



Town of Pendleton Niagara County, New York



Pendleton Park Community Center

Submitted by:
Town of Pendleton
Supervisor Joel Maerten
6570 Campbell Blvd.
Lockport, NY 14094

Submitted to:
Niagara River Greenway Commission
PO Box 1132
Niagara Falls, NY 14303

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PROJECT INFORMATION

Project Name: Pendleton Park Community Center Project

Location: Town of Pendleton; Pendleton Town Park

Site Address: 6570 Campbell Boulevard

State: New York Zip Code: 14094-9210

Minor Civil Division(s): Pendleton, New York

County: Niagara

Project Proponent Property Interest (own, lease, easement or other): The Town of Pendleton is the sole owner of the property located at Pendleton Town Park (Tax Map No. 150.01-1-52)

AUTHORIZED OFFICIAL

Name: Joel Maerten Title: Supervisor

Business Address: 6570 Campbell Blvd.

State: New York Zip Code: 14094-9210

Telephone Number: (716) 625-8833 x113 Cell Number:

Fax Number: (716) 625-6295

E-Mail Address: jmaerten@pendletonny.us

PROJECT POINT OF CONTACT

Name: Joel Maerten Title: Supervisor

Business Address: 6570 Campbell Blvd.

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Telephone Number: (716) 625-8833 x113 Cell Number:

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1. PROJECT NARRATIVE

The Town of Pendleton is a country community located on the Erie Canal and Tonawanda Creek on Niagara County's southern border. Dating from 1827, Pendleton is a mix of agricultural lands and modern subdivisions, serving as Niagara County's gateway to the City of Buffalo and its many suburbs. Over the last few decades the Town has experienced significant growth. The 2017 American Community Survey (US Census Bureau) estimates the Town's population of 6,583 is an increase from 6,397 in 2010 and 6,050 in 2000. There were 750 new residential builds between 1990-2010, 222 from 2011-2018, and 40 more anticipated to be constructed by the end of 2019. Thus, the Town has grown by over 1,000 households in the last 30 or so years.

As the Town has grown and more families and young professionals are seeking out the open space, modern subdivisions, and quality school districts offered in Pendleton, so has the desire and demand for equivalent services and amenities. As of 2017 the Town's population boasts a median age of 44 with approximately 1,178 youths (kindergarten to 12th grade) enrolled in public or private school. At the opposite end of the age spectrum an estimated 1,520 residents (23%) are of age 60 or greater and 145 of age 85 and over. Thus, the leaders of Pendleton face challenges to enhance the quality of life for its residents of all ages and abilities as it expects this pattern of growth to continue in the long-term.

At present, there are limited facilities of sufficient capacity and dependable availability within the Town for hosting seniors, veterans, community groups and fundraisers, clubs, special events and celebrations. The Town has two very active senior citizen groups, a well-run historical society, and a growing Veteran's Association. Representatives of these and other groups have made a continuous call for meeting space in the form of a community center. This need is especially evident during daytime hours when available spaces, such as public-school buildings and local government facilities, are in operation and unavailable for other activities. These groups are growing in numbers yet have no dedicated meeting space aside from the Town Hall meeting room where Town Board meetings are held and which is currently under consideration for renovations to relocate the Town's inadequate courtroom. In addition, the Historical Society's current meeting facility and log cabin-style museum, located adjacent to Town Hall, is in severe disrepair and is in desperate need of a new facility.

Pendleton Town Park is the Town's main park, consisting of approximately 23 acres centrally located in the Town surrounding Pendleton's municipal facilities and Historical Society Museum, referred to locally as the "Pendleton Center". The Park is primarily used for active recreation and organized Town events including Fourth of July celebrations, Farmers Market, and various community events. The majority of the property contains baseball diamonds, batting cages, tennis courts, basketball and volleyball courts and newly installed handicap-accessible playground equipment. There are permanent restroom facilities (recently received a state grant to upgrade handicap-accessibility) and several pavilions with picnic tables and barbecue grills.

Pendleton Town Park is a destination location within the Town and continues to draw more and more visitors and residents each year, particularly as organized sports leagues have expanded to meet the demands of the growing population and our youths. In 2017 the Town partnered with State representatives and Mason's Mission, a local non-profit, to construct a state-of-the-art

recreational playground facility for handicapped and disabled children that has quickly become a regional destination. The facility has continued to expand and grow with popularity as additional components and amenities for special needs children have been added.

The Town Park is also the main trailhead for Pendleton’s Rails-to-Trails passing along the southern edge of the park. The paved asphalt trail, constructed over the past 15 years or so along the abandoned railbed of the former Erie-Lackawanna Railroad Line, runs parallel to the International Railway Company’s (IRC) electric railway that extended from the City of Buffalo through Pendleton to Lockport in the late 1800s. When the IRC electric train began offering freight service in the early 1900s, local Pendleton businessman Benjamin Andrus expanded his existing general store and built a new market station on property he purchased along the new IRC electric train line and built a new market station. The Market Station provided service to all farmers in the area to store their fruits and vegetables before they could be shipped to Buffalo markets via the IRC. Business boomed until the early 1930s when major fruit and vegetable farming moved to the west coast. Production in Niagara County declined and, subsequently, so did the need for cold storage in the area. The IRC passenger line ended in 1937, and the building was sold to the Town of Pendleton in 1946 for use as a highway garage. For the past several years it has been utilized as a storage building for Town equipment.

Recently, a new group formed to promote the history of “Pendleton Center” and to coordinate with the Town about repurposing the historic Market Station as a public space or event center. The Pendleton Business & Community Association received a grant in 2017 to display historic train photo murals on the outer walls and to design and install a “Pendleton Center” Market Station rooftop sign. The sign is installed and the building has been painted as an Eagle Scout project from local Boy Scout Troop 47:



As such, Pendleton Square has emerged as a comprehensive plan for the Town Park and adjacent trail system. The plans include further rehab of the old trolley Market Station into space for special events as well as a commercial retail area for local vendors and park concessions. It also calls for the “Pendleton Center” as the ideal location to erect a centrally located rustic post-and-beam all-season Town Park Community Center, a reconstructed and landscaped parking area, patio and gazebo for future phases of development.

The Pendleton Park Community Center will be the main focal point of Pendleton Town Park and act as a physical gateway to all features that the park offers. This community center will serve as an event center during the summer as well as the ability to close its French style doors for winter use. The existing Pendleton Historical Society Museum building will be connected to the new community center by recreating a historic old Pendleton canal storefront facade. The existing parking lot will be repaved and landscaped to allow for a possible gazebo to be placed in the middle to act as a focal point for special holiday Town events.

The need for such a facility has been well-documented in the Pendleton Park Master Plan since the mid-2000s and in recent a recreational survey, and Town Officials have made various efforts over the last decade to identify and obtain funding assistance from state or private resources without success. In 2016 the Town Board reorganized a Community Center Committee to investigate and address this growing need. It is widely anticipated and supported that such a facility would meet the needs of current residents, young and old alike, as Pendleton continues to grow. Unfortunately, the biggest impediment to building this needed community facility is funding, and the Town of Pendleton has never been a recipient of Greenway funding despite its many connections to regional trail systems and blueways of the upper Niagara River Greenway corridor, Erie Canal Greenway, and Erie Canalway National Heritage Corridor.

It is the Pendleton Town Board's intent and interest of residents to construct an all-season Community Center for year-round use and access to the public for various uses. The community structure will be used by residents, visitors, community groups and the Pendleton Historical Society Museum and serve as a gateway facility to the Pendleton Park. It will establish an additional tourist attraction for the Town of Pendleton Historical Society along with the Park's playgrounds, trails and sports facilities. It would be large enough to host senior citizen groups, our Veteran's Association, Athletic Boosters Association, youth groups and clubs, community fundraisers and special events. Families and small organized events will be able to reserve the community center as people currently do at the park's pavilions. This would supplement the lack of an indoor gathering place during winter months and poor weather, and enhance the overall quality of life for our residents and visitors alike.

The Town has already invested in the development of conceptual drawings and floor plan that would include a 60' x 39' meeting room, handicap-accessible restrooms, kitchen space and a covered entry. The estimated cost of construction and furnishing of amenities is estimated at \$565,000. The Town is seeking \$200,000 from the Niagara River Greenway and has committed matching funds of no less than \$365,000.

The Town's Department of Public Works is responsible for maintenance and grounds keeping activities on Town parkland. Lawns are mowed at regular intervals. The recreation committee organizes all recreational activities and evaluates the condition of the recreational facilities of the Town, solicits feedback from park users, and recommends improvements or enhancements to the Town Board on an on-going basis. The Department of Public Works determines equipment needs necessary to execute maintenance duties. The annual budget process allows for the opportunities to request any special or unique funding requests as well as commits funding necessary to keep park facilities in excellent working condition.

2. Advancement of Greenway Vision/Consistency with Greenway Goals, Principles and Criteria

Niagara Greenway Vision Statement: *The Niagara River Greenway is a world-class corridor of places, parks and landscapes that celebrates and interprets our unique natural, cultural, recreational, scenic, and heritage resources and provides access to and connections between these important resources while giving rise to economic opportunities for the region.*

The Pendleton Park Community Center Project will promote and further the vision of the Niagara River Greenway by increasing access to and connections between the Town's natural and scenic resources, historical and cultural facilities and recreational destinations through an ambitious effort to improve and expand long sought-after public meeting and gathering space. The proposed project will tie together existing and developing connections between the various on and off-road trail systems, waterways, and the communities that comprise the Buffalo-Niagara River Greenway, advancing local and regional agendas for community livability, recreation, public health, tourism and economic development.

Driven by community engagement and leadership of Town officials, this project is a community-based initiative that aims to enhance public well-being and the Town's ability to provide a much-needed community asset for the growing Town. The project will facilitate tourist opportunities for residents and visitors that it will attract, causing a positive economic impact in the Town and Niagara County.

This project incorporates the several of the goals, principals and criteria of the Niagara River Greenway Commission, as it will support an attractive, accessible, unified, environmentally friendly, and revitalized corridor of the Niagara River and Erie Canal. The **goals** are as follows:

Improve Access & Make Connections

Pendleton's location along NY-270 (Campbell Boulevard) serves as Niagara County's gateway to the City of Buffalo as well as it's many other suburbs and regional trails and waterways. To build upon ongoing efforts for increased development at Pendleton's 23-acre Town Park, centrally located at Town government facilities and several local businesses, the Town of Pendleton is seeking funding to drastically expand its year-round public gathering space for residents and visitors alike. As a Canal community in the heart of the Erie Canalway National Heritage Corridor, the Town has no developed publicly-accessible waterfront and available sites to acquire are severely restricted. However, Pendleton Town Park and the proposed Community Center is easily accessible and strategically located as a stopover point for users of the Empire State Trail and Erie Canalway Trail. Newly completed segments pass right through Pendleton along the Erie Canal, filling previous gaps that now connect the City of Lockport to the Amherst segments. Parking areas and access points to the Canalway Trail are now located at Robinson Road/East Canal Road and Fisk Road/East Canal Road (see attached maps), the latter of which is less than a two-mile ride from Pendleton Center and Town Park.

Additionally, the Pendleton Rails-to-Trails traverses the Town northeast to southwest, offering an additional ADA-accessible railway and physical connection to Pendleton Town Park and the regional Canalway Trail. Referred to by some regionally as the Trolley Trail, it is named for the

old International Railroad Company (IRC) electric streetcar line right-of-way that stretches between the City of Lockport through the Towns of Lockport, Wheatfield, and Pendleton, and ending in the City of North Tonawanda at River Road. In 2019 Pendleton completed its fourth phase of trail construction in its efforts to close this off-road trail gap. The Town of Lockport is pursuing the extension of this trail from its Pendleton border to a direct northeastern connection with the new Erie Canal Trail at the Stevens St. canal bridge in the City of Lockport, and can be expanded at the southwestern end to the new River Rd. Greenway Trail in North Tonawanda, thus developing the entire segment into a regional multi-use trail. The Trolley Trail has been flagged in the region's long-term plans since the early 1970s. Over the years, community groups and residents have rallied to bring it to life.

The Trolley Trail connects neighborhoods, schools, parks, retirement communities and business districts between City of Lockport Erie Canal and N. Tonawanda Niagara River and completes a missing link in Niagara County's regional trail system. This bike and pedestrian trail follows the historic streetcar right-of-way that ran in the area from 1893 until late 1940's. The idea of developing a trail within this historic right-of-way has been a dream in the community for decades. The trail now connects with the existing Erie Canal Bike Trail in Lockport to complete an essential link in County's regional trails system.

Protect and Restore Environmental Systems

This project will provide the Town of Pendleton's residents, visitors, and community groups with a much-needed all-season community gathering facility on a pre-disturbed 23-acre site that is Town-owned and dedicated as public parkland. The property has been in the care of the Town since the early 1960s. The Pendleton DPW is in charge of all park maintenance and upkeep, and will dedicate the necessary resources to ensuring the proposed property remains well-kept and environmentally sound.

Spark Revitalization and Renewal

As stated by the Niagara River Greenway: *In the 21st century economy, the livability of a place, including the natural environment, the built environment, the culture and recreational offerings all contribute to attracting residents, visitors and investment.* This endeavor will offer residents and visitors with a centrally-located, all-season public gathering space where the desired need has been widely expressed for years by a multitude of groups. The proposed location is ideal and familiar where the Town hosts summer recreation leagues and offers passive recreational amenities, the regionally-recognized Mason's Mission Playground Facility, a farmers market, the Historical Society's Museum, a new Veterans monument, and annual Fourth of July celebrations. It is also the "Town Center" where government facilities are located adjacent to the majority of commercial businesses that have expanded significantly in recent years. As Pendleton's growth continues to increase each year, including its senior population and young professionals alike, new development is creating the demand for both commercial and leisure attractions to enhance community placemaking and public well-being. This project is a grassroots effort and will highlight these assets and further ensure the continued economic prosperity of the many local businesses that rely on the influx of dollars that visitors contribute to the area.

Promote Long Term Sustainability

The Town of Pendleton will continue to maintain Pendleton Town Park and its diverse offering of recreational and community gathering amenities. These maintenance costs are essential to

budgetary decision making. The Town Park is vital to the fabric of our growing community. The financing and staff needed to keep the park will remain a top priority. The project also promotes smart growth by utilizing an existing site owned by the Town since the 1960s. Despite the Town's location directly on the Erie Canal and Tonawanda Creek, the lack of available waterfront properties to acquire and develop further supports the need to construct this much-needed and desired public facility at public space already available at Pendleton Town Park. The project also ensures that the Pendleton Historical Museum has a dedicated space to exhibit the Town's history and cultural assets, as its current facility is in disrepair and may soon be inaccessible to the public.

Extend Olmsted's Legacy

As a canal community in the heart of Western New York's Erie Canalway National Heritage Corridor, Pendleton has many key resources that contribute to Olmsted's belief that parks and greenspace were the glue that held communities together. The Town of Pendleton and the Town Park itself act as a gateway to the City of Buffalo, its surrounding suburbs and the overall Niagara River corridor. Each of the Town's parks and trails are key connections that establish a sense of a linear park and trail system stretching the length of the Greenway. This project will reinforce the importance of these connections, their contributions to the region's history, culture and heritage, and will ensure that they are maintained well into the future, thus preserving Olmsted's legacy and vision of parks and open spaces along the length of the Erie Canal and Niagara River Greenway corridor.

GUIDING PRINCIPALS

The implementation of the **Pendleton Park Community Center Project** will meet the guiding principles of the Niagara Greenway Commission as follows:

Excellence

Once completed, this project will highlight Pendleton's first facility dedicated solely for publicly-accessible meeting and gathering space to host events year-round for a plethora of community groups and organizations. Resources and assets such as Community Centers and Comfort Stations have shaped communities throughout the Niagara River Greenway. This project will advance the mission of the Niagara River Greenway, further connect residents and visitors to its diverse resources, and meet all ecological and esthetic principles consistent with similar community gathering structures.

Sustainability

The Town of Pendleton fully supports this proposed initiative and is committed to the long-term economic and physical care of its facilities and future improvements through the prevention of vandalism, decay and weatherization. The proposed facility will adhere to handicap-accessible standards. The project will be conscientiously maintained by the Town and its Department of Public Works to accomplish these long-term results.

Accessibility

The Pendleton Park Community Center will offer physical access for a full range of users (youths, seniors, and persons with special needs). The project's main goal is to provide inclusive access to an all-season public gathering facility where there currently is none within our growing Town. The proposed project will resolve this widely expressed community desire at a commonly known location.

This project provides enhanced public access to the Erie Canalway National Heritage Corridor and the Erie Canal Greenway. As such, this community-based project advances many of the initial Niagara River Greenway Goals (pg. iii), including:

Improve Access - A multitude of local, regional and state-wide trails originate and/or pass through the Town of Pendleton and draw some of the highest volume of trail users in the region. Less than two miles from the proposed site is a new access point to the Canalway Trail that offers connections to the state-wide trail system and various other regional parks and trail systems including Lockport, Amherst and the Tonawandas. Situated in the middle of these locations is Pendleton's Nine Mile Island that is a popular destination location for numerous community youth groups. With new trails under development, including expansion of Pendleton's Rails-to-Trails and the regional Trolley Trail to expand much-needed connections in Niagara County's trail system, this project will provide a key access point for trail users and will further connect visitors to the community's diverse recreational, cultural, historic, and business assets.

Ecological Integrity

Ecological integrity is a key focal point of the Town's ongoing community development. This project will restore existing structures and new amenities will have no affect on the natural landscapes or ecological resources of the area so as to fully maintain the health, vitality and integrity of the area's natural resources and wildlife habitats. With over 130 feet of canal waterfront access, opportunities for ecological education programs with community youth groups such as Boy Scouts, Girl Scouts, 4-H, and the Starpoint School District will be abundant.

Public Well-Being

Both the physical and emotional wellness of the public are priorities of the Town of Pendleton as its population continues to increase each year particularly for young families, senior citizens, and residents and visitors of all ages requiring special needs. Constructing a Community Center at Pendleton's Town Park will capitalize on existing and ongoing recreational development, both active and passive, to promote public well-being for the long-term in the area that connects trail users directly to the Erie Canal and, further downstream, popular Niagara River waterfronts that further encourages and promotes healthy lifestyles. It will also compliment recent grassroots efforts and funding initiatives led by the Friends of Pendleton Center and local scouts to rehab the historic Market Station into an attractive and functional community event space.

Connectivity

As a rural community, Pendleton's physical connections to neighboring communities, regional parks and trail systems, and the diverse natural and built assets of the Niagara River Greenway and Erie Canalway National Heritage Corridor is essential to our Town's identity and community placemaking. Keeping these connections strong and healthy is vital to the existence of the Town of Pendleton and its diverse character. An all-season Community Center not only provides opportunities to connect residents to one another but visitors to our community and its history, related corridors, and resources across the region. The Pendleton Park Community Center will result in a new physical gateway to connect patrons of all ages and abilities to Pendleton Park's amenities.

Authenticity

As a centrally located destination of the Niagara River Greenway, this project will draw attention to outdoor recreation, regional trails and parks, area landmarks and local history, and help define a clear sense of community, identity and "place" that the growing Town of Pendleton contributes to the Greenway character and Erie Canalway National Heritage Corridor. Pendleton is a prime location in New York where major blueways and trailways traverse through Town, connect central business districts to municipal services, and draw residents and visitors to a single community gathering destination. As a canal community lacking public access to its waterfront, this project will create a genuinely new attraction that is widely supported by the community, its leaders, and thus will be considered a major asset to the growing Town. The project will create a physical pass-through gateway to Pendleton Park and host the Pendleton Historical Museum for a truly authentic community asset.

Celebration

The Community Center will truly be a celebration of local history, diversity, cultural resources, and the meshing of the natural and built environments. The Town's Historical Society/Museum has operated in a log-cabin style structure for decades which has since degraded to the point that it is economically unfeasible to repair. Allotting museum space within an all-season Community Center will solve a difficult financial decision for Town Officials while maintaining its ability to preserve 180+ years of history to celebrate for future generations. In addition, constructing a Community Center as a physical gateway and focal point to Pendleton Town Park will allow the Town to expand community events at a familiar location. Activities planned for the site will be inclusive and festive. Events and activities that help build social interaction and shared experiences are central to the conception of the facility. Residents and visitors alike will be captivated with the amount of four seasons events that can be held at this new community-based facility in the Town Center.

Partnerships

The Town of Pendleton has long-standing partnerships and relationships with the local community including various committees (including the Community Center Committee), its volunteer Fire Company, senior citizen groups, the Veteran's association, Athletic Boosters Association, the Boy and Girl Scouts of America, organized recreation leagues, not-for-profits, the business community and the Starpoint CSD to name a few. This project represents another step towards advancing these relationships, as well as the opportunity to establish partnerships with the Niagara County Greenway Ad Hoc Committee and the Niagara River Greenway Commission to execute the concept behind this grassroots initiative. Through this request the Town anticipates strengthening existing partnerships and forming new relationships that will further enhance the experience of the Niagara River Greenway. The project has also received the full support of and endorsement from Niagara County Legislator, Mr. Anthony Nemi.

Community Based

This project directly reflects Pendleton's commitment to the plans and preferences of the local community, while respecting other stated goals and the communal vision of the Niagara River Greenway. To support the Town's continued growth, the project represents its commitment to providing state-of-the-art facilities and amenities to the residents and visitors to the community and Niagara River Greenway corridor. The Town is actively pursuing projects that reflect the plans and preferences of the community and surrounding region, as evidenced by the undertaking of a 2016 recreational survey, continued development of its Rails-to-Trails / Trolley Trail, the restoration of the old Market Station, and a regionally significant handicapped-accessible playground expansion at its Town Park primarily due to monumental efforts of the local Mason's Mission non-profit organization. This project will offer additional opportunities to partner with local and state agencies to support the Town's commitment to providing inclusive facilities for persons of all ages and abilities that desire to live, work and recreate in our growing community.

CRITERIA

Through the **Pendleton Park Community Center Project**, the Town of Pendleton is consistent with the previously mentioned **Goals** and **Principles** in addition to following **Criteria** of the Niagara River Greenway Plan:

Priority Status

This project supports several of the Greenway's priorities as stated previously. The construction of the Pendleton Park Community Center is a priority project for the Town as the need for such a facility has been widely expressed by the community and various groups for years. Although located some ten miles from the Niagara River, Pendleton is located directly on the Erie Canal and Tonawanda Creek in the heart of the Erie Canalway National Heritage Corridor. As stated in the Niagara River Greenway Plan (p. 30), "*A system of spurs and loops extending from the Greenway spine will connect into residential neighborhoods and provide access to near-by attractions, parks or connecting trail systems, such as the Erie Canalway. A parallel system of water-based trails will enhance opportunities for paddlesports and increase the number of ways to enjoy the River.*"

While the Town lacks any developable waterfront, its connections and accessibility to both land-based trails and the regions blueways are significant and are popular destinations. Located within the "Pendleton Center" at the Town Park where existing structures, recreational amenities, and connections to regionally significant trail systems are already in place, this is the most strategic location for an all-season Community Center for both residents and visitors of the Greenway corridor to celebrate.

Focus Area

This project is located in the heart of the Erie Canalway National Heritage Corridor in Pendleton's Town Center, approximately 10 miles from the Niagara River waterfront. The Greenway's expansive linear park and trail system extends throughout Pendleton and Niagara County, taking users along the waterfronts of the Canal (Tonawanda Creek) and providing connections to other Greenway resources in nearby communities including Wheatfield, North Tonawanda and Lockport.

As emphasized by the Greenway Plan, *projects outside the primary focus area should aid in establishing strong linkages between the Greenway focus area and surrounding areas.* This project is a clear effort of the Town of Pendleton to construct an inclusive community-based facility similar to those that have shaped communities throughout the Niagara River Greenway. This project is consistent with the Greenway Plan and will significantly contribute to further establishing physical and interpretive connections between the Niagara River and the New York State Canal System that the Greenway Plan identifies and a major recreational corridor for hiking, biking, boating, water access and recreational opportunities. The Erie Canal Greenway, the Niagara River Greenway and the Hudson Valley Greenway collectively make up the "Empire State Greenway".

Environmental Soundness

The Town of Pendleton is committed to maintaining the ecological integrity of its 23-acre Town Park. This project will support smart growth principles by utilizing an already-developed site to

sustainable the new development. The project is an environmentally sound initiative and will result in no adverse impact to the environment.

Implementable

The Town of Pendleton already maintains its Town Park year-round and can easily incorporate maintenance and operations costs into its yearly budget. This proposed project has widespread community support and is backed by Town officials. The Town has worked with local leaders and stakeholders to successfully complete past projects in the community and continues to actively seek out opportunities for continued development.

Economic Viability and Local Sponsor

The economic viability of this project is based on the requested funding from the Niagara County Greenway Ad Hoc Committee to support the Town's financial commitment 65% of the project costs. Through its ownership the Town of Pendleton will assume the long-term responsibility for the stewardship, maintenance and security of the proposed Pendleton Park Community Center. The Town eagerly anticipates this opportunity to partner with local stakeholders to bring this long-awaited project to fruition.

Matching Funding/Leveraging

The Town of Pendleton owns and maintains the parkland where the project is proposed and is committed to the long-term maintenance of the project. The Town is seeking \$200,000 to aid in the construction and development of the proposed Pendleton Park Community Center. To support its commitment to this priority community-based project, Town Officials are committed to providing \$365,000 through cash funding and in-kind donations of labor and equipment. The Town is also devoted to maintaining the facilities through its yearly budget.

Consideration of Other Planning Efforts

The construction of an all-season Community Center is consistent with the goals and vision of the Town's Comprehensive Plan, Recreational Master Plan, the Niagara River Greenway Plan and the Erie Canalway National Heritage Corridor. Town Officials, its Community Center Committee and project consultants have long sought-after various funding opportunities to assist with the construction of a Community Center to no avail. Pendleton has never received Niagara River Greenway funding and seeking its support and partnership in this endeavor.

Clear Benefits

The Pendleton Park Community Center Project demonstrates clear benefits to the Niagara River Greenway and its stated vision as a world-class corridor. As stated in the Greenway Plan, the Erie Canal Greenway, the Niagara River Greenway and the Hudson Valley Greenway collectively make up the "Empire State Greenway". The Town of Pendleton is growing each year and offers an array of recreational assets and linkages to regional park and trail systems and waterfront attractions. As a canal community it will complement efforts by the Town and New York State to fill critical gaps in the existing trail systems that pass through the Town of Pendleton and Upper Niagara River Greenway including the Canalway Trail and Pendleton's Rails-to-Trails. The project is a prime opportunity to capitalize on these recent successes and for Town officials to further existing and develop new partnerships with local/regional stakeholders to advance the overall quality of life for the residents of Pendleton and visitors to our Town.

3. Provide a Sources and Uses Budget. Identify all sources of funding and the amount of funding expected from each source. Identify and quantify funds that are already on hand or have been allocated for the proposed project. Explain how the project will be operated and maintained. Complete the Sources and Uses Budget for the proposed project and include the following:

| SOURCES OF FUNDS | |
|------------------------------------|---------------------|
| Loan #1 | \$0 |
| Loan #2 | \$0 |
| Grant #1 (requested funds) | \$200,000.00 |
| Other Source #1 (Town cash match) | \$200,000.00 |
| Other Source #2 (in-house service) | \$165,000.00 |
| TOTAL SOURCES OF FUNDS | \$565,000.00 |
| USE OF FUNDS | |
| Planning | \$0 |
| Construction | \$565,000.00 |
| Acquisition | \$0 |
| Administration | \$0 (in-house) |
| Operation and Maintenance / Year | \$0 (in-house) |
| TOTAL USES OF FUNDS | \$565,000.00 |
| TOTAL PROJECT COST | \$565,000.00 |

The Town of Pendleton respectfully requests support and funding assistance from the Niagara River Greenway Commission and the Niagara County Greenway Ad Hoc Committee for the proposed Pendleton Park Community Center Project. The Town is requesting \$200,000 to support the construction of a dedicated all-season Community Center within its Town Park.

The Town of Pendleton will support this project through a \$200,000 cash match, an estimated \$165,000 of in-house services, and is in full support of all future operations and maintenance of the park and its facilities. The estimated costs for construction are broken down as follows:

| | |
|-------------------------------|---------------------|
| building construction | 250,000.00 |
| concrete floor | 25,000.00 |
| Electric | 100,000.00 |
| HVAC & sprinklers | 90,000.00 |
| Plumbing & handicap bathrooms | 100,000.00 |
| TOTAL: | \$565,000.00 |

4. Describe the measures taken at the local level to gain community and government support for this project (hearings, petitions, public surveys, resolutions of support or other methods). If this project has been cited or described in a local planning document or some equivalent thereof, attach copies of that documentation highlighting the sections that are relevant to the proposed project. Describe the role of municipal agencies, stakeholder groups, consultants, volunteers or others who will be involved in the proposed project.

The Town of Pendleton and its residents, civic groups and local leaders strongly support the need for a dedicated public meeting and gathering space that is universally accessible year-round. The Town has experienced significant growth over the past two decades, resulting in increased demands for municipal services and is a trend that is expected to continue over the long-term.

The support of and need for a Community Center is well-documented and is outlined throughout Pendleton's *Parks and Recreation Five-Year Plan* and *Park Master Plan*. Despite being located in the heart of the Erie Canal Greenway and Erie Canalway National Heritage Corridor, the Town lacks any publicly-accessible waterfront or available waterfront parcels for development. Therefore, the Town's primary public gathering area at the 23-acre Town Park and its "Pendleton Center" is the most logical, feasible and recognizable location for constructing a Community Center that has been sought after by the community for well over a decade.

Since the development of its *Park Master Plan* in the mid-2000s Town officials and elected leaders have investigated and pursued various funding avenues for the planning and construction of a Community Center to no avail. In 2016, the Town Board reorganized a Community Center Committee to investigate and address this need for current residents, young and old alike, as the Town continues to grow. To gather public opinion and consensus on constructing such a facility, the topic was included in a 2016 Recreational Survey. Of those that replied, the response was overwhelmingly in favor – 124 "yes" versus 26 "no" (29 had "no opinion"). Further, 118 respondents supported the Town Park as an ideal location for a Community Center whereas only 13 were not in favor. It was the highest ranked project/public improvement, with comments noting the need for such a facility in particular to support our senior citizens, the Veteran's Association, and Historical Society.

Therefore, this project is a community-driven initiative and has received the full support of the Pendleton Town Board and Town Officials. Additionally, Niagara County Legislator Mr. Anthony Nemi has offered his support for this important community project (please see attached letters of support and authorizing resolution).

5. Describe and document the environmental setting and existing conditions at the proposed project site. If you are not the owner of the property include a letter(s) or resolution(s) evidencing support for the project by the owner. Provide photographs, conceptual plans and drawings that show the site as it presently exists and the how the site will change with the addition of the proposed project. Describe how your project will comply with the State Environmental Quality Review Act (SEQRA). The existence of wetlands, significant upland and aquatic habitats, and plant or animals species that are classified as rare, threatened, or endangered should be noted. Explain how such natural resources will be protected and / or enhanced. Cite any relevant project related studies.

Pendleton Town Park is a 23.6-acre property located in the Town of Pendleton. The Park has been owned, operated, and maintained by the Town since the 1960s and is utilized to serve passive and leisure recreational purposes, organized recreational leagues, and as public space for special events in held in the Town. The property is generally flat with series of natural and manmade ditches and varying size culverts. Development has evolved over the past three decades to include baseball and softball fields, batting cages, tennis courts, volleyball sand courts, a basketball court, playground equipment, a seasonal ice skating area, picnic shelters and grills, and restrooms. In just the last few years the Town has made some modern improvements including the regionally-recognized Mason's Mission Playground Facility and is in process of improving its handicap-accessible parking areas and constructing handicap-accessible restroom facilities adjacent to the existing facility.

The Town completed a SEQRA review as an Unlisted Action in 2013 and passed a Negative Declaration (documentation attached). No wetlands or rare, threatened or endangered plant or animal species are noted.

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

| | |
|---|-------------------------------------|
| 1. APPLICANT/SPONSOR Town of Pendleton | 2. PROJECT NAME Community Center |
| 3. PROJECT LOCATION: Municipality <u>Pendleton</u> County <u>Niagara</u> | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>6570 Campbell Boulevard, Pendleton NY 14094</u> | |
| 5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: Construction of a new community center approximately 5,000 sf and associated parking lot and utilities as part of the municipal park | |
| 7. AMOUNT OF LAND AFFECTED: Initially <u>0.3</u> acres Ultimately <u>0.3</u> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>James Riester, Town Supervisor</u> Date: <u>8-6-13</u> Signature: <u><i>James Riester</i></u> | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER
1

Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 Minor increase in noise, dust and traffic and potential for erosion during construction only
 Increase in traffic during operation of Community Center

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 No - Impact is positive as Town goal of providing Community Center and expanding recreational facilities

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
 No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
 No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
 No - Positive increase in recreational facilities available to Town residents

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- 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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of Pendleton Town Board

Name of Lead Agency

James Riester

Print or Type Name of Responsible Officer in Lead Agency

James Riester
 Signature of Responsible Officer in Lead Agency

8-6-2013

Date

Town Supervisor

Title of Responsible Officer

Carmie McAnn CRA
 Signature of Preparer (if different from responsible officer)



TOWN OF PENDLETON

Terry J Pienta, Town Clerk

6570 Campbell Blvd. Lockport, NY 14094
716-625-8833 ext. 12 Fax: 716-625-6295
tpienta@pendletonny.us

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK

SS:

COUNTY OF NIAGARA

I, the undersigned Clerk of the Town of Pendleton, Niagara County, New York,
DO HEREBY CERTIFY:

THAT I have compared the attached proceedings of the Town Board of said
Town, including the Resolution contained therein with the originals thereof on file in my
office and that the same are true and correct copies of said originals and of the whole
of said originals so far as the same relates to the subject matters therein referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of
said Town this 8th day of August, 2013.

Terry J. Pienta
Town Clerk of Pendleton

RESOLUTION 90 - 13

AUTHORIZATION TO SIGN SEQR FORM AND ISSUE A NEGATIVE DECLARATION

Motion by Councilman Frawley, seconded by Councilman Leible, the following resolution was

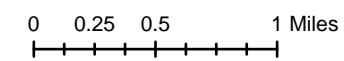
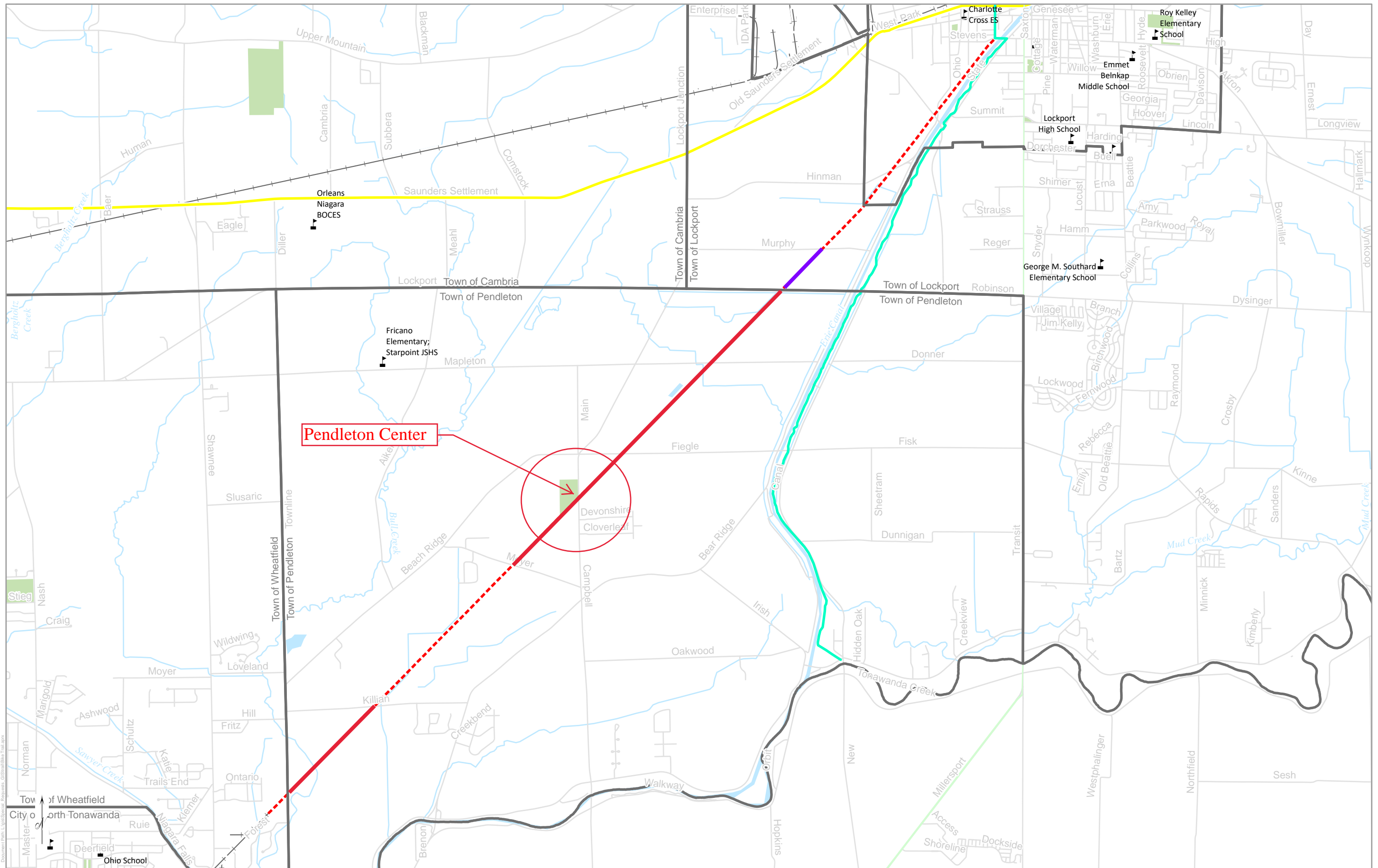
ADOPTED: Ayes 4 Riester, Harman, Leible, Morrison

Nays 0

Resolved, that based upon the findings made for a grant request for improvements to the Town Park will not
result in any adverse environmental impacts and to authorize Supervisor Riester to sign and issue the Negative
Declaration.

Adopted 08-06-2013

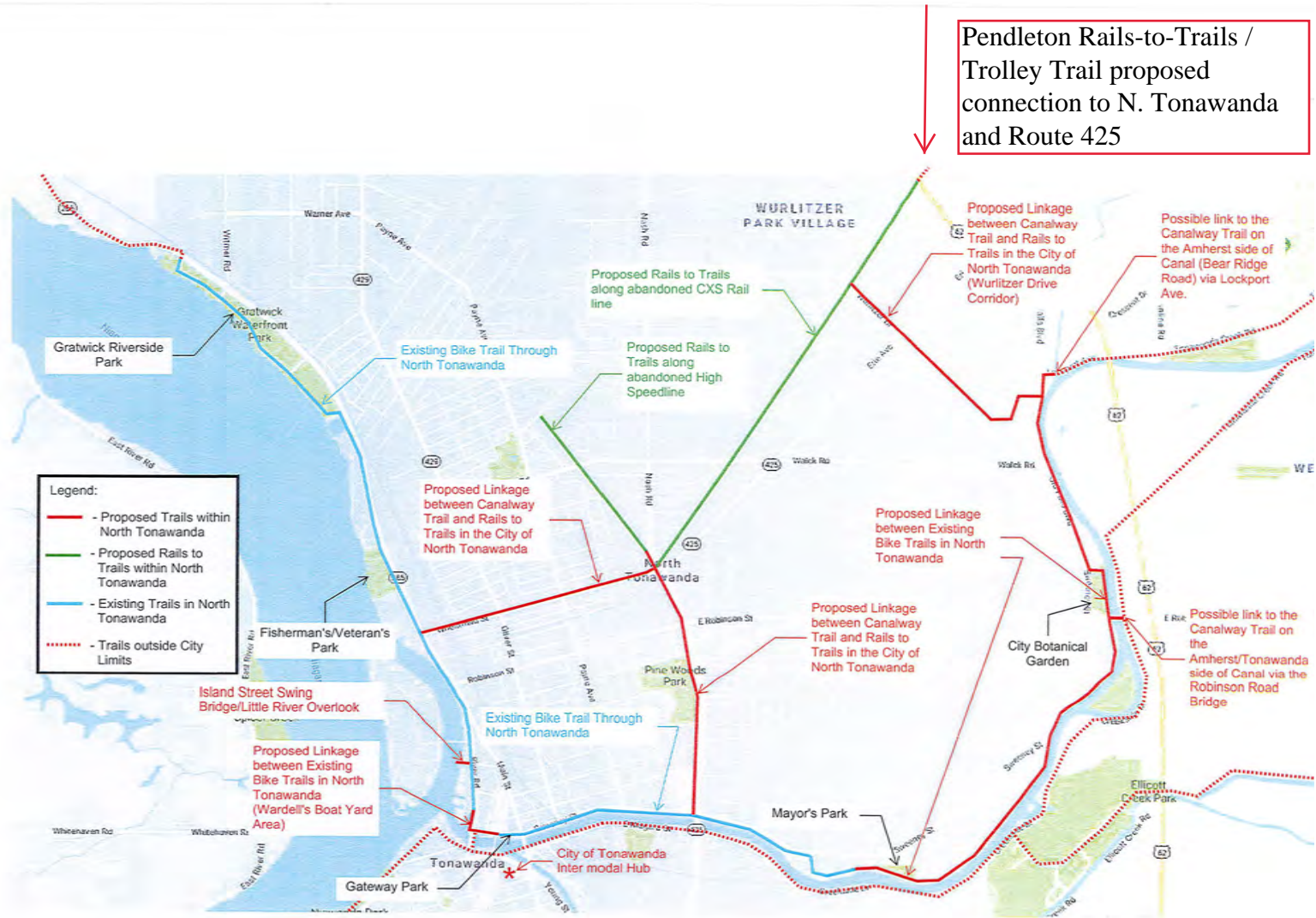
6. Maps, Photographs & Drawings

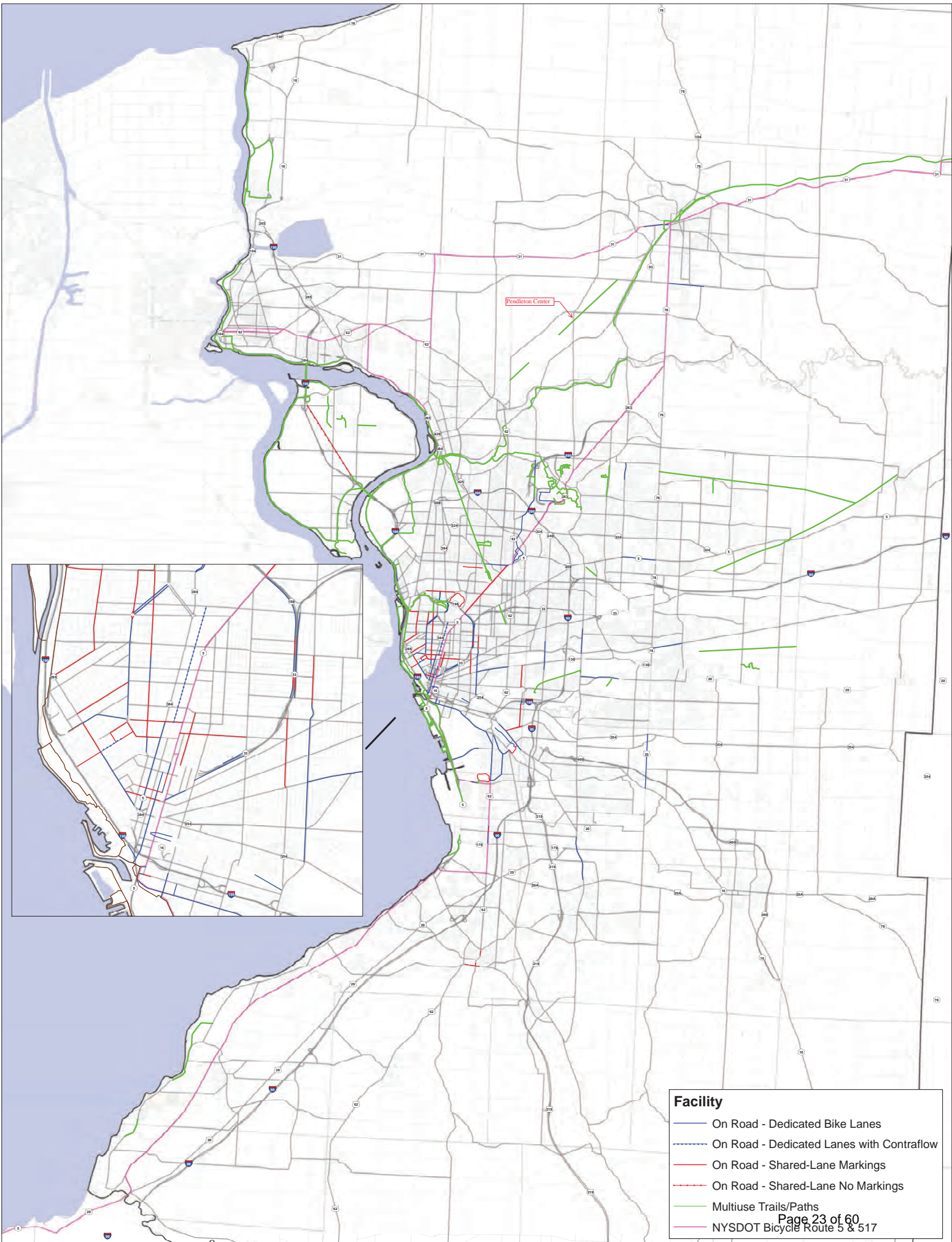


- Existing Pendleton Rails-to-Trails
- Proposed Bike Path
- Existing Canal Trail
- State Bike Route 5
- Lockport 2020 extension

Proposed Bike Trail

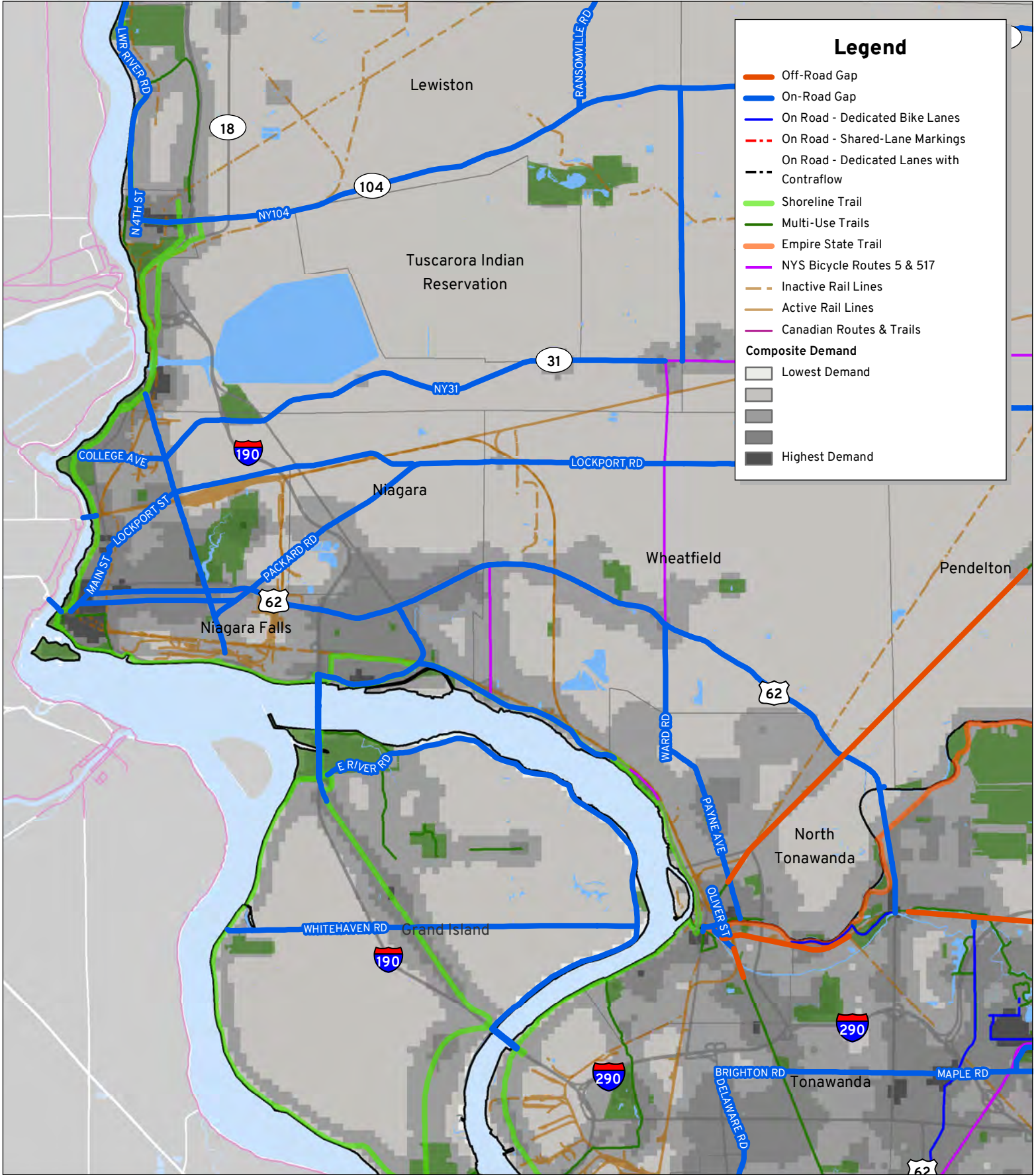
Connections and proposed linkages to the City of North Tonawanda trail system





Facility

- On Road - Dedicated Bike Lanes
- - - On Road - Dedicated Lanes with Contraflow
- On Road - Shared-Lane Markings
- - - On Road - Shared-Lane No Markings
- Multiuse Trails/Paths
- NYSDOT Bicycle Route 5 & 517



Landscape Architecture, P.C. shall assume no liability for 1. Any errors, omissions, or inaccuracies of how caused or; 2. Any decision or action taken or not taken by the reader in reliance on this information. Data Sources: NYS GIS Program Office, ALTA Planning + Design, Program Office (GPO), Esri, NHD, USGS



Pendleton Rails to Trails

Pendleton Town Hall

Pendleton Center

Pendleton Rails to Trails





Pendleton Rails to Trails

Historical Society Museum / Proposed Community Center

Market Station

Pendleton Square

Town Hall



Pendleton Square -- Historical Society



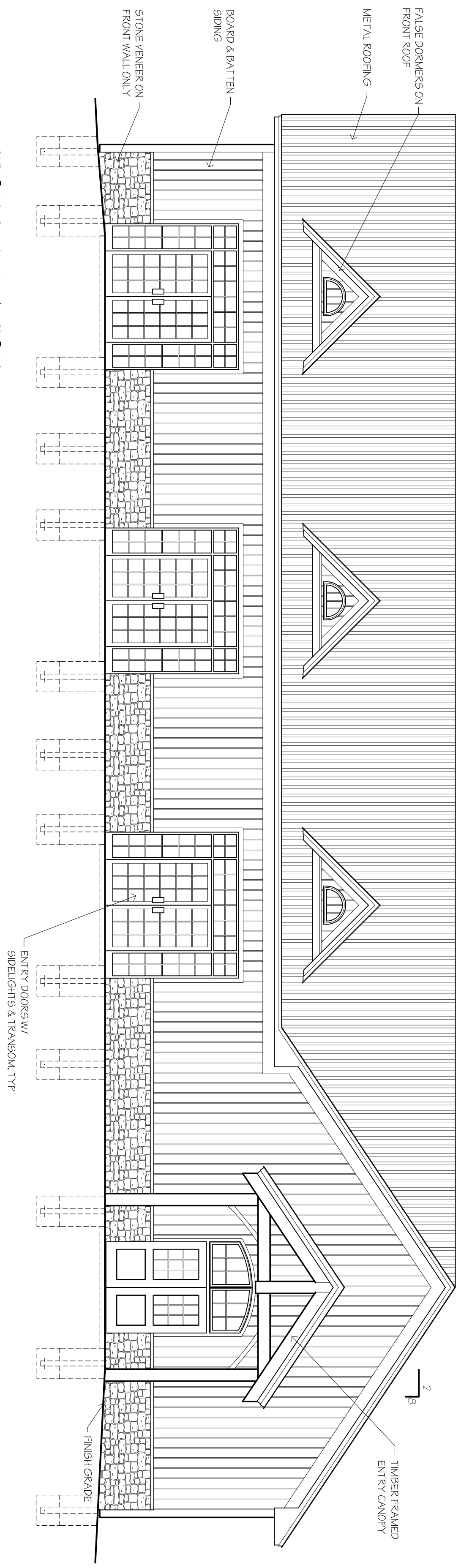
Pendleton Square -- Market Station





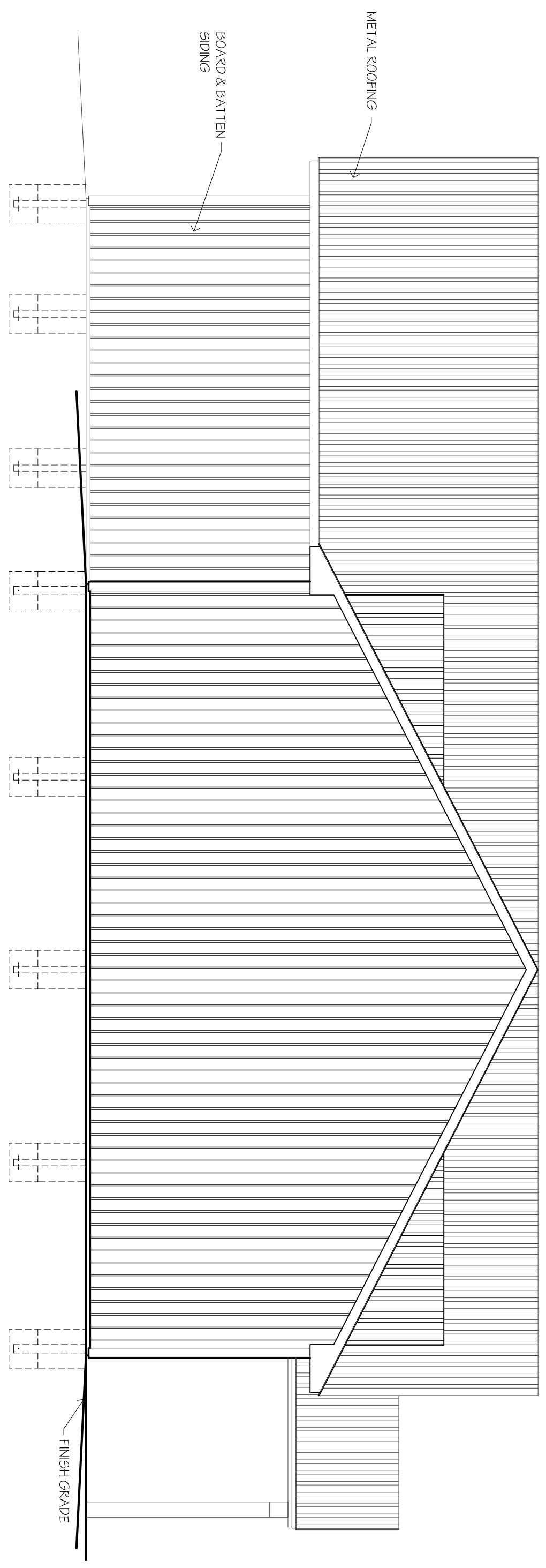
View from Town Hall





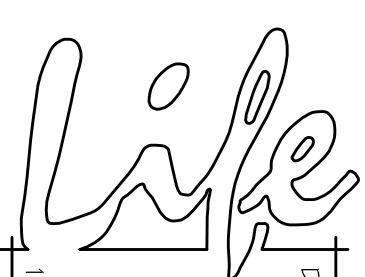
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

1



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2



designs to build your life on

residential * commercial * church design

CLIENT NAME / PROJECT TITLE:
TOWN OF PENDLETON
PENDLETON COMMUNITY BUILDING

PROJECT LOCATION:
CAMPBELL BLVD
PENDLETON, NEW YORK

charles a. dahlke
registered architect
6324 robinson road
lockport, new york 14094
716 - 727 - 3191
cadahlke@bdarchitecture.com

CONTENTS ON SHEET:
CONCEPTUAL ELEVATIONS

CONTENTS ON SHEET:
SHEET 1 OF 3

SCALE:
AS SHOWN

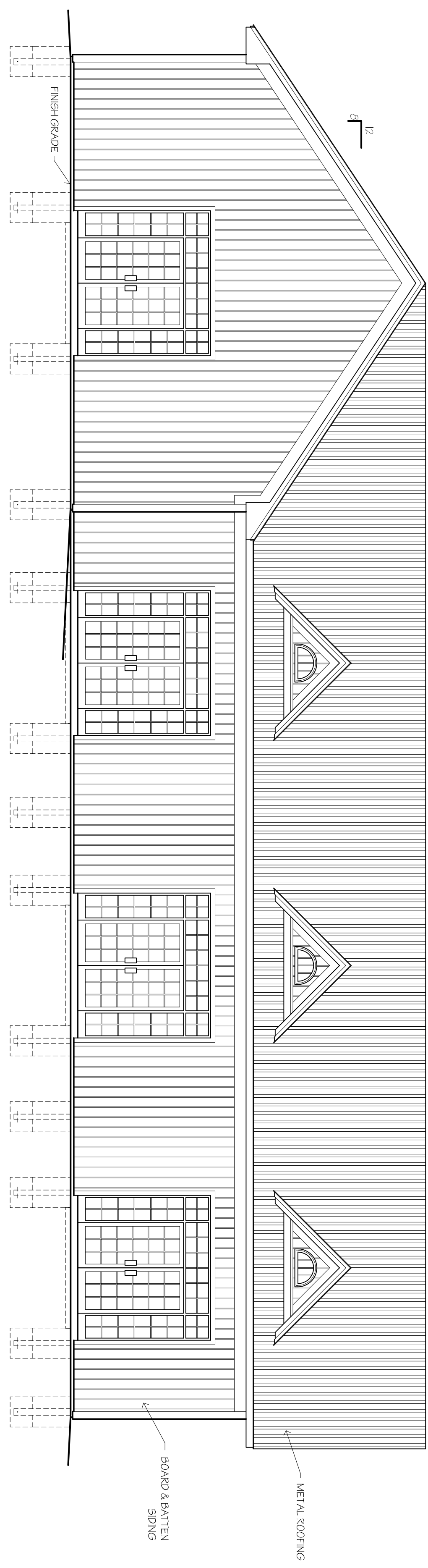
DATE:
9-16-19

REVISIONS:

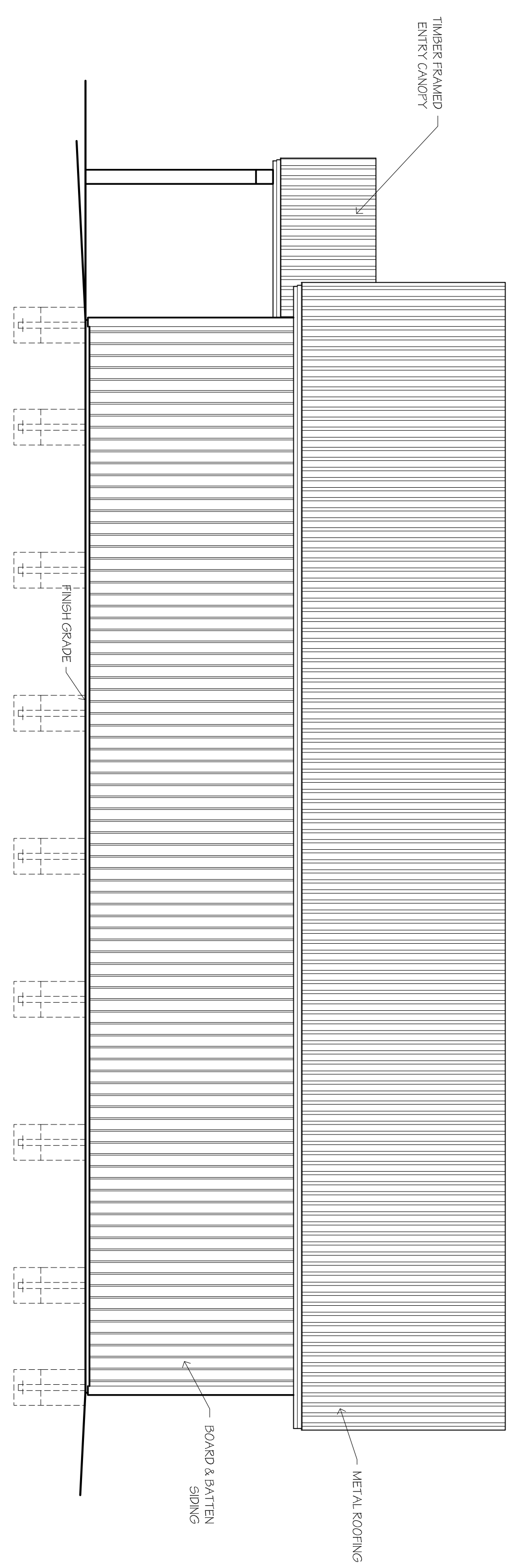
19-172

A-1

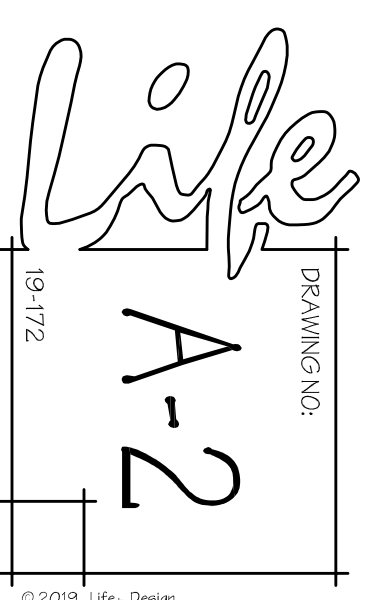
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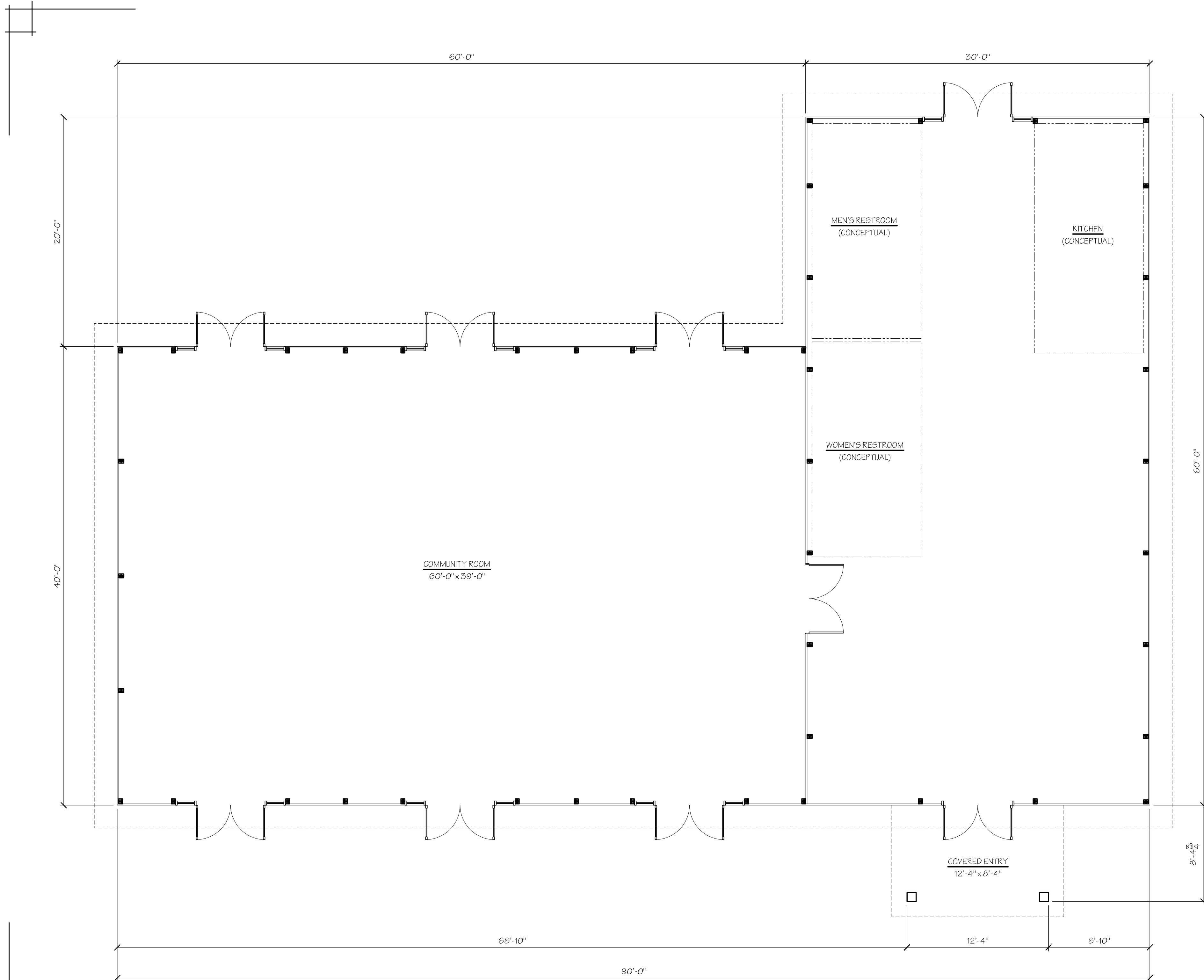
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"
2



| | |
|---|---|
| designs to build your life on | residential * commercial * church design |
| CLIENT NAME / PROJECT TITLE: TOWN OF PENDLETON PENDLETON COMMUNITY BUILDING | PROJECT LOCATION: CAMPBELL BLVD PENDLETON, NEW YORK |
| CONTENTS ON SHEET: CONCEPTUAL ELEVATIONS | CONTENTS ON SHEET: SHEET 2 OF 3 |

| | |
|--------------------|------------------|
| SCALE: AS SHOWN | DATE: 9-16-19 |
|--------------------|------------------|

| |
|--|
| charles a. dahlke registered architect 6324 robinson road lockport, new york 14094 716 - 727 - 3191 cadahlke@bdarchitecture.com |
| REVISIONS: |



CONCEPTUAL FLOOR PLAN

SCALE: 3/16" = 1'-0"

1

Life

designs to build your life on

S i g n
residential * commercial * church design

DRAWING NO:
A-3

CLIENT NAME / PROJECT TITLE:
**TOWN OF PENDLETON
PENDLETON COMMUNITY BUILDING**

PROJECT LOCATION:
**CAMPBELL BLVD
PENDLETON, NEW YORK**

REVISIONS:

charles a. dahlke
registered architect
6324 robinson road
lockport, new york 14094
716 - 727 - 3191
cadahlke@lifesign.com

CONTENTS ON SHEET:
CONCEPTUAL FLOOR PLAN

CONTENTS ON SHEET:
SHEET 3 OF 3

SCALE:
AS SHOWN

DATE:
9-16-19

7. Local Planning Documents

Authorizing Resolution
Letters of Support
Parks Master Plan Excerpts
2016 Recreational Survey Excerpts



THE LEGISLATURE NIAGARA COUNTY

LEGISLATOR ANTHONY J. NEMI
11th DISTRICT
CHAIRMAN, ADMINISTRATION COMMITTEE

September 25, 2019

Niagara County Ad Hoc Committee
Attn: Chairman Richard Andres
Attn: Thomas Burgasser, Ad Hoc Attorney
Niagara County Greenway
Lockport, NY 14094

Dear Legislator Andres:

I am pleased to submit this letter of support on behalf of the Town of Pendleton's request for \$200,000 from the Niagara River Greenway Commission to design and construct a Community Park Event Center and to develop it and maintain it as a new recreational and environmental center within the Town of Pendleton main parkland. The Town of Pendleton borders the Erie Canal/Tonawanda Creek Greenway Trail but lacks any publically-accessible park community center for recreation uses. This project will ensure that the rapidly growing suburban community of Pendleton will provide to the community a recreational place that will facilitate improved amenities to the Town's and region's recreation, parks & trails systems.

Over the coming years, the total cost of this project could very well exceed \$ 500,000. This first step of the project, which includes all costs associated with design and construction and initial step to make it usable, has a total cost of \$400,000 which the Town of Pendleton is prepared to match \$200,000 worth of Town funds during the current budget year of this project. The balance of the cost estimate will be committed over the coming budget years as design work is completed for improvement of the center. We are seeking your help in the amount of \$200,000 to help see this project come to fruition.

Again, I strongly support this project and the benefit that it will have, not only for the residents in the Town of Pendleton, but also for residents throughout the region. Feel free to contact me if you have any questions or concerns.

Sincerely yours,


Anthony J. Nemi



Pendleton Veterans Association

6570 Campbell Blvd

Lockport, New York 14094-9210

Established April 2, 2014

Niagara River Greenway Commission
DeVeaux Woods Park
3160 DeVeaux Woods Drive
Niagara Falls, N.Y. 14305

November 13, 2019

The Pendleton Veterans Association has been in existence since 4/2/2014 and has been holding our membership meetings in the Pendleton Historical Society Log Cabin section of their facility on the Pendleton Town campus which is no longer adequate. Our organization has grown from 10 to 78 members.

The Town of Pendleton is applying to the Niagara River Greenway Commission with a grant application to assist with construction of a new building connecting the Historical Society museum to a larger community center facility. This is in the Niagara Greenway corridor next to the Pendleton bike trail which connects to the newly constructed Erie Canal Bike Path to Lockport.

The Pendleton Veterans Association is in firm agreement with and endorses the Town of Pendleton's Greenway application. We believe this community center addition will be more conducive for the public to enjoy the Pendleton activities.

Sincerely,

Thomas Thompson

President , Pendleton Veterans Association

"To recognize the veterans of our community with gratitude for their service"



Pendleton Historical Society, Inc.

Niagara River Greenway Commission
DeVeaux Woods Park
3160 DeVeaux Woods Drive
Niagara Falls, N.Y. 14305

The Town of Pendleton is applying to the Niagara River Greenway with a grant application to assist in the building of a new Town Park Community Center. This structure will be located in the center of the Town Park within the boundaries of the Niagara River Greenway corridor and adjacent to the Pendleton bike trail which connects to the new Erie Canal Bike Path in Lockport.

Currently, the Pendleton Historical Society is located in an old log style building that no longer serve its purpose. This new structure will be build connecting to our existing museum to expand its meeting and exhibit space. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

The Pendleton Historical Society does approves and endorse the Town of Pendleton Greenway application. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan.

Sincerely

Carol Moeller
President

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TOWN OF PENDLETON

PARKS & RECREATION FIVE-YEAR PLAN

2008 – 2012

PURPOSE:

To provide long-term goals and direction for the development, finance, operation and maintenance of town parks and recreation programs.

GOALS AND OBJECTIVES

Parks:

1. Implement improvements to Pendleton Town Park based on recommendations submitted by Peter J. Smith and Co. inc. and accepted by the Town Board.
2. Develop a community park, off Fiegle Road, based on the design recommendations submitted by Peter J. Smith and Co. Inc., and accepted by the Town Board.
3. Pursue grant opportunities for acquisition and reimbursement of lands purchased for development of additional athletic fields on Beach Ridge Road, park expansion and improvements at Depeau Park located at the corner of Irish and Tonawanda Creek Roads and acquisition of a three acre parcel of land across from the current town park and adjacent to the town's multiuse trail, for use as a trailhead and off road parking.

Recreation:

1. Monitor current recreation programs and assess each program based on participation, cost and benefits to the community.

IMPLIMENTATION:

PARKS:

Current (2008)

1. The town is currently in the process of purchasing and installing new playground equipment and access paths in the existing town park.
2. Repair of diamond # 6 behind Pivot Punch.

Future (2008 – 2009)

1. Replace or improve existing pavilions and picnic facilities in the current park.
2. Acquire land to develop a trailhead and off road parking for the multiuse trail at Campbell Boulevard.
3. Acquire land next to Depeau Park, to be used for expansion of that park.
4. Seek reimbursement for purchased of land on Beach Ridge Road.
5. Develop design specifications and cost requirements for a new building to include restrooms, concession stand and storage facilities for recreation equipment.

Future (2009 – 2012)

1. Replace existing restrooms with new facility. Including expanded restrooms, storage space for recreation equipment and concession stand.
2. Develop design specifications and cost requirements for building a community center.

RECREATION:

Current (2008)

1. Improve documentation on the number of participants and cost of various programs.
2. Improve website to allow downloading of all types of registration form and descriptions of various programs.

Future (2009 – 2012)

1. Assess how programs are being delivered and possible future need for administrative staffing.

Submitted / Date: _____

Accepted / Date: _____

Ed Harman, Chairman
Town of Pendleton Recreation Committee

James Riester, Supervisor
Town of Pendleton

This Master Plan, prepared by peter j. smith and company, inc. for the Town of Pendleton, NY addresses the Town's needs and desires for the existing park on Campbell Blvd. and the new park on Fiegle Road.

1.0 Background



Master Plan

Pendleton Town Parks

Project Initiation

In the spring of 2006, the Town of Pendleton requested proposals for the development of an Master Plan for a new Town Park on Fiegle Rd. The Town expressed the desire to maximize social opportunities for the community by designing this park as a public space to experience all-season recreational activity, cultural and artistic events and festivals. Funding for this project was provided by the Town of Pendleton and by a grant from the New York State Council on the Arts' Architecture, Design and Planning Program. After reviewing the proposals, the Town selected peter j. smith & company, inc., a multi-disciplinary landscape architecture and urban planning firm, to lead the master planning process. In winter 2007, the Town decided to add the existing Town Park on Campbell Blvd. to the scope of the Master Plan.

The Sites

The Master Plan encompasses two sites: the existing Pendleton Town Park on Campbell Blvd. (also referred to as Park #1) and the new Community Park on Fiegle Road (also referred to as Park #2). The two parks are within walking distance of each other and are connected by a Rails-to-Trails path which traverses the town.

Town Park is 23.6 acres. The park is accessible from Campbell Blvd. and the Rails-to-Trails path. It is currently home to Town Hall, the water tower and the Pendleton Historical Society. The park is used for sports and also contains picnic shelters and playground equipment.

The site for Community Park is 28.8 acres. It is flat and poorly drained. Roughly half of the site is open agricultural land; the other half is covered by wetlands and a wetland buffer. The site is accessible from Fiegle Rd. and the Rails-to-Trails path.

The Planning Process

Landscape architects from the firm of peter j. smith & company, inc. led the master planning process, working closely with the volunteer Steering Committee. The Steering Committee was made up of representatives from the Pendleton Recreation and Conservation Committees, as well as Town residents.

The planning and design process included numerous Steering Committee meetings and several public meetings. It started with a Vision Session with Steering Committee members and again with the public. From there a series of schematic plans were developed and presented at Steering Committee meetings; site elements were drawn to scale in order to convey simple relationships and spark discussion. Next, the schematic plans were refined into three alternative plans and presented first to the Steering Committee and then to the public. Feedback on the three alternative plans was incorporated into the final Master Plan.

Public Input

From the beginning, the Town had stressed the importance of public participation in the Master Plan process. In the early stages of plan development, a public Vision Session, attended by 24 residents, was held to introduce the project, to inquire how residents envision using the parks, to identify their desires and concerns about the park, and to collect ideas about an identity or theme for Park #2. The feedback from the Vision Session was used to develop the three alternative plans, which were presented at the second public meeting, a Public Design Workshop. The Public Design Workshop and a Children's Design Workshop were held towards the middle of the planning process. The Public Design Workshop, attended by 17 residents, gave attendees the opportunity to see three design alternatives for the parks and to provide their thoughts and comments. During the Children's Design Workshop, children were shown various play equipment/activities and asked about their preferences. They were also given the opportunity to place various design elements (pond, sledding hill, picnic shelters, etc.) on a map of the parks and to explain their reasoning for the placement. Lastly, the final Master Plan was presented to the Town Board at a meeting open to the public.



Dan Sundell, ASLA, a Landscape Architect with peter j. smith & company, inc., led a Public Vision Session at the beginning of the Master Plan process.



At the Children's Design Workshop, attendees had fun placing various design elements (pond, sledding hill, picnic shelters, etc.) onto a map of the parks and connecting the elements with trails.

Implementation

The Master Plan integrates all of the improvements into a long-term vision for the two parks, which can be implemented in phases. It is also a useful tool for securing funding through grant applications. The cost for all design elements shown on the Master Plan is provided in Section 6 of this document. The cost is broken down into related components; since the plan will not be executed all at once, this cost break down allows the Town to prioritize elements of the plan and implement them as funding becomes available.



Funding for this project was provided by the Town and by a grant from the New York State Council on the Arts' Architecture, Design and Planning Program.

From the beginning, the Town has stressed the importance of public participation in the Master Plan process.

The Master Plan integrates all of the improvements into a long-term vision for the two parks, which can be implemented in phases.

3.0 New Park Features

Master Plan Pendleton Town Parks



Identifying Desired Features

Both the Steering Committee Vision Session and the Public Vision Session gave participants the opportunity to identify new park features that would be of interest to them and their families. The consensus was for a more naturalistic use for Community Park (Park #2) and a more active/sports theme for Town Park (Park #1). Most people were interested in walking trails and wildlife habitat in Community Park. Some public participants expressed their desire for more sports fields in either park. A new community center and additional restrooms were also widely supported.

Prioritizing the New Features

After collecting input on the desired new features for the parks, the next step was to prioritize the features. The Steering Committee was presented a list of park features that were proposed during the two Vision Sessions. Each committee member was asked to choose and prioritize eight elements that they thought were most important to them and the community at large. Additionally, after selecting their eight most important elements, each committee member was asked to identify whether they thought the element was most appropriate for Park #1 or Park #2. With this information from the Steering Committee, a matrix was created to provide a relative ranking of the design elements, based on the individual prioritizations. The results of the rankings are summarized at right.

Discussions with the Steering Committee members also led to the decision that no new organized sports fields (baseball, soccer, football, etc.) would be added to either park. This was based on the knowledge that the town has access to facilities at Starpoint School, in addition to those at town parks, and that a new 94 acre site, referred to as the Beach Ridge Site, will be developed by the Town in the future with additional sports fields.



Several design features are common to the three design alternatives and to the final Master Plan. These are:

- Removal of the storage building near the Historical Society in Park #1
- In Park #1, a corridor from the south end of the parking area across the site to the west is kept open to allow access to the property just west of the park, in case the Town acquires this property in the future.
- Definition of the parking lot in front of the Historical Society
- In Park #2, a 70' buffer is provided between residential properties and any park features. The buffer may consist of tree plantings and/or a berm to provide screening.
- A pond and hill in Park #2. The hill can be constructed with fill from excavation of the pond. The hill can be used as an amphitheater for viewing the gazebo/bandstand and/or a sledding hill.



In Alternative #1, new design features include:

Park #1

- Improve/enclose existing picnic shelters
- Playground (2-5 yr and 5-12 yr)
- **Community Center**
- **Ice Rink**
- **Improved parking**
- Paved trail

Park #2

- Gazebo/bandstand
- Hill for sledding and viewing bandstand
- Pond with wildlife/wetland habitat
- Trails and wetland boardwalk
- Parking for 30 cars





**In Alternative #2,
new design fea-
tures include:**

Park #1

- ✦ Picnic shelter (enclosable, 9 tables)
- ✦ Improve/enclose existing picnic shelters
- ✦ Playground (2-5 yr and 5-12 yr)
- ✦ Community Center
- ✦ Skating rink - ice (winter) and roller hockey (summer)
- ✦ Improved parking
- ✦ Paved trail

Park #2

- ✦ Gazebo/bandstand
- ✦ Hill for sledding and viewing bandstand
- ✦ Pond with wildlife/wetland habitat
- ✦ Trails and wetland boardwalk
- ✦ Playground (2-5 yr and 5-12 yr)
- ✦ Restrooms
- ✦ Two picnic shelters (9 tables each)
- ✦ Picnic area with grills
- ✦ Parking for 50 cars

Some comments received from the Steering Committee and the public are listed below. For a full summary of comments, refer to the meeting notes in the Appendix of this document.

Alternative #1: (previous page)

- ✦ Like location of Community Center near the Historical Museum
- ✦ Concerned about loss of parking by museum
- ✦ Like the location of the ice skating rink near the Community Center
- ✦ Improve the restrooms in Park #1
- ✦ Include a restroom in Park #2
- ✦ Like proximity of new playground to existing ball fields
- ✦ Parking in Park #2 protrudes too far into the park



Alternative #2:

- ✦ Would prefer playground in Park #1 closer to existing ball fields
- ✦ **Include a concession stand in the Community Center**
- ✦ Like having playgrounds in both parks
- ✦ Like the parking layout in Park #2
- ✦ Do not prefer the location of the Community Center

Alternative #3:

- ✦ Like the extended boardwalk, south of the Rails-to-Trails
- ✦ Like the garden near the parking area in Park #2
- ✦ Playground in Park #1 is too close to Campbell and too far from ball fields
- ✦ Like gazebo/amphitheater layout



In Alternative #3, new design features include:

Park #1

- ✦ Three picnic shelters (enclosable, 9 tables)
- ✦ Improve/enclose existing picnic shelters
- ✦ Playground (2-5 yr and 5-12 yr)
- ✦ **Concession stand**
- ✦ **Improved parking**
- ✦ Paved Trail

Park #2

- ✦ Gazebo/bandstand with amphitheater seating
- ✦ Hill for sledding
- ✦ Pond with wildlife/wetland habitat
- ✦ Trails and larger wetland boardwalk
- ✦ Playground (2-5 yr and 5-12 yr)
- ✦ Restrooms
- ✦ Community Center
- ✦ Ice skating rink
- ✦ Children's play garden
- ✦ Picnic area with grills
- ✦ Horse rest area
- ✦ Parking for 100 cars



This Master Plan, prepared by peter j. smith and company, inc. for the Town of Pendleton, NY addresses the Town's needs and desires for the existing park on Campbell Blvd. and the new park on Fiegle Road.

5.0 Master Plan

Master Plan Pendleton Town Parks



The Vision for the Future

Comments on the three alternative plans, from the Steering Committee and the public, resulted in revisions and in the development of the final Master Plan. At this point, the Steering Committee recommended referring to Park #1 as Town Park and Park #2 as Community Park. The final Master Plan is shown at right. The elements included in each park are outlined below:

Town Park

New Elements

- ✦ Picnic Shelter (enclosable, 9 tables)
- ✦ Restrooms & concession building
- ✦ Playground (2-5 yr. and 5-12 yr.)
- ✦ Paved trails

Improvements to Existing Elements

- ✦ Renovate and partially enclose the 3 existing picnic shelters
- ✦ Define and pave parking lot at Historical Society

Community Park

New Elements

- ✦ Gazebo/bandstand with amphitheater seating
- ✦ Hill for sledding
- ✦ Pond with wildlife/wetland habitat
- ✦ Picnic area with grills
- ✦ Wetland trails and boardwalk
- ✦ Paved trails
- ✦ Exercise stations along trails
- ✦ Rails-to-Trails gateway & sign

- ✦ Ice Rink (winter) and bocce/shuffle board area (summer)
- ✦ Playground (2-5 yr. and 5-12 yr.)
- ✦ Children's play garden
- ✦ Community Center with restrooms
- ✦ Memorial plaza
- ✦ Horse rest area
- ✦ Parking for 100 cars

The Master Plan provides an exciting vision for the future of two important parks in Pendleton: Town Park and Community Park. These parks, located in the heart of the town, are valuable assets for the community. The public's participation in the master planning process underscores the importance of the parks and the public's anticipation of the new and improved park features. Improvements and additions to Town Park enhance its usefulness for existing sports programs, community groups and families. The new Community Park provides opportunities for all ages: passive recreation and the enjoyment of nature; a much needed Community Center; connection to the Rails-to-Trails system; a horse rest area that allows equestrians to utilize park features; and areas for children to play (playground and children's play garden).





Urban Design
Landscape Architecture
Economic Development
Planning

Agenda

Master Plan - Pendleton Town Parks 1 & 2

Steering Committee Meeting #2

April 26, 2007

Vision Session Results

Theme for the Parks

Suggestions Include:

- Center of Outdoor Activities
- Exercise
- Walking Park
- Railroad/Trolley
- Agriculture
- Ice Harvest
- Nature Park
- Green Design
- Erie Canal

Review and Prioritize Suggested Design Elements for each Park

Purpose and Features of the Building(s)

Determine Three Alternative Plans:

1. New Park - Most Active
2. New Park - Moderate Development
3. New Park - Passive

Suggested Design Elements:

Passive Use

- Trails/boardwalk
- Wildlife habitat (bird, butterfly)
- Pond(s)
- Outdoor ice skating rink
- Exercise stations along paths
- More playground equipment and equipment for preschool ages
- Children's Garden with environment-related statues to climb
- Kiddy sledding hill
- Grills and picnic tables
- Dog park
- Memorial features for public buy-in (benches, trees, etc.)
- Area for memorializing Veterans
- Parking, including for Rails-to-Trails

Structures

- Picnic shelters with protection from bad weather (eg. pull down doors)
- Warming hut/Lodge
- Bandstand pavilion/Amphitheater
- Senior and community center (50-100 people)
- Restrooms
- Indoor Sports/Recreation

Sports

- Lawn area for pickup games of bocce, football, etc.
- Additional baseball diamonds
- Soccer and football fields
- Tennis courts with wind breaks
- Bocce and horseshoes courts
- Golf course, driving range
- Outdoor pool for summer use
- Self-guided orienteering courses
- Place to host horse shows



Urban Design
Landscape Architecture
Economic Development
Planning

**Master Plan
Pendleton Town Park**

Steering Committee Meeting Summary

Meeting Date: April 26, 2007

Issue Date: May 1, 2007

Location: Pendleton, NY Town Hall

| | | |
|-----------------------|----------------|--|
| In Attendance: | Val Janik | Steering Committee, Pendleton Conservation Board |
| | Len Binns | Steering Committee |
| | Annette Fachko | Steering Committee |
| | Ed Harman | Steering Committee |
| | David Labiak | Steering Committee |
| | Rod Seward | Steering Committee |
| | Mike Zimmerman | Steering Committee |
| | Dan Sundell | peter j. smith & company, inc. |
| | Molly Vendura | peter j. smith & company, inc. |

Discussion Items:

- Vision Session Results** – Dan Sundell opened the meeting with an overview of the trends discussed/written during the two Vision meetings. He explained that the consensus seems to be a more passive, naturalistic use for Park #2 (the new park) and a more active/sports theme for Park #1 (the existing park). Some desired elements, such as a community center, restrooms, playground, etc. are not as “cut and dry” and, therefore, could be located at either or both parks. Dan and Molly Vendura will work through various options during discussions with the Steering Committee and the development of the three alternative plans.
- Theme for the Parks** - Dan reviewed the various options suggested during the Vision meetings for the theme of Park #2. It was agreed that a railroad/trolley theme was the most appropriate for the park. Other suggested themes could still be used in the park design and in interpretative signage (such as environmental/green design, a central place for outdoor activities, historic ice harvesting, exercise, etc.). The flexibility to host special events will also be built into the design.
- Review and Prioritize Suggested Design Elements for each Park** – Dan Sundell handed out a list of design elements that were suggested during the two Vision meetings. Each Steering Committee member was asked to choose and prioritize



Legend

- existing buildings
- proposed buildings

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Town of Pendleton Recreation Survey August 2016



2016 Pendleton Recreation Survey

| | | Under 12 | 12 to 17 | 18 to 25 | 26 to 40 | 41 to 65 | 66 & up | Total |
|-----|--|----------|----------|----------|----------|----------|---------|-------|
| | Community pool | | | | | 1 | | 1 |
| | Improve what we have-look at Amherst | | | | 1 | | | 1 |
| | Comments: | | | | | | | |
| | Dog park to eliminate walking path contamination. | | | | | | 2 | 2 |
| | More parking on Wendelville soccer fields | | | | | 1 | | 1 |
| | Need more enclosures for picnic facilities | | | | | 1 | 1 | 2 |
| #15 | Do you believe the Town should have a Community Center? | | | | | | | |
| | Yes | | | 3 | 18 | 50 | 53 | 124 |
| | No | | | | 3 | 12 | 11 | 26 |
| | No Opinion | | | | 2 | 19 | 8 | 29 |
| | Comments: | | | | | | | |
| | I have lived 20 years without one. | | | | | 1 | | 1 |
| | Not interested if it meant an increase in taxes. | | | | 1 | | | 1 |
| | Only town in Niagara County without one. | | | | | | 1 | 1 |
| #16 | Do you believe the Town Park is an ideal location for a Community Center? | | | | | | | |
| | Yes | | | | 19 | 47 | 52 | 118 |
| | No | | | | 1 | 4 | 8 | 13 |
| | No Opinion | | | 2 | 4 | 20 | 9 | 35 |
| | Comments: | | | | | | | |
| | It depends on the size of the facility | | | | | 2 | | 2 |

2016 Pendleton Recreation Survey

| | | Under 12 | 12 to 17 | 18 to 25 | 26 to 40 | 41 to 65 | 66 & up | Total |
|-----|---|----------|----------|----------|----------|----------|---------|-------|
| #17 | How would you fund a Community Center? | | | | | | | |
| | Town Bond | | | | 2 | 15 | 15 | 32 |
| | Pay as you go fees | | | | 12 | 24 | 5 | 41 |
| | Slight tax increase | | | | 3 | 3 | 5 | 11 |
| | Grants and private donations | | | | 15 | 33 | 31 | 79 |
| | All of the above | | | 2 | 8 | 30 | 30 | 70 |
| | Comments: | | | | | | | |
| | If people want one they can pay for it through fees. My husband says we pay so much in taxes now, we should already have one. | | | | | | | |
| | Start taxing government pensions above \$50,000. | | | | | | | |
| | Seniors pay enough-let the people who want all this pay for it. | | | | | | | |
| | Taxes are high enough. | | | | | | | |
| | Don't need one. | | | | | | | |
| | Rent it out for a reasonable fee: weddings, family reunions, birthday parties, etc. | | | | | 1 | 1 | |
| | Bingo or other fundraisers-taxes are high enough? They have tripled since we first moved out here in 1976. Decrease taxes (school) for seniors. | | | | | 2 | | |
| #18 | Currently the Historical Society, Veteran's Association, Senior Citizens and the Athletic Boosters Association have expressed interest in using a Community Center if built. | | | | | | | |

2016 Pendleton Recreation Survey

| | Under 12 | 12 to 17 | 18 to 25 | 26 to 40 | 41 to 65 | 66 & up | Total |
|--|----------|----------|----------|----------|----------|---------|-------|
| What other organizations/groups do you envision using it? | | | | | | | |
| Kid's Club | | | | 1 | 1 | | 2 |
| Residents not affiliated with a group/organization | | | | 1 | 13 | 8 | 22 |
| Girl Scouts, Boy Scouts, 4-H | | | | 5 | 30 | 15 | 50 |
| Kids with Special Needs | | | | | 1 | 1 | 2 |
| Voting | | | | | 1 | 4 | 5 |
| Seminars | | | | | 2 | 5 | 7 |
| Winter Athletics | | | | | 1 | 2 | 3 |
| Anyone who wants to | | | | | 2 | 2 | 4 |
| Yoga classes | | | | 2 | 2 | | 4 |
| Summer Recreation | | | | | 6 | 2 | 8 |
| Churches | | | | | 1 | 1 | 2 |
| Lion's Club | | | | | 3 | 3 | 6 |
| Political Clubs | | | | | | 1 | 1 |
| Veteran's Group | | | | | | 1 | 1 |
| Garden Club | | | | | 1 | 1 | 2 |
| Exercise Classes | | | | | | 1 | 1 |
| Wendelville Fire Company | | | | 1 | | | 1 |
| Homework Help | | | | 1 | | | 1 |
| After School Child Care | | | | | 2 | | 2 |
| Bands/Concerts | | | | | 2 | | 2 |
| Food Pantry | | | | | 1 | 1 | 2 |
| Boys and Girls Club | | | | | 2 | | 2 |
| Driver Safety Class | | | | | 2 | | 2 |
| Fire Fighter personnel | | | | | 1 | 1 | 2 |
| Town Parade | | | | | | | |
| Comments: | | | | | | | |
| Who would maintain and care for the Community Center? | | | | | | | |
| If built, would you make it self-sufficient, e.g. solar panels, geo-thermal? | | | | | 1 | | 1 |

2016 Pendleton Recreation Survey

| | Under 12 | 12 to 17 | 18 to 25 | 26 to 40 | 41 to 65 | 66 & up | Total |
|--|----------|----------|----------|----------|----------|---------|-------|
| Town Parade | | | | 1 | | | 1 |
| Starpoint reunions | | | | | 1 | | 1 |
| Summertime concert series, small scale-not like NT | 1 | | | | 2 | | 3 |
| Car shows with concession stans open | 1 | | | | 2 | | 3 |
| Youth rec programs on Saturdays, Oct.-April | 1 | | | | 2 | | 3 |
| Guest speaker series in evenings, not all during the day so working people can attend, covering a range of topics- Elder care, Financial Planning, College planning, gardening, resources for elders about to retire, elected officials- county, state, national | 1 | | | | 2 | | 3 |
| What does Riverkeepers do? Can they help Pendleton? | 1 | | | | 2 | | 3 |
| let the town Grant Writer tell us what's in the workd | 1 | | | | 2 | | 3 |
| There is nothing in town for senior citizens-let's get out of the committee stage and the Town Board take action. We have enough recreation. Do something for the Senior Citizens. We have been strung along long enough. | | | | | | | |
| This is a unique opportunity for a special needs/wheelchair playground that can be funded/maintained by all private monies. I have 7 handicapped kids alone on my street. This is something the town should consider strongly down the road. | | | | | | | |

Thank you for your support and
consideration of our proposal

