coordinate efforts to guide the community toward a unified vision for the future. The draft plan is currently in the final public comment period – the final plan with modifications is expected to be adopted by fall 2018.
- Completion of 1,073 square foot addition to the **Angola Public Library** located in the heart of the Village Business District. The Angola library, which is part of the Buffalo & Erie County public library system serving the southwest area of the county, draws visitors from the local community as well as the surrounding communities for educational and cultural programming and opportunities.
- Implemented numerous infrastructure improvements including replacement of antiquated waterlines for the purpose of improving service and flows to the entire village water system.
- **Goya Great Lakes**, the village's largest employer (100+), has completed three expansion projects over the last decade solidifying their commitment to remain in Angola.
- Continued expansion of annual events such as **Village Summer Concert** series at Centennial Park/William G. Houston Gazebo that has brought top-level local entertainment to the Village for

over 35 years. The park, which is collaboratively operated and maintained by the Village and Angola Park and Gazebo Committee, hosts several annual community events. Additional community events include: **Strawberry Social**, **Main Street Cruise Night**, and Christmas in the Village, which attract thousands of new visitors to the Village and provides free entertainment and recreational opportunities for our low-income residents.

- Constructed People Inc. **39-unit Senior Housing (Holly Housing)** complex on North Main Street just outside, but within walking distance of the Village business district. The facility currently maintains a waiting list.
- Development of the new “**Angola Village Commons**,” which was the site of the Evans Bank headquarters that closed its doors in 2014 and was vacant for almost a full year. The property was purchased by a developer from Buffalo and repurposed for use as a medical professional office.
- Development of “**Garage Fitness Studio**” in the vacant former abandoned garage on the corner of Main Street and Orchard Avenue in the northern tip of the Village business district. This business attracts hundreds of loyal followers, including a significant number of millennials, to the business district.
- Local author, Charity Vogel, published a book about the 1867 train disaster that took place in the Village of Angola. The “**Angola Horror**” has received critical acclaim and has resulted in prominent news articles in various history publications and interest by railroad enthusiasts.
- Enhancements to **Herman/Mill Street Park** including improving access to the Village Main Street Business District and a new playground for younger children. The park includes a ¼ mile paved walking path along the bank of the Big Sister Creek and around the park. Herman Park is a popular spot for fishing and recreation.
- The Friends of the Village and the Evans Historical Society have placed **historic markers** in the Village and at Forest Lawn Cemetery in Buffalo to memorialize the victims of the 1867 Angola train disaster.
- The **Erie County Land Bank** has acquired a long-abandoned property in the village business district and renovated the building, which sold for use as a home business.
- The Village will expand its cultural and recreational offerings with the first annual **Angola Garden Walk** in July 2018.

## **Future Investment**

In addition to the steady progress referenced above, there are several significant projects, at various stages of readiness, that will greatly enhance revitalization efforts in the Village of Angola by improving infrastructure, enhancing tourist amenities, attracting private investment and creating jobs.

**Reconstruction of the North/South Main Street:** North/South Main Street (CR 009), spans from Route 5 at Evans Center in the Town of Evans through the business district to Route 20 in the Village of Angola. Erie County’s Department of Public Works is preparing to make significant improvements to the North/South Main Street corridor to address numerous roadway deficiencies along with a failing, aging drainage system. After several years of temporary spot patching as a repair measures, the Erie County DPW has determined that the best solution is to reconstruct the road and repave it. In March 2018, following the RFP Selection Process, the County contracted with DiDonato Associates Engineering and Architecture, P.C. to provide the engineering design services for this project for an amount not to exceed **\$353,907**. Actual reconstruction of the road will occur following the design phase in 2019.

**Erie County Commercial Center Improvement Program (CCIP):** The Village Main Street Business District will benefit from the County’s CCIP program that provides 50/50 matching grants for owners of businesses for the costs of exterior repairs made to their buildings. The objective of the program is to financially assist property owners of commercial businesses within Village/Hamlet areas of Countywide significance. The program aims to improve the physical appearance of older commercial centers by providing a consistent treatment of exterior building improvements and to improve the quality of life for surrounding low/moderate income residential neighborhoods by enhancing the appearance of frequently visited retail structures. The application process in the Village of Angola is currently underway.

**Nickel Plate Railroad Depot History Center:** In 1991, the Village of Angola and the Angola Nickel Plate Preservation Society began efforts to restore the region’s last 1882 Nickel Plate Railroad Depot, raising \$8,000 to save the building from demolition. The multi-phase project includes the relocation and restoration of the old **Nickel Plate Railroad depot** to create a railroad history center/museum. The Depot project will utilize the existing upgraded infrastructure to create a cultural tourism attraction to aid the village with revitalization. This project will also enhance existing community assets that are instrumental to developing Angola as a tourist destination. To date, the Village has secured **\$343,500** to relocate the depot to a permanent location owned by the Village of Angola in the southern portion of the Main Street Business District. Additionally, the local Lions Club, Gazebo Committee and local citizens contributed **\$11,000** to purchase a parcel (150’ x 90’) on South Main Street to permanently house the depot. Once relocated, the depot will require significant repairs to preserve and restore this piece of history for the benefit of the community and the local economy.

**Angola Village Lofts:** Residents Matthew and Jennifer Podoba purchased the long-vacant **Ford Lanes building at 77 N. Main Street** at the Erie County’s tax foreclosure auction in 2016. The building was established in the 1920’s as a Ford Dealership – it was later converted to a bowling alley in 1945. Angola Village Lofts, Inc. will serve as the administrative and management structure behind the redevelopment of 77 North Main Street in Angola, as a boutique hotel and mixed-use space. Angola Village Lofts, Inc. will own and operate three hotel suites that will be marketed as the Angola Village Lofts to serve as short-term tourist rentals for couples or families, as well as Veronica’s Cafe and Bistro that will operate during lunch and dinner hours. The building will also house a small retail space and professional office. Since purchasing the property the Podoba’s have completed much of the interior work including demolishing the dilapidated bowling alley, removing water from the basement, installing new electrical service in the building, and replacing doors and windows. The next phase of the project will prepare the first-floor retail space for development. To date, the property owners have invested approximately **\$120,000** in cash plus sweat-equity to purchase and stabilize the building.

**Redevelop/Repurpose former Bank of Angola Building:** This 1908 historical property located at 33 Commercial Street has been vacant and abandoned for 18 years. The Village of Angola recently acquired the property through the Buffalo Erie County Land Bank to save the historic site from ruin and total collapse. The Village has consulted with Preservation Buffalo Niagara about potential reuse. Since 1908, the building has served as the former Bank of Angola, Evans Town Hall, Village of Angola Library, Village Court House, Centennial Headquarters Polling Place and International Jewelry Store. The Village will stabilize the building until a private investor can be secured. Potential uses include Lake Shore Savings Bank Branch, professional office, unique retail, or restaurant/entertainment.

**Erie County Agriculture Industrial Park** (*proposed site located on Eden-Evans Center Road just outside the Village*):

Erie County has dedicated considerable resources to the development of the site for an Agribusiness Park with the purpose of attracting agribusiness companies to the County and creating hundreds of local jobs. The regional investment includes:

- Partnered with the Erie County Industrial Development Agency and the Town of Evans to conduct a feasibility study for the site prepared in August of 2004 by C&S Engineers;
- Funded the development of the *Erie County Agribusiness Park Feasibility Study* (\$120,000), which identified target markets to focus economic development attraction efforts and identified sites which meet targeted agribusinesses site requirements; and
- The County/ECIDA intends to purchase the site and make infrastructure improvements at an approximate cost of \$1,185,000.



A 2016 report by the title of “Real Estate Marketing Analysis Services: Erie County Agribusiness Park Feasibility” was released on behalf of the Erie County Department of Environmental and Planning, setting precedent to earlier claims that the County would be able to sustain the development of agricultural practices at an industrial level. This report identifies a variety of items to key in on, including the need to promote collaborative efforts, specific agri-business subsectors to pursue, and identify the specific requirements for the types of facilities within agricultural industry. Within the report, three sites were identified in the community including two in the Town (the existing “Evans Industrial Park”) and one in the Village of Angola. Although only a feasibility study, the report notes that the Evans-Angola community has the potential to sustain a number of agri-business subsectors including dry goods food manufacturing, fresh fruit processing, refrigerated food products, hydroponics vegetables, and/or distribution centers. This is evident within the community as Evans is the home of a Goya manufacturing and distribution center, featuring over 22,000 square feet of manufacturing space and over 300,000 square feet of distribution space. This facility supplies the Western New York region and beyond, including international markets. Part of this success has evolved based out of the logistics of the community, including easy access to the NYS Thruway, cargo rail access, and population proximity of the community within a day’s travel. The intent and strategy of agricultural-industrial uses is to minimize costs and expand opportunities, taking into account new approaches and industry changes. The advent of increasing automation in farms as well as factories has led to less human interaction, allowing for processing, packaging, storage, and other associated facilities closer to the source. This, in turn, can reduce the need for more labor and transportation expenditures processes, centralize production and supporting services, allow for “greener” productivity, shorten travel time for goods, and result in more “direct from the farm” products.

***Excerpt from Evans-Angola Comprehensive Plan Draft – March 2018***

The past and current projects, as well as the proposed priority projects (#8 -Readiness) in the Village of Angola’s DRI application are consistent with local plans, as well as recent regional planning document –

these plans were also developed with significant public input and reflect the collective goals of the region, including:

- **WNY REDC Strategy for Prosperity:** projects are consistent with Smart Growth, Agriculture, Tourism and Fostering a Culture for Entrepreneurship.
- **Buffalo Niagara’s Strategic Plan for Prosperity (Buffalo Billion Phase I & II):** Revitalization and Smart Growth.
- **One Region Forward:** create a thriving economy through efficient land use; Connect Our Places by Expanding and Diversifying Our Transportation Options; and Strengthen Our Food Systems for a Healthier Population and Economy.
- **Erie County Initiative for a Smart Economy (2013):** section 3.2 Smart Growth, 3.46 Agritourism, 3.5 Tourism, and 4.4 Quality of Life.
- **Buffalo Niagara Partnership 2017 Advocacy Agenda:** identified as a regional priority project the “Agriculture Industrial Park with Complete Streets and Intermodal Connectivity” (utilize existing Class 1 rail infrastructure and be constructed with complete street design element to better connect Angola’s village center with the nearby industrial corridor job hub. In addition, the construction of the park will boost local agriculture – an industry extremely important to the regional economy).
- **Greater Buffalo Niagara Region Transportation Council – 2030 Long Range Transportation Plan:** create an economically healthy region; create an environmentally healthy region; reverse current economic land use, social and demographic trends; and promote growth in areas with infrastructure.
- **The Arts and Economic Prosperity 5 Western New York** (conducted by *Americans for the Arts*): Statistical economic impact of the Arts – direct and indirect.

The Villages revitalization efforts adhere to the following New York State Department of Environmental Conservation Smart Growth Principles:

- *Foster strong, sustainable businesses in community centers* – Projects utilize existing infrastructure, which the Village has made significant investment (new water lines) over the last decade, to create a cultural attraction to encourage economic growth.
- *Preserve open space, forests, farmland, natural beauty and critical environmental areas* – Revitalization efforts focus on reuse and repurposing existing structures and enhancing parks and open spaces that are vital to the community’s quality of life.
- *Strengthen and direct development towards existing communities* – The revitalization projects taps into and compliments existing infrastructure and neighborhood resources and does not promote sprawl.
- *Foster distinctive, attractive communities with a strong sense of place* – The projects celebrate the Village’s unique past (history of railroads, bicycles and agriculture).
- *Create walkable neighborhoods* – The Village Main Street Business District location is accessible for pedestrians, bicyclists, transit riders (NFTA #76 goes to Main Street at the corner of Lake, which is in the BD), and automobiles.
- *Take advantage of green building design* – The projects will utilize green building design where possible.

- *Encourage community stakeholder collaboration in development decisions* – The projects are consistent with specific action steps contained in the Village of Angola’s Comprehensive Plan (2003 & 2017), which was developed with significant public input.
- *Mix Land Uses* – the Main Street Business District includes public service, business, residential and open space.
- *Foster long term comprehensive planning* – The Village of Angola, in collaboration with the Town of Evans, is currently in the process of updating the 2003 master planning document. The Town and Village have secured Community Development Block Grant funding to create a master plan representing both the town and village. The updated plan will allow both communities to target and prioritize community investment, increase local capacity, and increase intergovernmental efficiency.

**4) Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Within the Town of Evans and Village of Angola exists a wide range of diverse industry/job opportunities, including banking, insurance, healthcare, construction, manufacturing, retail and service industries. These commercial uses are primarily located along the major transportation corridors (State Route 5, US Route 20, Main Street) in the west half of the community, while much of the east half of the Evans/Angola community is utilized for agricultural business and farming.

The Village of Angola’s Main Street Business District, which contains a mix of commercial, entertainment and public service uses, is located within easy reach of approximately 2,200 employees as several of the Town of Evans largest employers are located within 3 miles of the Village of Angola, including: Flexovit, Bird Industries, Lake Shore Central School District, New Era Cap Manufacturing Facility, Tops Food Market, Town of Evans, and Ladds Pet Supplies Distribution Facility.

The largest employer in the Village of Angola is Goya Great Lakes Food (formerly the Bison Canning Company formed circa 1920). Goya (113 full time employees) is the premier source for authentic Latino cuisine, Goya Foods is the largest, Hispanic-owned food company in the United States. The Angola plant in a state-of-the-art facility that processes all the beans for the United States market – the facility produces an impressive 945 cans per minute. Goya has solidified their commitment to the Village of Angola over the last decade with the following:

- Construct 135,000 square foot processing plant addition
- Construct 150,000 square foot distribution center
- Expand existing manufacturing facility by 45,000 square foot and purchase new equipment to accelerate the bean soaking process.

Despite the prevalence of a variety of local job opportunities, the majority (approx. 55%) of residents commute out of the area for work. Transportation options include ride sharing as well as public transportation. The NFTA-Metro Park & Ride location on Main Street in the Village Business District

provides daily service weekdays between downtown Buffalo and the Village of Farnham in the Town of Brant.

The Village of Angola, located in southern Erie County, and its neighbors are rural communities with much of the land being zoned for agricultural purposes. As referenced above, Erie County in collaboration with the Buffalo & Erie County Industrial Land Development Corporation (ILDC) seek to create an agriculture oriented industrial park at the former Angola Airport to attract private sector investment in food processing/manufacturing. The ILDC is in the process of purchasing the 152-acre site to attract private sector investment in food processing/manufacturing. The new food processors will provide an additional market for struggling farmers. The Agribusiness Park will aid revitalization efforts currently underway in rural centers like the Village of Angola and nearby communities (Eden, Brant and North Collins) by creating new job opportunities which will attract new residents and help retain young people. This project will likely provide direct and indirect economic benefit to neighborhoods throughout southern Erie County.

The Southtowns of Erie County is very fortunate to have an abundance of diverse agriculture related assets. The Southtowns Community Enhancement Coalition (Towns of Brant, Collins, Concord, Eden, Evans, North Collins and the Villages of Angola, Farnham, North Collins) continues to develop projects to leverage economic growth potential through tourism, community outreach and governmental outreach to develop a sustainable strategy for tourism and economic development and an improved quality of life.

The region's agricultural assets are enhanced by the broader tourism appeal of the Southtowns, a rural region rich with natural resources, parks and beaches, historic sites and small-town charm.

The Village of Angola has the potential to benefit from these significant regional assets and seeks to capitalize on their strategic location for future economic growth and potential. The Village also benefits from the Town of Evans wealth of natural, recreational and scenic resources, which attract thousands of visitors and tourist to the community from May through September.

**5) Attractiveness of physical environment.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The revitalization of existing and emerging assets in the Village of Angola Business District will improve the quality of life and develop a critical mass of diverse public amenities and activities that will serve as a catalyst for residential growth and sustainable economic development.

The Village of Angola is one quaint square mile of friendship, community and historic treasures. A visit to the Village is like stepping back in time. Village residents view preservation as more than just nostalgia; historic buildings are assets that can be used as economic development drivers to benefit the community.

Strategically located between the Lake Erie Shoreline to the west and agriculturally rich communities to the south and east, Main Street has been identified as a priority location with existing assets that represent the best opportunity for investment.



Despite the compact size, a variety of housing stock and varying levels of affordability is available in the community. Almost 80% of the housing stock is single family homes; however, multifamily and mixed-use properties are located along North and South Main Street in the Village. The Village also has 55 units of senior and low-income housing (St. Paul's Place & People Inc./Holly Housing) within walking distance of the Main Street Business District. The housing market appears very healthy with properties usually lasting 60-days or less on the market. As of 5/22/18, there were three (3) residential listings on the WNY Multiple Listing Site, ranging from a rehab (\$23,000) to a well maintained single-family (\$109,900) near the Main Street Business District.

Within the Village Business District exists historic and cultural sites that are an advantage for older communities. Preserving and rehabilitating these buildings for productive use blends old and new and help to reinforce the village's unique character. History, arts, culture, and creativity can: improve a community's competitive edge; define a sense of place; attract new and visiting populations; integrate the visions of community and business leaders; and contribute to the development of a skilled workforce.



Located at 72 North Main Street, Angola, in the heart of the Main Street Business District, “The Theatre Angola” is a historic and cultural landmark which first opened on November 25, 1924 as a silent movie house. Considered a credit to the progressive spirit of the village, the modern movie house offered moderate cost movies, 3-act vaudeville shows, and local entertainment.

The theater contributed to the cultural and economic stability of the community as it became an entertainment center, frequently used for a variety of public functions such as local theatricals, home-town talent shows, minstrel shows, essay contests, Christmas parties, musicals and graduation ceremonies, all of which contributed to the well-being of the community.

Today, the theater presents first-run films, serving communities surrounding the Village of Angola and beyond. It also provides meaningful employment to individuals with disabilities who tend to the theater’s patrons, operations and maintenance. The theater is also the rain location for the Summer Lawn Chair Concert series as well as other events.



The Village Business District has a variety of restaurants (ethnic, home cooking/comfort food) with potential for expanding food choices. In addition to restaurants, the Main Street Business District contains a Crosby’s convenient store that offers a variety of hot and cold food. For more variety, Tops grocery store is located on Route 5 and Lake Street in the Town of Evans near the Village border. The Village is currently in the process of planning a farmer’s/artisan market at Centennial Park to take advantage nearby agricultural assets.

The Village of Angola benefits from its local parks and recreation spaces, which act as gathering places to meet with friends and family, provide spaces to exercise and reconnect with nature or as community resources to attract visitors and tourists. The Village is seeking to develop additional opportunities to expand its arts, cultural & educational opportunities to improve the local quality of life and economic activity in the community.

The Centennial Park and William G. Houston Gazebo (*shown above*) are considered the center attraction area for Village events. The park is located on Center Street right behind the Main Street Post Office. The Parks and Gazebo Committee hold summer concerts every Wednesday at 7 PM during June, July and August, as well as other events throughout the year. Centennial Park has been selected as the prime location for the future farmers/artisan market, mentioned above.

The Village of Angola’s Kenneth J. Herman, Sr. Park (Herman Park) is located just outside the Village Center on Mill Street and serves the entire community. The 1.5-acre park offers both active and passive recreational opportunities with such amenities as: ¼-mile walking path, fishing and basketball/volleyball., handicapped accessible pavilion, shelters, grill, addition of electric/water, park furniture and self-contained ADA accessible restroom facility. Most recently, the Village added playground equipment and improved the existing sidewalk network to connect to the Village Business District. The Herman/Mill Street Park, located on the bank of Big Sister Creek is a popular spot for fisherman and outdoor enthusiasts, as well as local businesses and residents.



*Herman Park/Playground*



The Village will continue to work on its own as well as with neighboring communities to capitalize on key assets, rich history, and natural resources to redefine the community as a year-round place to experience, visit and enjoy. Seeking to build on its history, quality development and redevelopment will be pursued to promote cultural tourism and agritourism.

Many notable businesses and buildings that were an important part of the Village’s history still exist. Some, like the Angola Theater and the US Post Office contribute to the attractiveness of the Main Street Business District, while others such as the Emblem Bicycle Company (1904), old Town Hall, Bank of Angola, and other mixed-use buildings have the potential contribute if the buildings were enhanced and repurposed.



Preserving and rehabilitating these buildings for productive use blends old and new and helps to reinforce the village’s unique character. Creating an entertainment district that includes history, arts, culture, and creativity will improve the Village’s community's competitive edge; define a sense



of place; attract new and visiting populations; integrate the visions of community and business leaders; and contribute to private development.

**6) Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

Over the last two decades the Village of Angola has sought and obtained funding for infrastructure improvements such as replacing antiquated water lines, improving roads, installing sidewalks and public realm improvements. The Village has also made significant upgrades to its parks and public spaces to improve accessibility and expand recreational offerings for residents and visitors of all ages and abilities. These improvements have set the stage for more aggressive revitalization efforts to create a critical mass of pedestrian scale development.

To impact change, the Village has partnered with neighboring communities and regional organizations to achieve common goals and improve the local quality of life, including:

- **Partner with the Buffalo Erie Niagara Land Improvement Corporation (BENLIC):** created in 2014 as a Not for Profit Corporation and Public Authority of New York State designed specifically to address the inventory of problem properties discarded or undervalued by the private market. Angola provided one of the first commercial rehab projects, located in the Main Street Business District, that was completed and sold to a new owner. BENLIC also assisted the Village with acquiring the former Bank of Angola building (33 Commercial) to help save the historic structure from ruin.
- **Erie County Office of Environment and Planning:** As an Erie County Consortium Community, Angola’s residents are eligible for Residential/Rental assistance funded through CDBG and Home Investment Partnership Program monies. The program, which is active in the Village of Angola, aims to eliminate substandard living conditions and prolong the useful life of the housing stock occupied by low- and moderate-income households.
- **Southtowns Rural Preservation Corporation:** is a State-funded rural preservation company in Erie County. The purpose of SRPC is to stimulate reinvestment in the rural southtowns through residential and community renewal activities. Southtowns Rural Preservation is active in the Evans/Angola community.
- **Southtowns Community Enhancement Coalition Inc.:** Over the last decade the Village of Angola has engaged in efforts to leverage and expand upon the cultural and historic assets in neighboring communities. In 2005 the Village of Angola joined with its neighbors (towns of Brant, Concord, Eden, Evans and North Collins, and the villages of Angola, Farnham and North Collins) to leverage momentum around agritourism development and related historic and cultural tourism opportunities in the Southtowns of Erie County. The Southtowns Coalition is currently working to implement the following strategies:
  - *Asset Inventory*

- *Tourism Toolkit: Strategies and Action Steps for Tourism Development in the Southtowns of Erie County*
- *Sowing the Seeds for Southtowns Agribusiness*
- *Southtowns Farm Trail Brand Portfolio and Communication Plan*
- **Town of Evans/Village of Angola Comprehensive Plan (2018):** For the benefit of long-range planning, the Village of Angola joined with the Town of Evans to update its 2003 community plan. The Town and the Village share physical assets, as well as services – and are economically intertwined; therefore, the coordinated planning effort will provide the needed guidance for the future. The five (5) priority goals in the plan are:
  - ❖ Build our future on the foundation of our history and key natural assets.
  - ❖ Promote transportation strategies and physical design that consider the complete spectrum of users, including motor vehicles, bicyclists and pedestrians.
  - ❖ Pursue development of our strategic location on Lake Erie, easy access to downtown, easy access to and from the NYS Thruway and quality school district as focal points for revitalization and economic development.
  - ❖ Support infrastructure that balances growth and development with environmental quality, specifically related to storm water, utilities, renewable energy and agricultural preservation.
  - ❖ Promote the development of high-quality, affordable, and attractive residential housing options in the Town and Village that balances growth, character, and environmental sustainability.

Upon adoption of the Plan (anticipated September 2018), the Evans/Angola Comprehensive Plan Steering Committee will transition into a task force to guide the implementation of the Comp Plan. The Task Force will meet on a regular basis and quarterly progress reports will be given to the Village Board to share the progress with residents at public meetings.

**7) Public Support.** Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

The Village of Angola’s planning documents (2003 and 2017 Comprehensive Plan) were created with significant public input. Planning consultants utilized various methods to work with the Town/Village and engage the Steering Committee, key stakeholders and the public, including:

- **Monthly Steering committee meetings:** monthly meetings were held throughout the process to provide direct interaction with the community representatives. These meeting were open to the public and regularly advertised (municipal websites, digital information boards, school newsletter/announcement, Pennysaver advertisement and public events).
- **Public Kickoff:** A public meeting was held on August 29, 2017 to introduce the community to the project, provide an overview and gain feedback. Approximately 40 people attended the meeting.

- **Online Community Survey:** The survey was available on both the Town and Village websites for a period necessary to solicit a healthy response.
- **Joint Town/Village Workshop:** In October 2017 a joint meeting was held with the Evans Town Board and Angola Board of Trustees.
- **Youth Outreach:** Presentations were given at the Elementary, Middle, and High Schools with opportunities for the youth to give their own thoughts on the future of the Town and Village.
- **Public Meetings:** A second public meeting was held December 4, 2017 to ensure the plan was on the right track. The final public meeting was held on March 5, 2018 to review and comment on the draft goals and objectives.
- **Comment Period:** The final comment period is currently underway before the plan is finalized and placed before the Town and Village Board for adoption.

Based on the public input, the following elements highlight the major findings that lead to the development of specific actions items to carry out the goals and objectives of the plan.

- Revitalize **storefronts** on Main Street and other vacant/run-down buildings; encourage better **building and property maintenance**
- Recreate a **walkable village Main Street** with stores and family-friendly attractions (renovated movie theater, outdoor concerts, holiday events, etc.)
- Provide safe routes for **pedestrians and cyclists** that connect destinations (sidewalks, shoulders, bike lanes)
- Improve **road maintenance/conditions**
- Provide opportunities/activities to become a **year-round destination**
- Better utilization of **public waterfront** spaces to reinforce the vision of a year-round destination
- Improve **water access** and fishing opportunities
- Reinforce the **family-friendliness** of the community through available activities as well as by providing separation of spaces for various age groups
- Develop a **range of housing styles** geared towards young couples/families to sustain the community in existing developed areas
- Attract a **greater variety** of restaurants and shops
- Create a **sense of place and identity**; utilize wayfinding signage
- Identify **opportunities for growth** that take advantage of infrastructure and key locations

Due to the existing current public vision for the community and the tight turnaround time for the DRI application (6/1/18), the Village of Angola did not conduct a public meeting specific to the 2018 DRI application. However; the application was discussed at a Board Meeting (*see attached Resolution in section 7.1*) and the Village engaged with community stakeholders regarding the DRI submission and secured letters of support to demonstrate their commitment to Angola's Main Street Business District efforts (*Letters included as attachment 7.2*).

Additionally, the Village has identified the following individuals, representing a variety of interest groups and organizations, who are willing and ready to serve on the Local Planning Committee should the Village of Angola be selected as the 2018 Downtown Revitalization Initiative area:

NAME	TITLE/ORGANIZATION
John Wilson	Angola Village Trustee
Lori Szewczyk	Erie County IDA
Andy Yusick	Evans Zoning Board of Appeals
Carla Thompson	Lake Shore School Board
Donald Gallo	Angola Village Engineer
Douglas Czora	Chief of Police
Emmett Lonergan	Business Owner, Angola
Heather Leitten	Business Owner, Angola
Joan Houston	Historian
Marie Thorton	Erie County Dept. of Environment & Planning
Paul E. Michalec	Conservation Committee
Debra Wilson	Friends of the Village
Sabine Beckman	Evans Art Guild
Gifford Swyers	Angola Nickel Plate Depot Preservation Committee
William G. Houston	Angola Parks and Gazebo Committee
Tiger Schmittendorf	Fire Department
Robert Drago	Goya Foods Great Lakes

**8) Project List to Demonstrate Readiness:** Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

With funding assistance through the DRI/Smart Growth Community Fund, the Village of Angola is prepared to implement a range of transformative projects within two years of award. The following projects are consistent with smart growth principles and community vision to capitalize on key assets – waterfront, cultural, rich history, and natural resources – to redefine the community as a year-round place to experience, visit and enjoy.

**INFRASTRUCTURE AND CAPITAL PROJECTS**

Within the Village of Angola’s Main Street Business District, revitalization, redevelopment, and infill development are the key initiatives; as well as improving building conditions and facades to encourage further investment. These efforts serve several purposes: balancing rural character, creating more attractive and walkable core activity areas, and taking advantage of existing infrastructure.

**Building Reuse Plan/Feasibility Analysis (\$150,000):**

The Village of Angola Main Street Business District has numerous mixed-use and commercial buildings that have suffered from vacancy and underutilization. The repurposing of these properties is critical to the revitalization of the Main Street Business District. Funds will be utilized to hire a consultant to examine the physical assets in the Village Business District with an eye toward reuse. The study would include

historic and architectural analysis; building condition assessment; building code analysis; structural engineering study, proposed uses for the building that reflect the local market; green technology potential; funding strategies/potential investors, etc.

**Establish Main Street Business District Building Renovation Program (\$600,000)**

The Village of Angola is determined “moderately distressed” with 42.5% of Village residents of low-moderate income and 12.5% of residents living below the poverty level. The Village has experienced sustained physical deterioration, decay, neglect, and disinvestment and has several substandard buildings and vacant mixed-use structures.

The proposed Building Renovation Program (\$600,000) will make matching grants available for renovation of qualifying mixed-use buildings. The Village will contract with the Regional Development Corporation (RDC), the lending arm of the Erie County Industrial Development Agency (ECIDA) to administer matching grants (7.5% grant administration) of up to \$75,000 per building, not to exceed 75% of the total project costs in the Main Street Business District. Renovation projects that provide direct assistance to residential units may be awarded an additional \$25,000 per residential unit, up to a per building maximum of \$125,000, not to exceed 75% of the total project cost.

This Building Renovation Program can be leveraged with the County’s Commercial Center Improvement Program to maximize the benefit to the building owner and encourage significant public and private investment in the interior and exterior of these underutilized sites.

The following properties have been identified as potential beneficiaries of the Building Renovation Program:

- 15 North Main
- 42 North Main
- 48 North Main
- 66 North Main
- 77 North Main
- 29 Commercial Street
- 33 Commercial Street



**Main Street Business District Streetscape Improvements (\$1,000,000)**

Enhance and expand upon the streetscape improvements that were implemented beginning in 2002 as part of the Village Center Revitalization (VCR) plan. Public realm improvements such as street trees, decorative light poles/fixtures, wayfinding and other signage, on-street parking, sidewalks, bike lanes, pedestrian amenities, etc. These improvements will provide visual continuity throughout the Main Street Business District and will be coordinated in conjunction with Erie County’s reconstruction of North/South Main Street.

**ARTS, CULTURE AND TOURISM PROJECTS**

Investments in arts, culture, education and recreation are designed to improve a quality of life that will attract talented, educated people to live, work and invest in the community. With the following projects, the Village seeks to leverage its community assets to encourage quality, sustainable economic development that will attract private investment and create employment opportunities.

**Anchor Project - Establish Arts-based Incubator at Old Town Hall (\$500,000)**

The Old Town Hall located at 42 North Main Street in the heart of the Village Business District has remained vacant since the Town of Evans constructed a new Town Hall on Route 5 over 20 years ago. The building will be repurposed for use as an Arts Incubators to create a nurturing environment for small and emerging arts organizations by offering low-cost space and services. The incubator, which will be uniquely tailored to meet the needs of the community, will promote the physical co-location of arts groups focused on organizational development, the shared resources, the intensive technical assistance over a multi-year period, and the emphasis on collaboration.

The Evans/Angola Community has a strong arts community. The Evans Arts Guild is very active in the community and hosts an annual art show and southtowns art trail that attracts people from Erie, Niagara and Chautauqua County. The Lake Shore Central School District (2,355 students), which serves the communities of Evans, Angola, Brant, Farnham, Eden and the Cattaraugus Indian Reservation, has impressive visual and performing arts programs. The Arts Incubator will appeal to a diverse population of varying ages and cultural backgrounds.



## **New Angola Theater Enhancement Project (\$150,000)**

The theater's closure in 1995 contributed to a negative impact on the business community and quality of life of the residents of the Angola community. In 2001, the Claddagh Commission, with a desire to give something back to the community which embraced it, and at the same time provide meaningful work opportunities for the individuals they serve, purchased, restored and reopened the vacant theater in 2002. With the merger between Sasi and the Claddagh Commission in 2016, the theater is now an enterprise of Sasi, a fellow nonprofit agency that provides services to individuals with developmental disabilities.

Today, the theater presents first-run films, serving communities surrounding the Village of Angola and beyond. It also provides meaningful employment to individuals with disabilities who tend to the theater's patrons, operations and maintenance. The theater operates on a limited basis (Monday, Friday & Saturday – 7 p.m.; Sunday – 2 p.m.; Tuesday – 10.30 a.m.) and occasional special events. With some upgrades to the facility and an updated business model, the theater could diversify and enhance its offerings as well as providing additional job opportunities. Enhanced program offerings could include:

- **Live Music** – open mic and talent shows where audience members who are amateur performers or professionals want to try out new material or plug an upcoming show are given the opportunity to perform onstage. Typically, as the name suggests, the performer is provided with a microphone which is plugged into a PA system to make the individual's performance loud enough for the audience to hear. Often the performers sign up in advance for a time slot with the host or MC, typically an experienced performer or the venue manager or owner.
- **Theater Groups/Summer Camps** – Community Theatre is usually coordinated by a not-for-profit organization, such as the Lake Shore Community Players, created for the promotion and encouragement of the theatrical arts as well as for the personal enjoyment of its members. The group offers myriad activities that provide its members with a variety of experiences in the performing arts. Theatrical Summer Camps are popular and appeal to middle and high school students.
- **Special Needs Improv Program** - Improv classes are an excellent forum for youth and adults to gain confidence, build social skills, practice life skills, and have fun. In programs such as Building Connections, student improv provides a wonderful opportunity for personal growth in a safe environment. Participants can gain a wide variety of benefits from taking classes, including expressive language gains, increased confidence, improved social skills, a decrease in negative behaviors, and an increase in self-expression. Adult students report similar benefits. While improv has significant therapeutic applications, most importantly, these classes provide students with an opportunity to excel, have fun, and express themselves.



## Nickel Plate Railroad Depot Relocation and Restoration Project (\$675,670)



This project will relocate and renovate the last remaining 1882 Nickel Plate Depot in New York State. The Village of Angola will utilize **\$364,500** in state grant funds relocate the depot to its new permanent location at 161 South Main Street, and to support the renovation and restoration of the vacant, dilapidated building for use as a history center/museum. The Village purchased the lot at 161 South Main Street with funding from local civic organizations.

Specifically, funds will be used to place the Depot structure on a concrete footer; install utilities (sewer, water & electric) and major renovation including, structural improvements; replace windows, doors and roof; insulation; install handicapped accessible restroom; ceilings and floor repair; interior repairs and painting; and miscellaneous historic restoration. The project will also include site work such as installing a concrete walkway, grading, seeding, and landscaping. The property dimensions are 150 frontage on South Main Street by 90 feet in depth. The building is a 1,300 square foot single story made of wood construction.



The Depot building, which is over 100 years old, has been languishing at its temporary site (South Main Street Fire Station) since 1991 waiting for a permanent location to be secured. Due to the age, condition and historical significance of the building, renovation costs (**\$1,040,170**) exceed the funding secured through Restore NY and other sources. (*see bid costs in attachment 8.1*). The Village, spearheaded by the Angola Nickel Plate Depot Preservation Committee, has been actively involved in efforts to save and restore the depot for almost three (3) decades.

The Angola Nickel Plate Depot relocation and renovation project will **directly result** in the following:

- Renovation of the currently vacant and dilapidated 1,300 square foot 1882 depot;
- Creation of a history center/museum that will attract approximately 3,000 visitors the first two years, with potential for exponential growth;
- Add approximately \$32,000 of direct expenditures to the local economy in the first full year of operation with potential for exponential growth;
- Add to the local and cultural and historic assets inventory; and
- Provide interactive local transportation history to approximately 5,000 students in the Lake Shore, Eden and North Collins school districts.

### **Tourism Promotion and Marketing Program (\$30,000)**

The Village of Angola's tourism potential is due in large part due to its strategic location between the Lake Erie Shoreline to the west and agriculturally rich communities to the south and east, as well as unique community assets (developed and undeveloped). The proposed investments in infrastructure and capital projects such as the Depot History Center and related railroad history assets, agritourism, theater/performing arts, shopping, dining and festivals/events will further enhance and expand the Village of Angola's tourism program.

The proposed Plan will examine issues and opportunities from a tourism perspective and provide a detailed action plan for developing and retaining a sustainable tourism and marketing program that can be implemented in phases as future infrastructure and assets are developed in the Village Main Street Business District and surrounding region.

The proposed priority projects referenced above will leverage public and private funding to achieve the following:

- Improve the Village of Angola's competitive edge;
- Define a sense of place – blend old and new assets to reinforce the Village's unique history;
- Attract new and visiting populations;
- Attract a variety of new business to create a sense of vibrancy and improve the tax base;
- Integrate the visions of community and business leaders;
- Improve quality of life that will attract talented, educated people to the community; and
- Contribute to the development of a skilled workforce through education and enrichment.

**9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

The Angola Board of Trustees, legislative body for the Village, consists of the Mayor, Deputy-Mayor and three Trustees. The Village Board has been actively engaged in the Comprehensive Planning process and fully supports the recommendations and action contained in the DRI Application, as referenced by a resolution that was unanimously adopted the May 14, 2017 Council meeting.

The following Village Departments will be instrumental to the development and implementation of the Main Street Business District Strategic Investment Plan:

**Village Clerk-Treasurer:** This department consists of a full-time Clerk and Deputy Clerk and a part-time administrative assistant. This office is responsible for overseeing and maintaining all financial records for the Village, including grant contracts and procurement records.

**Department of Public Works:** Responsible for matters relating to the construction, management, maintenance and operation of physical properties within the function of the DPW.

**Planning Commission:** The PC is an advisory board composed of six (6) citizens appointed by the Mayor to serve a three (3) year term. The Planning Board has final agency authority on land use

applications as well as acting in an advisory capacity to the Board of Trustees on other land use matter.

**Zoning Board:** The ZB is an advisory board comprised of three (3) citizens appointed by the Mayor to serve 4-year term. The ZB is responsible for interpreting the zoning ordinance or local law and grant variances.

**Building Inspector – Code Enforcement:** This department consists of one (1) part-time inspector responsible for all aspects of the applicable Village codes.

**Assessor’s Office:** The Village of Angola has a shared service arrangement with the Town of Evans Assessor, providing access to the Town/Village property assessment roll, as well as parcel inventory and information.

**Engineering Consultant:** The Village contracts with Donald Gallo for engineering services on an as needed basis. Donald is a licensed engineer with vast experience with municipal projects.

**Village Historian:** This part-time volunteer is appointed annually by the Village Board of Trustees. The current appointee, Joan Houston, has held the position for 21 years working to collect and preserve documents and artifacts relating to the Village of Angola’s history and to make this information available to residents and visitors interested in the history.

**Grants Consultant:** The Village contracts with the ECIDA for Grants services on an as needed basis to secure and administer state, federal and local grant funding for community improvement projects. The ECIDA’s Director of Grants Lori Szewczyk has vast experience serving municipal, private, and non-profit organizations in grant and loan financing. Ms. Szewczyk served as the Director of Community Development for the Town of Evans and Village of Angola for 14 years prior to joining the ECIDA staff in 2016.

The Village of Angola has a proven track record of successfully administering grant funds for a variety of community projects, including:

Source	Project	Amount	Date Completed
NYS Restore NY	Nickel Plate Depot restoration project	\$299,500	In progress
<i>DASNY</i>	Nickel Plate Depot restoration project	\$50,000	In progress
<i>Erie County CDBG Smart Growth Fund</i>	Playground and accessibility improvements at Herman Park	\$116,500	2017

<i>NYS Parks, Recreation &amp; Historic Preservation</i>	Parks Improvement Project at Kenneth J. Herman, Sr. Park	\$31,670	2011
<i>Erie County CDBG</i>	Master Plan update	\$15,000	2018
<i>NYS DEC Urban and Community Forestry Grant</i>	Replacing dead and dying trees throughout the Village	\$8,410	2016
HUD-CDBG	Numerous waterline projects in and around the Village business district	\$600,000	2010-2017

The Village of Angola is a small municipality with limited financial and human resources. Although the Village successfully administered numerous public improvement projects, we acknowledge that implementing several overlapping projects within two to three years would be challenging. Therefore; if selected for DRI funding, the Village would contract with a qualified **consultant for grant management/administration**. If not eligible under the DRI, consultant fees would be supported by the Village as part of local commitment to the DRI project.

Upon notification of DRI award, the Village will issue a public RFP for consulting services (*see draft RFP in attachment 9.1*) to provide management expertise to help implement/administer DRI projects. Contracting with a consulting firm will allow the Village to access a diverse skillset (planners, urban designers, and grant professionals) to help Angola shape the core elements of the Main Street Business District Revitalization Initiative that will result in a more livable, sustainable, and resilient community.

**10) Other.** Provide any other information that informs the nomination of this downtown for a DRI award.

The Village of Angola is poised and ready to correct many of the deficiencies that have been a hinderance to sustainable economic growth and community revitalization. Should the Village be offered this tremendous funding opportunity, our leadership, community organization and residents will work together to accomplish wonderful things for our beautiful Village - just as we have many times in the past. We may be small, but we are mighty and determined to achieve our goals. Thank you for your kind consideration.

\*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)

---

## EMAIL SUBMISSION ADDRESS

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Please submit your application as a Word Document to the Regional Council for your region.

Western New York [NYS-WNY-REDC@esd.ny.gov](mailto:NYS-WNY-REDC@esd.ny.gov)

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# Village of Angola's Main Street Business District Revitalization Project



*"Lighting our Way  
to the Future"*

**Western New York Downtown Revitalization Initiative  
and Smart Growth Fund**

**1. Boundaries for Downtown Neighborhood**

- 1.1 Angola Main Street Business District
- 1.2 Angola Existing Land Use Map
- 1.3 Angola Existing Zoning Map
- 1.4 Evans/Angola Community Resource Map

**2. Catchment Area/Demographics**

- 2.1 2017 (draft) Comp Plan Excerpts (Demographic Snapshot)

**3. Past Investment & Future Investment Potential**

- 3.1 Investment log

**4. Recent or Impending Job Growth**

- 4.1 Erie County Agribusiness Park Feasibility Plan Excerpts (Preferred Sites)
- 4.2 Erie County Initiatives for Smart Economy 2.0 Excerpt
- 4.3 Buffalo Niagara Partnership 2018 Priority Projects
- 4.4 Downtown Business District List with Vacant/Underutilized Properties highlighted

**5. Attractiveness of Physical Environment**

- 5.1 Photos
- 5.2 Comp Plan – Summary of Historic and Cultural Resources

**6. Quality of Life Policies**

- 6.1 Community Outreach Overview from Comprehensive Plan
- 6.2 Comp Plan Excerpts (Goals & Objectives)

**7. Public Support**

- 7.1 Village Board of Trustees Resolution
- 7.2 Letters of Support

**8. Project Readiness**

- 8.1 Depot Project Site, Plan, Budget, and SEQR
- 8.2 Depot Business Plan
- 8.3 Complete Streets Concept Plan

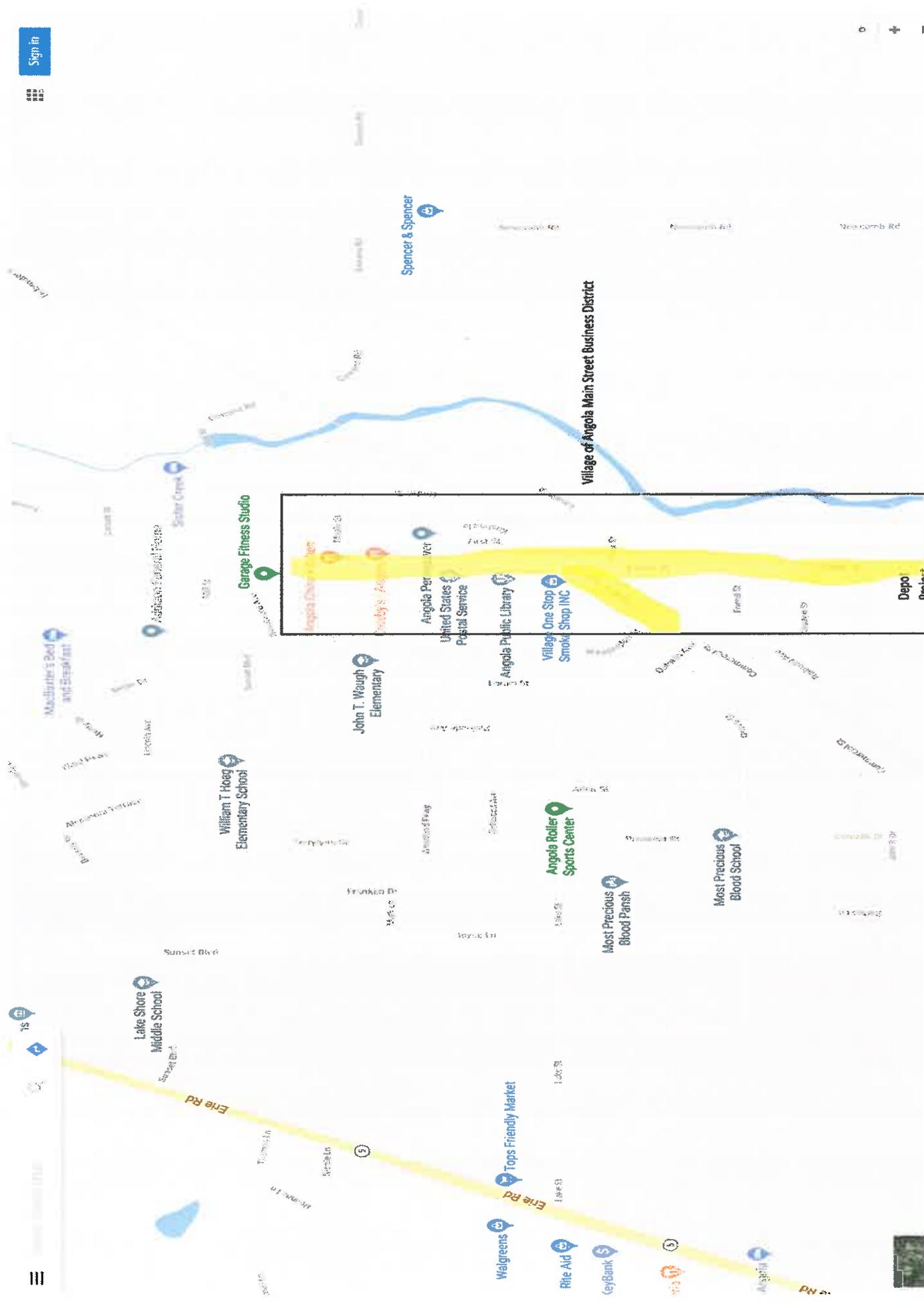
**9. Administrative Capacity**

- 9.1 Draft RFP for Grant Administration Services
- 9.2 Building Renovation Program Admin. – REDC letter

## **1. BOUNDARIES FOR DOWNTOWN NEIGHBORHOOD**

- 1.1 Angola Main Street Business District
- 1.2 Angola Existing Land Use Map
- 1.3 Angola Existing Zoning Map
- 1.4 Evans/Angola Community Resource Map

# Village of Angola Main Street Business District Map Main Street from Maple Street to Mesri Avenue and Commercial Street from Washington Street to Main



# TOWN OF EVANS VILLAGE OF ANGOLA

2017 COMPREHENSIVE PLAN UPDATE

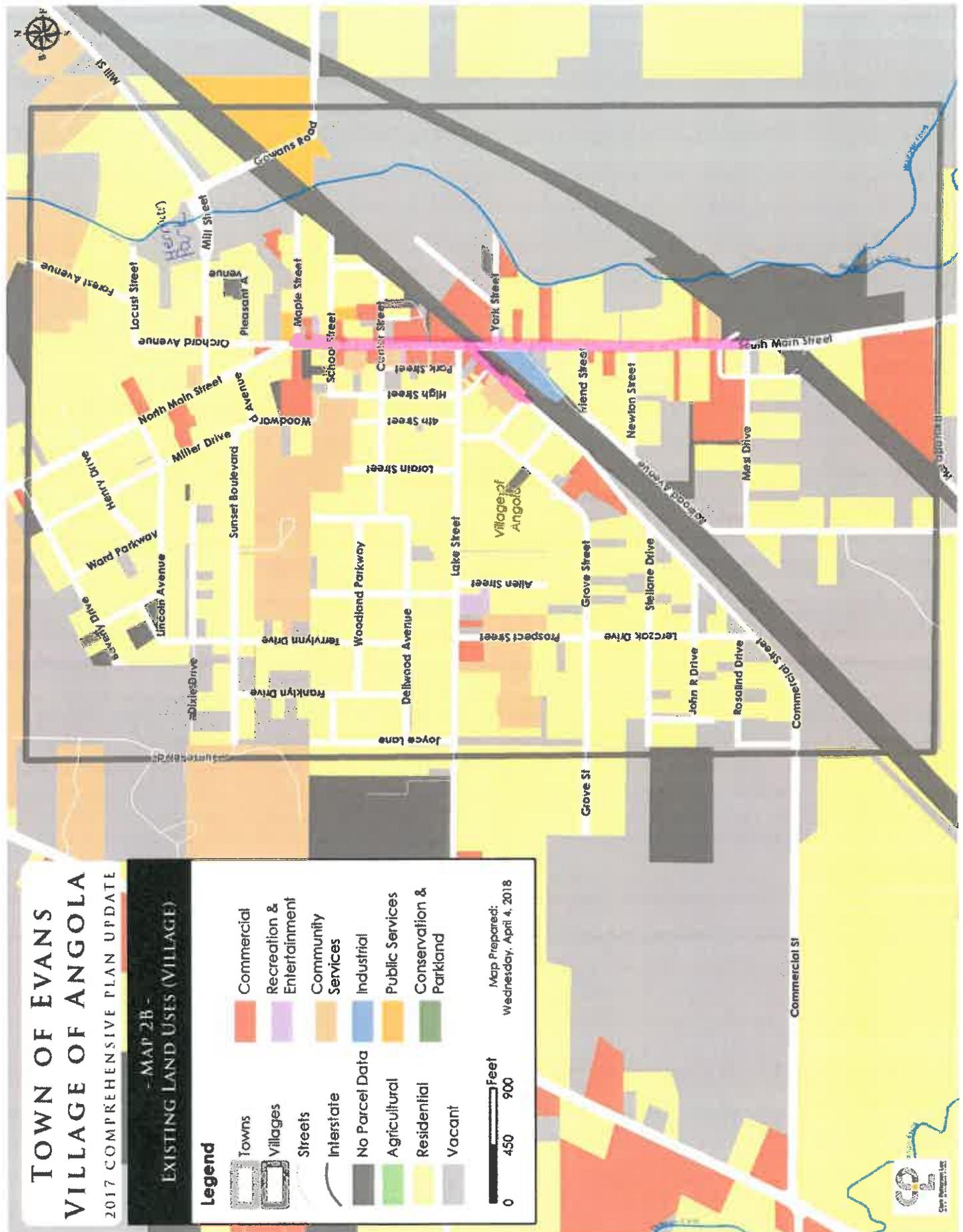
- MAP 2B -  
EXISTING LAND USES (VILLAGE)

**Legend**

	Towns		Commercial
	Villages		Recreation & Entertainment
	Streets		Community Services
	Interstate		Industrial
	No Parcel Data		Public Services
	Agricultural		Conservation & Parkland
	Residential		Vacant
	Vacant		

0 450 900 Feet

Map Prepared: Wednesday, April 4, 2018



# TOWN OF EVANS VILLAGE OF ANGOLA

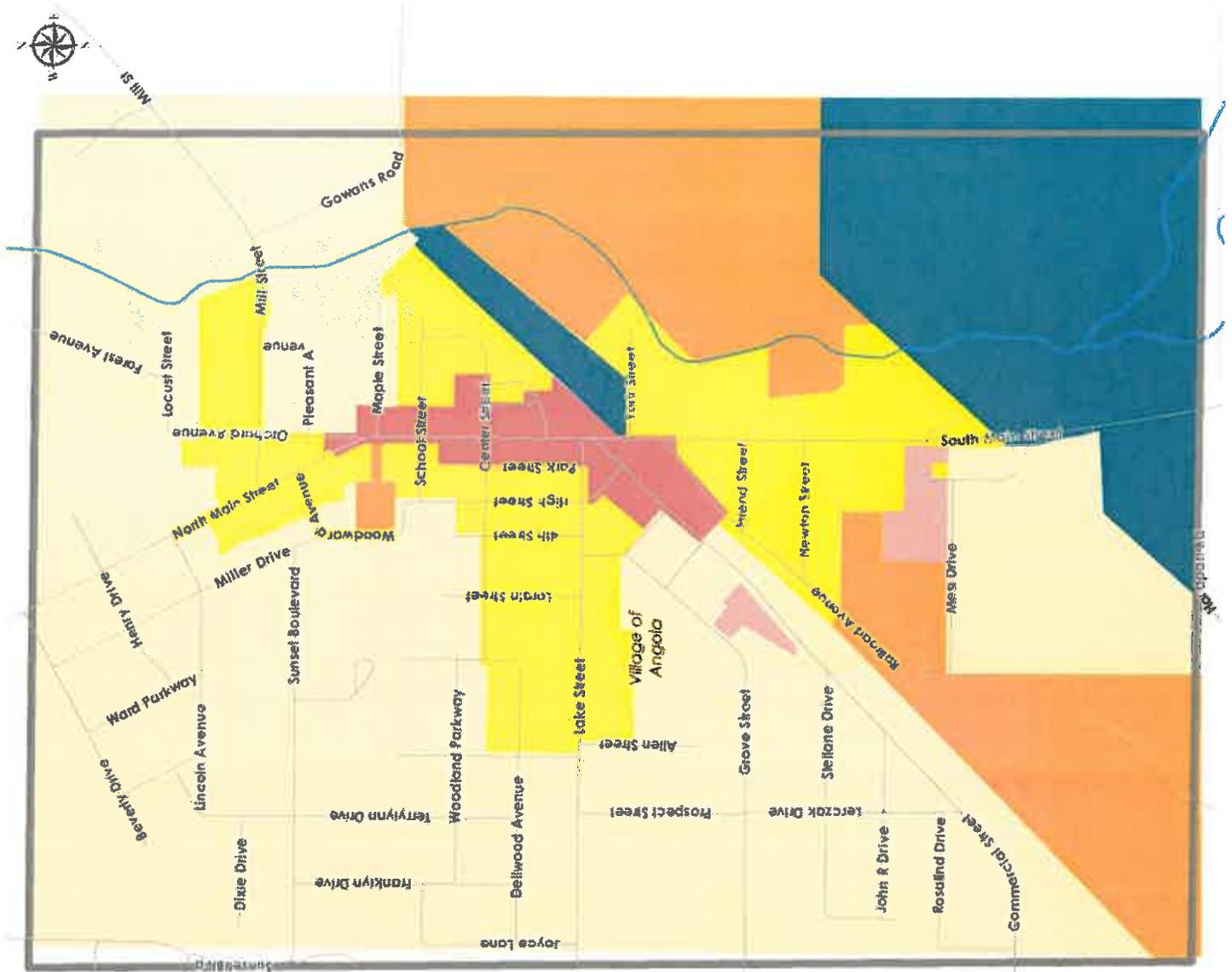
## 2017 COMPREHENSIVE PLAN UPDATE

### MAP 3B - EXISTING ZONING (VILLAGE)

- Legend**
-  Towns
  -  Villages
  -  Interstate
  -  Central Business (B-1)
  -  Business (B-2)
  -  Industrial (I)
  -  One-Family Resid (R-1)
  -  Two-Family Resid (R-2)
  -  Multiple Family Resid (R-3)



Map Prepared:  
Wednesday, April 4, 2018



# TOWN OF EVANS VILLAGE OF ANGOLA

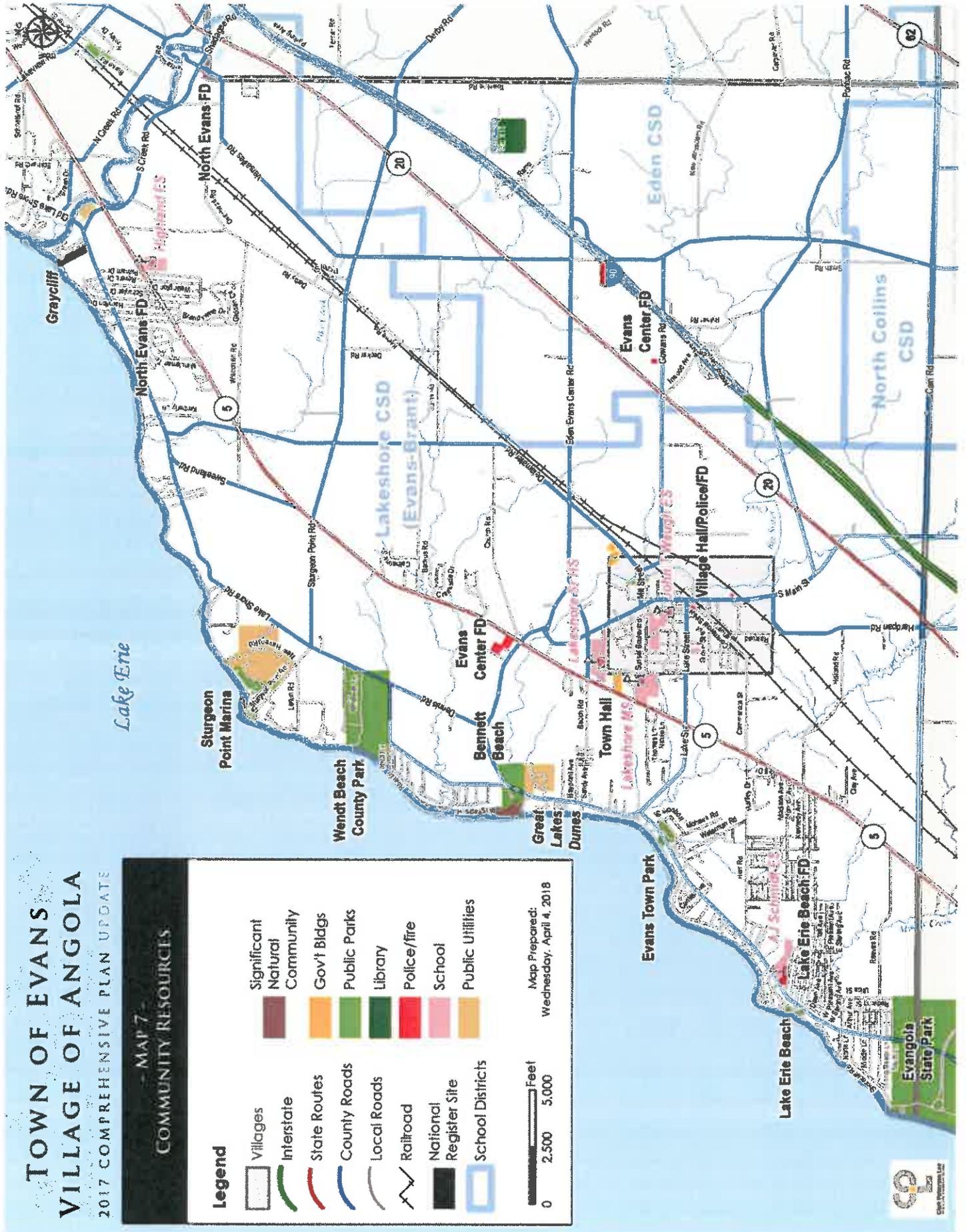
2017 COMPREHENSIVE PLAN UPDATE

MAP 7  
COMMUNITY RESOURCES

Legend	Symbol	Description
Villages	White rectangle	Villages
Interstate	Thick red line	Interstate
State Routes	Red line	State Routes
County Roads	Blue line	County Roads
Local Roads	Thin blue line	Local Roads
Railroad	Black line with cross-ticks	Railroad
National Register Site	Black square	National Register Site
School Districts	Blue outline	School Districts
Significant Natural Community	Green wavy line	Significant Natural Community
Gov't Bldgs	Orange square	Gov't Bldgs
Public Parks	Light green square	Public Parks
Library	Dark green square	Library
Police/fire	Red square	Police/fire
School	Pink square	School
Public Utilities	Yellow square	Public Utilities

0 2,500 5,000 Feet

Map Prepared: Wednesday, April 4, 2018



## **2. CATCHMENT AREA**

### **2.1 2017 (draft) Comp Plan Excerpts (Demographic Snapshot)**

# APPENDIX B

## DEMOGRAPHIC SNAPSHOT DETAILS

**Population**

The 2015 Town of Evans population was estimated at 16,318 persons. The Town’s population has been slowly decreasing since 1980, when it hit its peak at 17,961 persons. The 2015 population estimate for the Village of Angola was 1,858 persons. It has also been slowly declining from a high of 2,676 persons in 1970. Suburban housing growth fueled significant population growth after 1950, with increases experienced in both communities.

However, in concert with regional trends, population growth has slowed. Although the rate of growth has slowed since 2010 (with gains of between 100 and 150 persons per year on average), the Town’s population is still increasing in size. Between 2010 and 2015; the population increased by approximately 4.8% (or about 1,000 persons).

The population in the region has also experienced growth since 2010, but at a much slower rate than the Town. Between 2010 and 2015, Erie County’s population grew by less than 1%. Although very modest increases were estimated at the regional level since 2010, the Town’s population appears to be continuing to decline, while the Village population was estimated to slightly increase in 2015.

**Population Estimate Trends – 2010 to 2015**

Year	Town	Village	Erie County
2010	16,356	2,217	919,220
2011	16,441	2,065	919,714
2012	16,379	1,976	919,542
2013	16,353	1,867	919,230
2014	16,334	1,813	920,694
2015	16,318	1,858	921,958

(Source: U.S. Census Bureau).

The average household size in the Town and Village has been declining, which is a regional and national trend. The average household size in the Town decreased from 2.71 persons per household in 2000 to 2.38 persons per household in 2015 (Village – 2.68 in 2000 vs. 2.33 in 2015). The makeup of households in both communities has changed since 2000, with the percentage of family households declining and the percentage of non-family households rising.

**Household Composition – 2010 to 2015**

Year	Town		Village	
	% Family	% Non-Family	% Family	% Non-Family
2000	71.9	28.1	77.3	26.7
2010	66.5	33.5	69.8	30.2
2015	63.2	36.8	62.7	37.3

(Source: U.S. Census Bureau).

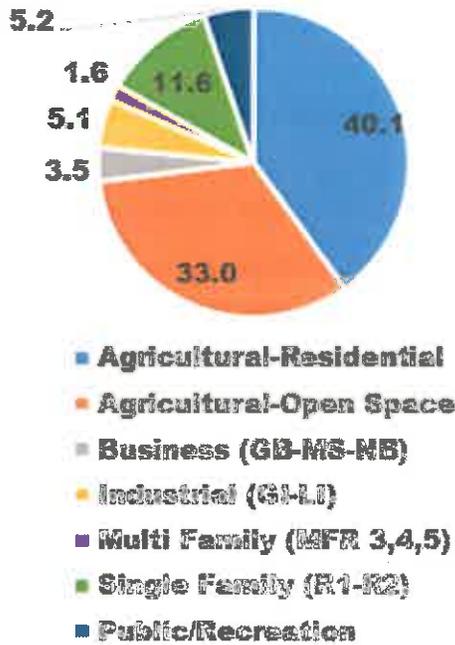
The median age of the Town and Village’s population is slowly increasing - - from 38.2 (T) / 35.9 (V) years old in 2000 to 44.9 (T) / 38.4 (V) years old in 2015. The percentage of people over the age of 65 is also increasing in both areas (from 12.3% in 2000 to 17.7% in 2015 for the Town and from 13.5% in 2000 to 16.5% in 2015). Between 2000 and 2015, the percentage of individuals over the age of 18 has increased by 7% in the town and 6.1% in the Village. This data indicates that the population in both communities are aging.

**Land Use and Zoning**

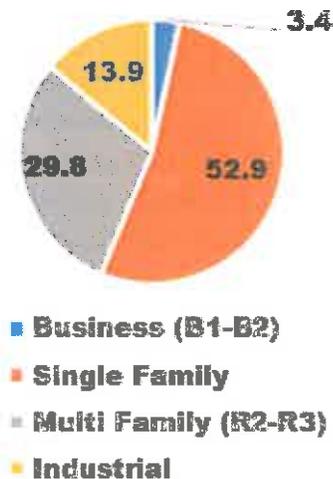
According to current Real Property Service data, the majority of the land in the Town is assessed as residential (69.3%), 16.8% as vacant, 7.1% as commercial /industrial land and 6.8% as public / community services. This roughly coincides with existing zoning patterns, wherein approximately

## APPENDIX B: DEMOGRAPHIC SNAPSHOT DETAILS

51.7% of the acreage in the Town is zoned for rural residential use (including 11.6% for one and two-family residential), 33.0% for agriculture/open space (a small portion of which is likely assessed as residential), 8.6% for commercial/industrial and 5.2% for public/community services.



For the Village, the majority of the land in the Town is assessed as residential (76.0%), 13.9% as vacant, 5.7% as commercial /industrial land and 4.3% as public/community services.



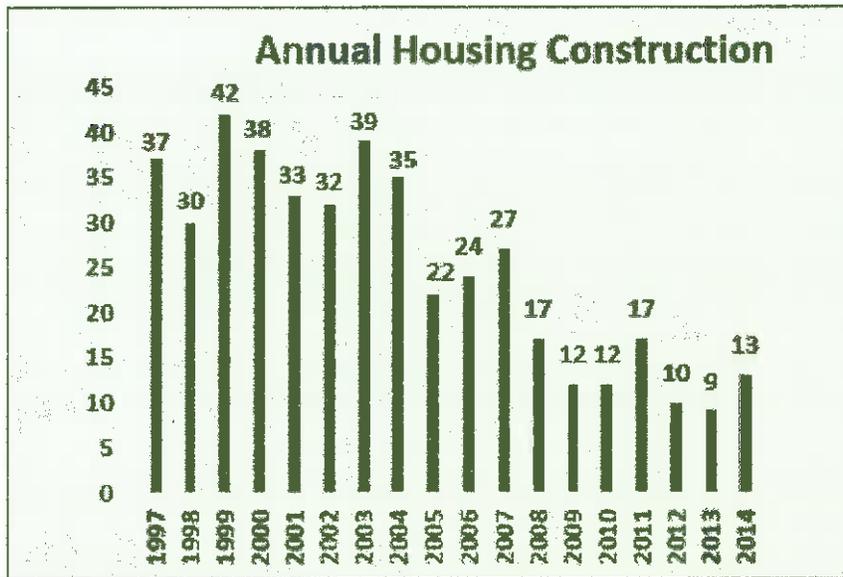
This varies somewhat from existing zoning patterns, where approximately 82.7% of the acreage in the Town is zoned for residential use (including 52.9% for single-family residential and 29.8% multi-family residential), 3.4% for commercial business and 13.9% for industrial.

These data indicate that there are likely vacant lands available for industrial or residential use, which would account for 13.9% of land in the Village assessed as vacant. It further indicates that there is more acreage assessed for commercial use than there is zoned for such use. Additionally, it shows that public and community service land uses are likely zoned residential.

### Housing

A total number of 7,912 housing units were estimated to exist in the Town in 2015. This represents a 2.8% increase in the number of housing units since 2010, and a 5.4% increase since 2000. The data indicate that although housing growth has increased annually, the overall rate of growth has declined. In 2015, most of the housing stock in the Town was comprised of single-family, detached homes (82.3%); 2.3% was reported as single-family attached housing, and 9.9% were structures with two or more dwelling units. Another 5.4% of housing was provided by mobile homes.

In 2015, approximately 86.5% of the housing stock was occupied; 1,066 units or 13.5% of housing was vacant. Of the occupied units, 5,764 units (84.2%) were owner occupied and 1,082 units (15.8%) were rentals. The percentage of renter occupied housing has slowly decreased since 2000 (18.9%) and 2010 (17.1%). The age of the housing stock is mixed, with approximately 81.8% of the homes being built prior to 1980, and



Source: U.S. Census Bureau.

18.2% built between 1980 and 2014. The number of homes being built annually in the Town over the past 20 years has been decreasing, with a high of 42 structures reported in 1999 and a low of nine in 2013.

Housing growth in the Village has been negligible, with 30 new homes built since 2000 (an increase of approximately 2%). A total number of 921 housing units were estimated to exist in the Town in 2015. As with the Town, housing growth has increased annually, with the overall rate of growth showing a slight decline.

In 2015, most of the housing stock in the Village was comprised of single-family detached homes (70.5%); 13.8% was reported as two-family dwellings, and 15.7% were structures with two or more dwelling units. In 2015, approximately 86.5% of the housing stock was occupied; 124 units or 13.5% of housing was vacant.

Of the occupied units, 560 units (70.3%) were owner occupied and 237 units (29.7%) were rentals. The percentage of renter occupied

housing has been stable since 2000 (28.6%) and 2010 (27.6%). The age of the housing stock is mixed, with approximately 86.8% of the homes being built prior to 1980, and 13.2% built between 1980 and 2014.

Median Home Value

Year	Town	Village
2000	\$83,900	\$82,900
2010	\$103,900	\$101,900
2015	\$108,400	\$107,400

Source: U.S. Census Bureau.

Housing values in the Town and Village have been on the rise. The median value of a home in the Town in 2000 was reported at \$83,900 and \$108,400 in 2015. Median values in the Village were \$82,900 in 2000 and \$107,400 in 2015. This represents an increase of approximately 29% in value for each community.

Home sales in Evans have been steady, with an average of 132 homes selling annually between 2009 and 2013 (or approximately 33 homes selling per quarter), with an average selling cost

## APPENDIX B: DEMOGRAPHIC SNAPSHOT DETAILS

reported in 2015 of \$166,933 for a single-family detached dwelling. Average home costs fluctuate annually, depending on the types and locations of structures that sell.

### Income and Education

In 2015, the median household income in Evans was \$54,516; median family income was reported at \$70,877. Median household and family income in the Village was \$52,950 and 67,917, respectively. The Census data indicate that income for both individual households and families in the Town and Village has been on the rise over the past several decades. Median household income in the Town increased by 26.4% since 2000, when it was reported at \$43,142.

Median family income increased by an even higher rate (39.6%) during that same time period. The percentage increase in median household and family income in the Village since 2000 was 32.2% and 40.5%, respectively.

Evans has a well-educated workforce, with over 93.1% of persons over 25 years of age earning a high school diploma in 2015 and 17.8% earning a bachelor's degree or higher. The high school graduation rate has increased by 10.4% since 2000.

### Economy

In 2015, approximately 65.1% of the Town's population (or 8,832 persons over the age of 16 years old) was reported to be in the civilian workforce; 948 Village residents over the age of 16 (64.6%) were reported to be in the workforce. The percentage of Town and Village residents reported in the workforce has remained relatively stable. Although there was a

slight decrease in the percentage of workers between 2000 and 2010, both communities showed an increase in 2015. There have been no significant changes in number of persons employed in the various occupations and industries in the Town, with a few exceptions. The unemployment rate for the Town and Village was reported at 5.4%.

### Commuting Patterns

Almost 93% of Town workers and 92.2% of Village workers were employed in Erie County; 7.0% worked outside of the County. In 2015, approximately 88.5% of persons in the Town over the age of 16 who were reported to be in the work force commuted to work (no significant difference since 2000). Approximately 93.6% percentage of workers who lived in the Village commuted to work. Approximately 85.9% of the Town workforce drove to work alone (77.6% Village); 10.1% carpooled (15% Village), 2.1% walked or got to work by other means (5.5% Village), 1.8% worked at home (1.2% Village), and less than 1% used public transportation in both the Town and the Village, which also hasn't changed significantly over the past two decades. Average travel time to work is 27 minutes.

*Data sources: US Census Bureau, American Factfinder 2000-2015; Town of Evans Comprehensive Plan, 1999; Village of Angola Comprehensive Plan, 2003.*

**3. PAST INVESTMENT/FUTURE INVESTMENT POTENTIAL**

**3.1 Investment Log**

Village of Angola  
Community Investment Log (2010-2018)

Location and Description of Investment/Project	Start Date	Finish Date	Percentage of Completion	Total Project Cost	Source of Funding			
					Federal	State	Local	Other
Relocation and Renovation of 1882 Nickel Plate Depot	5/5/2018	Est. 10/19	5%	\$775,700		\$349,500	\$15,000	
Herman/Mill Street Park Improvement Project (playground equipment, sidewalks)	2016	2017	100%		\$116,500			
Main Street BD Infrastructure Improvements (water lines in and around business district)	2010	2017	100%	\$800,000	\$600,000		\$200,000	
Comprehensive Plan Update	Feb-17	18-Sep	95%	\$15,000	\$15,000			
North/South Street Corridor Design/Reconstruction	18-Apr	19-Oct	2%	\$353,907				\$353,907
Rehabilitation of 77 North Main Street	Sep-16	TBD	30%	Est. \$450,000				\$120,000
Erie County Commercial Center Improvement Project (Façade 50/50 matching grants)	2016	2019	20%	Est. 60,000				\$60,000
NYS DEC Urban & Community Forestry Grant (street trees throughout the Village)	2015	2016	100%	\$8,410		\$3,823		

#### **4. RECENT or IMPENDING JOB GROWTH**

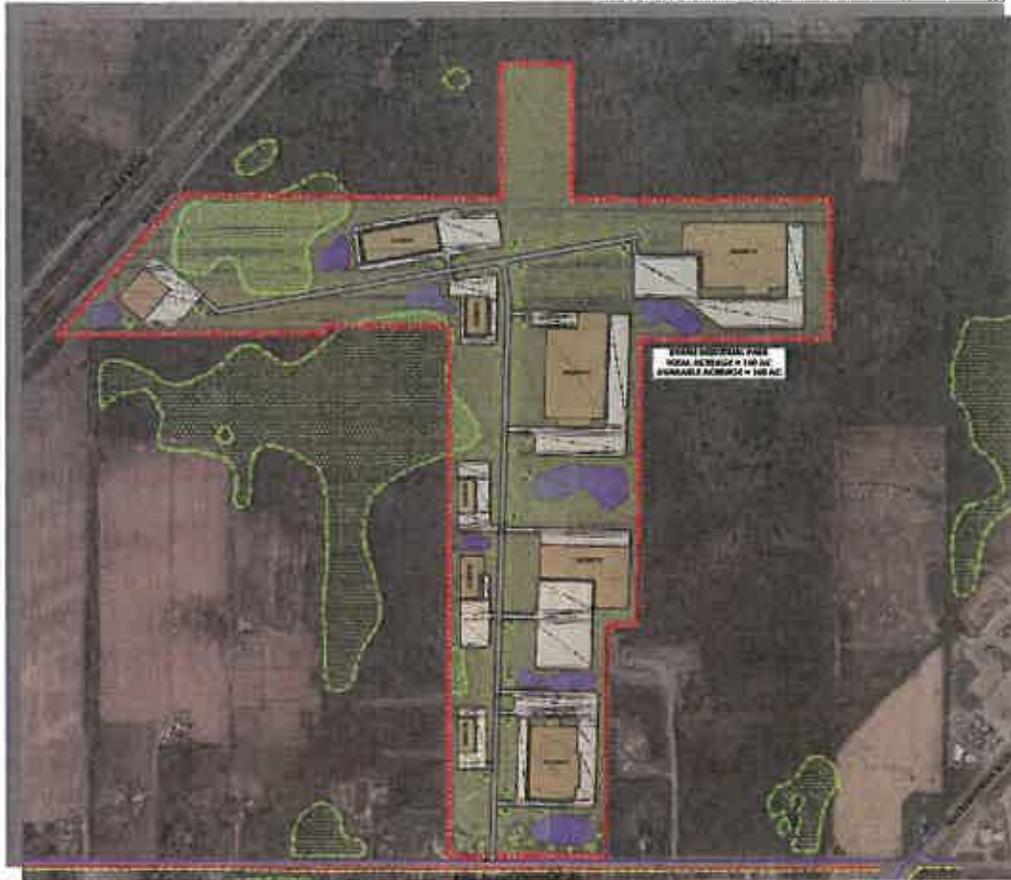
4.1 Erie County Agribusiness Park Feasibility Plan Excerpts  
(Preferred Sites)

4.2 Erie County Initiatives for Smart Economy 2.0 Excerpt

4.3 Buffalo Niagara Partnership 2018 Priority Projects

4.4 Downtown Business District List with  
Vacant/Underutilized Properties highlighted

# Real Estate Marketing Analysis Services Erie County Agribusiness Park Feasibility



**Prepared for:**

**Erie County Department of Environment & Planning  
95 Franklin Street  
Buffalo, New York 14202**

**May 2016**

**Fairweather Consulting  
124 Main Street, Suite 2  
New Paltz, NY 12561**

**FAIRWEATHER  
CONSULTING**  
SPECIALISTS IN STRATEGIC CHANGE

**DSG Advisors  
122 N. Mantua Street  
Kent, OH 44240**

 **DSG Advisors**  
Putting your tilt on the world

**Clark Patterson Lee  
205 St. Paul Street, Suite 500  
Rochester, NY 14604**



**Clark Patterson Lee**  
DESIGN PROFESSIONALS

## **8 Greenfield Site Search**

### **8.1 Site Search**

Several rounds of review for Greenfield site potentials were completed. GIS was used in most cases to overlay existing sewer districts, broadband coverage, distance to major highways and railroads and agricultural districts. The main transportation corridors were reviewed for potential sites, including I-90, US Route 219 and NYS Route 400. GIS maps summarizing this information are included in Appendix F.

After reviewing the available information, several sites were selected for further analysis and include the following:

- Newstead Greenfield Site – approximately 246 total acres
- Alden – Vacant County Site – approximately 272 total acres
- Angola – Hardpan Road Site – approximately 389 total acres
- Evans – Gowans Road Site – Approximately 349 total acres

For each site, a constraints map was developed to show wetlands, floodplains, topography, parcels, surrounding parcels and an aerial image. Record utility mapping was also obtained from the corresponding municipality or authority. A memorandum summarizing the advantages and disadvantages of each Greenfield site were developed to compare the sites. The memorandums are included in Appendix G of this report.

### **8.2 Selected Greenfield Sites**

Based on the information gathered for the sites and the existing constraints, the Angola Hard Pan Road Site and the Evans – Gowans Road Site were selected for further analysis. Upon further review, the Newstead Greenfield site was removed from this analysis due to the presence of a NYS Agricultural District.

In addition, other viable sites were also identified as developable, but were located in NYS Agricultural Districts. It is County policy to limit the conversion of viable farmland, especially in areas within agricultural districts. In the event that agricultural operations cease on the sites and is no longer within a NYS Agricultural District, additional parcels should be considered. These parcels are identified in the location maps, included in Appendix F.

## **9 Site Specifications**

### **9.1 Agribusiness Subsectors**

Based on input from the site selectors and previous projects, typical site specifications were developed for particular agribusiness subsectors. The following subsectors were reviewed:

- Food Products Distribution
- Dry Good Manufacturing
- Refrigerated Food Manufacturing
- Hydroponics (Controlled Environment Agriculture)
- Salad-in-a-Bag Facility
- Fresh Fruit Processing

## 9.2 Subsector Specifications

An overall summary and typical requirements for each agribusiness subsector are included in Appendix H. Specifications that were reviewed include the following:

- Water
- Sewer
- Electric
- Gas
- Building Size
- Lot Size
- Transportation

A summary of the requirements is as follows:

### TARGET AGRIBUSINESS SITE SPECIFICATIONS

Manufacturing Type	Water		Sewer		Electric		Gas		Building Size		Lot Size		Transportation
Food Products Distribution	1,700	gpd	1,700	gpd	400	kW	2,000	Therms/mo.	250,000-500,000	sf	20	Acres	100+ Trips/Day
Dry Good Food Manufacturing	50,000	gpd	50,000	gpd	1200	kW	12,000	Therms/mo.	100,000	sf	8-10	Acres	50 Trips/Day
Refrigerated Food Manufacturing	50,000	gpd	50,000	gpd	2500	kW	12,000	Therms/mo.	100,000	sf	8-10	Acres	50 Trips/Day
Hydroponics	120,000	gpd	7,000-8,000	gpd	960-3,840	kW	2,000	Therms/mo. (summer)	+ 1,800,000	sf	60-80	Acres	~10 Trips/Day
	1,200	gpm (peak)					416,000	Therms/mo. (winter)					
Salad in a Bag	180,000-600,000	gpd	150,000 - 470,000	gpd	3500	kW	5,300	Therms/mo.	350,000	sf	40	Acres	175 Trips/Day
Fresh Fruit Processing	30,000-55,000	gpd	30,000-55,000	gpd	200	kW	2,000	Therms/mo.	45,000-65,000	sf	10	Acres	~40 Trips/Day
Overall Site Requirements	1,700 - 600,000	gpd	1,700 - 470,000	gpd	200- 3,840	kW	2,000 - 416,000	Therms/mo.	45,000-1,800,000	sf	8-80	Acres	10-175 Trips/Day
General Site Requirements (without extreme case)	1,700 - 180,000	gpd	1,700 - 150,000	gpd	200- 2,500	kW	2,000 - 12,000	Therms/mo.	45,000-500,000	sf	8-40	Acres	10-100 Trips/Day

For each specification, there appears to be at least one subsector that has extreme needs compared to the remaining subsectors. For example, typical Hydroponics buildings are very large, requiring over 1,000,000 square feet of space, while other subsectors require buildings up to 500,000 square feet. In order to obtain a more usable target range for each specification, the extreme value for each specification was omitted and range was developed without the extreme case. These ranges are much more valuable when reviewing multiple subsectors and trying to find a potential park to accommodate a range of uses.

## 10 Selected Park Rankings

### 10.1 Selected Parks

Based on the existing inventory search and the Greenfield site search, the following parks were selected for ranking and further evaluation:

**SELECTED SITES FOR RANKINGS**

Park	Existing or Greenfield
Eastport Commerce	Existing
Evans Industrial Park	Existing
Evans Gowans Road Site	Greenfield
Angola Hardpan Road	Greenfield
Alden Vacant County Site	Greenfield

### 10.2 Park Rankings

Each park selected was ranked according to the site selection criteria described in previous sections of this report. The full ranking forms are included in Appendix I. A summary of the rankings is as follows:

**SELECTED SITE RANKINGS**

Park	Transportation	Utility	Zoning	Parcels	General Site Conditions	Total Score
Eastport Commerce	4	4	4	3	4	19
Evans Industrial Park	4	2	4	3	4	17
Evans Gowans Road Site	4	3	4	3	3	17
Angola Hardpan Road	2	3	4	3	3	15
Alden Vacant County Site	2	3	3	2	2	12

From these rankings, the preferred sites were selected. During the steering committee review, it was determined that the Eastport Commerce Park would not be reviewed as part of this report. There has been enough past documentation, concept plans and marketing information developed for the site that repeating those efforts would not be beneficial to the County.

### 10.3 Preferred Sites

Based on the information gathered, input from the steering committee, site visits, and park evaluations, the following sites were selected as the preferred sites for this feasibility study:

**PREFERRED SITES**

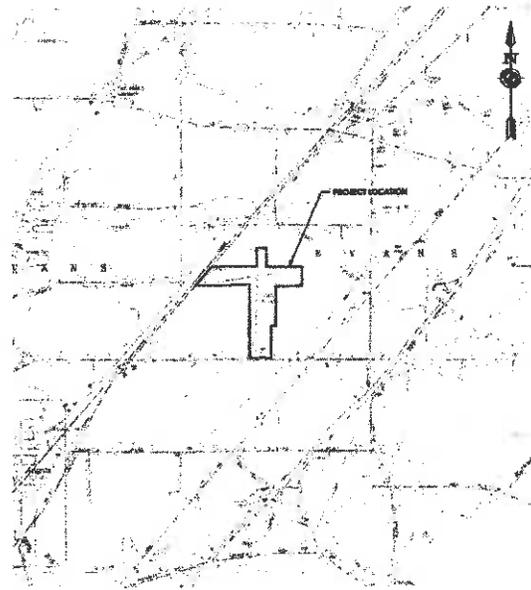
Park	Transportation	Utility	Zoning	Parcels	General Site Conditions	Total Score
Evans Industrial Park	4	2	4	3	4	17
Evans Gowans Road Site	4	3	4	3	3	17
Angola Hardpan Road	2	3	4	3	3	15

Each park is evaluated further in the following sections of this report.

## 11 Preferred Site #1 – Evans Industrial Park

### 11.1 Site Location

The Evans Industrial Park is located in the Town of Evans along Eden-Evans Center Road, approximately one mile to the west of the NYS Thruway interchange. The park is also approximately 0.5 miles to the west of the intersection of Eden-Evans Center Road and US Route 20. Norfolk Southern owns the adjacent railroad, located in the northwest portion of the site. The location of the Park is shown in Appendix J, Section 1.



### 11.2 Property Owners and Stakeholders

The current Park identified is located within a single parcel and is approximately 158 acres. There is also a second parcel located immediately to the east of the existing Park that could be acquired for additional development. This parcel is approximately 82 acres. Both parcels are shown in Appendix J, Section 1. A summary of the parcels and property owners is as follows:

1526 Eden-Evans Center Rd

#### EVANS INDUSTRIAL PARK PARCEL INFORMATION

Parcel Tax ID	Parcel Description	Acres	Current Listed Owner
221.00-4-20.11	Current Park	158 +/-	Tocha, Richard W
221.00-3-24.1	Parcel immediately to East of Current Park	82 +/-	E & R Horizons, Inc.
<b>Total Acreage:</b>		<b>240</b>	



## Section 4.6

## AGRICULTURE

Agriculture is often the overlooked economic engine of our national economy. A report by Farm Credit East Knowledge Exchange entitled, *Economic Impacts of Agriculture in Eight Northeastern States*, cites that, in New York State alone, agriculture and agriculture-dependent business—from the farm stand to the yogurt producer—have a \$46 billion impact on state economic output, including 193,500 jobs. Much of the \$46 billion in total output, stays within the community, such as money spent on payroll, state and local taxes, and at local businesses. While more difficult to quantify, agriculture also protects open space, air and water quality, and attractive landscapes, which contribute to the budding agritourism industry, increase our quality of life, and promote smart growth.

Locally, it is estimated agriculture sales contribute \$133 million into the Erie County economy, according to the 2012 United States Department of Agriculture (“USDA”) Census of Agriculture. The economic impact of agriculture in Erie County also extends to secondary industries like food processors. These rely upon local farms to supply raw agricultural materials for processing. Erie County’s proximity to major markets and agricultural suppliers has contributed to the success of agribusinesses in the area. Companies like Steuben Foods, Goya, Sorrento Lactalis, Perry’s Ice Cream, and Rich Products exemplify the Buffalo Niagara region’s significant advantages in the agribusiness sector. The Erie County Agribusiness Feasibility Study confirmed that the region is well positioned to succeed in the Food and Food Processing industry cluster. Recognizing the significant economic impact of agriculture, WNYREDC’s *A Strategy for Prosperity in Western New York* incorporated agriculture as part of the regional industry sectors.

**GOAL: Erie County will be a statewide leader in new and innovative programs that elevate agriculture to equal standing with other priority sectors of the local economy.**

Despite this, Erie County’s farms are struggling. According to the 2012 USDA Census of Agriculture, the number of farms decreased by 14% while acreage in farms decreased by 4% between 2007 and 2012. In an effort to combat the loss of agriculture, Erie County’s Agricultural and Farmland Protection Board produced the “Erie County Agricultural and Farmland Protection Plan.” This document identifies issues and recommended actions to protect farmland and enhance the economic viability of agriculture. Some of the issues identified in the plan include farmer access to local markets, burdensome regulatory environment, educating the public about the value of agriculture, access to financial assistance, and an aging workforce. Recommendations such as enhancing linkages between producer and consumer, and promotion of careers in agriculture were echoed in WNYREDC’s *A Strategy for Prosperity in Western New York*. ■

#### 4.6.1 Agribusiness Park

**Erie County will develop an agribusiness-focused industrial park at the former Angola Airport.** The Erie County Agribusiness Park will offer local and regional employment opportunities to help alleviate rural poverty that exists in southern Erie County. This project seeks to create a 152 acre agriculture-oriented industrial park in the Southtowns of Erie County for



the purpose of attracting private sector investment in food processing and manufacturing. Many of the jobs created at the site will be production and distribution jobs which pay a livable wage and align with the skills of residents in this low to moderate income community. The Agribusiness Park will also provide a market for farmers' agricultural products, potentially providing additional farm jobs. ■

**Lead:** DEP and ECIDA

**Potential Partners:** ESD, Erie County Legislature, DPW and Town of Evans

**Resources:** \$1.2 million for acquisition through ECIDA, Phase I Generic Environmental Impact Statement ("GEIS"), \$500,000 for roadway design (source to be determined); \$3.4 million for Phase I construction

**Target Completion Date:** 4th Quarter, 2021

#### 4.6.2 Food Processing Industry Marketing

**Erie County and partners will develop marketing materials for the food processing industry.** Erie County has many of the necessary ingredients – a local agricultural supply, a wealth of producer service companies knowledgeable in servicing food processing machinery, and a trained food manufacturing workforce – to compete in the agribusiness sector. Erie County will market these assets as a means to attract new food processing businesses to the agribusiness park and the region. ■

**Lead:** DEP and Invest Buffalo Niagara

**Potential Partners:** BECWIB, ESD, ECC

**Resources:** Existing staff time

**Timeline:** 4th Quarter, 2019

#### 4.6.3 Increased Local Food Procurement for County Food Service

**Erie County will increase local food procurement for its food service operations.** Purchasing local ingredients from community-supported farms and food processing centers for use within Erie County food service operations will maintain local economies, create jobs, prevent sprawl, preserve farmland, make fresh food accessible to all, and minimize transportation and storage. Each year, Erie County purchases millions of dollars of food for the jail and senior citizens through its Meals on Wheels program. If a fraction of the food purchased was locally sourced, the economic impact to local producers would be significant. ■

**Lead:** DEP and Purchasing

**Potential Partners:** Erie County Farm Bureau ("ECFB"), Erie County Legislature, ECCF, Erie County Law Department

**Resources:** Existing staff time

**Target Completion Date:** 4th Quarter, 2020

#### Agriculture: Conclusion

Erie County recognizes that more needs to be done to address rural poverty. Rural communities need positive, sustainable development strategies that will create economic opportunity and enhance the quality of life for all who live and work in these communities. The agriculture initiatives herein promote cooperation with agricultural and economic development partners to help agriculture thrive as a critical element of the Western New York economy. These initiatives will attract new agribusinesses and increase the profitability and market access for small- to medium-sized farmers, increasing job opportunities for rural residents while also increasing the accessibility of healthy, locally produced food for all. ■

# 2018 Regional Priority Projects

The Buffalo Niagara Partnership continues its collaboration with the cities of Buffalo and Niagara Falls, and the counties of Erie and Niagara to identify regionally significant projects for our state and federal representatives to support. For 2018, the Regional Priority Projects list focuses on critical transportation infrastructure projects with both direct and sustainable economic development impact.

## Agriculture Industrial Park with Complete Streets & Intermodal Connectivity

### ERIE COUNTY

This project will utilize existing Class 1 rail infrastructure and be constructed with a complete streets design element to better connect Angola's village center with the nearby industrial corridor job hub. In addition, the construction of the park will boost local agriculture - an industry extremely important to the regional economy.

## Cars Sharing Main Street Completion

### CITY OF BUFFALO

Funding is necessary to rapidly complete the Cars Sharing Main Street initiative to expedite the economic development benefits of returning two-way vehicular traffic to Main Street in downtown Buffalo. Securing the necessary funding incrementally will lead to years of construction and delay efforts to improve the quality of life in downtown Buffalo.

## Lower Mountain Road/Bond Lake Park Access Improvements

### NIAGARA COUNTY

A partial-depth reconstruction of 2.7 miles of Lower Mountain Road in Lewiston between Ridge and Townline roads will be designed to improve visibility of, and access to, Bond Lake Park. The area bordering this project is a part of the Regional Bikeway Network, the Niagara Wine Trail and a designated NYS trail in the Niagara River Greenway Plan.

## Metro Rail Extension

### BUFFALO NIAGARA PARTNERSHIP

Extending the NFTA Metro Rail to the north and south will better connect people to jobs and stimulate new redevelopment opportunities. A federal TIGER grant is needed to match existing state allocations for the southern extension and redevelopment of the former DL&W Terminal, as well as state funding to meet federal capital investment grant requirements for the northern extension.

## Niagara Scenic Parkway – Riverway Phase 2 & Hyde Park Roundabout

### CITY OF NIAGARA FALLS

This project removes all expressway features of the Niagara Scenic Parkway and replaces them with a two-lane extension of the 'Riverway' eastward to a new Hyde Park roundabout. Once complete, this project will provide multimodal waterfront access, reclaim hundreds of acres for park use and reroute 20,000 daily trips into the city's street network spurring redevelopment opportunities throughout Niagara Falls.



[thepartnership.org](http://thepartnership.org)

**Village of Angola Main Street Business District**  
**(Main Street from Maple Street to Mesi Drive/Commercial Street from Washington to Main Street)**

Property Address	SBL #	Parcel Size	Current Owner	Description
167 North Main Street	235.16-2-12	57.75 X 188.57	Lin Xiao Ning	Angola's China Kitchen- Chinese Restaurant
166 North Main	235.15-3-22.1	75 X 165	Loneragan, Emmett	
159 North Main	235.16-2-13	60 X 250	Pellitteri, LLC	
158 North Main	235.15-4-28	56.95 X 165	Augustyniak, Kimberly	
151 North Main	235.16-2-14	55 X 165	Torres, Fracisco	
150 North Main	235.15-4-27	66 X 165	Gall, Jerry	R-2 District
141 North Main	235.16-2-31	106 X 165	Hawley Development Corp	
136 North Main Street	235.15-4-31	82.50 X 165	Ballow, Gary	5 Unit Apartment House
135 North Main	235.16-2-32	26 X 165	Hoshmeier, Roswitha	rental
132 North Main	235.15-4-32.1	180 X 334.18	First Cong United Church of Christ	
131 North Main	235.16-2-33	66 X 165	Hoshmeier, Roswith	rental
123 North Main	235.16-2-34	36.50 X 115	Szydowski, John	rental
115 North Main	235.16-2-35	36.5 X 115	Depan, Eric	rental
109 North Main	235.16-2-36	30 X 115	Gehrke, John	rental
97 North Main	235.16-2-37	48.67 X 115	Pilgrim Properties	Angola's Taste of the Midway
90 North Main	235.15-4-33	56.15 X 96.8	Zmyslo, Mark	Main Automotive Service
83 North Main	235.20-1-4	66 X 165	K & L Home & Auto Supply	Empty Lot
80 North Main	235.15-5-1	125 X 132	US Govt Post Office	Post office
77 North Main	235.20-1-5	66 X 165	Podoba, Matthew	Old Ford Lanes/ Bowling Alley - Vacant
72 North Main	235.15-5-2.2	40.47 X 132	Claddagh Commission Inc	New Angola Theater
69 North Main	235.20-1-6	33 X 165	Lamberti, Dawn Younger	Dan's Restaurant
66 North Main	235.15-5-2.1	40.48 X 132	Geitner, Bernice	empty store front
65 North Main	235.20-1-7	33 X 165	Back Street Property	healthy alternative chiropractic
59 North Main	235.20-1-8	33 X 264	Barker, Daniel	Rehabed by LandBank
58 North Main	235.15-5-3	28.50 X 165	Leitten, Heather	Bakery
51 North Main	235.20-1-9	33 X 264	Hasenpusch, Marilyn	Garden Gate Store
48 North Main	235.15-5-4.2	37.50 X 130	Sidey, Stephen	empty store front/ green building, red trim
47 North Main	235.20-1-10	63.83 X 198	Collora, Gina	Kim's Snear Expressions Hair Salon/ 4/ North
42 North Main	235.15-5-5	66 X 165	Jurczak, Robert	Barbershop
34 North Main	235.15-5-6	33 X 165	Village of Angola	old town hall - vacant
27 North Main	235.20-1-12.1	74 X 253.67	Collora, Gina	Angola Public Library
				Grass Lot

## **5. ATTRACTIVENESS OF PHYSICAL ENVIRONMENT**

### **5.1 Photos**

### **5.2 Comp Plan – Summary of Historic & Cultural Resources**

**Downtown Revitalization Initiative/Smart Growth Community Fund  
Village of Angola Main Street Business District**

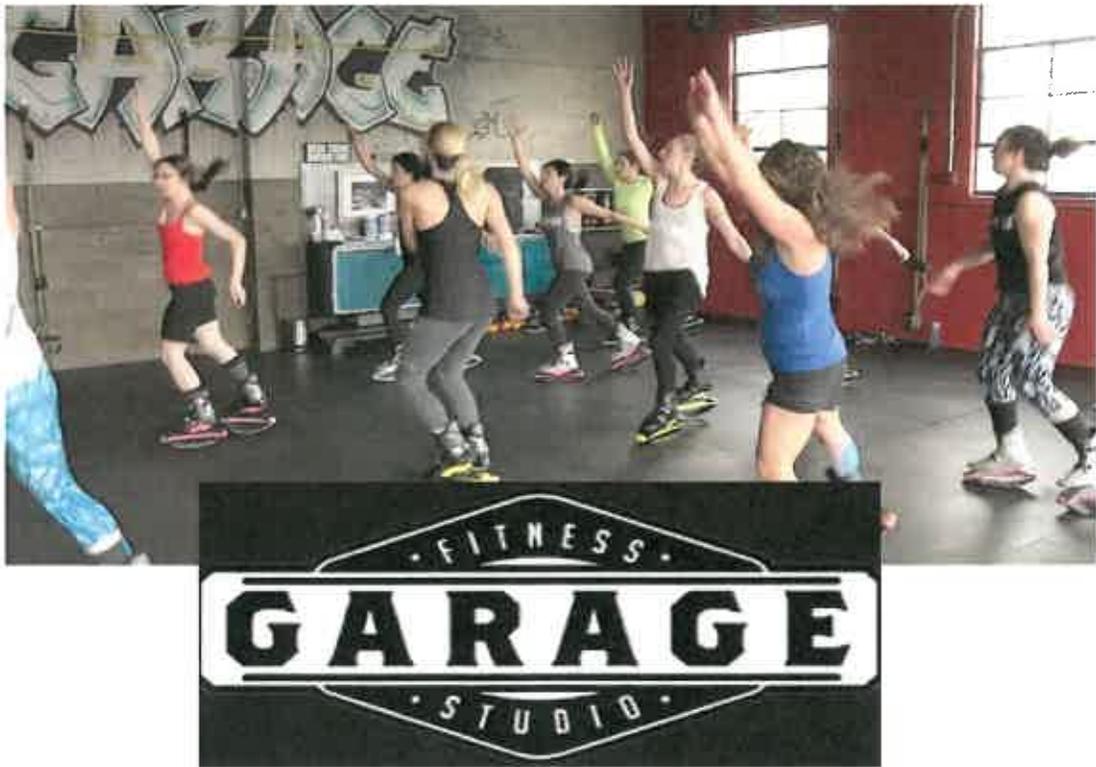


**View of Main Street from the corner of Lake Street looking north**

**Summer/Winter**



**Downtown Revitalization Initiative/Smart Growth Community Fund  
Village of Angola Main Street Business District**



**Downtown Revitalization Initiative/Smart Growth Community Fund  
Village of Angola Main Street Business District**



**Downtown Revitalization Initiative/Smart Growth Community Fund  
Village of Angola Main Street Business District**

**Redevelopment Opportunities**



42 North Main Street – former Town Hall



66 North Main Street – 1<sup>st</sup> floor retail space available



77 North Main Street – former old Ford Lanes – future site of Veronica's Café and yet to be determined retail/commercial



29 Commercial Street – former Desperados – currently for sale

# APPENDIX D

## SUMMARY OF HISTORIC AND CULTURAL RESOURCES

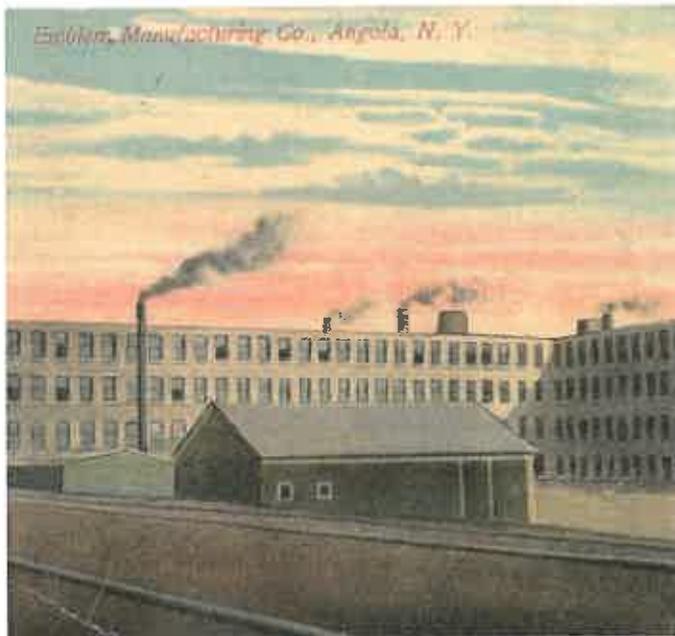
## APPENDIX D: SUMMARY OF HISTORIC & CULTURAL RESOURCES

### Town of Evans and Village of Angola: Historic Resources

#### Summary

Steeped in rich history, the Town and Village have roots that extend back to the year 1804 when it was still a part of the Town of Eden, when the first known European settler built a home along Eighteen Mile Creek. Today the town is predominantly rural in character, with agricultural uses interspersed with areas of development.

Development is centered within the Village of Angola, along much of the Lake Erie shoreline, and the business corridor along Route 5. The shoreline of Lake Erie in Evans has had a long tenure of helping to keep the town thriving as a popular summer destination, with various recreation areas/public beaches, summer cottages, camps, parks and religious retreats. The Town of Evans and Village of Angola seek to build this summer attraction into a year-round destination. One of the key factors in doing this is to identify the key historic resources to preserve, protect and enhance, thereby creating points of interest within the community and hopefully creating a sense of place for both residents and visitors alike.



#### List of Evans Historic Resources

- 1) Claddagh Commission (Former Kellogg Estate)
- 2) Hickoryhurst (Former Michaels Estate)
- 3) SunCliff on the Lake (Former Schoellkopf Estate)
- 4) Morseman Stone House
- 5) Graycliff Estate (NRHP)\*
- 6) Rumsey House at the Bluffs
- 7) Joel Harvey Fishing Access (Site of First Town Settlement)
- 8) Wendt Beach County Park (Wendt Mansion)
- 9) Cradle Beach Camp
- 10) Bennett Beach County Park (Pine Lodge Property)
- 11) St. Vincent De Paul Camp (Former Bennett Park Villa)
- 12) Cash Cemetery
- 13) Pioneer Cemetery (NRHP)\*
- 14) First Church of Evans (NRHP)\*

#### List of Angola Historic Resources

- 1) Angola Post Office (NRHP)\*
- 2) Emblem Bicycle Company
- 3) Nickel Plate Depot
- 4) Bank of Angola

\* NRHP- National Register of Historic Preservation

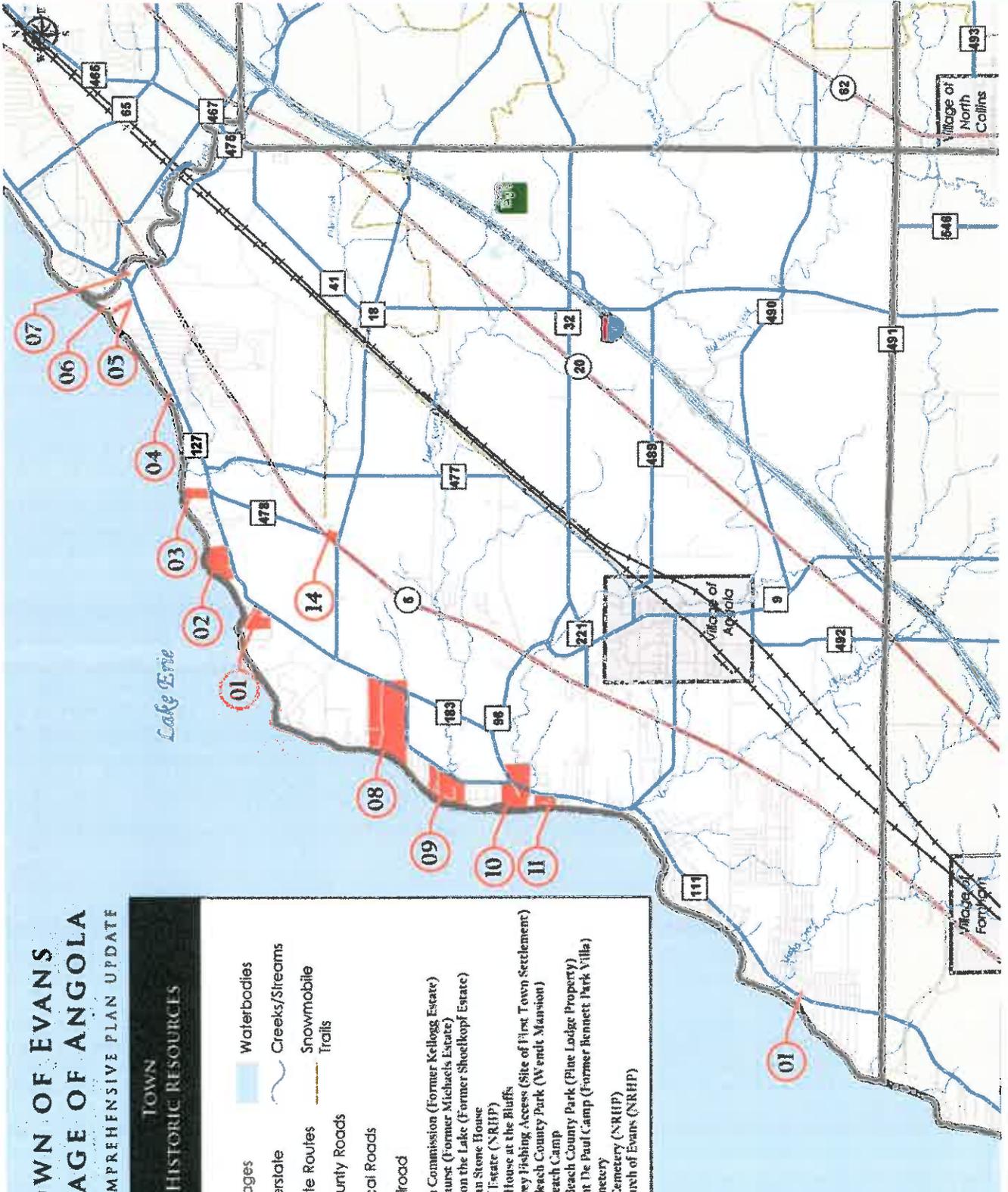
**TOWN OF EVANS  
VILLAGE OF ANGOLA**  
2017 COMPREHENSIVE PLAN UPDATE

**TOWN  
HISTORIC RESOURCES**

**Legend**

	Villages		Waterbodies
	Interstate		Creeks/Streams
	State Routes		Snowmobile Trails
	County Roads		
	Local Roads		
	Railroad		

01) Claddagh Commission (Former Kellogg Estate)  
 02) Hickoryhurst (Former Michaels Estate)  
 03) SunCliff on the Lake (Former Shoelkopf Estate)  
 04) Moravian Stone House  
 05) Graycliff Estate (NRHP)  
 06) Rumsey House at the Bluffs  
 07) Joel Harvey Fishing Access (Site of First Town Settlement)  
 08) Wendt Beach County Park (Wendts Mansion)  
 09) Cradle Beach Camp  
 10) Bennett Beach County Park (Pine Lodge Property)  
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 14) First Church of Evans (NRHP)



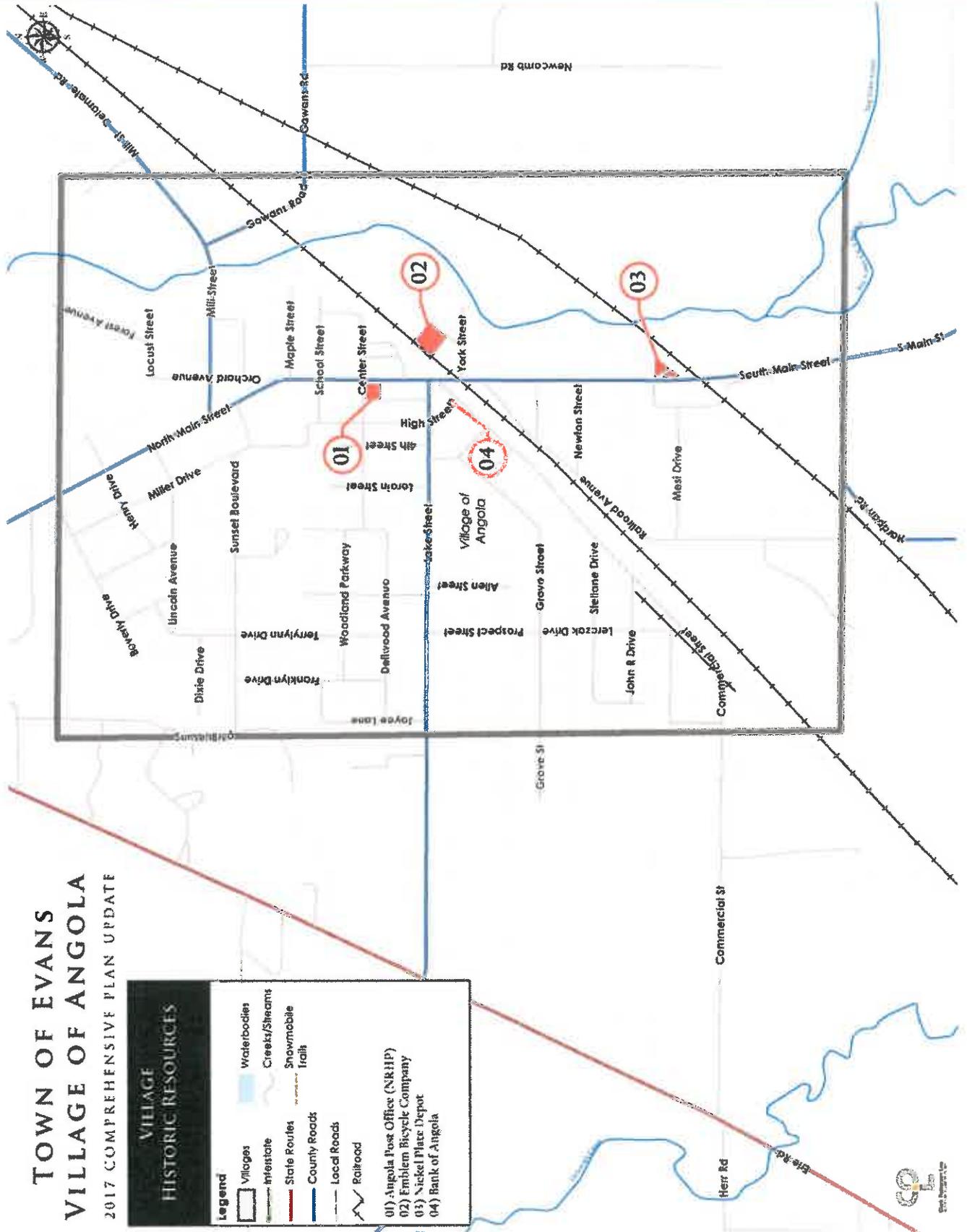
# APPENDIX D: SUMMARY OF HISTORIC & CULTURAL RESOURCES

## TOWN OF EVANS VILLAGE OF ANGOLA 2017 COMPREHENSIVE PLAN UPDATE

**VILLAGE HISTORIC RESOURCES**

	<b>Villages</b>		<b>Waterbodies</b>
	<b>Interstate</b>		<b>Creeks/Streams</b>
	<b>State Routes</b>		<b>Snowmobile Trails</b>
	<b>County Roads</b>		
	<b>Local Roads</b>		
	<b>Railroad</b>		

01) Angola Post Office (NRHP)  
02) Emblem Bicycle Company  
03) Nickel Plate Depot  
04) Bank of Angola



## **6. QUALITY OF LIFE POLICIES**

6.1 Community Outreach Overview from Comp Plan

6.2 Comp Plan Excerpts (Goals & Objectives)

## APPENDIX A: COMMUNITY OUTREACH

**If you could change, improve, implement, or create one thing within the Town and the Village, what would it be (continued)?**

<b>Village</b>
Would love to see Main Street have more business and have village friendly look.
All that's been done is great, but we need more of the same to lure more business, tourists enhance, enhance what is already there.
Restaurant (High Quality) / History Tours- like this idea.
Improve village design to build off thruway system for commercial development
Main selling point for our town. They can no longer be ignored in creating this plea.
More business, increase foot traffic, make it feel more giant, a place you want to walk through.
Create an environment that is attractive to new business. From planning, building dept., tax incentives etc.
Improve housing on Lake Street
A Walkable/bike trail that connects the village with the waterfront/seaway trail
Improve main street business district. Need more small business enterprises/owner operated
Development of recycle plan and old town hall
Boutique retail and artist building at old town a hall. Loft-live work space in old bike building
Complete entire business district all facades (building fronts) return to historic appearance. IE...brick, wood, etc.
In conjunction with a plan to increase the number of small businesses 7 traffic to downtown Angola to frequent said small businesses, I would love to see the development of a large cultural facility - or a series of facilities- such as a traditional theater/ music hall, an art gallery complete with classes & training, a dance studio etc.

## IV: GOALS & OBJECTIVES

How does the Evans-Angola community work towards achieving their vision? While the vision is the broad statement that guides future policies, development, and other community initiatives, goals and objectives provide more specific direction, a foundation for future actions, and act as a benchmark for measuring success.

Each has its own distinct and different purpose in the planning process. **Goals** describe the desired results of the plan's implementation while **objectives** describe actions that can be undertaken in order to advance toward the overall goals.

Everything in the next sections of the plan relates back to the vision statement, though there may be instances where objectives and actions may overlap. They are not in any particular order or priority, but rather need to be viewed as a whole that is balanced over the life of the Plan - one



goal shall not be pursued at the exclusion of others. The following provides a description of the goals and objectives that will set the pace for future development and decision-making within the Town and Village:

### Goal 1: Build our future on the foundation of our history and key natural assets

- ◆ *To identify cultural, historic and natural resources so residents will better understand their importance and the need to preserve and revitalize them.*
- ◆ *To sensitively develop, interpret and provide wayfinding to cultural, historic and natural resources so residents and visitors will have the opportunity to experience them.*
- ◆ *To preserve and enhance the character of the Town and Village through high quality design, responsible stewardship and application of sustainability principles.*
- ◆ *To revitalize Main Street in the Village of Angola to recapture its historical status as a vibrant, walkable commercial district.*

**Goal 2: Promote transportation strategies and physical design that consider the complete spectrum of users including motor vehicles, bicyclists and pedestrians.**

- ◆ *To provide safe alternatives that reduce dependency on motor vehicles and promote a healthy lifestyle.*
- ◆ *To provide safe, accessible and connected pedestrian routes between destinations and across busy streets.*
- ◆ *To provide safe, well-marked bicycle routes and/or multi-use paths to connect key destinations within the Town and Village.*
- ◆ *To maintain the physical condition of public streets and pedestrian corridors for the comfort and safety of users of all abilities.*

**Goal 3: Pursue development of our strategic location on Lake Erie, easy access to downtown Buffalo, easy access to/from the NYS Thruway and quality school district as focal points for revitalization and economic development.**

- ◆ *To promote and enhance use of the waterfront for recreation and economic development.*
- ◆ *To encourage additional and more diverse offerings for shopping, dining and entertainment.*
- ◆ *To attract young couples and families to settle in our community and encourage young adult residents to stay.*
- ◆ *To support the development of attractions and activities that will make our community a year-round destination.*
- ◆ *To encourage family-friendly events, activities and businesses and to ensure appropriate separation of uses and age groups to ensure the comfort of all users.*

## IV: GOALS & OBJECTIVES

**Goal 4: Support infrastructure that balances growth and development with environmental quality, specifically as related to stormwater, utilities, renewable energy and agricultural preservation.**

- ◆ *To promote approaches to growth that better conserve infrastructure, open space and natural resources.*
- ◆ *To ensure development along the waterfront is appropriate for and supportive of its waterfront location.*
- ◆ *To provide direction on the development of solar energy in the most appropriate locations.*
- ◆ *To preserve a viable agricultural economy within the Town as well as the agricultural character it brings.*
- ◆ *To consider the investment in infrastructure to foster economic development including water, waste water treatment and stormwater management.*
- ◆ *To address deficiencies in the existing stormwater system and to ensure new development does not exacerbate existing problems/limitations.*
- ◆ *Support the upgrades of “cottage roads” and other non-standard roadways in the Town where feasible, seeking to balance their historical character with the need to provide safe travel and maintenance.*

**Goal 5: Promote the development of high-quality, affordable, and attractive residential housing options in the Town and Village that balances growth, character, and environmental sustainability.**

- ◆ *Encourage higher-density development where sewer and water utilities exist or where expansion is feasible and desired.*
- ◆ *Ensure that affordable housing options exist and the design/maintenance portrays a positive presence to the community.*
- ◆ *Identify areas of the community where housing maintenance or ownership is a concern and target these areas through enforcement and/or municipal programs.*
- ◆ *Ensure that seasonal properties, including rentals, are properly maintained and improved.*
- ◆ *Encourage reuse, restoration and rehabilitation of existing homes within the Town and Village, especially those with unique local character.*
- ◆ *Review design standards for housing in higher-density neighborhoods and similar areas to ensure compatibility with local architecture and scale.*
- ◆ *Encourage multi-generational housing options that promote “aging-in-place” as well as affordable options for young families, especially in already developed areas or identified growth areas.*

## **7. PUBLIC SUPPORT**

7.1 Village Board of Trustees Resolution

7.2 Letters of Support



Telephone (716) 549-1126

549-1180

FAX (716) 549-5130

[www.villageofangola.org](http://www.villageofangola.org)

TDD 1-800-662-1220

## VILLAGE OF ANGOLA

41 COMMERCIAL STREET • ANGOLA, NEW YORK 14006

May 14, 2018

### VILLAGE OF ANGOLA

#### INTENT/AUTHORIZATION TO APPLY FOR WESTERN NEW YORK DOWNTOWN REVITALIZATION AND SMART GROWTH COMMUNITY FUND GRANT FUNDING

At a regular meeting of the Village of Angola Board of Trustees, held at the Village Hall, 41 Commercial Street, Angola New York on May 14, 2018, the following resolution was offered, duly seconded and unanimously carried

**WHEREAS**, the Village of Angola has been engaged in an aggressive campaign to revitalize the Village Business District to develop a walkable, compact downtown to attract new business investors and residents, thus stabilizing property taxes while also improving quality of life.

**WHEREAS**, The Village has made steady progress and invested considerable resources in infrastructure and streetscape enhancements to make the village center more accessible and attractive; however, deficiencies exist that threaten the progress made.

**WHEREAS**, the Village is desirous of adopting a comprehensive approach to improving the physical, social, and economic climate in an effort to achieve real and sustainable economic revitalization.

**WHEREAS**, the Western New York Downtown Revitalization Initiative and Smart Growth Community Fund, through a competitive application process, will award funds ranging from \$2 million to \$10 million to assist local communities with transformational revitalization efforts.

**WHEREAS**, the Village of Angola fully supports the development of an application for these funds to assist with several catalytic projects that will re-energize revitalization efforts and attract additional public and private investment.

**BE IT RESOLVED**, the Village of Angola hereby intends to apply for funding thru the DRI/Smart Growth Fund grant program, and authorizes the Mayor and/or his successor to submit an application and execute a contract with the Western New York Regional Economic Development Council as necessary.

I, Nicole Milks, Clerk-Treasurer of the Village of Angola, County of Erie, State of New York, do hereby certify that the foregoing is a full and true transcript of a resolution duly adopted at the organizational meeting of the Board of Trustees, as held in the Village of Angola on the 14<sup>th</sup> day of May 2018, and that said meeting was duly called and duly constituted and that a quorum was present.

**WITNESS** my hand and the seal of the Village of Angola this 14<sup>th</sup> day of May 2018.

Nicole Milks, Clerk-Treasurer

# LAKE SHORE CENTRAL SCHOOLS

EVANS-BRANT CENTRAL SCHOOL DISTRICT

DISTRICT OFFICE: 959 BEACH ROAD, ANGOLA, NEW YORK 14006-9782

All Schools 716-549-2300

Fax 716-549-6407

[www.lakeshorecsd.org](http://www.lakeshorecsd.org)

*On Beautiful Lake Erie*

SENIOR HIGH  
959 BEACH ROAD  
ANGOLA, NY 14006-9782  
716-926-2307  
FAX 716-549-4033

MIDDLE SCHOOL  
8855 ERIE ROAD  
ANGOLA, NY 14006-9624  
716-926-2400  
FAX 716-549-4374

ANTHONY J. SCHMIDT  
9455 LAKE SHORE ROAD  
ANGOLA, NY 14006-9400  
716-926-2350  
FAX 716-549-4428

HIGHLAND  
6745 ERIE ROAD  
DERBY, NY 14047-9698  
716-926-2460  
FAX 716-549-2337

JOHN T. WAUGH  
100 HIGH STREET  
ANGOLA, NY 14006-1300  
716-926-2370  
FAX 716-549-2380

TRANSPORTATION  
8710 N. MAIN STREET  
ANGOLA, NY 14006-9603  
716-926-2240  
FAX 716-549-4369

W. T. HOAG EDUC. CENTER  
42 SUNSET BOULEVARD  
ANGOLA, NY 14006-1000  
716-926-2480  
FAX 716-549-4391

May 29, 2018

Hon. Howard Frawley, Mayor  
Village of Angola  
42 Commercial Street  
Angola, NY 14006

Dear Mayor Frawley:

As Superintendent of the Lake Shore Central School District, I am in total support of the Village of Angola's application for the WNY Economic Development Council's Downtown Revitalization Initiative (DRI) and Smart Growth Community Fund to support the development and implementation of a Strategic Investment Plan for the Village of Angola's Main Street Business District.

The Village of Angola is entirely serviced by the Lake Shore Central School District resulting in an extreme interest in this revitalization initiative. With almost 2,400 students, 1,700 families, and almost 500 employees in our District it is imperative for the Village of Angola to be a vibrant business district for both village residents and District students and families.

Revitalization of the Village of Angola Business District (Main Street from Maple Street to Mesi Drive) will help create a vibrant community where people want to live, work and visit. Angola is "best positioned" for revitalization and greater opportunity for all who live, work or visit our wonderful village.

The Village of Angola has unique assets, historical and cultural assets, public and private investment, an involved community supporting a Strategic Investment Plan for the Main Street Business District.

Our School District stakeholders support initiative, hard work, opportunity, and diversity which matches the initiatives of the WNY Economic Development Council's Smart Growth Plan and Fund. The Village of Angola and its residents will benefit from a vibrant business District.

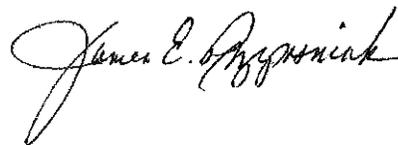
Please count me in as a supporter of the initiatives, the Village of Angola will be complete with your total support. Support from the WNY Economic Development Council of

Lake Shore Central Schools  
May 29, 2018  
Page 2

the Village of Angola is imperative to support the DRI plan resulting in a bold transformation to the Village Business District.

Through your support, both the Village of Angola and Lake Shore Central School District can offer a unique opportunity to live, work, and visit. Please feel free to contact me at school at 716-926-2201 for additional information.

Sincerely,

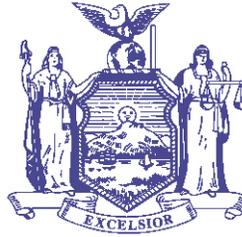
A handwritten signature in black ink, reading "James E. Przepasniak". The signature is written in a cursive style with a large, looping initial "J".

James E. Przepasniak  
Superintendent of Schools

JEP:kmd

**DISTRICT OFFICE:**  
65 Court Street, Room 213  
Mahoney State Office Building  
Buffalo, New York 14202  
(716) 854-8705  
Fax: (716) 854-3051

THE SENATE  
STATE OF NEW YORK



**CHRISTOPHER L. JACOBS**  
SENATOR, 60<sup>TH</sup> DISTRICT

**ALBANY OFFICE:**  
Room 947  
Legislative Office Building  
Albany, New York 12247  
(518) 455-3240  
Fax: (518) 426-6738

May 14, 2018

Hon. Howard Frawley, Mayor  
Village of Angola  
41 Commercial Street  
Angola, NY 14006

**RE: WNY Economic Development Council's Downtown Revitalization Initiative (DRI) and Smart Growth Community Fund Application**

Dear Mayor Frawley:

I am writing in support of the Village of Angola's WNY Economic Development Council's Downtown Revitalization Initiative (DRI) and Smart Growth Community Fund application to support the development and implementation of a Strategic Investment Plan for the Village of Angola's Main Street Business District. Revitalizing Angola's Business District is necessary to help create a vibrant community where people want to live, work and visit.

The Village of Angola, in collaboration with the Town of Evans, has conducted an open and robust community engagement process resulting in a vision for revitalization outlined in numerous local planning documents Comprehensive Plan (2018), Tourism Toolkit: Strategies and Action Steps for Tourism Development in the Southtowns (2012) and Sowing the Seeds for Southtowns Agribusiness (2009). It has the potential to serve as the creative-cultural district for the Town of Evans and its rural neighboring communities.

Its Main Street district has existing historical and cultural assets that represent the best opportunity for investment to strengthen the local and regional economy. This district has benefited from recent public and private investment; however, funding is needed to complete projects and initiatives to re-energize revitalization efforts. There are several development/redevelopment opportunities within the business district, including properties that have been identified for mixed-use. There is tremendous support from the local community and public officials to develop and implement a Strategic Investment Plan for the Village of Angola's Main Street business district.

If you have any questions, please feel free to contact me at our district office at (716) 854-8705.

Sincerely,

Christopher Jacobs  
New York State Senator  
60th District





## ERIE COUNTY LEGISLATURE

HON. JOHN J. MILLS  
LEGISLATOR

May 18, 2018

Honorable Howard Frawley, Mayor  
Village of Angola  
41 Commercial Street  
Angola, NY 14006

RECEIVED  
MAY 21 2018  
VILLAGE OF ANGOLA

Re: WNY Economic Development Council's Downtown Revitalization Initiative and Smart Growth Community Fund

Dear Mayor Frawley,

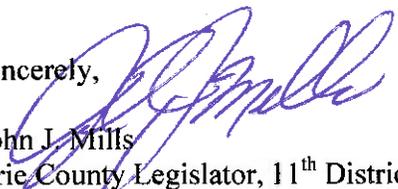
I write to express my full support of the Village of Angola's application for the Downtown Revitalization Initiative and Smart Growth Community Fund.

The Village of Angola has unique historic assets located in or near the downtown business district. These assets include existing historical and cultural sites that represent opportunity for investment which would strengthen the local and regional economy.

For the last ten years, the Village of Angola has been working to transform its environment and diversify its economy to more fully benefit the larger goals of the region. Recent public and private investments have benefited Main Street business but more funding is needed to continue to move forward with projects and initiatives that would keep the revitalization efforts moving forward.

The Village of Angola has received significant support from public officials and the local community who want to see Angola thrive. A revitalized downtown will benefit the entire village and the region as a whole. Please award the Downtown Revitalization Initiative and Smart Growth Community Fund to support the development and implementation of a Strategic Investment Plan for the Village of Angola's Main Street Business District. The Village of Angola is ready for change and improvements!

Sincerely,

  
John J. Mills  
Erie County Legislator, 11<sup>th</sup> District



DAVID DIPIETRO  
Assemblyman 147<sup>th</sup> District

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

RANKING MINORITY MEMBER  
Small Business Committee

COMMITTEES  
Alcoholism and Drug Abuse  
Economic Development, Job Creation,  
Commerce and Industry  
Labor  
Transportation

May 16, 2018

RECEIVED  
MAY 21 2018

VILLAGE OF ANGOLA

Mayor Howard Frawley  
Village of Angola  
41 Commercial St  
Angola NY, 14006

Dear Mayor Frawley,

I would like to offer strong support for the WNY Economic Development Council's Downtown Revitalization Initiative and Smart Growth Community Fund Grant application by the Village of Angola. The project will result in the substantial revitalization of the Angola Business District.

The Village of Angola has been working for the last decade to transform its built environment and diversify its economy to align with regional goals. Funding is needed to complete projects and initiatives to re-energize revitalization efforts. The Village of Angola has existing historical assets that represent the best opportunity for investment to strengthen to local and regional economy.

As a NYS Assemblyman, I David DiPietro support the Village of Angola for the WNY Economic Development Council's Downtown Revitalization Initiative and Smart Growth Community Funds and encourage your favorable consideration.

Sincerely,

David J. DiPietro, Assemblyman  
147<sup>th</sup> District of the State of New York

To: Hon. Howard Frawley, Mayor  
Village of Angola  
41 Commercial Street  
Angola, NY 14006

Fr: Matthew J. Podoba  
Angola Village Lofts  
77 North Main Street  
Angola, NY 14006

Re: Village of Angola Main Street Revitalization Initiative (DRI)

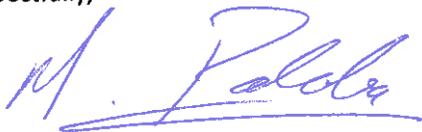
The Village of Angola is often overlooked as a hidden treasure of the Great Lakes Region with a historic downtown and a robust history of significance in the development of Southern Erie County. Over the last few decades, however, the Village has suffered from a lack of economic and community development support that other small communities and villages in our region have benefitted from. Our Village is also confronted with several immediate and long-term challenges including and perhaps most importantly, aging infrastructure including housing and commercial building stock. Therefore, the residents and merchants feel that the current DRI award opportunity would provide the Village of Angola with the ability to capitalize on reinvestment in our community assets, overcome localized economic challenges, and implement our well-considered vision and future planning of our community.

Despite the challenges that our village faces we have been successful over the past few years in our efforts to launch several local revitalization projects with the goal of rehabilitating unique local assets including The Angola Theater (Circa 1924), The Angola Library, U.S. Post Office (Circa 1938), and the Nickel Plate Railroad Depot (1882). Our village also has an ongoing collaboration with the Town of Evans participating in an open and robust community engagement process resulting in a vision for revitalization outlined in numerous local planning documents a Comprehensive Plan adopted in 2018. Our village also has a long history of planning for its future, with the culmination of efforts leading to the completion of the Tourism Toolkit: Strategies and Action Steps for Tourism Development in the Southtowns (2012) and Sowing the Seeds for Southtowns Agribusiness (2009). I feel these efforts are noteworthy, yet the Village of Angola is so much more.

It is my belief that one of our greatest assets is the level of commitment that our residents, business leaders, public officials and other stakeholders have towards our collective future. Our traditional character is defined by our quaint village streets and our walkable neighborhoods. Our proud past is accented by our historic architecture that reminds our residents of what once was and what can be again. Angola held a stewardship role during the glory days of rail and is still an important municipality positioned to leverage new areas of development including renewable energy, agri-business, Great Lakes tourism and renewed interest in walkable retail outlets given the current downward trends of traditional malls. All we need are the financial tools to transform our desired goals into action. I believe the DRI is the solution that will provide these tools and can result in generational change in our local business and residential landscape.

Without the capital to address the challenges we face head on as provided in the DRI, the barriers mentioned in this letter will persist and continue to stall and stunt the full potential of the Village of Angola to provide its residents and visitors with the quality of life they deserve. It is my belief and hope that the DRI funding would allow us to incentivize private investment responses and serve as a catalyst to kick start much needed local redevelopment of the local business district and surrounding neighborhoods. As such, your efforts to obtain the DRI funding has my complete support.

Respectfully,



Matthew J. Podoba  
Angola Village Lofts (Owner)



**GOYA® FOODS GREAT LAKES**  
200 South Main Street  
P.O. Box 152  
Angola, New York 14006-0152

May 22, 2018

Mayor Howard Frawley  
Village of Angola  
41 Commercial Street  
Angola, NY 14006

Dear Mayor Frawley,

Goya Foods Great Lakes would like to inform you that the Village of Angola has our full support in carrying out their Downtown Revitalization project. Specifically, the development and redevelopment opportunities within the business district will bring the Village to life again.

We applaud the recent progress and ongoing commitment of the Village and would love to see the community grow and bring in more businesses and visitors. Funding is needed to complete projects and initiatives to make this happen.

I, Robert J. Drago as the President of Goya Foods Great Lakes, am looking forward to seeing the Village begin a new project and fully support this project which will have a positive impact on the residents as well as business and visitors.

Thank you for considering this application.

Sincerely,

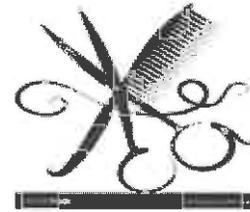
A handwritten signature in cursive script that reads "Robert J. Drago".

Robert J. Drago

President

Goya Foods Great Lakes

*Kim's Shear Expressions*  
47 North Main Street  
Angola, NY 14006  
716-549-0337



May 24, 2018

Hon. Howard Frawley, Mayor  
Village of Angola  
42 Commercial Street  
Angola, NY 14006

Dear Mayor Frawley,

I am writing in support of the Village of Angola's application to the **WNY Economic Development Council's Downtown Revitalization Initiative (DRI) and Smart Growth Community Fund** to support the development and implementation of a Strategic Investment Plan for the Angola's Main Street Business District.

I have operated my business in the Village of Angola for 10 years; although business is good, I have seen other Main Street businesses come and go over the years. The businesses that remain have survived because of the loyal clientele they have built over time.

Over the last decade I have witnessed the efforts of the Village government and local community groups to improve the community. The Village has secured grant funds for numerous improvements (water lines, streetscaping, street trees, etc.) to the Main Street Business District. The Friends of the Village raise funds each year for the beautiful hanging baskets that adorn the light posts. The Village Parks and Gazebo Committee does a great job planning and executing events to bring foot traffic into the Village and add to the community charm.

I have also seen new investment over the last three years with upgrades to the library, New Angola Theater and the repurposing of the former Evans Bank that was left vacant when the bank moved their headquarters to Hamburg. The new owners of the old Ford Lanes (77 Main Street) have been working hard to restore the building – village patrons are looking forward to the new café is planned for that site.

Although the Village of Angola has the assets necessary to be successful, the Main Street Business District suffers from numerous vacant and underutilized commercial and mixed-use buildings. My business is located directly across the street from old Town Hall (42 North Main), which serves as a constant reminder of the physical deterioration and disinvestment that has hindered the Village's efforts for revitalization.

Funds and programing are necessary to encourage private investment in these problem properties and return them to productive use. Many private investors have expressed interest in these vacant properties; however, they are discouraged by the daunting task of revitalizing buildings that have been vacant for 10-20 years.

I am excited by prospect of repurposing the former Town Hall to expand arts and cultural attractions in the Village, as I know that many of my customers support such efforts. I wish the Village every success.

Sincerely,

Kim Kelly

A handwritten signature in cursive script that reads "Kimberly Kelly". The signature is written in black ink and is positioned below the typed name "Kim Kelly".



**BOYS & GIRLS CLUB**

Thursday, May 24, 2018

Honorable Howard Frawley  
Village of Angola Mayor  
41 Commercial Street  
Angola, NY 14006

**Lake Shore Unit**  
W.T. Hoag  
Educational Center  
42 Sunset Boulevard  
Angola, NY 14006  
www.bgclakeshore.org  
Tele: (716) 926-2119

Dear Mayor Howard Frawley,

**Unit Director:**  
Emily Gould

I write on behalf of The Boys and Girls Club of Eden-Lake Shore in full support of the Village of Angola's proposal to the WNY Economic Development Council's Downtown Revitalization Initiative and Smart Growth Community Fund. To help create a vibrant community where people want to live, work and visit it is necessary to revitalize the Angola Business District.

**Boys & Girls Club of Eden, Inc.**  
8284 N. Main Street  
Eden, NY 14057  
Tele: (716) 992-2702  
Fax: (716) 992-3881  
www.bgcaofeden.org

The Village of Angola's Main Street district has existing historical and cultural assets, such as the Boys and Girls Club that represent the best opportunity for investment to strengthen to local and regional economy. It has the potential to serve as the creative-cultural district for the Town of Evans and its rural neighboring communities. For example, The Boys and Girls Club of Eden-Lake Shore offers impactful programs which enhance the youth's ability to perform better in school as well as improve their health and wellness through participation in Triple Play (physical fitness and healthy habits through participation in social recreational program to enhance and develop social and communication skills). In addition, our organization strives to assist youth in developing leadership and decision making skills that will enable youth members to develop and understand their own core values, and ultimately positioning themselves to provide services for others as capable and caring citizens, not only the Town of Evans, but other communities as well.

**Officers:**  
Lynn Englund  
President

Cindy Latimore  
Vice-President

Anne B. Smith  
Secretary

Katheen Garrigan  
Treasurer

Funding from the WNY Economic Development Council's Downtown Revitalization Initiative would benefit our organization by supporting staff salaries and necessary program supplies, so that we may enhance our Power Hour Educational Program, Triple Play Health and Wellness Program and provide support for our Junior Staff Career Readiness Program.

**Board of Directors**  
James Collins  
Jeff Connors  
Michelle Crowden  
Valerie Fatta  
Lynn Krajacic  
Glenn Nellis  
Mary Lou Pew  
Tiger Schmittendorf  
Karen Smith  
Peter Smith

The Boys and Girls Club of Eden-Lake Shore is pleased to offer this letter of support for the application of the WNY Economic Development Council's Downtown Revitalization Initiative and Smart Growth Fund.

**Emeritus Members**  
Jay Braymiller  
R. Colin Campbell  
Pat Howard  
Robert Liljequist  
Yvette O'Brien  
Rodney Pierce  
Robert W. Pietrocario  
Debra M. Popple

Sincerely,  
  
Emily Gould  
Unit Director

**From the Desk of**  
**William G. Houston**  
11 Glenwood Ave.  
Angola, NY 14006-1205

May 29, 2018

Hon. Howard Frawley, Mayor  
Village of Angola  
41 Commercial St  
Angola, NY 14006

**RE: Downtown Revitalization Initiative and Smart Growth Community Fund Applications**

Dear Mr. Frawley,

I was pleased to learn that you are applying for the referenced funding. I want to extend compliments to you and the entire village operation for exploring all aspects of funding available for continuing improvement of our village.

It is my understanding that the current applications would provide funding to preserve and update some of our beautiful older buildings that are either in the process of being updated or are ready, ripe and available for updating. Concerns I have heard about as to current needs include the following:

- The 1882 Nickel Plate Railroad Depot has been saved from demolition. A beautiful lot at 161 South Main St has been purchased for the depot with money donated by community action groups. Substantial (approximately one half) of the money needed is currently available to relocate and renovate this last wooden Nickel Plate Railroad Depot in New York State. This will provide a Railroad / Village Museum and historical and current Railroad Technical facility.
- The former Old Ford Lanes Bowling Alley building, that was built in the 1920s, is a substantial brick building that is currently being redone for a somewhat "bed and breakfast" short term housing, a café, and a space for a business office. The people working on this building have already invested well over \$100,000 of their own money and a great deal of physical work. Completion of the project will be a big plus for Angola.
- There are two old "Bank of Angola" buildings. Both of these bank buildings have great potential for development and exemplify the type of structure that should be "saved."
  - One is at 31 Commercial St. It was built in 1908. This building has been obtained with clear title and no encumbrances by the Village through Land Banking. The beautiful pillared building started as a bank, became a Town Hall, then the Angola Library, and later on a court house and a jewelry store.
  - The other is a Spanish style masonry building with a red tile roof located at 42 North Main St. This bank replaced the Commercial St one and was built during the 1920s. It was one of the many banks throughout the country that closed following the stock market crash of 1929 and never was able to reopen. It was turned into a shopping arcade during the mid-1930s and contained a grocery store, a meat market (which used the bank vault as a walk-in cooler), and an electrical and appliance store with a fresh fruit stand outside of the building. It fell on bad times in the late-1930s and was later purchased by the Town of Evans. The Town added to the structure by creating a second floor in the large banking area and used it as a Town Hall and Police Station from the mid-1940s until 1992 when they constructed their current location just outside of the Village on Erie Rd.
- The New Angola Theater, which is owned by an organization SASi, Suburban Adult Services Inc, was closed for several years in the 1990s. The predecessor to SASi, called Claddagh Commission, originally purchased and invested more than one-third of a million dollars in the building, which now provides sheltered employment for developmentally challenged adults living in SASi supported group homes in

the community. The theater has state of the art facilities, including 3D projection but needs some continuing attention to preserve the beautiful structure for the future.

Using funding that may be available as a result of your grant applications would enhance all of the buildings I have listed above and would add a great deal to the North / South Main St and Commercial Street area of the Village.

As you know recent updating has been funded privately and / or with grants and community support includes the Angola Commons Building at North Main and Lake Streets – the former Evans National Bank headquarters. When the bank moved their central office to Hamburg, they closed the entire facility which was purchased by a prominent Buffalo area attorney / developer. He has brought the building up to date as to code and everything needed. The building now houses professional medical offices with additional space available for more health related facilities.

On the other end of the Main St business area, a 1940s era former abandoned gas station was renovated by the owner and a tenant that saw to the complete redoing and updating of the inside and outside of the building. It now houses what is called “Garage Fitness”, with active exercise groups that run from 6 in the morning through the afternoon and into the late evening, attracting people from throughout the community for health related exercise programs.

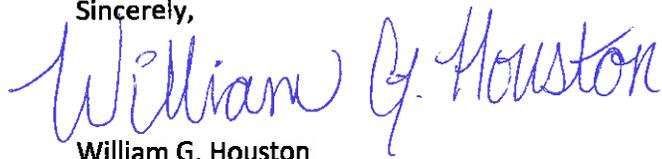
The development of Centennial Park and the Angola Gazebo, located just one block off North Main St, was mainly funded by money raised in the community, with the concrete and brick foundation of the facility and some walkways were paid for with CDBG grant funding obtained through Erie County by the Village of Angola. The park and gazebo add a great deal to the community and host a summer concert series annually that has been running for over 30 years. The Gazebo was designed by a community resident who is a licensed architect and he donated his services free of charge. The concert series has hosted groups from four member local bands to ethnic bands, big bands, on more than one occasion The Buffalo Philharmonic Orchestra, and a Towanda New York award winning American Legion Band.

Nature has just recently added to the community by a beautiful showing of flowering, decorative street trees along North Main and Commercial Streets. The Memorial trees were all funded by donations that saw a tree and a memorial stone placed at the base of the tree. The trees were a part of a community updating project that saw new sidewalks, curbs, and village owned street lighting installed several years ago. Beautiful hanging flower baskets have been placed on the street light poles for the past several years. Funding for the yearly display of baskets, which are grown by two local nurseries, is handled by the organization called “Friends of the Village.” The funding for the flowers and baskets is oversubscribed every year and speaks well for the community.

I have added the above paragraphs to recap some of the ongoing projects that have been completed over the years and complement our community.

Best wishes for success with your current application for funding to continue with the planned upgrading of our beautiful, small community. A visitor recently stated to me that **“your Village is a beautiful canvas waiting to be completed by a painter.”** Hopefully your application for funding will be able to support the currently planned project and will bring that vision to fruition.

Sincerely,



William G. Houston



May 25, 2018

Hon, Howard Frawley, Mayor  
Village of Angola  
41 Commercial Street  
Angola, NY 14006

Re: Strategic Investment Plan for the Village of Angola's Main Street Business District.

Dear Mayor Frawley,

Please accept this letter as the "Friends of the Village, Inc." support of the Village of Angola's application for the WNY Economic Development Council's Downtown Revitalization Initiative (DRI) and Smart Growth Community Fund to support the development and implementation of a Strategic Investment Plan for the Village of Angola's Main Street Business District.

The Village of Angola's Main Street business district (from Maple Street to Mesi Drive) has existing historical and cultural assets such as the Angola Theater (Circa 1924), Library, U.S. Post Office (Circa 1938), Nickel Plate Depot, Herman Park and Centennial Park/William G. Houston Gazebo and represent the best opportunity for continued investment to strengthen the local and regional economy. In addition, the Main Street business district has benefited from recent public and private investment and additional funding would assist in completion of projects, and continue to help re-energize revitalization efforts.

For the last decade the Village of Angola has been working to transform their business district which has the potential to serve as the creative-cultural district for the Town of Evans and its neighboring communities. There are several development/redevelopment opportunities, including properties that have been identified for mixed-use, and there is overwhelming support from the local community and public officials to develop and implement a Strategic Investment Plan for the Village of Angola's Main Street business district.

As recently as the current year, the Village of Angola, in collaboration with the Town of Evans, has conducted an open and vigorous community engagement process resulting in a vision for revitalization as outlined in numerous local planning documents; Comprehensive Plan, Tourism Toolkit and Sowing the Seeds for Southtowns Agribusiness.

The members of the "Friends of the Village, Inc." enthusiastically support the Village of Angola's efforts to create a vibrant community and are willing to serve on the local Planning Committee to oversee the development of a Downtown Revitalization Initiative. Our organization has been involved in many Village events and activities and we actively hold fundraising and special events; Beautification Project, Christmas in the Village, Village Wide Yard Sale, Garden Event and Main Street Cruise. Incorporated since January 2, 1997 our organization is a valid 501(c)4 tax-exempt organization.

We wish you the best of luck with your application and look forward to assisting the Village in this endeavor. Should you have any questions or need further information, please do not hesitate to contact me via my personal cell at (716) 807-4773.

Sincerely Yours,

A handwritten signature in cursive script that reads "Debra L. Wilson".

Debra L. Wilson, Co-President  
Friends of the Village, Inc.

## **8. PROJECT READINESS**

- 8.1 Depot Project Site, Plan, Budget, and SEQR
- 8.2 Depot Business Plan
- 8.3 Complete Streets Concept Plan



Item No.	Item Description	Unit	Quantity	Unit Cost	Estimated Cost	CONTRACTOR (To Be Determined)	
<b>BID SECTION G, GENERAL BUILDING CONSTRUCTION (1300 SF)</b>							
Item G1	Footer and Slab Foundations	LS	1	\$125,000	\$125,000		
Item G2	Interior building work	LS	1	\$220,000	\$220,000		
Item G3	Exterior building work	LS	1	\$63,000	\$63,000		
Item G4.1	Exterior Doors and Windows	LS	1	\$60,000	\$60,000		
Item G4.2	Interior Doors	LS	1	\$6,800	\$6,800		
Item G5	Roofing system	LS	1	\$52,000	\$52,000		
Item G6	Project Plaque	LS	1	\$700	\$700		
Sub-Total, Section G, General Building Const.:						\$527,500	GENERAL TOTAL

<b>BID SECTION E, ELECTRICAL CONSTRUCTION</b>							
Item E1	Power service to building	LS	1	\$7,000	\$7,000		
Item E2	Building electrical system	LS	1	\$15,000	\$15,000		
Item E3	Parking lot electrical system	LS	1	\$24,000	\$24,000		
Item E4	Fire Alarm System	LS	1	\$7,300	\$7,300		
Sub-Total, Section E, Electrical Const.:						\$53,300	ELECTRICAL TOTAL

<b>BID SECTION H, HVAC CONSTRUCTION</b>							
Item H1	HVAC construction	LS	1	\$40,000	\$40,000		
Sub-Total, Section H, HVAC Const.:						\$40,000	HVAC TOTAL

<b>BID SECTION P, PLUMBING CONSTRUCTION</b>							
Item P1	Water service/backflow	LS	1	\$9,000	\$9,000		
Item P2	Sanitary sewer lateral	LS	1	\$10,000	\$10,000		
Item P3	Building plumbing	LS	1	\$7,600	\$7,600		
Sub-Total, Section P, Plumbing Const.:						\$26,600	PLUMBING TOTAL

<b>BID SECTION S, SITE WORK &amp; RELATED CONSTRUCTION</b>							
Item S1	Stripping and site balancing	LS	1	\$2,000	\$2,000		
Item S2	Storm sewer system	LS	1	\$30,000	\$30,000		
Item S3.1	Fabric and Stone Base	SY	500	\$19	\$9,500		
Item S3.1A	Bollards and Signage	LS	1	\$16,000	\$16,000.00		
Item S3.2	Asphalt Paving	SY	500	\$25	\$12,500		
Item S4	Exterior Concrete Flatwork	SF	1,580	\$9	\$14,220		
Item S5	Landscaping	LS	1	\$12,000	\$12,000		
Item S6	Erosion/Sediment Control	LS	1	\$4,700	\$4,700		
Item S7	Ornamental Fencing	LF	70	\$55	\$3,850		
Sub-Total, Section S, Site Work & Related Const.:						\$104,770	SITE WORK TOTAL

<b>BID SECTION DR, DEPOT RELOCATION</b>							
Item DR1	Depot Relocation	LS	1	\$117,000	\$117,000		
Sub-Total, Section DR, Depot Relocation:						\$117,000	RELOCATION TOTAL

<b>BID SECTION ALB, ASBESTOS AND LEAD ABATEMENT</b>							
Item ALB1	Asbestos/Lead Abatement	LS	1	\$28,000	\$28,000		
Sub-Total, Section ALB, Asbestos/Lead Abatement:						\$28,000	ASBESTOS/LEAD

<b>BID SECTION SC, STIPULATED CONTINGENCY</b>							
Item SC1	Stipulated Contingency	LS	1	\$25,000	\$25,000		
Sub-Total, Section SC, Stipulated Contingency:						\$25,000	CONTINGENCY

DG estimate - adjust sole bid for reduced project scope.					Sub-total - Construction:	\$922,170
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Items previously by Village now in the Contract scope.  
All other costs per April 25, 2018 bid by International Chimney (sole bidder).

	ENGINEERING:	Services	Fee
Paid	DG No. 017-465-1	Concept Planning	\$6,900
Paid	DG No. 017-465-2	Design	\$19,500
Paid	DG No. 017-465-7	Soil Boring Phase	\$3,800
Paid	DG No. 017-465-9	Asbestos/Lead Survey Phase	\$2,300
Paid	DG No. 017-465-6	Bid Assistance	\$6,200
	DG No. 017-465-2A	Re-design and edit for re-bidding	\$17,100
	DG No. 017-465-6A	Re-Bid Assistance	\$6,100
	DG No. 017-465-3	General Services During Const.	\$30,200
	DG No. 017-465-4	Part time Inspection Services	\$20,400
	DG No. 017-465-5	3rd Party Asbestos Inspection	\$4,000

ENGINEER: Donald Gallo, Consulting Engineer, P.C.  
589 Delaware Avenue  
Buffalo, NY 14202  
T 817.883.1234 / F. 716.883.0695  
EM: donaldgallocepc@aol.com

Note: Includes Engineering Fees paid to date of \$38,700.					Sub-Total Engineering and Asbestos/Lead:	\$116,500
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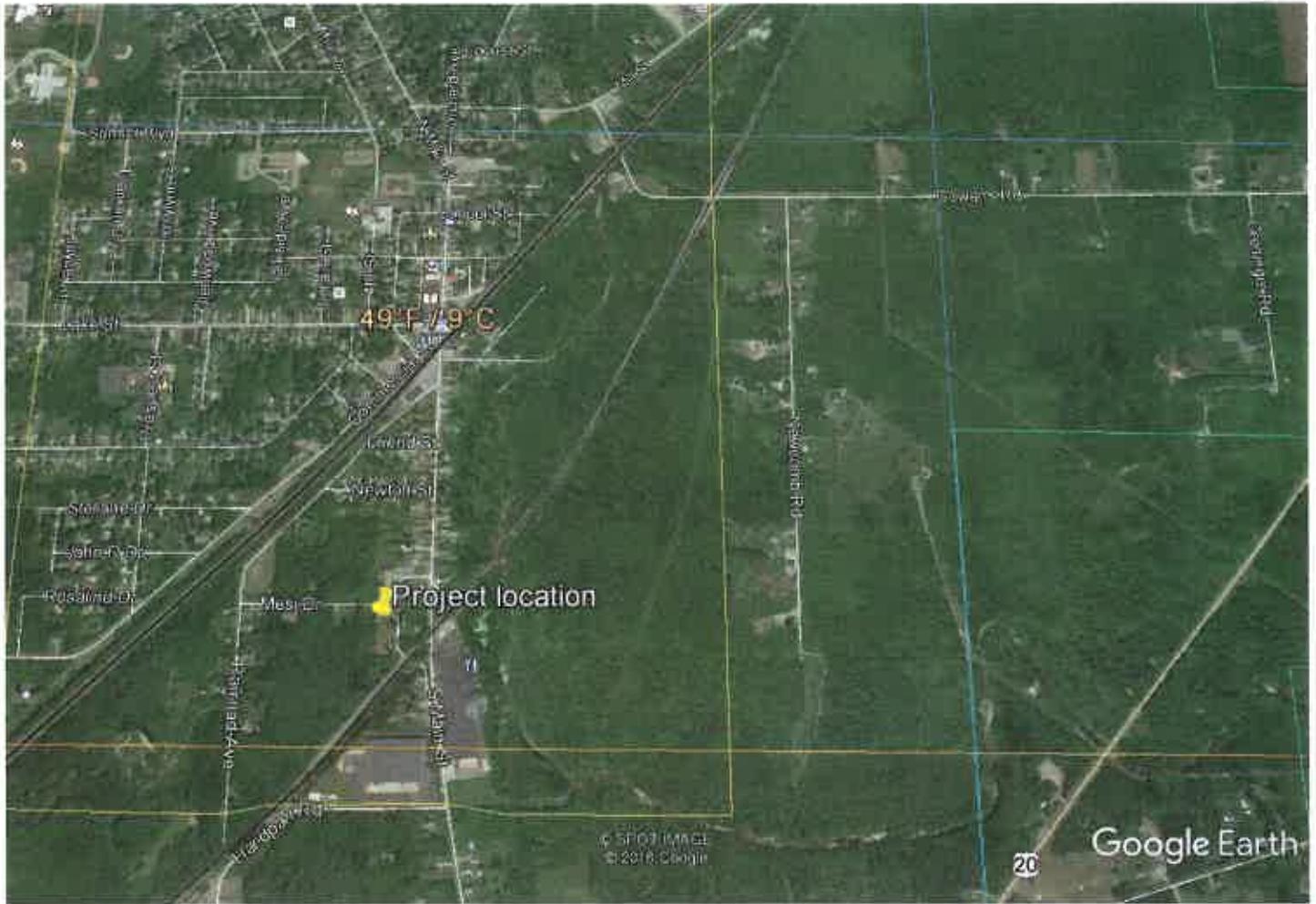
TOTAL FOR CONSTRUCTION & ENGINEERING:					\$1,038,670
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WORK BY VILLAGE:	
Work Description	Estimated Cost
Concrete Testing (to be determined in the field)	\$1,500

OWNER: Village of Angola  
41 Commercial Street  
Angola, NY 14006  
T 716.549.1126 / F 716.5130  
EM: angolaclerk@verizon.net

Sub-Total - Village Testing:					\$1,500
ESTIMATED PROJECT TOTAL:					\$1,040,170

GRANTS:					Empire State Dev. Restore NY Grant AB806	\$299,500
					NYS Legislative Initiative Grant (NYS Parks & Rec) PKS-14-NI-009	\$15,000
					Dormitory Authority) NYS State & Municipal Facilities (SAM) Grant #9363:	\$50,000
					LESS TOTAL GRANTS SECURED:	(\$364,500)
					ADDITIONAL FUNDS NEEDED:	\$675,670



Google Earth



## Short Environmental Assessment Form Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Village of Angola			
<b>Name of Action or Project:</b> Depot Project - Contract 28			
<b>Project Location (describe, and attach a location map):</b> 161 South Main Street			
<b>Brief Description of Proposed Action:</b> Relocation and renovation of 1882 Nickel Plate Railroad Depot with building improvements, site work, utilities, parking, etc.			
<b>Name of Applicant or Sponsor:</b> Village of Angola		<b>Telephone:</b> 716.549.1126	
		<b>E-Mail:</b> angolaclerk@verizon.net	
<b>Address:</b> 41 Commercial Street			
<b>City/PO:</b> Angola		<b>State:</b> NY	<b>Zip Code:</b> 14006
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ < 0.5 acres	
b. Total acreage to be physically disturbed?		_____ < 0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ < 0.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Hon. Howard Frawley, Mayor Date: 5/22/17  
 Signature: *Howard M. Frawley*

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**PRINT FORM**

Project: Date: 

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PRINT FORM**

Agency Use Only (If applicable)

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Village of Angola	5/22/17
Name of Lead Agency	Date
Hon. Howard Frawley	Mayor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Howard Frawley</i>	<i>Donald D. Gallo</i>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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Donald D. Gallo

Donald Gallo, Consulting Engineer, P.C.

PRINT FORM

## **Strategic Plan**

### **Village of Angola Nickel Plate Depot History Center**

The purpose of the strategic planning process is to lead the Village of Angola Nickel Plate Depot History Center (NPDHC) forward to its goal of establishing a permanent education center and museum featuring Angola's railroad history.

This organizational planning document presents the case statement for the Nickel Plate Depot History Center. It also sets forth the history and present condition of the NPDHC, general description of its current assets, organizational structure, and collections. Members of the Evans Historical Society, Angola Parks & Gazebo Committee (formerly Angola Depot Preservation Society), Friends of the Village, and Southtowns Community Enhancement Coalition have contributed time, energy and expertise to this effort.

The goals and strategies presented include plans to improve the organization's structure and operation, collect and preserve archives and financial support. The responsibility for ensuring the timely achievement of these goals and strategies resides in the Executive Board of the NPDHC.

Planning will assist the NPDHC in the development of the Angola Nickel Plate Depot History Center as a premier educational facility, heritage preservation center and regional tourist destination.

## THE ANGOLA NICKEL PLATE DEPOT HISTORY CENTER PROJECT



The goal of the Nickel Plate Depot History Center project is to establish a permanent institution where the rich history of the railroad will be interpreted and preserved for the enjoyment and education of the public.

The Nickel Plate Depot history includes:

- The Buffalo-Pittsburg & Western Railroad built tracks through the southern part of Angola in 1881.
- In 1882 the railroad constructed a depot on South Main Street.
- The railroad was later known as the New York, Chicago & St. Louis Railroad, and later became part of the Norfolk & Western or “Nickel Plate,” which resulted in the depot being referred to the Nickel Plate Depot.
- The Nickel Plate Road served as a combination passenger and freight station for the citizens of Angola and Evans well into the 1950’s.
- Freight storage and service became the Nickel Plate Road’s main function from the 1950s through the Norfolk and Western merger, into Norfolk Southern existence.
- In 1991, the Norfolk Southern had the Angola Depot scheduled for demolition to clear its property and lessen maintenance and insurance costs, which would have ended the last remaining trackside wooden structure noting the presence of the Nickel Plate Road in New York State.

In 1991, the Angola Depot Preservation Society (now known as the Parks & Gazebo Committee), a local group of residents and community leaders, was formed to save the station from destruction. The group raised the necessary funds (\$10,000) to move the Depot five-hundred feet off the railroad property to the adjacent, village-owned, parking area of the Angola Volunteer Fire Company’s South Main Street Station, where it has remained.

In 1994, additional town and village citizens became involved in the effort to save the Angola Nickel Plate Depot from destruction. These people formed the Angola Parks and Gazebo Committee, which engaged in fundraising to relocate the depot to a permanent location and undertake restoration of the facility.

The Angola Parks & Gazebo Committee, Evans Historical Society, Friends of the Village and Southtowns Community Enhancement Coalition, all-volunteer, nonprofit groups with a total of 47 active members, has established a planning committee to guide toward the establishment of a permanent history center/museum showcasing the significance of the Nickel Plate Road. The museum will offer collections that will tell the stories of people and machines working together to shape a new century. It

will provide interpretive and educational opportunities, facilities for conservation of local artifacts and historic research.

The history center/museum will encourage economic development as it attracts local residents, tourists, and youth groups. The Depot project will result in direct expenditures to the local economy and attract approximately 3,000 visitors per year to its exhibits and events. Nearby historical community assets, such as the Evans Historical Society, North Collins one room schoolhouse, and Asa Warren House in Eden each attract a similar number of visitors. It is estimated that the visitors will add \$32,000 of direct expenditures to the local economy with the potential for exponential growth.

### **History of the efforts to save and preserve the Nickel Plate Depot**

Brief chronological history of the efforts to save the depot:

- In 1991, the Norfolk Southern had the station scheduled for demolition to clear its property and lessen its insurance costs.
- A local group of citizens form the Angola Depot Preservation Society (ADPS) to save the depot from destruction.
- Norfolk Southern agrees to give the depot to ADPS, provided that they remove the structure from railroad property.
- The ADPS borrows \$10,000 to cover the cost for an Ohio contractor to move the depot 500 feet off the railroad property to the adjacent village-owned parking area of the Angola Volunteer Fire Company's South Main Street Station.
- The effort draws local and regional media attention, as the depot is the last "Plate" in New York State.
- The ADPS works to find and secure a suitable permanent location for the depot, including Mill Street (across from Herman Park) in the Village of Angola.
- Additional town and village citizens form the Angola Parks & Gazebo Committee to assist in the effort to revitalize the village and help with depot preservation efforts.
- The Angola Depot Preservation Society disbands, turning the project over to the Parks & Gazebo Committee to raise the funds for relocation.
- The Parks & Gazebo Committee (PGC) begins seek grant funding for the depot project.
- The Village secures \$15,000 in member-item funds for relocating the depot.
- A local citizen approaches the Village about selling a portion of his property, located on the corner of South Main and Pennsylvania Avenue, as a permanent location for the depot.
- New York State Empire State Development announces the opening of round 4 of the Restore New York Community Initiative.
- The Evans Lions Club and Angola Gazebo Committee each contributed \$5,000 and a local resident contributed \$1,000 (for a total of \$11,000) to the Village to support acquisition of the property at 161 South Main Street.
- The Village works with the various community groups to develop and submit an application for funding through Restore NY.

## Roles and Responsibilities

The Village of Angola: The Village of Angola will own the depot structure and the property on South Main Street. The Village will oversee the relocation and renovation of the depot, including securing and administering grant funds for the completion of the project. The Village will support the cost of utilities and insurance for the depot and perform the maintenance of the facility and grounds.

Partner Organizations: The Evans Historical Society, Village of Angola Parks & Gazebo Committee (501-c-4), Friends of the Village, and Southtowns Community Enhancement Coalition will assist the Village in relocation and restoration of the depot. A committee will be formed to undertake fundraising efforts to locate and acquire vintage furniture, artifacts and other memorabilia relating to the Nickel Plate Road and railroad transportation 1900. The Committee will develop fundraising, marketing, and staffing plan for the depot to prepare for when the property is visitor ready. Provided below is a brief description and/or mission statements for each partner organization:

***Evans Historical Society:*** The purpose of the society shall be to bring together those people interested in history, and especially in the history of the Town of Evans. The society's major function will be to discover and collect any material which may help establish or illustrate the history of the area. The society will provide for the preservation of such material and for its accessibility.

***Angola Parks & Gazebo Committee:*** The Centennial Park and Gazebo Committee plans and executes special event at the park for residents and visitors. Annual events include: the summer concerts series (every Wednesday from June through August); village-wide garage sale; fitness in the park, and kids day at the park. The Gazebo committee also manages the public's use of the park and participates in the maintenance and beautification of the park and gazebo.

***Friends of the Village:*** "working together for a better community" – the group of about 12 active members meet monthly meetings to work on community projects. The Friends annual projects include Village Beautification (raise funds for flowers and foliage to be displayed in the business district) and Christmas in the Village (day-long celebration of businesses and civic assets).

***Southtowns Community Enhancement Coalition:*** The Southtowns Community Enhancement Coalition, otherwise known as the "Southtowns Coalition" consists of the Towns of Brant, Collins, Concord, Eden, Evans, North Collins and the Villages of Angola, Farnham, North Collins. Its mission is: "To Promote sustainable economic growth including agriculture and tourism throughout the Southtowns region." The Coalition works on programs such as, community outreach, governmental outreach and tourism. In addition, the Coalition runs the Southtowns Farm Trail to promote community assets, tourism sites, member farms and business.

## **History Museum Goals**

The Village of Angola and members of the Evans Historical Society, Village Parks & Gazebo Committee, Friends of the Village, and Southtowns Community Enhancement Coalition will form a Nickel Plate Depot Committee for the purpose of achieving the following:

- 1) To build a solid administrative base upon which the project can move forward with physical restoration.
- 2) To restore and preserve the 1882 Nickel Plate Depot located in the Village of Angola, to its condition in the early 1900s.
- 3) To relocate the structure to its permanent location (Pennsylvania Avenue at the corner of South Main Street); a setting that allows ready access by the public and by students as well as improved security.
- 4) To acquire vintage furniture, railroad collection items, books, and teaching aids, as well as historical documents and memorabilia associated with the Nickel Plate Road.
- 5) To establish programs for educational institutions as well as the general public that will allow everyone to gain an appreciation of how important the railroad was to developing the local community and the country.
- 6) To highlight the impact of rail transportation historically and in present day.
- 7) To promote social enjoyment, maintain fellowship and promote goodwill among Depot Committee members and to provide a meeting place where persons interested in railroads may gather.
- 8) To eventually operate as a New York State chartered museum.

## **History Center Museum**

### **History Center/Museum Criteria: Museum**

- Welcome area
- Interactive exhibit area & educational room
- Model railroad area
- Meeting room
- Gift shop
- Archives storage and work area
- Small office
- Restroom

- Small closet for custodial storage

### **Proposed Hours of Operation**

Every Saturday from 1-3 pm July-August

Every 4<sup>th</sup> Saturday from 1-3 pm September – June

- \* Open upon special advance request by school/community organizations or group tours.
- \* Coordinate with the Village to open during local events (parades, festivals, concerts, etc.) - provide a special offering to encourage visitors to visit the museum.
- \* Special events such as guest lecture series or requests from other railroad/transportation organizations.

### **Staffing & Training**

The Evans Historical Society, which is located approximately one mile from the Depot site, will assume responsibility for training volunteers and staffing the Depot History Center/Museum during regular hours and special events. Historical members are knowledgeable about local history, including the Village railroad, and are experienced in acting as docents and tour guides. There are many synergies between the organizations that make this a good fit.

### **Buildings & Grounds Maintenance**

The Village of Angola DPW will be responsible for keeping the Depot structure and grounds in excellent condition, including lawn maintenance, snow removal, building repairs, installing signage, etc. The Evans Historical Society will assume responsibility for light housekeeping duties associated with keeping the Depot clean and tidy.

## **Museum Marketing Plan**

**Competition:** The WNY Railway Historical Society (501-c-3) maintains and operate have three depots in the WNY area, including Lee Street (Owens Center) that serves as the organizations main operation. The other two Depots in Orchard Park and Williamsville are at various stages of restoration. The Buffalo Rochester & Pittsburg RR in Orchard Park is approximately 17 miles from Angola and the Depew & Tonawanda RR in Williamsville, which is approximately 30 miles away. Given the distance, it does not seem likely that these museums will compete for the same visitors. In fact, tourist interested in railroad history could easily visit all three sites in one day. The Village has been contact with the RHS over the last 20 years regarding the depot projects. The WNY RHS is extremely interested in the restoration of the facility and they have offered their guidance and expertise in seeing this project to fruition. There may be opportunities for collaboration between all four depot sites in the future.

**Competitive advantages:** The Southtowns of Erie County possesses a collection of historic assets that are diverse and distinctly authentic, that certainly appeal to visitors both within and beyond the region. The area boasts some of the region's oldest buildings, while many of its cemeteries date back to the Civil War and even the Revolutionary War. Its railroad points-of-interest include an original train depot (Nickel Plate Railroad Depot, Angola), which was the destination of passenger train involved in the horrific famous train accident (1867 "Angola Horror"), and original cabooses (Brant and North Collins). Southtowns' historic sites include the home of abolitionist Asa Warren (Eden),

which is purported to have been a station of the Underground Railroad for freed slaves. The Southtowns also features a diverse religious and ethnic heritage. North Collins' Quaker settlers are represented the Hicksite Quaker Meeting House (1851) and nearby Quaker cemeteries. Historic church Historic assets include the Huson Cemetery (Brant); Hicksite Quaker Meeting House (North Collins); Asa Warren House (Eden); and the First Church of Evans (Evans).

Historically significant buildings are present in all nine municipalities that make up the **Southtowns Coalition**, including St. Mary's Roman Catholic Church in Eden (the oldest parish in Western New York outside Buffalo) and the historic First Church of Evans, built in 1915 on the site of the first organized house of worship in the town (1818). Four towns have preserved original one- and two-room schoolhouses from the 1800s. The area's distinctive architecture is represented by the area's inventive past is also a potential tourism such structures as the "round barn," or the Gamel Hexadecagon Barn, in North Collins, which is listed on the National Register of Historic Places, and an outdoor baker's oven, the last of its kind in the community (Brant). The southtowns is also home to famous inventors – Angola is the birthplace of air conditioner inventor Willis Carrier, while Eden hosted Spencer Kellogg's Aries Press.

The Southtowns of Erie County is very fortunate to have an abundance of diverse agriculture, cultural and historic assets. The Southtowns Community Enhancement Coalition has been active in community revitalization efforts for over 10 years and continues to develop projects to leverage economic growth potential through tourism, community outreach and governmental outreach to develop a sustainable strategy for tourism and economic development and an improved quality of life.

Marketing of the Depot Museum will include:

- Articles placed in railroad/transportation magazines;
- Arrange for listing, with links to Depots web site, on various tourism web sites, such as the Town, Village, Southtowns Coalition and Visit Buffalo Niagara;
- Development of rack card for display in local hotels, libraries, Seaway Trail Visitor Center, and various other places of interest;
- Advertise in "EXPLORE NEW YORK" (guidebook) - *spring* and *summer & fall* editions;
- Information will appear on local news websites;
- Information included in Buffalo Evening News "GUSTO" every weekend;
- Contact 30 local historical societies to have them include Depot information in newsletters to their membership;
- Place paid advertisements in local Pennysavers;
- Contact local bus tour company for possible inclusion on bus tours in our area;

- Contacted Christine Smyczynski and suggested that she write an article for her Buffalo News column "One Tank Trip"; also to include the **Angola Depot** in the Western New York guidebook;
- E-mail information for inclusion in "FAMILY" newspaper published monthly;
- Obtain listing on Google Maps;
- Write and submit articles for *buffalo.com* such as "How railroads helped shape our nation and our communities";
- List in upcoming events on *buffalo.com*;
- Host reporters (channel 2, 4, 7) that cover local areas of interest; and
- Contact New York Film Commission to promote the Angola Depot for any film productions requiring circa 1900 background. Initiate "Outreach Program." To push out into the WNY area with a brief presentation to promote the Depot.

## Fundraising

- 1) A Membership Drive will be conducted:
  - a) Individual Memberships
  - b) Business Memberships
  
- 2) A \$30,000 Endowment Fund Drive will be conducted:
 

Funds are being sought to ensure that the Depot is self-supporting in the future. These contributions can be in the form of:

  - a) Cash contributions
  - b) Donations in memory of loved ones
  - c) Provisions in personal wills
  - d) Participate in the annual Raffle
  
- 3) Pursue grant/foundation support for capital projects, educational initiatives, purchase of local artifacts, etc.
  
- 4) Special Events/Fundraisers
  - Collection of Artifacts: Secure donation of artifacts in the form of books, pictures, railroad records, maps and other items to be used illustrating what the rail transportation environment was like circa 1900.
  - Annual Raffle: Raffle off donated prize/prizes.
  - Yard Sale: To coincide with the annual Village-wide yard sale – donated items will be collected throughout the year.

**Nickel Plate Depot History Center Committee**

**William Houston, *Village of Angola Trustee***

**Debra Wilson, *Friends of the Village***

**Caryl Youngers, *WNY Railway Historical Society***

**Keith Young, *Evans Historical Society***

**Gifford Swyers, *Evans Historical Society***

**Joe Castiglia, *Southtowns Community Enhancement Coalition***

**Gary Tribula, *Parks & Gazebo Committee***

### ***Village of Angola Streetscape improvements***

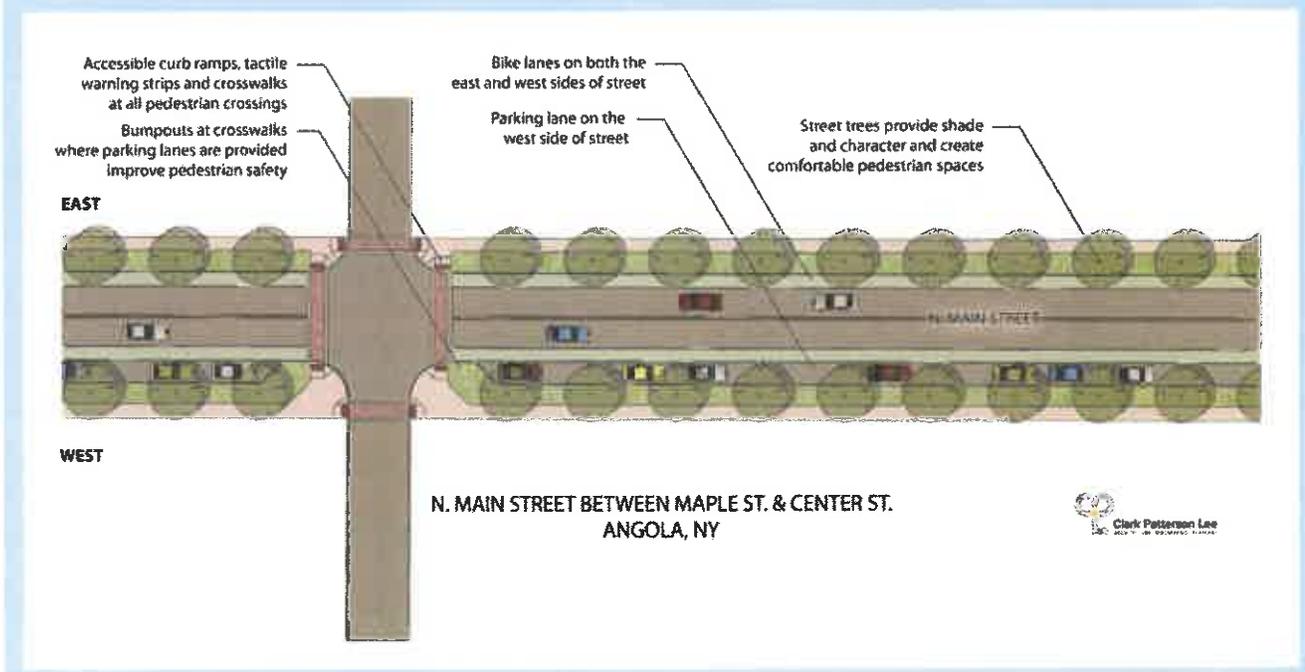
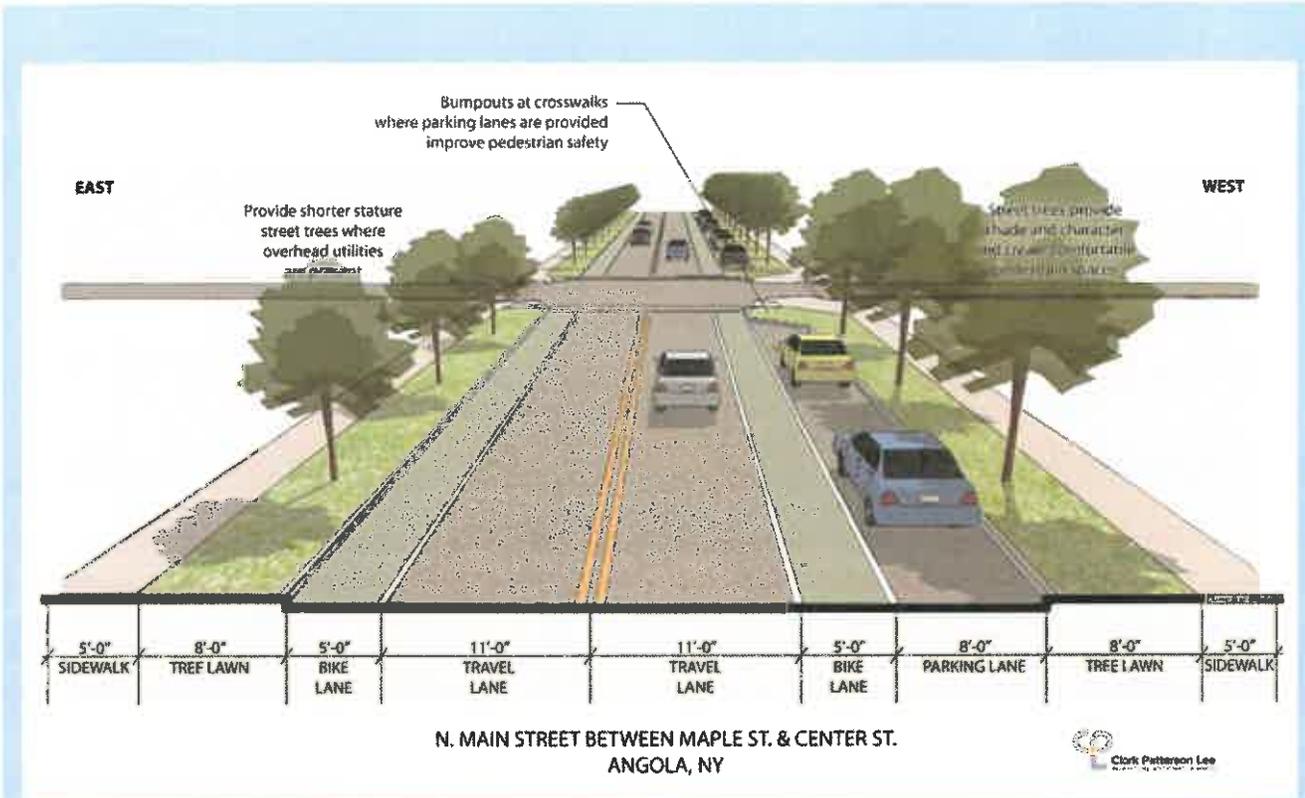
The Village of Angola has traditionally been the center of the community, providing a variety of services to Town and Village residents. Although that has shifted over time with changing retail patterns, demographics, market trends, and other external factors, the foundation and character remain. Community input has shown the desire to see a revitalization of the village, the businesses and the services available there. While the Village can only encourage private development (infill and redevelopment) through marketing, zoning, and financial efforts that are within their capacity and means, they do have the capability to transform visual elements within the public realm.

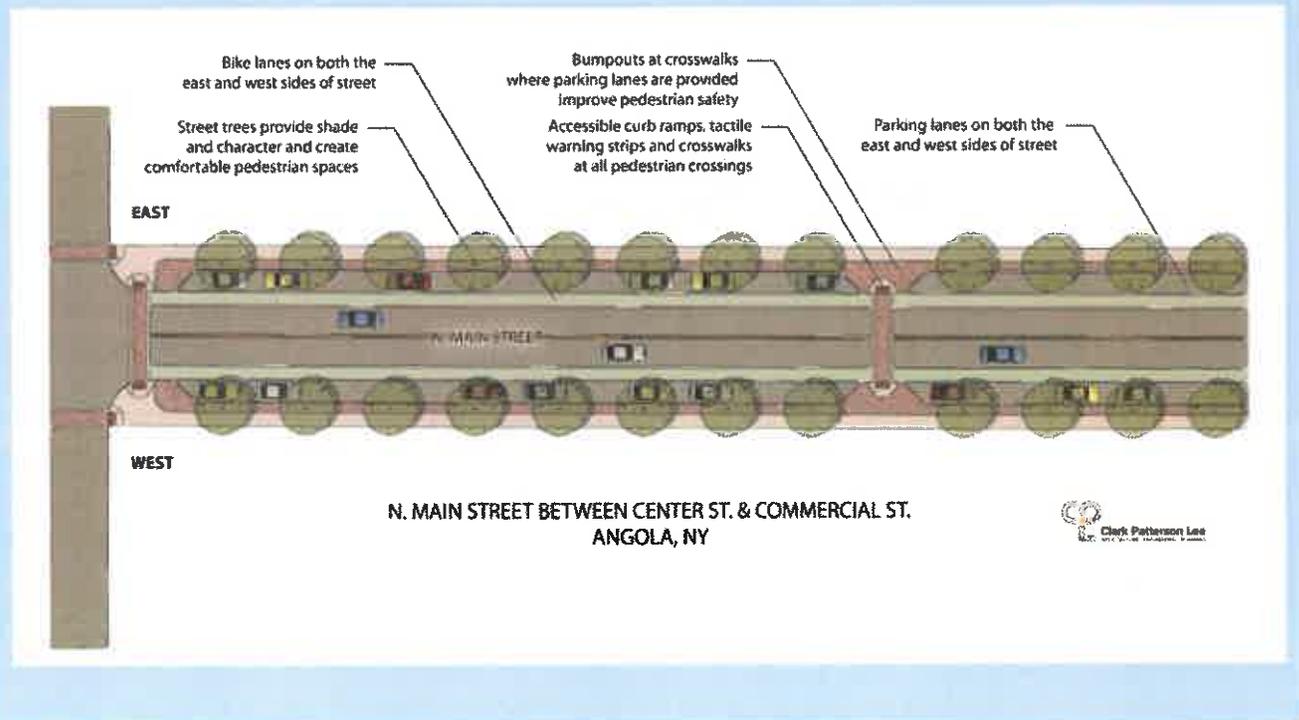
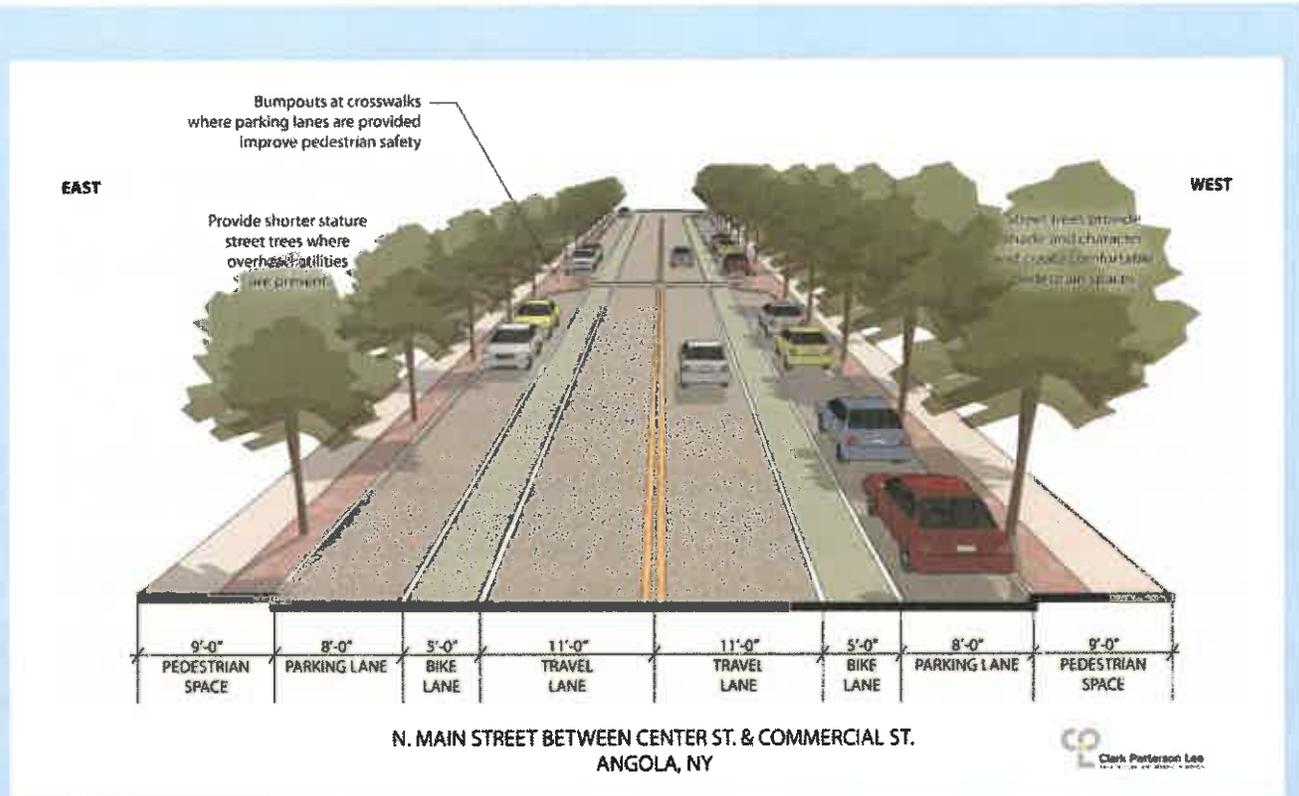
*Public realm??* This is the area within the roadway right-of-way (typically from sidewalk to sidewalk) that is either owned by the local government (or State/Federal depending on jurisdiction). Within this area, improvements such as street trees, decorative lightpoles/fixtures, wayfinding and other signage, on-street parking, sidewalks, bike lanes, pedestrian elements, etc. are found. Studies have shown that strategic investment in the public realm, such as improving the aesthetics and visual appeal of an area, can spur additional investment on the private side, especially when done in conjunction with other measures such as zoning, incentives, and adjusting to market trends. Improving the look and appeal of the public realm can build confidence in potential developers and business owners and create a more attractive environment for visitors and passers-by.

Several improvement scenarios have been highlighted below and on the following page for Main Street, as the primary corridor for the Village. It should be noted that further planning and discussion for the roadway should include the Erie County Department of Public Works, Highway Division as they have jurisdiction over the road. However, proactive engagement with the Erie County DPW (HWY DIV) can lead to measurable changes, reflected in their shift on transportation projects from merely maintaining asphalt to **context sensitive solutions** and **complete streets**.

An example of the results of the DOT's *Smart Planning Program* on Route 146 in Altamont.





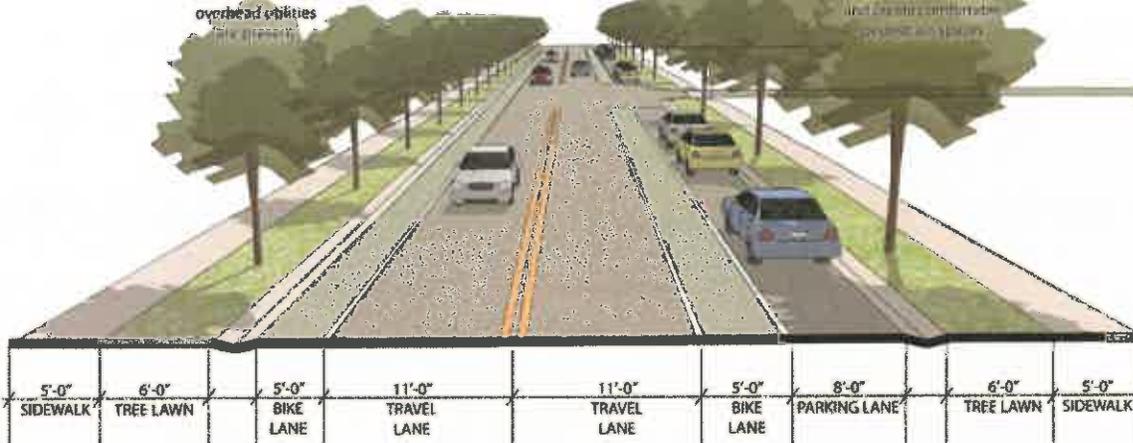


EAST

WEST

Provide shorter stature street trees where overhead utilities

Street trees provide shade and character and create comfortable pedestrian spaces



N. MAIN STREET (NORTH OF MAPLE ST.) & S. MAIN ST.  
ANGOLA & EVANS, NY



EAST

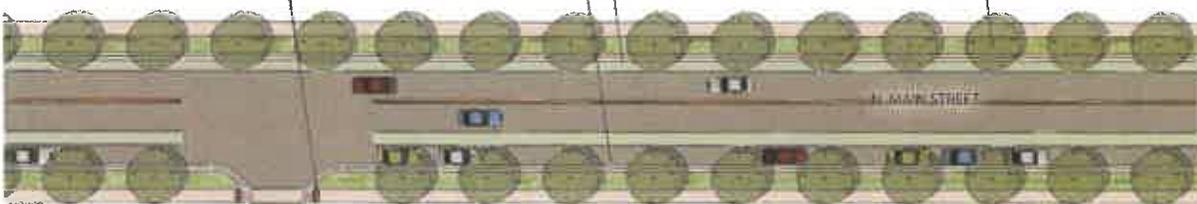
WEST

Accessible curb ramps, tactile warning strips and crosswalks at all pedestrian crossings

Bike lanes on both the east and west sides of street

Parking lane on the west side of street

Street trees provide shade and character and create comfortable pedestrian spaces



N. MAIN STREET (NORTH OF MAPLE ST.) & S. MAIN ST.  
ANGOLA & EVANS, NY



## **9. ADMINISTRATIVE CAPACITY**

9.1 Draft RFP for Grant Administration Services

9.2 Building Renovation Program Admin. – REDC letter

**Village of Angola**  
**Request for Proposal**

Request for Proposals (RFP) for Grant Administration Services for the Main Street Business District Revitalization Project. The Village of Angola has been awarded a Downtown Revitalization Initiative/ Smart Growth Community Fund Grant in the amount of \$\_\_\_\_\_ by the Western New York Regional Economic Development Council for various improvement and rehabilitation projects in the Main Street Business District.

Contingent upon this award, the Village Board of Trustees is requesting proposals for grant administration services to assist the governing body in the administration and management of this project in compliance with all applicable requirements under the New York State DRI/Smart growth Community Fund.

Copies of the detailed Request for Proposals including a description of the services to be provided by respondents, the minimum content of responses, and the factors to be used to evaluate the responses, can be obtained by contacting Village Clerk-Treasurer Nicole Milks, [angolaclerk@verizon.net](mailto:angolaclerk@verizon.net), 41 Commercial Street, Angola, New York, 14006 or at 716-549-1126.

The above information should be submitted no later than 4:00 p.m., September 14, 2018 to Angola Village Hall, 41 Commercial Street, Angola, NY 14006.

For more information contact Nicole Milks, Village Clerk-Treasurer, at [angolaclerk@verizon.net](mailto:angolaclerk@verizon.net) or 716-549-1126. The Village of Angola is an Equal Opportunity Employer and invites the submission of proposals from minority and women-owned firms.

Request for Proposals (RFP) for Grant Administration Services DRI/Smart Growth Community Fund for the Village of Angola 41 Commercial Street, Angola, NY 14006 Phone: 716-549-1126. Deadline For submission: **Friday, September 14, 2018 by 4:00pm**

### **Introduction**

The Village of Angola has received a Downtown Revitalization Initiative/Smart Growth Community Block Grant - Infrastructure (CDBG-I) award in the amount of \$\_\_\_\_\_ from the Western New York Regional Economic Development Council (WNYRDC) for various high-impact revitalization projects within the Village Main Street Business District. These projects represent a vision supported by the local and regional planning documents; the project will seek to improve on existing infrastructure and built environment and leverage community resources that will serve as a catalyst for increased and sustainable local economic development.

Contingent upon this award, the Village Board of Trustees is soliciting proposals for grant administration services to assist the Village in the administration and management of this project in compliance with all applicable requirements under the New York State DRI/Smart Growth Community. The fee for grant administration services will be

paid with either WNYREDC or Village of Angola funds.

## **Scope of Services**

Grant administration services shall include, but are not limited to, standard tasks necessary for the implementation of the project in conformance with the following WNYREDC compliance areas:

1. Coordination of Environmental Review Compliance with the selected Engineer.
2. Coordination of Release of Funds and other Funding Conditions;
3. Citizen Participation Compliance;
4. Fair Housing Compliance;
5. Equal Employment and Procurement Compliance;
6. Section 3 Compliance;
7. Section 504 Compliance;
8. Completion of Language Access Plan;
9. Completion of Anti-Displacement and Relocation Assistance Plan;
10. Complaints and Grievance Procedures for Compliance Plans;
11. Labor Standards Compliance;
12. Completion of all required reports and documentation;
13. Assistance with Financial Reimbursements Forms; and
14. Setting up and managing official records;

The services will not include the disbursement or account of funds distributed by the Village's financial officer, legal advice, fiscal audits, or assistance with activities not related to Main Street Building Renovation Grant program

## **Proposal Submission**

Submissions provided to the Village shall include at a minimum:

1. Individual or Firm Information: the consultant or firm's legal name, address, email, and telephone number, the principal(s) of the firm and their experience and qualifications, and whether the firm is classified as a minority or women's business enterprise;
2. Recent New York State Grant Administration Experience: description of specialized experience and technical competence of the staff to be assigned to the project with respect to WNYREDC grant administration, description of firm's prior experience (within the past 5 years), including any similar projects (in particular those funded by WNYREDC, size and location of community, and name of local official knowledgeable regarding the firm's performance. Include at least three references;
3. Consultant / Firm Capability: description of firm's current work activities, capability of carrying out all aspects of CDBG related activities, and firm's anticipated availability during the term of the

project;

4. Cost of Services: Indicate a proposed fee for service; and

5. Documentation of compliance with state and federal debarment/ eligibility requirements.

#### Proposal Evaluation Criteria

Proposals for grant administrative services will be evaluated by a Selection Committee on an equal competitive basis with a maximum score of 100 points. The following criteria will be used in the evaluation process:

1. General Qualifications, Competence and Reputation of Firm or Individual Consultant (20 points)

2. Prior NYS/WNYREDC Grant Experience of Firm or Individual Consultant (20 points)

3. Qualifications of Staff Assigned to the Project (20 points)

4. Knowledge of the Project and Project Area (20 points)

5. Availability (10 points)

6. Cost of Services (5 points)

7. Minority and/or Women Business Enterprise Participation (5 points)

Upon completion of the review, the Committee will make its recommendation to the Village Board for approval.

Respondents may review the DRI/Smart Growth Community Fund application which includes a description of the proposed project including activities, budget, schedule, and other pertinent information by visiting the Village of Angola offices during regular office hours.

#### Submission Requirements

RFP must be received by 4:00 p.m. on Friday, September 14, 2018 in the Village Clerk's Office.

Please submit four (4) copies to:

Request for Proposals (RFP) for Grant Administration Services

WNTREDC-Main Street Business District Revitalization Initiative

Nicole Milks

Village of Angola

41 Commercial Street

Angola, New York 14006.

For more information contact Nicole Milks, Town Clerk-Treasurer at [angolaclerk@verizon.net](mailto:angolaclerk@verizon.net) or 716-549-1126.

The Village of Angola is an Equal Opportunity Employer and invites the submission of proposals from minority and women-owned firms.



May 29, 2018

Mr. Michael Ball  
Regional Director  
WNY Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, NY 14203

**RE: Village of Angola – Main Street Business District Building Renovation Program**

Dear Mike,

The Regional Development Corporation (RDC), the lending arm of the Erie County Industrial Development Agency (ECIDA), has engaged in preliminary discussions with the **Village of Angola** regarding assuming the role of Program Administer for the Village's proposed **Main Street Business District Renovation** program.

In addition to the ECIDA, the RDC currently provides loan underwriting and servicing for the following economic development organizations: Buffalo and Erie County Industrial Land Development Corporation, Buffalo Economic Renaissance Corporation (BERC), Buffalo Brownfield Restoration Corporation (BBRC), and Western Region Corporation.

The RDC has the experience and staffing support to provide underwriting and loan administration services should the Village be successful in securing funding through the Downtown Revitalization Initiative/ Smart Growth Community Fund. The costs for underwriting/program administration will be established once the scope of services for the Building Renovation program has been determined.

Thank you for your consideration in this matter. Please feel free to contact me at 362-8368 with any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads "Gerald Manhard".

Gerald Manhard  
Chief Lending Officer