

Project Registration Number _____

***Niagara River Greenway Commission
Consultation and Review Form***

Type of Review Required: _____ **Mandatory Consultation**
_____ **X** _____ **Voluntary Review and/or**
Endorsement

PROJECT SPONSOR INFORMATION

Name: **Town of Lewiston**
Mailing Address: **1375 Ridge Rd**
State: **Lewiston, NY** Zip Code: **14092**
Federal Id# **16-6002298** Charities Registration # (N/A)

PROJECT TYPE

Check all that apply:

Environmental Cultural/Heritage Land or Water Public Access
 Cultural Trail Educational/Interpretive
 Waterfront or Land Based Development Signage
 Recreational Other

Project Name: **Sanborn Area Historical Society Improvement Project**
Location: **Town of Lewiston**
Site Address **2660 Saunders Settlement RD**
State: **Sanborn, NY** Zip Code: **14132**
Minor Civil Division(s): **Town of Lewiston**
County: **Niagara**

Project Proponent Property Interest (own, lease, easement or other): **Easement**

AUTHORIZED OFFICIAL

Name: **Mr. Steve Reiter** Title: **Town Supervisor**
Business Address: **1375 Ridge Road**
State: **Lewiston, NY** Zip Code: **14092**
Telephone Number: **(716) 754-8213** Cell Number: **N/A**
Fax Number: **(716) 754-2821**
E-Mail Address: **supervisor@townoflewiston.us**

PROJECT POINT OF CONTACT

Name: **Gerald E. Treichler** Title: **Historical Society Secretary**
Organization/Firm: **Sanborn Area Historical Society**
Business Address: **2822 Niagara Street, P.O. Box 172**
State: **Sanborn, NY** Zip Code: **14092**
Telephone Number: **(716) 731 – 9510** Cell Number: **N/A**
Fax Number: **None**
E-Mail Address: **sanborngerry@juno.com**

PROJECT NARRATIVE

Please attach material, which responds to the follow five items in the order that they are presented.

1. In a brief paragraph, describe the project and its purpose, how and when it will be accomplished, and why it is important.

The Sanborn Area Historical Society and Farm Museum (SAHS) has grown in the past several years into an educational and cultural destination location in the preservation of Sanborn's agricultural history. In 2006, a 4,200 sq. ft. building was erected to restore antique farm equipment and provide the public a place where agricultural history can experience. However, with the dramatic increase of visitors, students, and cultural events, a much needed expansion is required.

The project can be described as follows:

- Construction of a 5,000 sq. ft. building including utilities, drainage, parking, and access drives for museum, educational and cultural assembly and festivals.
- Proposed building to have museum and artifact display area, restrooms, kitchen, and assembly room.
- Site improvements to include bus and emergency vehicle access as well as ADA-accessibility to all areas of the museum.

SAHS' executive committee has developed a master plan and is successfully executing each phase of the plan and has moved forward in the planning and engineering design phase of the project and is shovel ready to implement the renovations.

2. Referring to the Niagara River Greenway Plan, clearly document and describe how the proposed project will advance the Niagara River Greenway vision including the goals, principles, and criteria that define that vision.

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 Hamlet of Sanborn has a population of around 6,000 people. Their residents enjoy a wide variety of attractions in their historic and culturally rich community. Landmarks in the area include the Marlboro Inn, old businesses, and the railroad that was an important part of Sanborn.

SAHS, School House Museum, and Farm Museum house numerous exhibits including artifacts from the life and times of early settlers in this area, dating from the early 1800s. Today SAHS has become a destination location within the Greenway corridor drawing tourists, students, and is the home of many festivals in Sanborn.

The proposed development project places the Sanborn Farm Museum one step closer to realizing this vision of establishing Niagara's Agri-Tourism Gateway from the Niagara River Greenway to Niagara's entire rich, agricultural heritage.

The Sanborn community and the all-volunteer staff and nearly 400 members directly support the farm museum. Fundraising conducted on the farm since 2004 has promoted the development of the farm museum to the point where it is now ready to be opened on a permanent basis with regular scheduled hours, and serve as a welcome center to the Niagara River Greenway. The farm museum is located in the Town of Lewiston in Sanborn on Route 31, which is directly on the gateway to the Niagara Wine Trail as well as being at the crossroads connection to the Upper & Lower Niagara River, the Seaway Trail, and the Erie Canalway.

This project incorporates five goals of the Greenway Commission, and the project will support an accessible, unified, environmentally friendly, and revitalized corridor that highlights the natural beauty, cultural diversity, and historic significance of the Niagara River. These goals are as follows:

GOALS

Improve Access

In summary, the Sanborn Area Historical Society (SAHS) Improvement Project will can provide a variety of economic, educational, interpretative center social, and cultural benefits:

- Provide a Welcome Center for Tourist, Students, and Visitors to the Greenway Corridor.
- Improved public access to area of the farm museum (including ADA-compliant facilities).
- Provide a "Gateway" to the Niagara Wine Trail, Seaway Trail, Upper and Lower Niagara River, and Lake Ontario and the Erie Canal.
- Develop Educational cooperatives with the NCCC agricultural department.

- Participate in annual cultural festivals that bring economic development to the area.
- Improved community livability, interaction, and cohesion.
- Increased neighboring property values.
- Improved transport and access for non-drivers, and support universal design.
- Improved public health due to increased walking and experience passive recreational activities with the museum,

Make Connections

SAHS is the center within the crossroads of the Seaway Trail, The Niagara Wine Trail, as well as the Erie Canal. U.S. Route 429 and U.S. Route 31 are major thoroughfares, making connections West to the City of Niagara Falls, the great Niagara Falls Cataracts and Canada and Lewiston, the Niagara River; North to the Village of Youngstown, Fort Niagara State Park, and the Seaway Trail to Lake Ontario; East to City of Lockport and the Erie Canal; South to the Upper Niagara River and Seaway Trail to Buffalo.

Celebrate History and Heritage

Originally, Sanborn was called South Pekin, owing to its location near the Village of Pekin located north of the present site of Sanborn. In 1846 the Reverend E. C. Sanborn came to the area. The Village was named "Sanborn" when his son, Lee Sanborn, was made the Postmaster. Early Sanborn had a sawmill, a gristmill, and a cheese factory among other businesses.

The Sanborn Historical Society, School House Museum, and Farm Museum provide numerous exhibits include artifacts from the life and times of early settlers in this area, dating from the early 1800s. Landmarks in the area include the Marlboro Inn, old businesses, and the railroad that's passes through the center of Sanborn. The first hotel in Sanborn was built south of railroad tracks. It burned and was rebuilt in 1909 by A.F. Wendt as the Exchange Hotel, which was later called the Marlboro Inn. In 1912, eight passenger trains passed through Sanborn each day. The farm museum with its turn of the century barn has 100's of artifacts either existing on the farm when purchased or donated by members of the farm community. The larger items such as horse drawn mowers, plows and cultivators have been painted to preserve them from the elements, identified to provide name and donor, and placed around the farm as an open air portion of the museum complex. Our museum complex is one-of-a kind for Niagara County and beyond. The barn was literally saved from falling to destruction by replacing sideboards, putting on a new roof and floorboards, and painting. The farm museum provides a depository for the many farm tools and operating equipment, which would not find a home at the death of the local retired farmers or their heirs.

Promote Long Term Sustainability

SAHS has developed and began executing a master plan that has successfully grown by providing a secure home for our local history. The Master Plan was developed to expand to meet the needs of all that come to the museum. It has successfully maintained the viability of the Society through fundraisers and with assistance from the Town of Lewiston. The proposed development of our existing farm museum complex is on property presently owned by the Sanborn Area Historical Society. The farm museum complex has ample electrical power and water capacity to service the proposed development.

Extend Olmstead's Legacy

The SAHS has long complemented the Olmstead legacy in preserving “green open space” as outlined in the National Association of Olmstead Parks mission statement. The cultivation of farm land and the maintenance of a pond will enhance the natural landscape, restore environmental systems, and improve the wildlife habitat. This continued revitalization of the land will promote Olmstead's desire to preserve areas of natural beauty within urban settings, thereby *restoring the ecological resources* of the area and ensuring that the *health, vitality and integrity of natural resources and wildlife habitats are preserved*.

GUIDING PRINCIPALS

The implementation of the **Sanborn Area Historical Society Improvement Project** will meet the following guiding principles of the Niagara Greenway Commission:

Excellence

SAHS is committed to maintaining excellence with its Improvement Project by being a Gateway to the Niagara Wine Trail and Seaway Trail. This commitment to excellence as a destination location is to provide a welcome center to the visitors, tourist and students and to provide a means of enhancing the educational advancement of agriculture by partnering with the agricultural community and the preservation the area's cultural history.

Sustainability

The SAHS's Improvement Project will promote the safe environment and promote the cultural experience by being a Gateway into the Greenway Corridor in the development for long-term viability and effectiveness.

Accessibility & Public Well-Being

In accordance with Greenway principles, this project as a Gateway is designed to provide and increase physical and visual access to the project area. These improvements will promote usage of the education facilities of the museum by all visitors and will include ADA-accessibility.

Connectivity

The SAHS' Improvement Project will facilitate its ability to be the Gateway into the Niagara Frontier, connecting the Niagara Wine Trail and the Seaway Trail to the Upper and Lower Niagara River, Lake Ontario, and the Erie Canal. The improvements will allow for better connectivity to the trails, business districts, and schools. The project will increase connectivity and access to all points in the continuity of open space and habitats, and provide for connections to related corridors and resources across the region.

Restoration

The location of the proposed project's improvements is currently not compliant with the Americans with Disabilities Act. Therefore all newly constructed building and amenities will be ADA-compliant and accessible by all people. The project is designed to encourage economic development by making all parts of the project accessible by pedestrians as well as provide safe and easy vehicle access.

Community Based

The whole community and the all-volunteer staff and nearly 400 members directly support the farm museum. Fundraising conducted on the farm since 2004 has promoted in the development of the farm museum to the point it is now ready to be opened on a permanent basis with regular scheduled hours and participate as an active Welcome Center.

The SAHS's Improvement Project has been in the planning stage for several months and has invested engineering and design cost to make this project shovel ready. Additional support has been demonstrated by the Town's Supervisor Mr. Steve Reiter, and the Town of Lewiston's Town Board. The project reflects the preferences and plans of the local community, as reflected in the Town of Lewiston Comprehensive Plan, while respecting other stated goals and the communal vision of the Niagara River Greenway. The project is vital in restoring the project to meet the needs of the Town and the surrounding population and has the full support of the local community.

A group of concerned citizens formed our society in 1996 to purchase the former one-room West Street Schoolhouse for 1 dollar. This school was slated for destruction by the Niagara-Wheatfield Central School District to make room for the new West Street Elementary School. The school was moved to its present location after leasing and later purchasing railroad property near the West Street Sanborn Public Library. Through the help of BOCES, the schoolhouse was completely renovated. Offices, restrooms, and handicap accessibility were added. The complex was opened as our Schoolhouse Museum in 1998 and was charter by the NY State Board of Regents in 1999. With a vision into the future, in 2001 the society worked with the Town of Lewiston to have a feasibility study on the possibility of having a heritage village developed on a farm in Sanborn.

Taking the recommendations of the Heberling Report, in 2002, our near 400 all volunteer member society purchased a 56.2-acre farm that faces Route 31 to the north and borders the society's railroad property at the rear and includes a turn of the century barn. The Red Barn, now converted to a farm museum, chartered by the NY State Board of Regents, contains within the original shell, grain bins, a threshing floor, horse and cattle stalls, and a haymow. The museum displays a collection of farm equipment, apple sorters, a horse medicine cabinet, a taxidermy two-headed calf, and various vintage farm operating machines and tools.

In 2006, the Society received a \$215,000 low interest loan from the U.S. Department of Agriculture that allowed paying off the high interest interim mortgage with the farmer and to have constructed a 4,200 sq. ft. support facility for the farm museum and fundraising projects.

CRITERIA

Through the **Sanborn Area Historical Society Improvement Project** meets the criteria of the Niagara River Greenway Plan:

Priority Status

SAHS' Improvement Project will serve as a vital Gateway between existing Greenway Trails. The completion of this project will offer "improved access" through the installation of ADA-compliant facilities and parking accesses to meet the needs of the visitors, students, and tourists.

Focus Area

The location of the Farm Museum as a Welcome Center falls within the area of the Greenway boundaries and Gateways to The Seaway and Niagara Wine Trail. Improvements to the site will demonstrate visible results of the Greenway mission and contribute to the overall success of the plan.

Implementable

The SAHS executive committee has pledged to complete the necessary tasks to make the site amenable by the beginning of the summer season. The Town Council has shown commitment to the project as evidenced through the accompanying resolution. By presenting a more attractive vision to travelers crossing this Gateway, tourists will be encouraged to stop and patronize local establishments. As the local sponsor for this project, upon completion the Town will consistently budget funding to assist in maintaining the integrity of the project area.

Economic Viability and Local Sponsor

All maintenance and upkeep of the project area will be provided by SAHS with assistance by the Town of Lewiston. The Town of Lewiston will continue to provide stewardship for this project, and provide the necessary support with in-kind manpower to further this project along from the

design phase to its completion and beyond.

Consideration of Other Planning Efforts

This project is consistent with the Town of Lewiston’s Comprehensive Master Plan.

Clear Benefits

SAHS’ Improvement Project will improve the aesthetic beauty of the surrounding area, leading to better environmental conditions, a better view of the area to travelers crossing our Gateway, and will provide an increase in safety with improved facilities for residents and visitors and increased incentive for our visitors.

3. Define the budget for the proposed project and include costs for the following:

Planning	\$ <u> n/a </u>
Construction	\$ <u> 260,000 </u>
Acquisition	\$ <u> n/a </u>
Administration	\$ <u> n/a </u>
Operation and Maintenance / Year	\$ <u> n/a </u>

TOTAL PROJECT COST is BUDGETED **\$ 260,000**

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.

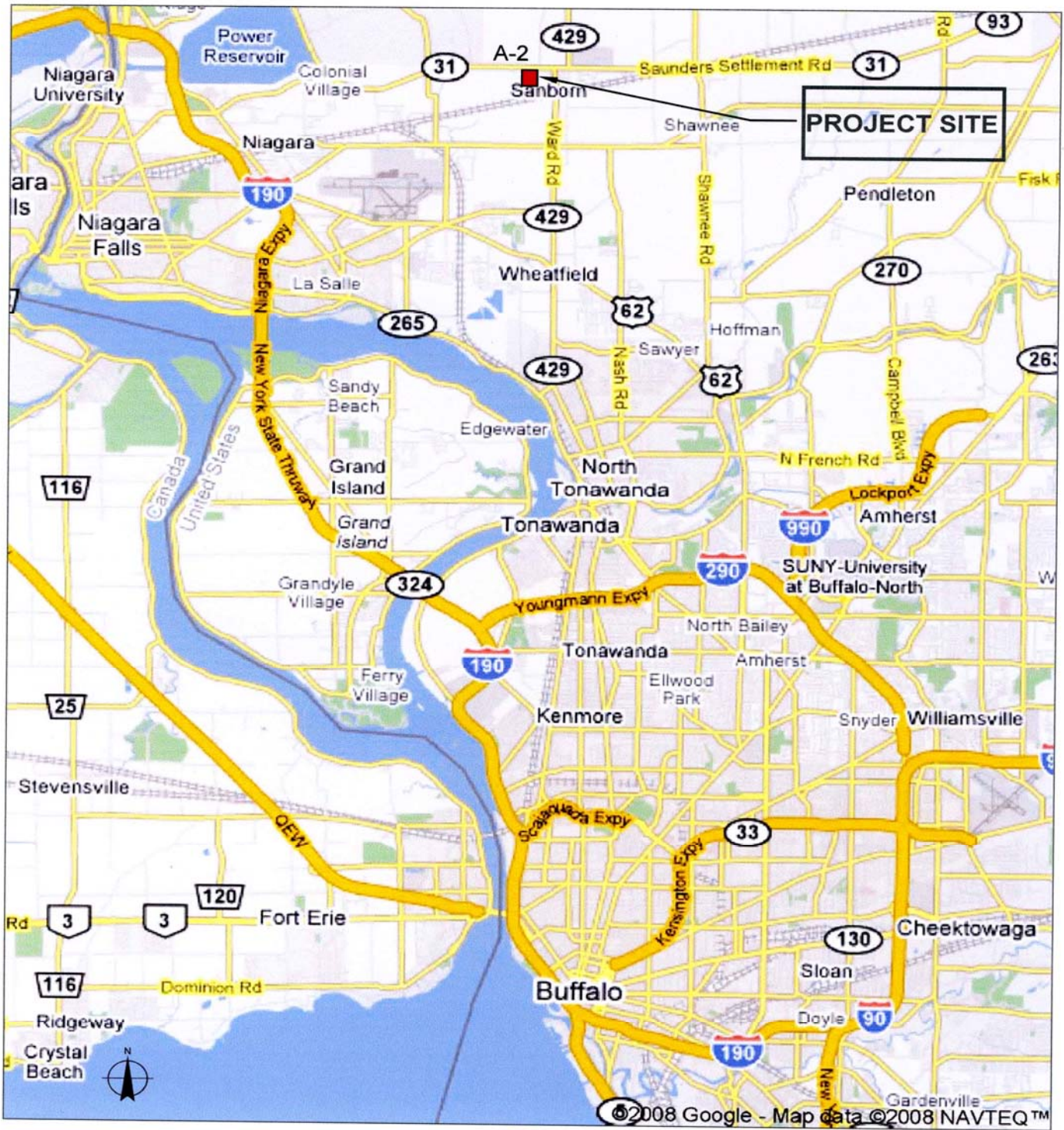
This project will provide excellent opportunities for economic development of the area as well as provide a visually pleasing Gateway linking the Niagara Wine Trail to the Seaway Trail and Parks. Once completed, this project will:

- Provide a Welcome Center for tourists, students, and visitors to the Greenway Corridor.
- Improved public access to area of the farm museum (including ADA-compliant facilities).
- Provide a “Gateway” to the Niagara Wine Trail, Seaway Trail, Upper and Lower Niagara River, Lake Ontario, and the Erie Canal.

- Develop Educational cooperatives with the NCCC Agricultural Department.
- Participate in annual cultural festivals that bring economic development to the area.
- Improved community livability, interaction, and cohesion.
- Increased neighboring property values.
- Improved transport and access for non-drivers, and support universal design.
- Improved public health due to increased walking and experience passive recreational activities with the museum.
- Provide educational opportunities for students to utilize and experience the agricultural development.
- Protect and enhance those scenic, historic, and cultural resources which are readily identifiable as valued parts of the common heritage of New York's citizens; by facilitating convenient Gateway to the Niagara River and Erie Canal.
- Maintain the critical natural-resource-based industries and tourism.

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.

The SAHS' Improvement Project will install new ADA-compliant facilities to enhance its educational exhibits and for the preservation of the area's cultural history. The proposed improvements will allow the Town to continue its tradition of providing its residents and the surrounding community with improved infrastructure to enhance economic development, education, cultural heritage, and tourism. There were no relevant studies necessary for this project, and all SEQR documentation will be obtained before the project commences.



Sanborn-Lewiston Farm Museum

Town of Lewiston- Niagara County, New York

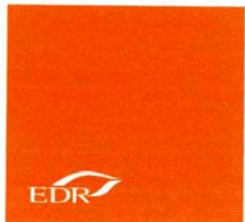
Figure 1: Site Location Map

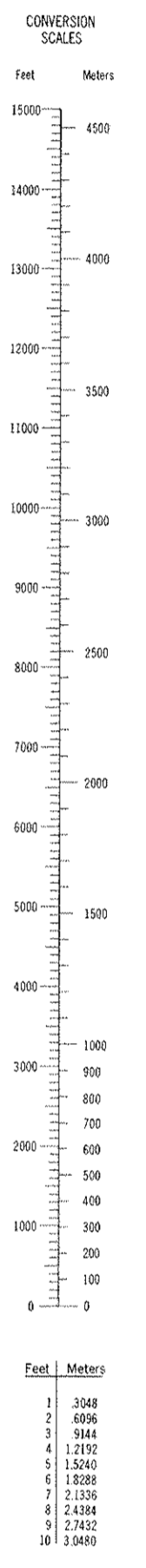
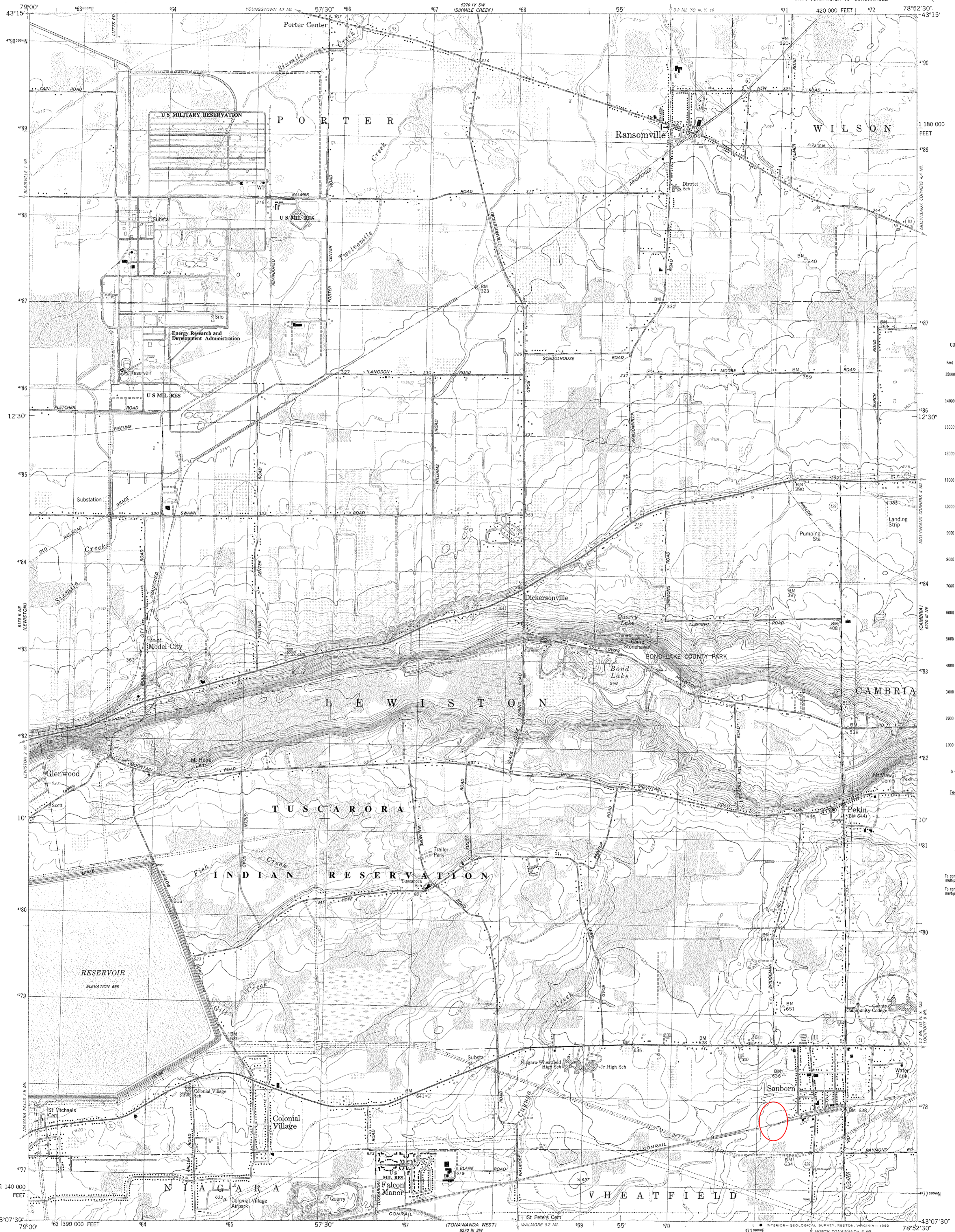
A-2

Project Address:
 Sanborn-Lewiston Farm Museum
 2660 Saunders Settlement Rd. (Rte. 31)
 Sanborn, NY 14132

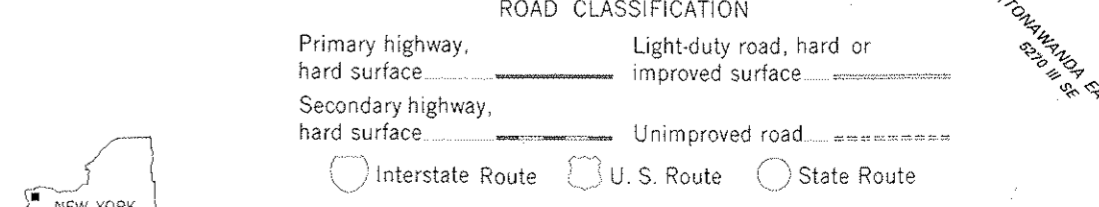
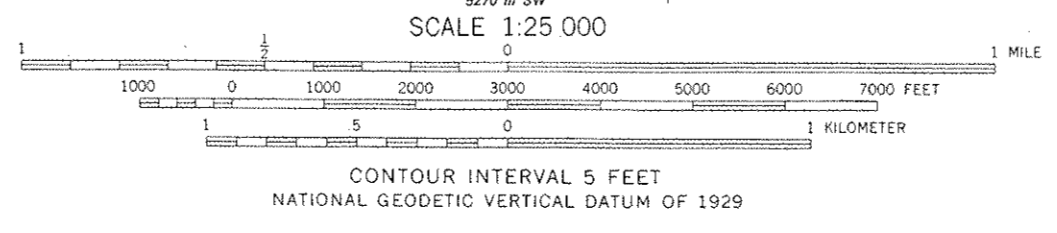
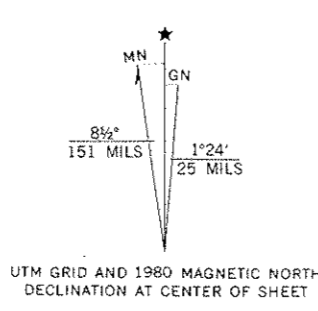
EDR
 274 N. Goodman Street
 Rochester NY 14607
 585-271-0040

February, 2008





Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE
Topography by photogrammetric methods from aerial photographs taken 1972. Field checked 1973. Map edited 1980
Supersedes 1:24,000-scale map dated 1965
Projection and 10,000-foot grid ticks: New York coordinate system, west zone (Transverse Mercator)
1000-meter Universal Transverse Mercator grid, zone 17
1927 North American Datum 1927
To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 20 meters west as shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Red tint indicates area in which only landmark buildings are shown
There may be private inholdings within the boundaries of the National or State reservations shown on this map



RANSOMVILLE, N. Y.
NW¼ TONAWANDA 15' QUADRANGLE
N4307.5-W7852.5/7.5

1980

DMA 5270 III NW-SERIES V821

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Sanborn-Lewiston Farm Museum

Town of Lewiston - Niagara County, New York

Figure 2: Conceptual Plan - Freestanding Bathroom Facility and Septic System

February, 2008

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A-3

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SELECT PHOTOS



Sanborn-Lewiston Farm Museum



OUR MUSEUMS



A-11
ACTIVITIES AT THE FARM

TOWN OF LEWISTON

RESOLUTION 2010-6

For Sanborn Area Historical Society Improvement Plan

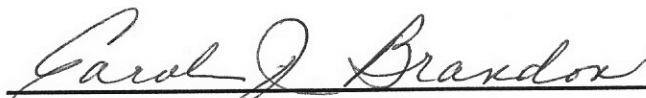
I, Carol J. Brandon, acting Town Clerk of the Town of Lewiston located at 1375 Ridge Road, Lewiston, New York 14092, do hereby certify that the following resolution was adopted at a special meeting of the Town of Lewiston held on March 13, 2010 and is incorporated in the original minutes of said meeting and that said resolution has not been altered, amended or revoked and is in full force and effect'

RESOLVED

That the Town of Lewiston will submit to the Niagara River Greenway Commission a proposal for recommendation of the Town of Lewiston's Sanborn Area Historical Society Improvement Plan Grant funding request.

**UPON ROLL CALL VOTE
Supervisor S. Reiter – Yes
Councilman M. Marra – Yes
Councilman R. Winkley – Yes**

This Motion was carried.



**Carol J. Brandon
Town Clerk**

