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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

"The Orchard Park Plan" represents a Land Use Study for the Town and Village of Orchard Park. The study was commissioned by the Town, Village and School District of Orchard Park to provide them with a tool to evaluate land use and other related issues in the community. This study can be utilized by the community's various Departments, Committees and Boards in their decision making processes and endeavors. The Town and Village Boards will also utilize this study along with other reports and studies to create Comprehensive Plans for the Town and Village respectively.

The Orchard Park Plan study consists of the following components:

Section I: An introduction section which provides the background of the project and the approach taken to complete it.

Section II. Existing Conditions and Trends: the "data section" that provides a description of the existing conditions in the community and establishes trends that are taking place. This section includes data on: the environmental setting, land use and land use regulation, infrastructure, community services, and community development analysis (demographics, senior/affordable housing, development trends and agricultural activity).

Section III. Goals and Objectives: this is the big picture vision of the community, and should represent the overall guidance for all community decisions. The major goals of the community include the following:

1. Preserve community character.
2. Protect and preserve open space and prime farmlands.
3. Protect significant environmental resources.
4. Provide a safe and efficient transportation network that complements the existing Town and Village atmosphere.
5. Maintain the existing high quality of life in the community.
6. Support existing businesses and improve opportunities for developing new commercial and industrial enterprise.
7. Take into consideration the regionally important features of Orchard Park.

Section IV. Findings and Recommendations: this section is broken into two parts, the Findings/Analysis and the Recommendations. The Findings/Analysis section is formatted in the same order as the existing conditions and trends section. It summarizes our observations about these conditions and trends, and provides some insight into problems and opportunities. This part of the section begins to outline some of the major recommendations of the study. The second part of the section, Recommendations, includes the major recommendations of the study, organized in the format of the Goals and Objectives. It provides the obvious "how to's" for the goals and objectives of the community. Some of the major recommendations of the plan are as follows:

1. The establishment of common goals and objectives for the Orchard Park community (see Section III).

EXECUTIVE SUMMARY

2. Creation of common historic preservation regulations for the Town and Village. We recommend that the present Town effort is coordinated with the Village. Design standards can be created that would require complementary designs around historic structures.
3. Continue to utilize school facilities for community gathering places.
4. Public transportation issues around Ralph Wilson Stadium should be a continued focus. Zoning in the stadium area should be commercial in nature, with the exception of areas that are currently residential.
5. No automobile transportation improvements should be made in the area of Chestnut Ridge Park.
6. Utilize the vision map, the content of the study, and other Town studies to make zoning decisions.
7. Establish new design standards and guidelines for industrial development to minimize negative impacts to surrounding areas, especially residential neighborhoods. These guidelines should include increased buffers, landscaping, tree preservation, etc.
8. Review the two transition areas (areas at the border of the Town and Village) noted in the study (see maps), and amend zoning, design requirements, and possibly municipal boundaries to resolve conflicts.
9. Subdivision requirements should include improved requirements for buffers between industrial, commercial and agricultural properties.
10. The Town should research, and in the future consider, limiting the number of building permits issued for single family homes in the range of 100 units per year (see discussion in study).
11. The land use study and vision map recommend new zoning to restrict large-scale commercial development in the area surrounding the Village.
12. The Village needs to continue to encourage redevelopment/revitalization in its business district through tax incentive programs (485b programs).
13. The Town should target tax incentive programs in older existing commercially developed areas such as around Ralph Wilson Stadium. The Town should refer to and work with the Town of Amherst who is also researching these issues.
14. Restrict infrastructure extensions in the southern area of the Town.
15. Improvements on South Buffalo Street should be similar to those being made on North Buffalo Street.
16. Hamlet type zoning should be considered for the Michael Road/ Baker Road/ Southwestern Boulevard area (scale of uses, connectivity to surrounding residential area, etc.).
17. The Town's code (subdivision regulations) should encourage community gathering places in all new developments.
18. Improve walkability and access for bicycles in all school locations. Extra focus is needed in the area around the high school. Connections need to be made from the School to the Village and surrounding residential areas.
19. An agricultural protection plan should be completed, and in the meantime the report from the Orchard Park Task Force on preservation of farmland and open space should be appended to the Town's comprehensive plan.

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20. Agricultural protection should be considered in the following areas:
 - a. Northeast sector of Town
 - incorporate farmland into the open space, environmental corridor preservation plan
 - create new cluster development regulation that requires incorporation of these features
 - allow farms and farm-related businesses in this area (amend zoning)
 - consider permanent preservation of farms along Aurora border (PDR - purchase of development rights)
 - b. Southern area (southwest corner)
 - no infrastructure extensions
 - create new agricultural zoning district (see recommendation)
 - maintain state agricultural districts
 - economic development incentives for farms
 - PDR program
 - amendment to law to make any development affecting agricultural properties an automatic Type I action under SEQR
 - c. Southern area (southeast corner)
 - new rural-agricultural zoning district
 - PACE program (purchase of agricultural conservation easements)
 - specific farms identified for protection
 - d. Other agricultural support
 - continue to sponsor farming activities: farmers market, special events, educational programs, assistance with grants, etc.
 - local right-to-farm law
 - maintain task force
21. Establish new design guidelines and regulations in subdivision and site plan regulations for areas where there are hydric soils. (In response to new Federal rules allowing filling of isolated wetlands.)
22. Create a new conservation easement law and target areas identified in study. Use can be voluntary or utilized during approval process.
23. The Village should continuously monitor and revisit its signage regulations.
24. Town and Village should consider updating their drainage and erosion control laws following new state guidelines.
25. Complete an updated open space and greenspace plan, considering the lands identified in the study.
26. Establish program for greenspace and open space preservation (see recommendation).
27. Create a stream corridor overlay along major stream corridors, especially Smokes and Eighteen Mile Creeks, to preserve and protect these streams from negative impacts of development.
28. Complete a study to identify water quality issues in Green Lake/Freeman Pond.
29. Consider a program such as the Soil Conservation Service's CEM program. This public education/involvement program that establishes what environmental issues exist in the community and suggests ideas to mitigate them. This program can also help in qualifying for grant programs to implement these actions.

EXECUTIVE SUMMARY

30. Non-automobile connectivity (walking and bicycles) should be instituted around the Village to make it easier and safer for pedestrians and bicyclists.
31. Do not provide sidewalks in rural areas of the Town, but consider other on-road and off-road features (e.g. - wide shoulders) to accommodate non-automobile traffic.
32. See recommendations in the study for connective features (maps: greenspace corridors, etc.)
33. The Town and School District must work together to resolve parking problems at the school - especially for large community events.
34. Recreational opportunities must continue to be coordinated between the Town, Village and School District. Focus for recreation opportunities must be placed on children and seniors (fastest growing population segments). Types of activities must be evaluated yearly. A skateboard park should be considered. In potential growth areas (northeast area of the Town), recreational needs are to be monitored to evaluate the need for additional facilities.
35. Remove the B-1 zoning district along North Buffalo Street.
36. Southwestern Boulevard should have a zoning overlay that addresses: access management, landscaping, aesthetics, buffers, etc.
37. The Town and Village should explore an access management program and law, and areas around the Village should be considered for traffic calming measures..
38. The Village should continue its development of architectural requirements, including sketches of what is needed. No architectural review board is recommended.
39. Architectural guidelines (no review board) in the Town along North and South Buffalo Streets should match Village standards.
40. The Town needs to work with the County and monitor senior housing needs and proactively respond to their needs. The Village will continue its pursuit of a senior housing project at West Highland Avenue site. Expansion of in-law apartments should be considered in the Village.
41. Town and Village should continue participation in the Southtown's water consortium study.
42. A planning group consisting of Orchard Park and the surrounding communities, similar to the group that the County of Erie is facilitating in the rural Southtowns, should be formed that can look at the needs of the Southtowns area, identify cooperative efforts, and work together to common goals and objectives (see Southtown's Regional Plan study for some ideas).
43. There is a limited supply of areas left for light industrial uses and these areas should be preserved for industrial use. Careful consideration should be given before allowing any conversions of these lands to other uses.
44. The Village should look at a long term action of possibly forming a downtown business district zoning overlay that could address more of the streetscape, revitalization/ redevelopment issues. A downtown vision plan could help provide a visualization of this future. It could also be utilized in the future for potential performance zoning standards.
45. Actively participate with the County in planning the future of Chestnut Ridge Park.
46. Continue with the implementation of the "Campus Plan".
47. The Town should promulgate new "Orchard Park" type cluster development regulations, that are targeted to result in developments that meet the goals and objectives of the Town.

EXECUTIVE SUMMARY

48. Consider a new rural estate zoning district in the southern area of the Town. If these new zoning districts (agricultural, rural residential agricultural, rural estate) are not adopted, consider a zoning overlay for the entire southern area of the Town. This overlay would encourage or mandate the use of rural design guidelines (these guidelines would be created by the Town).

Section V. Future Vision Map, Summary of Land Use Recommendations: this section takes the recommendations and ideas from the previous section and articulates them in a geographically referenced style (recommendations about certain areas of the community). This allows the community to either reference the study's ideas in a "how do we accomplish our vision" format (Section IV), or in a "what do we need to do in this area" format (Section V). The vision Map helps in visually portraying some of the goals of the community, and in providing a geographic representation of the recommendations of the Plan.

Section VI. Environmental Analysis: this section begins the environmental analysis of the study, its actions and for the potential adoption of a comprehensive plan. This information can also be utilized (along with the complete study) to facilitate environmental analyses on development proposals or other future actions.

Section VII. Implementation: this section provides a step-by-step approach describing how to utilize this study in a comprehensive plan and then setting the actions to implement that plan. Not all of the recommendations are in this section, since some are reactive to development and some are more ideas than actions to be implemented in a regimented style. The format of the implementation section also provides the community flexibility in choosing its needed actions.

Appendix: The appendix includes meeting minutes from various public and organization meetings, additional statistical data, and results of the mini-survey completed in the community. A separate appendix document includes examples of the implementation items.

SECTION I - INTRODUCTION

SECTION I - INTRODUCTION

The Town and Village of Orchard Park and the Orchard Park Central School District are located in the central portion of Erie County, New York (see Map 1). During the last two decades, the Town, the Village and the School District have undergone substantial changes. Town and Village municipal populations have increased with a concurrent increase in school population. Complicating the issue, the Orchard Park Central School District boundaries are not contiguous with municipal Town lines: the school district extends into the Towns of Hamburg, Boston, Aurora, West Seneca and Elma. Also, the school districts of Hamburg and West Seneca extend into the Town of Orchard Park. In the Town, new industrial parks have been established on the north side of Big Tree Road, just west of Route 219 and on the north side of Milestrip Road, west of Southwestern Boulevard. Many miles of new roads have been constructed, and there have been over 1,700 new housing starts. In 1970, there were large areas of undeveloped land that have been substantially decreased by 2000.

The Village of Orchard Park serves as the central hub of the community, with its central business district. Both the Town and the Village are predominately residential, but also contain a variety of retail, service retail, industries, offices, institutional and other land uses.

The Master Plans for each of the Village and the Town were originally developed in 1972. The Village amended its Code of Ordinances in 1980, and the Town amended its plan in 1984 and 1989. Both municipalities have continued to update their codes on an ongoing basis and have done numerous studies on many issues affecting the Town and Village. Most recently the Village made major revisions to its business codes and to areas along Routes 20A and 240/277 in and around the "4 corners". This zoning revision established the vision for the central business districts and the important business corridors surrounding this area. This vision included the types of uses to be allowed and many aesthetic and design requirements. The School District has undertaken long-range planning initiatives that project its needs to the year 2008. In 1998, both the Town and Village saw a need to update their individual Master Plans and, if possible, to coordinate that process with one another and with the School District's Long Range Planning Initiative.

Also at that time, the County of Erie offered a grant program to assist municipalities in conducting joint planning efforts and comprehensive planning. The Town, Village and School District applied for these grant monies and received a grant totaling \$78,000 in July of 1999. They also received a separate grant of \$25,000 to study cooperation in the Town, Village and School District. A Request for Proposal (RFP) for consulting services went out in December of 1999 and the consultant team of Wendel Duchscherer (WD) and the Center for Governmental Research (CGR) was selected. An agreement for a Cooperative Land Use Study was entered into, and work began in April of 2000.

The completed Land Use Study will be utilized by the Village and Town in updating their own Comprehensive Plans and help in other land use, budgeting and growth related issues for both of the communities and the school district.

To accomplish this study and meet the needs of Erie County and the needs of the Town, Village, School District, the following general process was utilized:

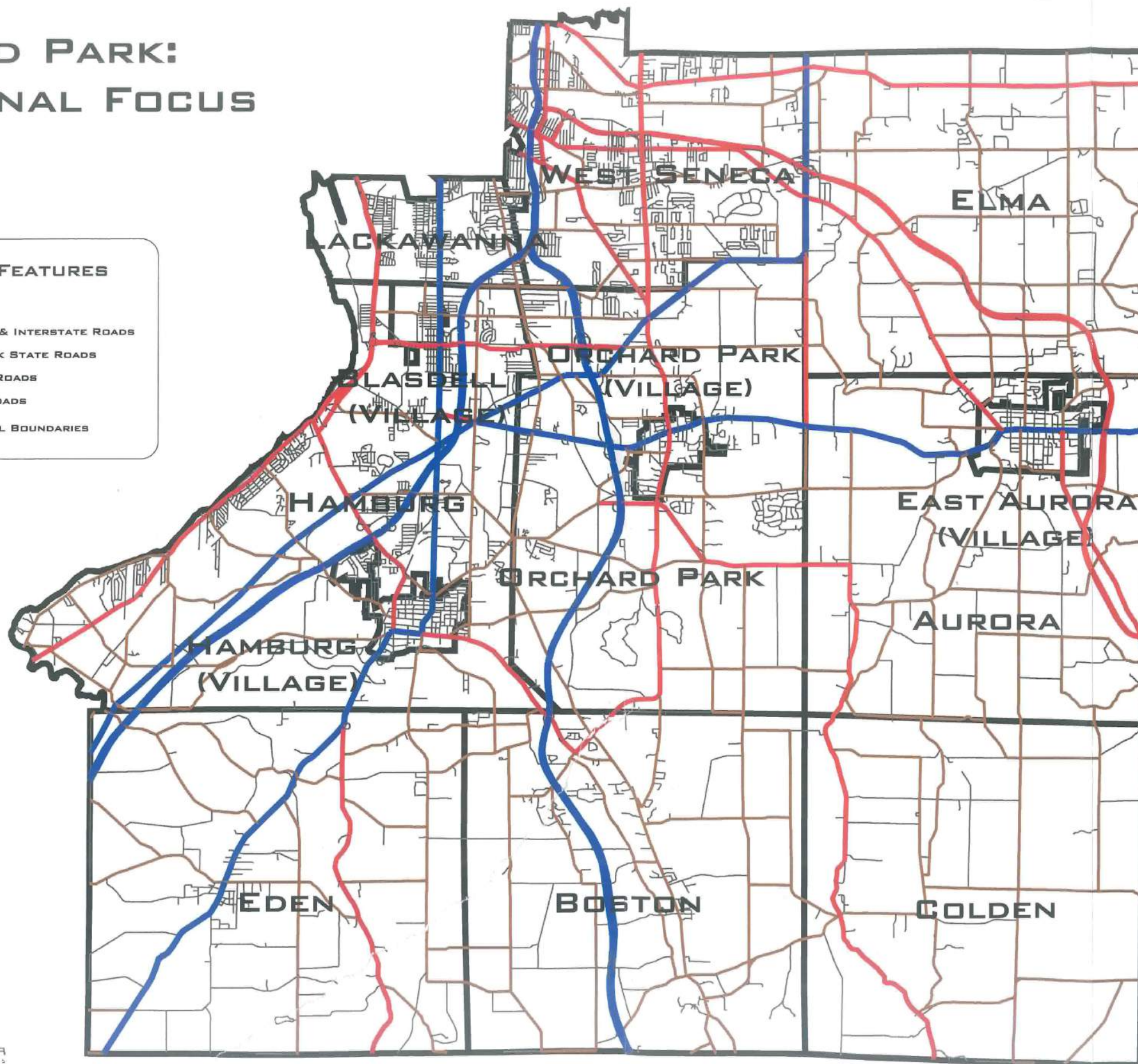
ORCHARD PARK: A REGIONAL FOCUS

MAP 1

KEY TO FEATURES

ROADS

- FEDERAL & INTERSTATE ROADS
- NEW YORK STATE ROADS
- COUNTY ROADS
- LOCAL ROADS
- MUNICIPAL BOUNDARIES



**THE
ORCHARD PARK PLAN**

A Cooperative effort by the Village of Orchard Park, the Town of Orchard Park, and the
Orchard Park School District to guide the future of our community

1 0 1 2 3 MILES

DISCLAIMER
WENDEL DUCHSCHERER ARCHITECTS & ENGINEERS, P.C. SHALL ASSUME NO LIABILITY FOR:
1. ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED
REGARDLESS OF HOW CAUSED; OR
2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY READER IN RELIANCE
UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER
DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING,
NYS DOT

SECTION 1 - INTRODUCTION

1. The consultant collected information and data concerning the community in areas such as environmental setting, land use, infrastructure, community services, land use regulations and community development patterns. This information provided a good understanding of where the community had been (historically) and "where it is now".
2. Through a public outreach process that included public meetings, surveys and meetings with community organizations: by reviewing past planning efforts, by receiving input from the steering committee, and by utilizing the County of Erie's Guiding Principles, the Goals and Objectives of the community were created. This provided the "Where we want to be" or vision component of the plan.
3. Based on analysis of this information and in comparison with the vision of the community, conclusions were drawn and recommendations were made to achieve the Goals and Objectives of the community. These recommendations were generated through public input, County guidelines, general planning practices, and experience with other communities. This section of the plan represents the "How do we get there" component of the plan.
4. An environmental review was then performed to provide the information necessary to complete the State Environmental Quality Review (SEQR) process required for the adoption of a Comprehensive Plan.
5. Finally, the Plan provides an implementation section which outlines how the recommendations can be realized and prioritizes these actions.

SECTION II - EXISTING CONDITIONS
PART A: ENVIRONMENTAL SETTING

SECTION II – EXISTING CONDITIONS AND TRENDS

PART A - ENVIRONMENTAL SETTING

Topography, Geology and Soils

The northern portion of the Town of Orchard Park is relatively flat, with elevations ranging from 600 to 1,000 feet above sea level. According to the Erie County Soil Survey, this portion of the Town of Orchard Park and the entire Village of Orchard Park are part of the Erie Ontario Plain. The Erie Ontario Plain typifies the topography of a former lakebed, and has very little significant relief except in the immediate vicinity of major drainage ways. The southern portion of the Town has more variation in the topography, with elevations ranging from 1,000 to 1,400 feet above sea level. The southern portion of the Town is located on the Allegheny Plateau, which is characterized by steep valley walls, wide ridge tops and flat-topped hills between the drainageways. As shown on the Steep Slopes Map, (Map 2), most of Orchard Park's steep slopes are adjacent to drainage ways in the southern portion of the Town.

The bedrock geology of the central portion of the Town, including the entire Village, consists of Angola and Rhinestone Shales from the West Falls Group (400-950ft thick). The northwest and southeast corners of the Town have varying bedrock geology (see Map 3, Bedrock Geology), including the following:

- Hamilton Group: Ludlowville Formation-Deep Run Shale, Tichenor Limestone, Wanakah & Ledyard Shales, Centerfield Limestone Members (200-500 feet thick);
- Sonyea Group: Cashaqua & Middlesex Shales (50-200 feet thick);
- Genesee Group: West River Shale; Genundewa Limestone; Penn Yan & Geneseo Shales; North Evans Limestone (10-150 feet thick);
- Java Group: Hanover Shale; Wiscoy Formation-sandstone, shale; Pipe Creek Shale (100-200 feet thick);
- Canadaway Group: Machias Formation - shale, siltstone; Rushford Sandstone; Caneadea, Canisteo, & Hume Shales; Canaseraga Sandstone; South Wales & Dunkirk Shales (700-1200 feet thick).

Surface geology in Orchard Park consists of glacial till deposits, glacial lake sediments and glacial outwash deposits. Till are materials deposited directly by ice, and consist of diverse mixtures of debris ranging from rocks and boulders to clay. Till is usually found as irregular deposits called moraines. The majority of soils in the Town of Orchard Park consist of till, with an area of till moraine soils running through the center of the Town, including most of the Village. Areas of the Town also contain Lacustrine Beach, Lacustrine Sand and Lacustrine Silt and Clay, which originated from this region's former lakes. (see Map 4, Surficial Geology)

The primary soil series in Orchard Park are shown on Map 5, General Soils. These soils vary from well drained to poorly drained. Map 6, Hydric Soils, illustrates the areas of the Town and Village with either hydric or potentially hydric soils. As the map indicates, large portions of the Town and Village are either known to be hydric, or have the potential for hydric inclusions. Hydric soils drain poorly and are likely to contain wetland areas. Development in these areas would require permits from the United States Corps of Engineers (unless determined to be isolated wetlands), which regulates and restricts development on wetland soils.

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SECTION II - EXISTING CONDITIONS
PART A: ENVIRONMENTAL SETTING

SECTION II – EXISTING CONDITIONS AND TRENDS

PART A – ENVIRONMENTAL SETTING

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Topography, Geology and Soils

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- Genesee Group: West River Shale; Genundewa Limestone; Penn Yan & Genesee Shales; North Evans Limestone (10-150 feet thick);
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Surface geology in Orchard Park consists of glacial till deposits, glacial lake sediments and glacial outwash deposits. Till are materials deposited directly by ice, and consist of diverse mixtures of debris ranging from rocks and boulders to clay. Till is usually found as irregular deposits called moraines. The majority of soils in the Town of Orchard Park consist of till, with an area of till moraine soils running through the center of the Town, including most of the Village. Areas of the Town also contain Lacustrine Beach, Lacustrine Sand and Lacustrine Silt and Clay, which originated from this region's former lakes. (see Map 4, Surficial Geology)

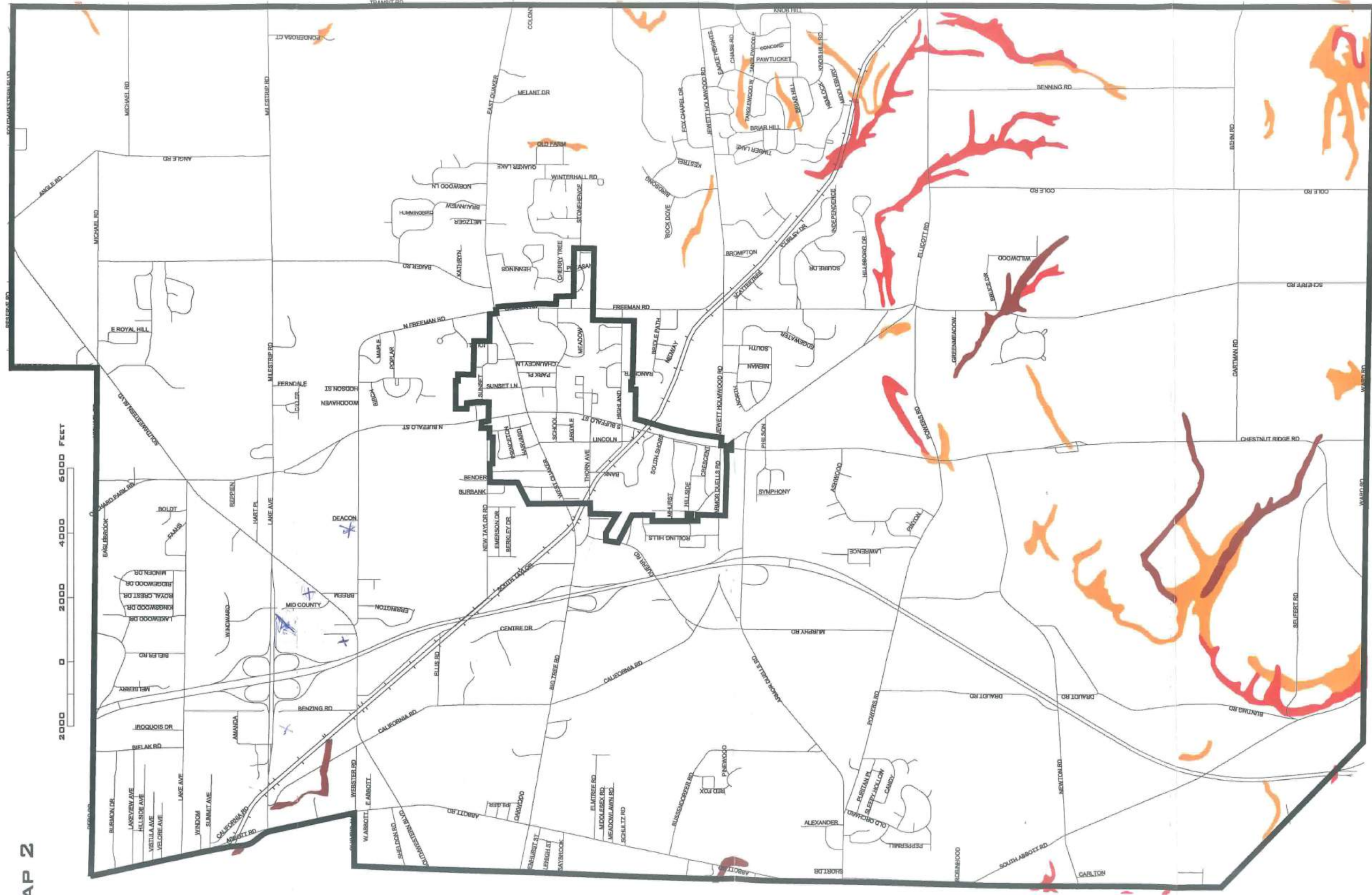
The primary soil series in Orchard Park are shown on Map 5, General Soils. These soils vary from well drained to poorly drained. Map 6, Hydric Soils, illustrates the areas of the Town and Village with either hydric or potentially hydric soils. As the map indicates, large portions of the Town and Village are either known to be hydric, or have the potential for hydric inclusions. Hydric soils drain poorly and are likely to contain wetland areas. Development in these areas would require permits from the United States Corps of Engineers (unless determined to be isolated wetlands), which regulates and restricts development on wetland soils.

ORCHARD PARK STEEP SLOPES

MAP 2



2000 0 2000 4000 6000 FEET



KEY TO FEATURES

- MUNICIPAL BOUNDARIES
- STREETS
- RAILROADS
- STEEP SLOPES
 - 15%-25%
 - 25%-40%
 - 35%-50%

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THE ORCHARD PARK PLAN

ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING



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PROJECT # 328201

Color	Feet
Blue	1500
Green	2500
Yellow	3500
Orange	4500
Red	5500



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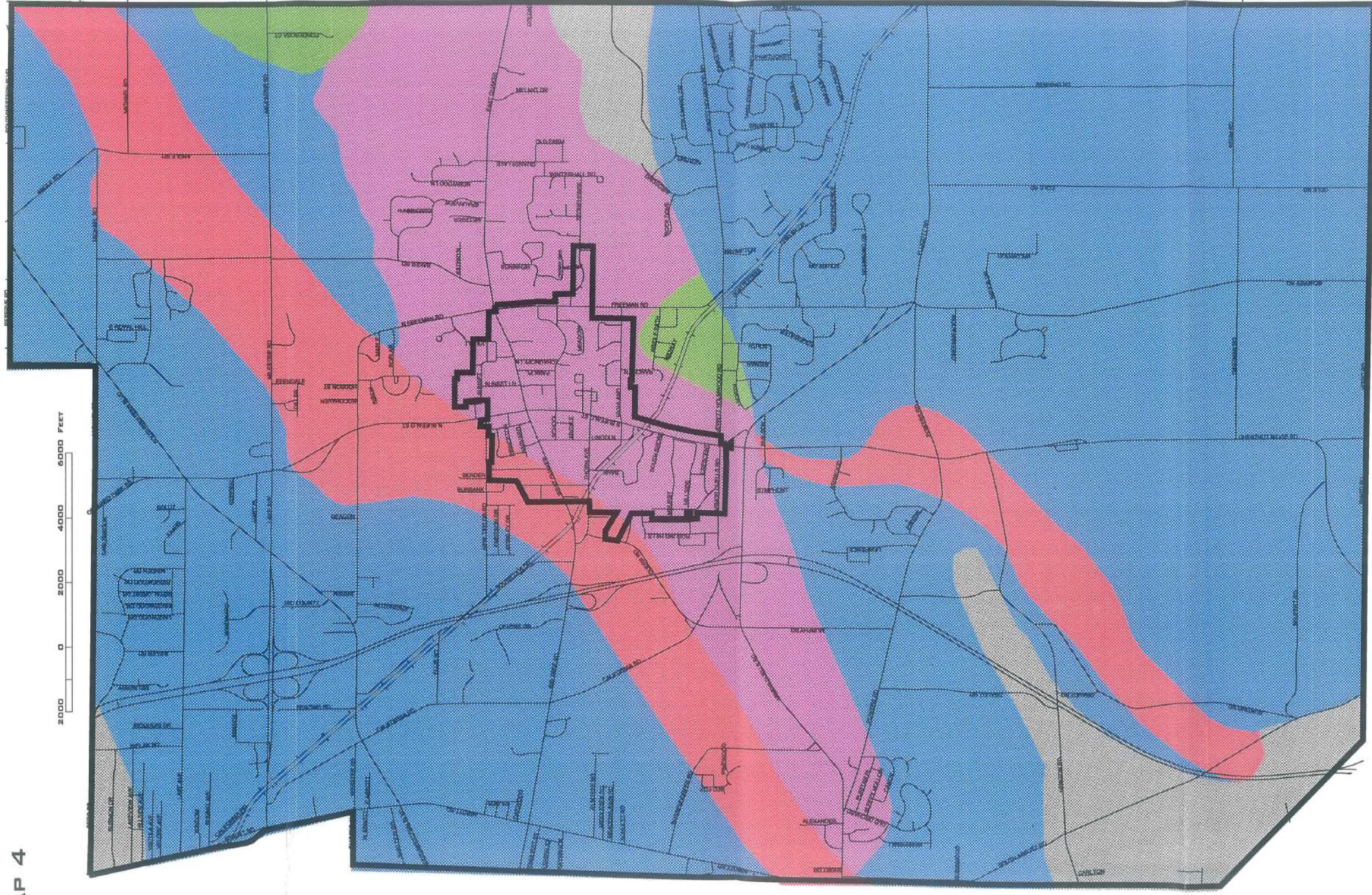
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DATA SOURCE: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING

ORCHARD PARK SURFICIAL GEOLOGY

MAP 4

2000 0 2000 4000 6000 FEET



KEY TO FEATURES

- 0** MUNICIPAL BOUNDARIES
- STREETS
- ==** RAILROADS
- SURFICIAL GEOLOGY**
 - LACUSTRINE BEACH
 - LACUSTRINE SAND
 - LACUSTRINE SILT & CLAY
 - TILL
 - TILL MORaine

THE ORCHARD PARK PLAN
Adopted by the Erie County Board of Supervisors on 11/14/2011

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ORCHARD PARK GENERAL SOILS

MAP 5



2000 0 2000 4000 6000 FEET



KEY TO FEATURES

- MUNICIPAL BOUNDARIES
- STREETS
- RAILROADS
- STATES
- BLADELL-VARNHARTON
- DARREN-GAZDAR-HUNDA
- HERSCHE-WAYLAND-TEEL
- HURON-WHITNEY-COLLAMER
- MANLIUS-LORDSTOWN-TOWNEVILLE
- MARION-LORDSTOWN-VOLUBIA
- NABASA-CANANUSIA-COLLAMER
- ORPARK-HORRELL-FREIGHT
- PALMYRA-ALTON-HOWARD
- REMER-HORRELL-LION
- WASSAIC-FARMINGTON-LAIRDSVILLE

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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, USDA

THE ORCHARD PARK PLAN

ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING

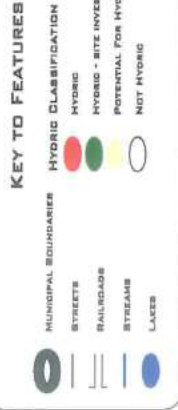
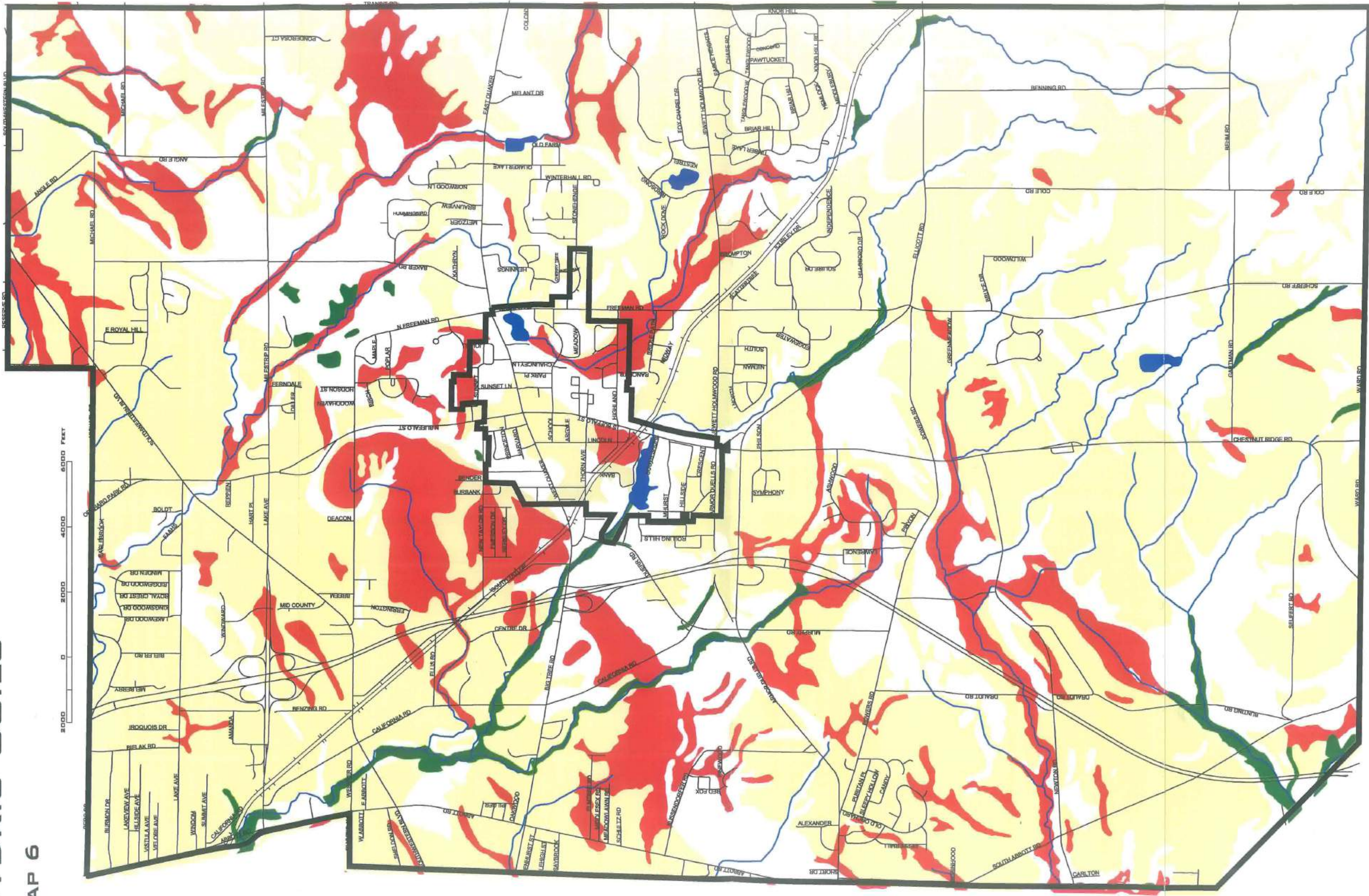
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ORCHARD PARK HYDRIC SOILS

MAP 6



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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING

THE ORCHARD PARK PLAN

COMPREHENSIVE ZONING ORDINANCE
CHAPTER 170.00 ZONING ORDINANCE
SECTION 170.01 ZONING DISTRICTS

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SECTION II – EXISTING CONDITIONS AND TRENDS

PART A - ENVIRONMENTAL SETTING

The US Department of Agriculture has defined certain soil types as prime farmland soils. The designation is based on the physical and chemical characteristics of the soil and its ability to support agricultural activity. There are significant areas of Orchard Park Town and Village that contain prime soils, although in some cases, these soils require drainage measures to be properly utilized for farming. (see Map 7) The best soils are located in a swath running from the southwest corner, through the Village, to the northeast corner of the Town. The prime farmlands in the southwest portion of the Town also fall within designated agricultural districts.

Watersheds and Water Quality

The Town and Village of Orchard Park are located within four watersheds. The majority of the Town and the entire Village are located in the Smokes Creek watershed. (see Map 8) Smokes Creek, South Branch and their tributaries flow northwesterly through Orchard Park and Lackawanna and discharge into Lake Erie. The southwestern portion of the Town is within the Eighteen Mile Creek watershed. Tributaries in this area flow southwesterly into Eighteen Mile Creek, which discharges into Lake Erie along the southern border of the Town of Hamburg. There are small areas of Orchard Park within the Cazenovia Creek watershed in the northeast and southeast corners of the Town. Tributaries in these areas of Orchard Park flow into Cazenovia Creek, which flows north and west through the Towns of Aurora, Elma, West Seneca and the City of Lackawanna into Lake Erie. The Rush Creek watershed is located in the central western portion of the Town of Orchard Park. Tributaries in this area flow west into Rush Creek, which flows into Lake Erie through the Town of Hamburg.

As shown on map 8, Smokes Creek and most of its tributaries within Orchard Park, as well as all tributaries to Rush Creek within the Town, are classified by the New York State Department of Environmental Conservation (NYS DEC) as Class C surface water bodies. Class C surface waters are suitable for fishing and some recreational uses¹, but are not suitable for drinking or food preparation. Eighteen Mile Creek's tributaries in Orchard Park are classified by the NYS DEC as Class A. Water from these streams may be used for any purpose, including for drinking water, culinary use, or food processing. Cazenovia Creek tributaries and the South Branch of Smokes Creek which flows into Green Lake are classified by the NYS DEC as Class B water bodies. These waters may be used for fishing and recreation, including direct contact recreation such as swimming, but not for drinking or food processing. However, according to the Cazenovia Creek Pilot Watershed Management Project: Phase III Report, monthly average fecal coliform concentrations in the Cazenovia Creek exceed the NYS standards for Class B streams. Concentrations of copper were also identified with Cazenovia Creek.

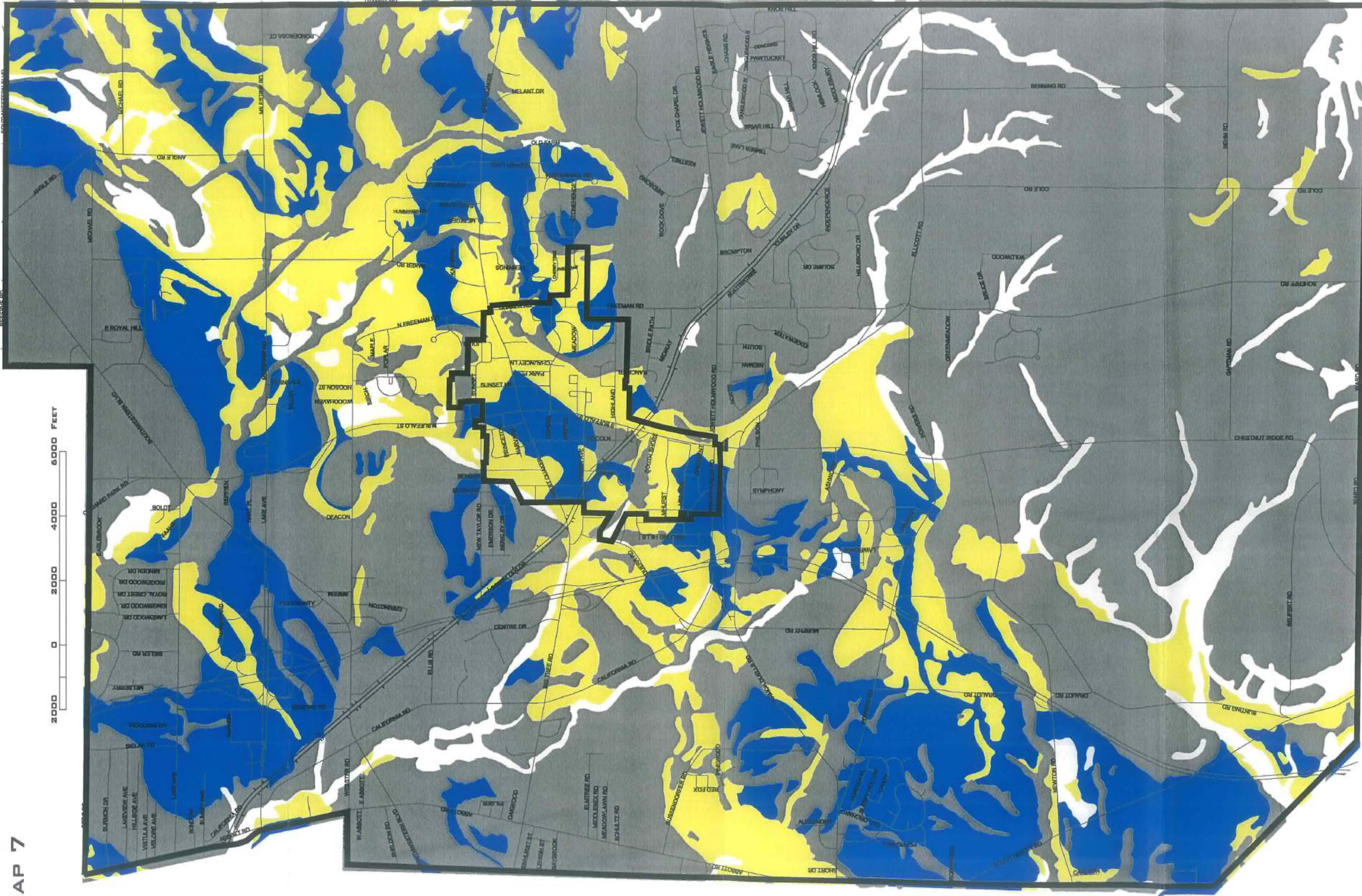
The primary impact to water quality in Orchard Park is most probably non-point source pollution. Non-point source pollution reaches a surface water body through unconfined or indiscrete means. Examples include stormwater sheet or overland flow (i.e. – unchannelized flow from paved surfaces, buildings and construction sites) which carries animal wastes, road oil and other automotive by-products, pesticides and fertilizer; and groundwater infiltration that can carry contaminants from faulty cesspools or toxins from other sources of pollution. The best way to

¹ Certain factors may limit recreational use of Class C streams

ORCHARD PARK PRIME AGRICULTURAL SOILS

MAP 7

2000 0 2000 4000 6000 FEET



KEY TO FEATURES

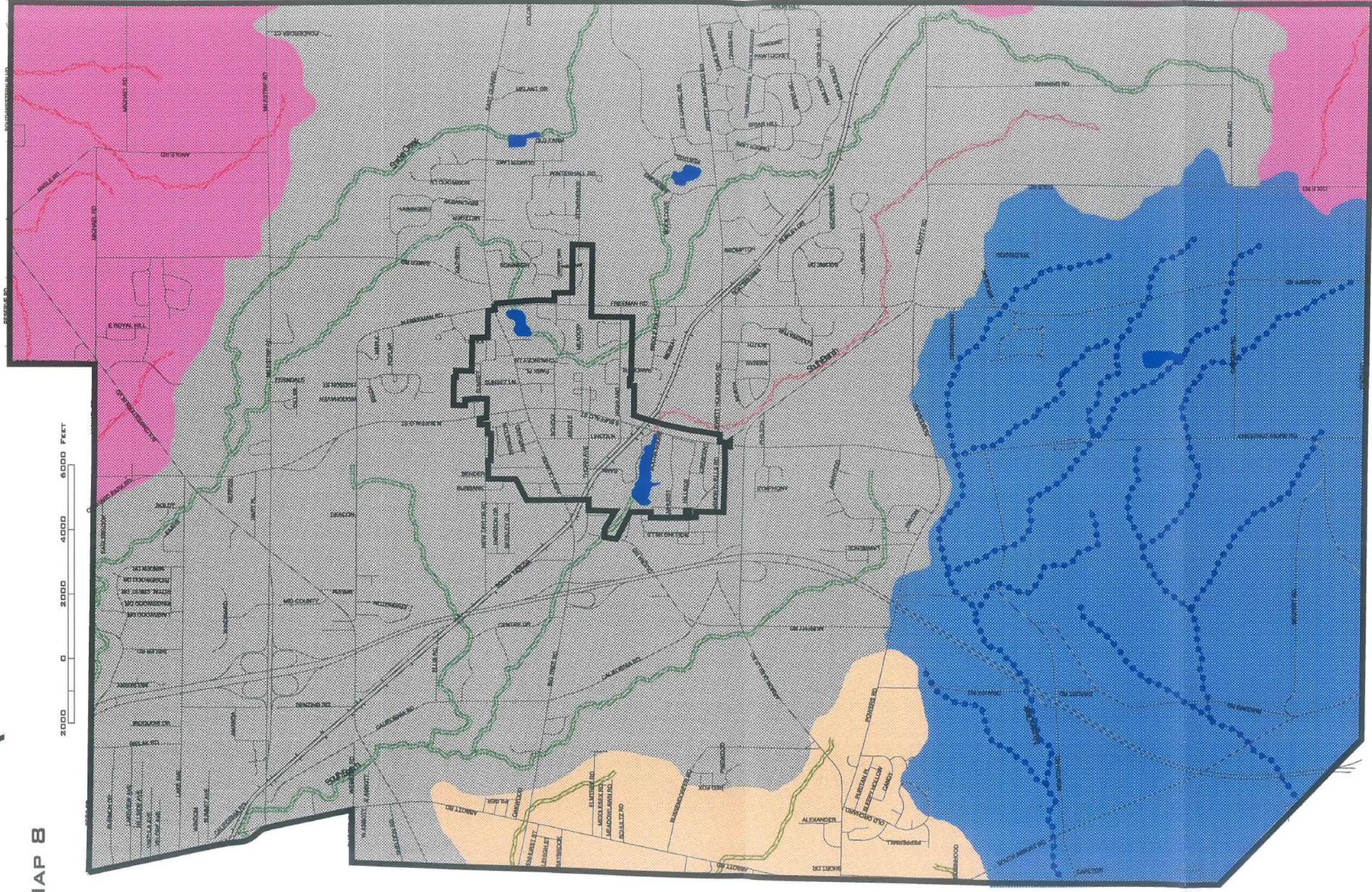
- MUNICIPAL BOUNDARIES**
- STREETS**
- RAILROADS**
- USDA SOIL CLASSIFICATIONS**
 - PRIME FARMLAND
 - PRIME FARMLAND (WHERE DRAINED)
 - IMPORTANT WHERE APPLICABLE
 - NOT PRIME OR IMPORTANT

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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, USDA

ORCHARD PARK WATER QUALITY

MAP 8

2000 0 2000 4000 6000 FEET



KEY TO FEATURES

	MUNICIPAL BOUNDARIES		LAKES
	STREETS		WATERSHED
	RAILROADS		RUSH CREEK
	STREAMS		GAZENDIA CREEK-BUFFALO RIVER
	A		EDITHVILLE CREEK
	B		SHORE CREEK
	C		

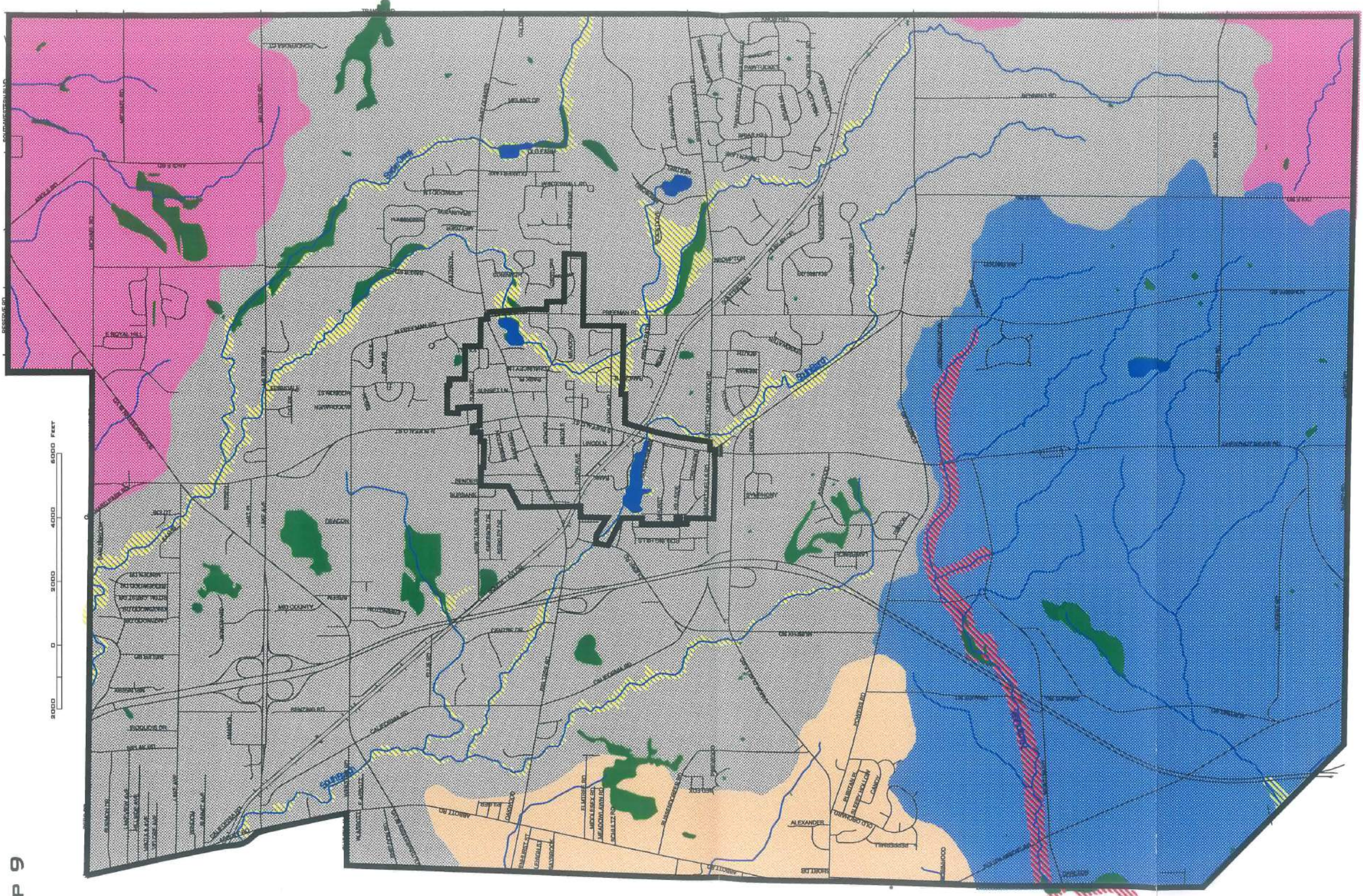
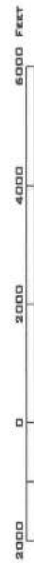
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ORCHARD PARK ENVIRONMENTAL FEATURES

MAP 9



KEY TO FEATURES

	MUNICIPAL BOUNDARIES		A - 100 YEAR FLOODING, NO BASE FLOOD ELEVATIONS
	STREETS		AE - 100 YEAR FLOODING, BASE ELEVATIONS DETERMINED
	RAILROADS		WATERSHED
	STREAMS		RUSH CREEK
	LAKES		CARROLLA CREEK-BUFFALO RIVER
	HYBRID WETLANDS		SHUTTERHILL CREEK
	FEDERAL WETLANDS		BUSSE CREEK

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PROJECT # 328201

SECTION II – EXISTING CONDITIONS AND TRENDS

PART A - ENVIRONMENTAL SETTING

control non-point contamination in upland areas is through the use of “best management practices” such as public education aimed at the reduction of fertilizer and pesticide applications, proper disposal of pet and automobile wastes, and other non-structural means. This approach is relatively inexpensive compared to the costs of employing structural measures to mitigate point source pollution (some small point sources like septic systems in the southern part of Town could be fixed for moderate costs).

The Eighteen Mile Creek, Cazenovia Creek, and Rush Creek watersheds in Orchard Park are near the headwaters. Orchard Park therefore does not need to worry about upstream areas outside the Town contaminating the waters. Orchard Park though should protect these areas from non-point service pollution so downstream communities are not affected.

The Smokes Creek and South Branch watershed extends into the Town of Aurora. It is therefore affected by these upstream communities and their potential non-point pollution problems.

Wetlands, Flooding and Erosion

There are areas of wetlands and floodplains spread throughout Orchard Park. Wetlands are generally found in low-lying areas where water is retained and groundwater seeps to the surface for extended periods of time. The New York State Department of Environmental Conservation and the Federal Army Corps of Engineers regulate wetlands. The State of New York identifies wetlands, usually 12.4 acres or larger, by a combination of factors including vegetation (flaura and fauna). As shown on Map 9, the New York State Department of Environmental Conservation classifies a number of areas in the Town of Orchard Park as wetlands. Federal wetlands which are identified by hydric soils are typically smaller than the NYSDEC wetlands. The US Fish and Wildlife Service National Wetland Inventory also identifies several portions of creeks and surrounding areas as federal wetlands. Permits from the United States Army Corps of Engineers and the New York State Department of Conservation are required to develop within a federal or state designated wetland. In addition, it is prohibited to develop within one hundred feet of a State-designated freshwater wetland without obtaining a permit or approval from the NYS DEC.

The Town and Village of Orchard Park contain flood zones that have been designated by the Federal Emergency Management Agency (FEMA), and are depicted on the FEMA Flood Insurance Rate Maps for the Town and the Village. These zones are established based upon the degree to which an area is susceptible to flood damage. Two general flood zones exist within the Town and the Village. Both flood zones are areas of special flood hazard, and would experience still water flooding in a 100-year flood. In the “A” zone, no base flood elevations have been determined. In the “AE” zone, base flood elevations have been determined in a Flood Insurance Study.

In Orchard Park, these natural flood zones are generally flat areas along streams. As shown on Map 9, the “A” zone areas (no base flood elevations) are located along Smokes Creek, South Branch and their tributaries. The AE zone surrounds Neuman Creek. The remainder of the Town and Village are classified as minimal flood hazard areas and are not usually subject to flood hazards.

SECTION II – EXISTING CONDITIONS AND TRENDS

PART A – ENVIRONMENTAL SETTING

Although not in a flood plain, several citizens during public input sessions complained about poor drainage or lowland flooding. This could be expected with the type of soils in the community. (Typically these soils which are found throughout Erie County, are wet in the Spring.)

Significant Wildlife, Vegetation and Habitats

According to the New York State Department of Environmental Conservation (NYSDEC) Natural Heritage Program and the New York State Department of State Significant Coastal Fish and Wildlife Habitat Program, there are no threatened, rare, endangered species or species of special concern within Orchard Park. There are large areas of undisturbed woodlands and forests that support wildlife, and offer habitats and a means of traveling from one area to another.

Environmental Hazards

No major active or inactive hazardous waste sites were identified for the Town or the Village of Orchard Park. According to the Erie County Department of Environment and Planning there are no known brownfields.

Open Space Features

A major component of the landscape in Orchard Park is open space. Open space features include many different facets of the landscape, including, but not limited to agricultural lands, woods, fields, streams & stream corridors, wetlands, and parks. Many of these features can be seen from above on Map 10 which is an aerial photo of Orchard Park taken in 1995 (green areas are wooded, red areas are lawns or farm fields). These characteristics can help to define the community's character on a variety of different levels. These areas are of visual, environmental, recreational, and economic significance. The Town of Orchard Park recognized their importance in 1996 with the completion of their Open Space Master Plan. The purpose of the plan was to identify and guide the development of park lands and conservation lands within the Town of Orchard Park.

One of the most visible and notable open spaces within Orchard Park is Chestnut Ridge County Park. Chestnut Ridge is over 1100 acres of woods, fields, and streams located in the south central part of the Town. Chestnut Ridge is a recreation spot for not only the citizens of Orchard Park but also the entire region. It allows opportunities for a variety of different outdoor activities throughout the entire year. Not only is the park a place for people to get out and enjoy the outdoors, but it also provides habitat for much of the area's wildlife. Throughout both the Town and Village of Orchard Park there is a wealth of parks and recreation areas (see section II-D for further information). Parks are an excellent example of open space features that are publicly owned.

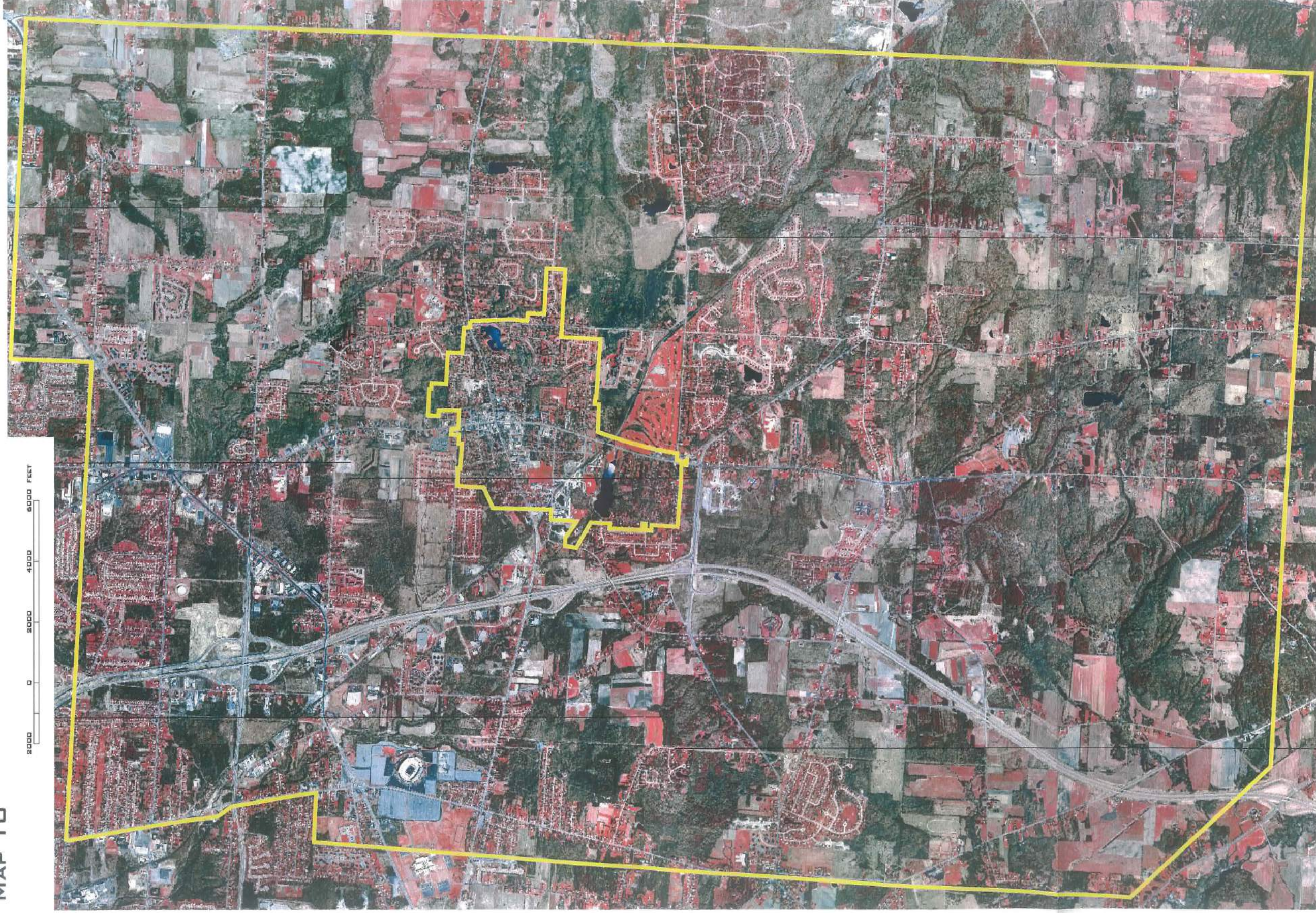
ORCHARD PARK

AERIAL PHOTO (MARCH 1995)

MAP 10



2000 0 2000 4000 6000 FEET



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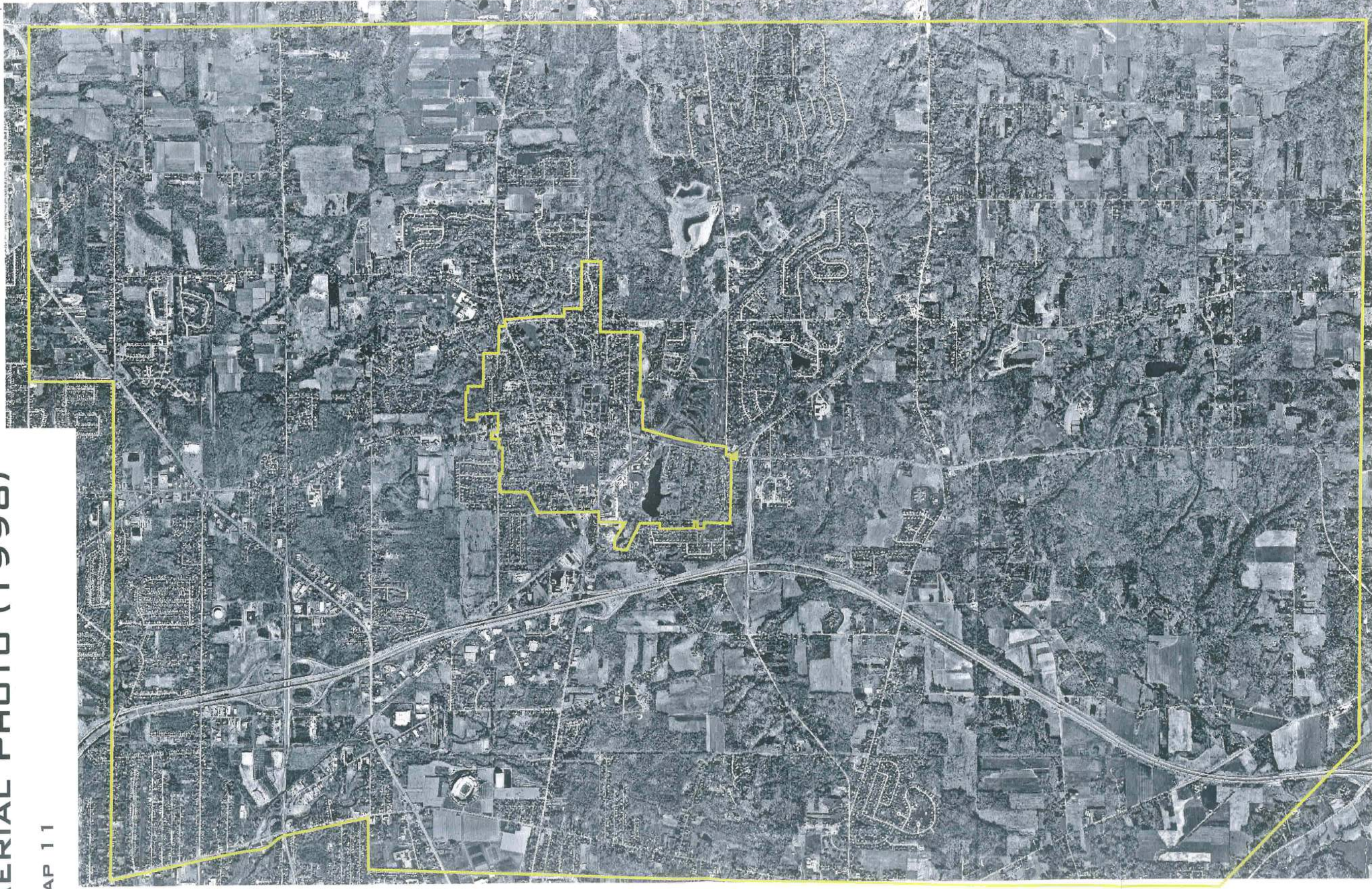
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DATA SOURCES: ESSEX COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING,
NYS GIS CLEARINGHOUSE

ORCHARD PARK AERIAL PHOTO (1998)

MAP 11



SECTION II – EXISTING CONDITIONS AND TRENDS

PART A - ENVIRONMENTAL SETTING

The majority of open space is in the hands of private landowners in the form of fields, woods, streams, and so on. Most likely one of the most prominent open space features in the Town of Orchard Park is agricultural land. Located mainly in the northeastern and southern portion of the Town they account for approximately 14% of the entire Town's land uses (see Map 12). These lands are not only formidable open spaces but they are also businesses and provide important economic revenue to the Town (refer to Map 13 for actual farm locations). In addition to their economic worth are the visual impacts they have. Some of the most important and scenic views within the Town occur within the vicinity of these agricultural lands. These agricultural lands and the views they provide help to form part of the community's character.

Streams and stream corridors also make up a large portion of the open space within the town. In the Open Space Master Plan, Smokes Creek was identified as the predominant inter-relating community element and the last significant and unique natural resource remaining in the Town of Orchard Park. It was estimated in the Plan that this stream corridor accounts for nearly one half of the Town's total wooded area. It was also identified that there are approximately 48 miles of major and minor waterways within the Town. As you can see in Map 10 the areas along most of the streams within the Town are wooded.

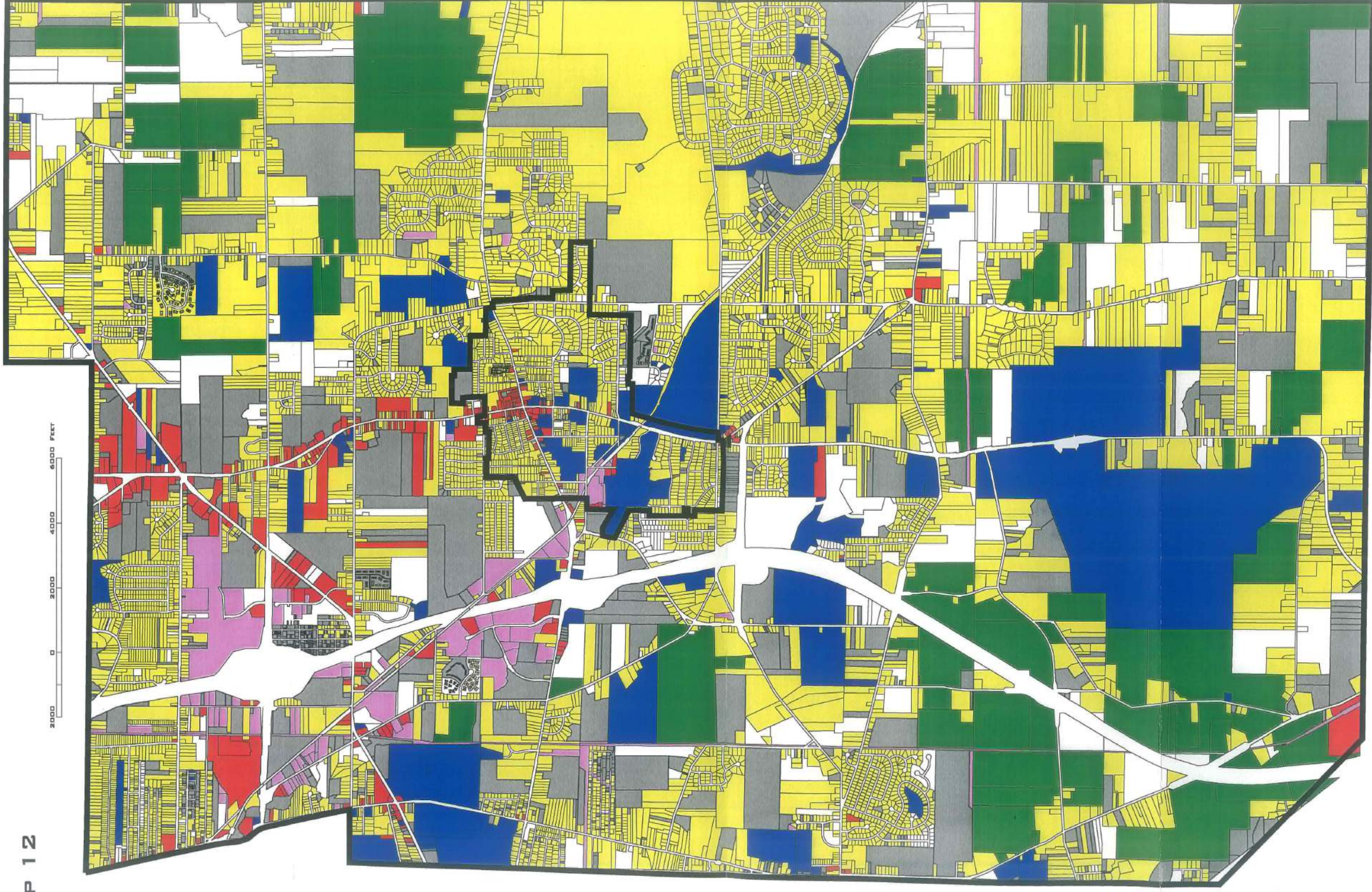
Though sometimes not as easily identifiable because they are interwoven with other open space features, wetlands and floodplains help to make a portion of the open space within Orchard Park as well. These and other environmental features can be found in previous portions of this section.

ORCHARD PARK

EXISTING LAND USE - 2000

MAP 12

2000 0 2000 4000 6000 FEET



KEY TO FEATURES

- MUNICIPAL BOUNDARIES
- LANDUSE CLASSIFICATIONS
 - PUBLIC/SEMI-PUBLIC/RECREATIONAL
 - INDUSTRIAL
 - DATA NOT AVAILABLE
 - VACANT/UNDEVELOPED
- RESIDENTIAL
- COMMERCIAL
- AGRICULTURAL/FARMS

**LANDUSE CLASSIFICATION CATEGORIES ARE BASED UPON REAL PROPERTY SURVEY (RPS) INFORMATION OF 1999. THERE MAY BE SOME INACCURACIES IN THE DATA BASED ON DATE AND DATA SOURCES.

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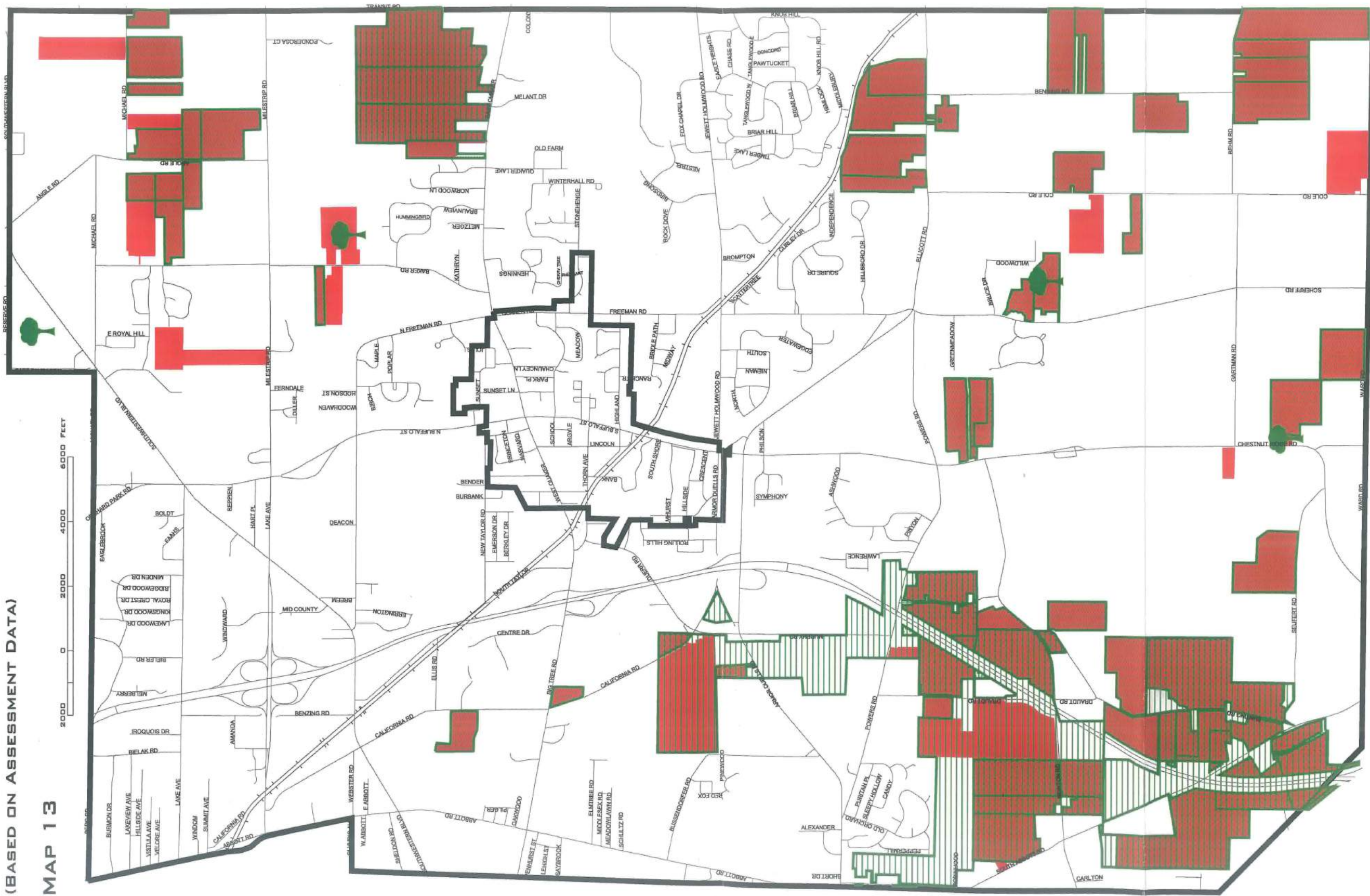
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ORCHARD PARK

AGRICULTURE

(BASED ON ASSESSMENT DATA)

MAP 13



KEY TO FEATURES

- MUNICIPAL BOUNDARIES
- STREETS
- RAILROADS
- NURSERIES
- AGRICULTURAL DISTRICTS
- AGRICULTURAL LAND
- FARMS
- LANDUSE CLASSIFICATIONS
- AGRICULTURAL FARMS (100-199)

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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING,
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SECTION II - EXISTING CONDITIONS
PART B: LAND USE AND LAND USE REGULATION

SECTION II – EXISTING CONDITIONS AND TRENDS

PART B - LAND USE AND LAND USE REGULATION

General Land Use (Village and Town)

Orchard Park has a variety of land uses throughout the Town and Village. In general, the northwestern and central portions of the Town contain a more diverse, dense style of development, while the northeastern and southern portions of the Town are more rural and undeveloped. Commercial and industrial uses are concentrated in the northwest with industrial (generally along the Route 219 corridor), while agricultural uses and open space are primarily in the southwest and to some extent northeast (and to a lesser extent southeast), of the Town. A major highway, Route 219, runs from north to south through the Town west of the Village, which is located near the center of the Town. In general (utilizing real property data records), the Town Land Use percentages are as indicated in Table _____. Residential land is shown as approximately 40% of the Town. These figures are deceiving since a home of over ten acres of land would still be calculated as a residential use for all of the acreage (therefore residential property is actually less than 40%).

The Village is the most densely developed area of the Orchard Park community. The commercial downtown core for Orchard Park is located within the Village along North Buffalo Road, extending north and south from the intersection of Quaker Road. This area is characterized by a mix of primarily retail and commercial uses, with some residential use. At the main intersection of Buffalo and Quaker Roads, the commercial buildings are older, traditional storefronts, located close together with minimal setbacks from the street. The Orchard Park Municipal Building is within this central business district. Away from the central core, along Buffalo Road, businesses become less densely concentrated, and many have on-site parking. There are also scattered commercial uses along Quaker Road, particularly heading west toward the Village line, many of which are located in converted residences. Orchard Park Country Club, although located primarily outside the Village, occupies some land within the Village along South Buffalo Street near the southern border.

There is an industrial area within the Village along Thorn Avenue near the western Village line. Bisected by the railroad, this is an older, traditional industrial area now occupied by the Southtowns Business Park. This business park rents office and manufacturing space to smaller businesses and light industries.

Public uses within the Village include the Orchard Park Municipal Building, a fire station, a post office, the library, the Middle School, an elementary school and two developed parks: Yates Park and Veteran's Park. There are also three undeveloped parks or open space within the Village: the McFarland Donation, the Library/Depot triangle, and the Duerr Road Recreation (little league field) area. Several churches and a number of cemeteries are also located in the Village.

Residential development in the Village is fairly diverse. While most houses are single-family homes, there are also several apartment complexes and condominium/townhouse projects. Homes nearer the Village center tend to be older, traditional homes, with newer housing in subdivision style developments nearer the Village boundaries.

Outside of the Village of Orchard Park, commercial and retail uses continue north along North Buffalo Street, intermixed with residential parcels. Two plazas, the "Jubilee" and "Saville" Plazas are located just north of the Village line in the Town of Orchard Park in this corridor. The major concentration of retail and commercial development in the Town of Orchard Park is located along

SECTION II – EXISTING CONDITIONS AND TRENDS

PART B – LAND USE AND LAND USE REGULATION

Southwestern Boulevard, particularly between North Buffalo Road and Route 219 in the northwest portion of the Town. Other commercial uses are spread throughout the Southwestern Boulevard corridor and/or North Buffalo Street. Development in this area is traditional suburban. Stores and businesses are located on individual parcels with ample parking, and there are a number of local and national chains, including Tops Supermarkets and McDonalds. A similar commercial corridor is located along Abbott Road, although smaller lot sizes have inhibited the development of "big box" retail in this area. This business district, one of the oldest developed areas in the Town, has become a neighborhood service area serving adjoining residential neighborhoods. Smaller "pockets" of commercial zoning are located at the various intersections of arterial and collector roadways including South Buffalo Road and Jewett-Holmwood Road, South Buffalo Road and Ellicott Road, Abbott and Big Tree Road (near Ralph C. Wilson Stadium), and at South Abbott Road and Armor Duells Road.

The northwest portion of the Town near Route 219 is the center of industrial development in Orchard Park. There are three industrial parks in this area of the Town, one of which is an office park with several medical offices. These industrial parks are modern facilities, with extensive landscaping and tenants housed in separate buildings.

Residential development in the Town outside the Village ranges from older, more densely developed neighborhoods in the northwest corner of the Town to subdivisions targeting the higher end of the residential market with large single-family homes. North of Powers Road, development within the Town tends to be more suburban, with homes built on uniform parcels along cul de sacs and residential streets. The southern part of the Town remains more rural, with homes on large lots fronting on major roadways. The southern area of Town retains a significant amount of agriculture, especially in the southwestern corner. The northeast corner of the Town is also still predominately rural, with large lots and few subdivisions, but there are strong development pressures in this area. Several subdivisions may be proposed in this area on former farmlands.

West of the Village line is an older residential section of the Town that is dominated by two large facilities: Ralph Wilson Stadium and Erie Community College campus (partially in Orchard Park and mostly in the Town of Hamburg). This area has a variety of residential and commercial uses surrounding these facilities.

The Town of Orchard Park has a significant number of parklands. The Town owns 283 acres of recreation land, according to the Recreation Master Plan (1997). Since that time other acreage has been added; the 33 acre Libertiné property, the Milestrip Road recreation area, and other donated pieces of property. In addition, the County maintains Chestnut Ridge Park, an 1,100 acre facility in the southern end of the Town. Because the Town requires recreational land with major subdivisions, recreational lands are located throughout the more densely developed areas of the Town. Most Town recreational lands are primarily neighborhood parks/ playgrounds, or passive open space.

The Orchard Park School District maintains the High School, a Middle School and four elementary schools (Windom, Eggert, South Davis and Ellicott), and the Orchard Park School District's administrative offices. Other major institutional uses include the Erie Community College South campus and Ralph Wilson Stadium, both off Abbott Road in the northwest portion of the Town.

SECTION II – EXISTING CONDITIONS AND TRENDS

PART B - LAND USE AND LAND USE REGULATION

Zoning—Village of Orchard Park

The Village of Orchard Park regulates land use and development through Chapter 30, "Zoning" of the Village of Orchard Park Municipal Code. The Village has eight zoning districts, including four residential districts, two commercial districts, one industrial district, and one land conservation district. The following table (after II-B-5) summarizes these districts with permitted uses. Uses not specifically allowed under the ordinance are prohibited. (Map 14 illustrates these districts.) The present code was the result of an update in 1998. This update occurred after an intense study of the code, public meetings and several revisions.

The two most restrictive residential districts allow single-family homes only. The medium density residential district also allows two-family homes, home occupations as an accessory use, and multi-family or townhouses by special permit. The medium-high density residential district also allows non-residential uses, such as business offices in residential buildings (with a special permit). The minimum single-family residential lot area in the Village is 15,000 square feet in the most restrictive zone and 12,000 square feet in the less restrictive zones. Two-family homes must be on lots of at least 15,000 square feet, and multi-family developments require a minimum of 30,000 square feet, with at least 4,000 square feet per unit.

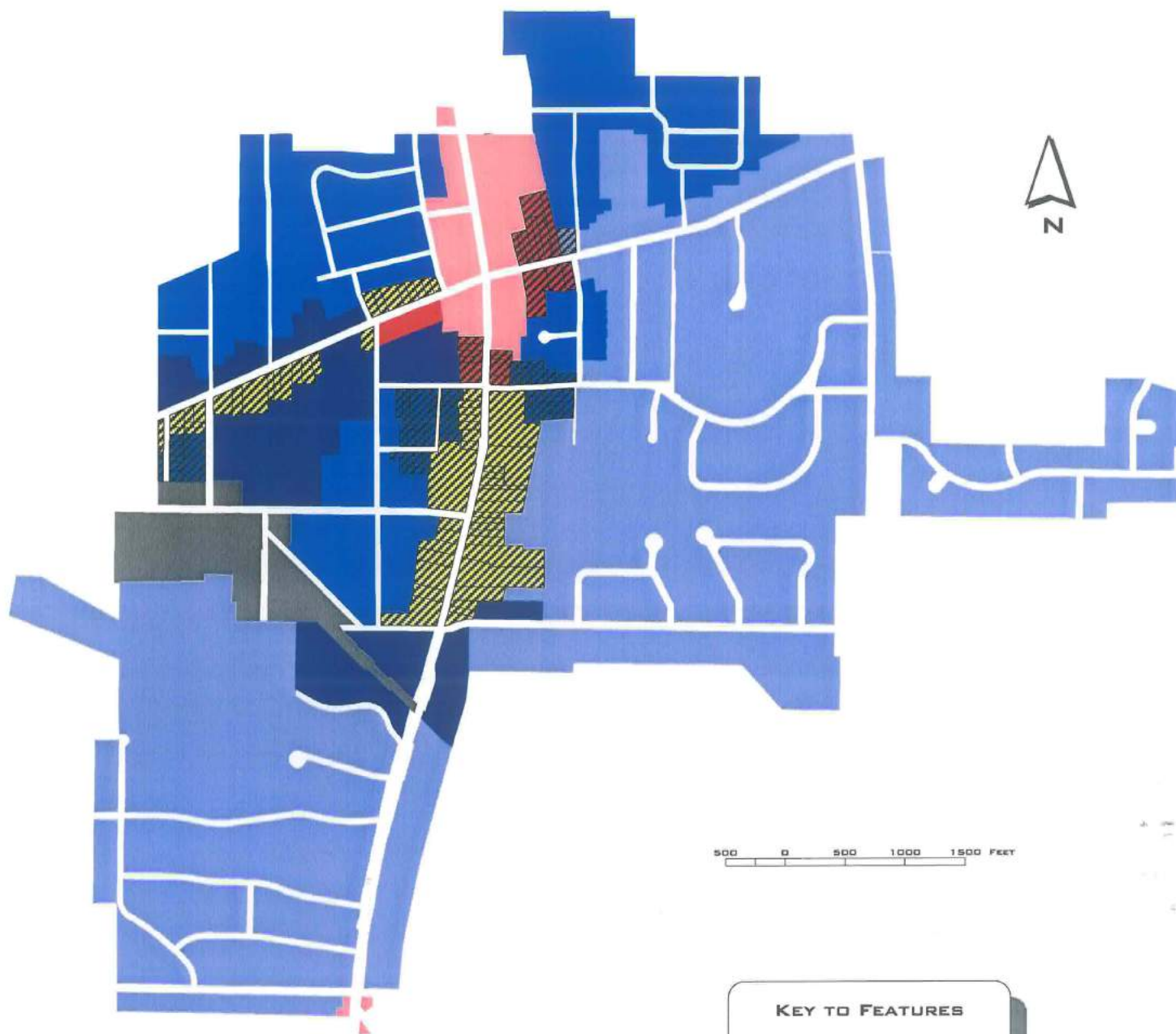
The two business districts allow similar types of uses, including retail, office and services, second-floor apartments, and, with special permit, more than one building on a lot. Certain types of business uses require a special permit. The B-1 district, which is primarily in the Village downtown core, allows more dense development, with minimum lot areas of 6,000 square feet and frontages of 50 feet. The B-2 district, which extends along Quaker Street and South Buffalo Street, requires larger lots (12,000 square feet) and wider frontages (80 feet). The B-2 district also allows one- and two-family homes by right, and multi-family residential dwellings with a special permit. The industrial district within the Village allows enclosed manufacturing or assembly uses that meet specific performance guidelines. Uses incompatible with industry are not allowed. Certain types of uses, such as truck terminals and adult uses, require a special permit. The Land Conservation district is designed to limit development in designated areas. Recreational uses, farming or community facilities are allowed as a special use in this district. The 1998 update included adding purpose sections that helped in identifying vision of the zoning districts.

The Zoning Ordinance of the Village of Orchard Park is fairly sophisticated, and contains several provisions addressing common contemporary land use concerns including off-street parking requirements, buffering between districts, green space, signage, and landscaping. Section 30.47 of the Ordinance establishes an Off-Street Parking Schedule that identifies the number of required parking spaces for development based on its intended use.

The Village has a Landscape Ordinance, which establishes detailed landscaping standards. The ordinances outline general requirements, planting densities, approved materials, and specific standards for different conditions, including transition yards, parking lots and landscaped commercial strips (yards). The code specifies that there must be a fenced or landscaped visual buffer between properties in non-residential and residential districts, to protect residential property owners from nuisances caused by abutting commercial or industrial uses. The Village's Environmental Advisory Board reviews landscape plans and makes recommendations to the Village

VILLAGE OF ORCHARD PARK ZONING CLASSIFICATIONS

MAP 14



KEY TO FEATURES

VILLAGE ZONING CLASSIFICATIONS

- | | |
|--|-----------------------|
| | B1 |
| | B2 |
| | I1 |
| | R1 |
| | R2 |
| | R3 |
| | R4 |
| | RECENT ZONING CHANGES |

SECTION II – EXISTING CONDITIONS AND TRENDS

PART B - LAND USE AND LAND USE REGULATION

Planning Board. The standards are intended to both protect environmental quality and promote the aesthetic quality of the Village.

The Village Zoning Code provides a very detailed signage ordinance. The section on signage outlines specific design standards and requirements for signs within the Village, including regulations for specific zoning districts and sign types. Certain types of signs are expressly prohibited. The general standards are designed to ensure that signs maintain high standards of design, simplicity and quality.

The Zoning Code also includes a section designed to preserve specific important historic structures in the Village. There are four buildings designated in the code that the ordinance protects from alterations, new construction or demolition. The Planning Board is the Review Commission for any proposed changes to these buildings.

Village of Orchard Park—Zoning History and Trends

To gain a better understanding of zoning within the Village, and to better understand the future zoning needs of the Village, it is necessary to provide a brief history of the Village's zoning ordinance.

History:

The Village's zoning map has remained fairly constant from 1980 through the late 1990s. In response to pressures and changes in the Commercial Districts and areas surrounding the commercial districts (Rt. 240, Rt. 277 and Rt. 20A corridors), and population changes, the Village of Orchard Park began making changes to its zoning code and map in 1997. The following is a synopsis of those law changes:

1. LL #4 of 1997: S30.51(B)(5) Landscape Plan required for building permits (except 1 and 2 family homes), and all special use permits require Planning Board approval. Added Article VIII Landscape Ordinance.
2. LL #1 of 1998: Change of LL #4 (1997) to require landscape plan for all building permits and all special uses. Amended landscape ordinance.
3. LL #2 of 1998: Moratorium
 - Special Uses on R-3 zones
 - Demolition permits in R-3, B-1 & B-2
 - Building permits in B-1 and B-2 zones

To review special uses in R-3 zones due to stresses from Commercial development. Reviewed zoning requirements in B-1 and B-2 zones.

SECTION II – EXISTING CONDITIONS AND TRENDS
PART B - LAND USE AND LAND USE REGULATION

4. LL #3 of 1998: Replace references to the Planning Board with the Village Board (special uses, signs, change in use, site plans, etc.)
 - Add references to R-4 zoning
5. LL #4 (1998): Revise R-3 schedules section (purpose, minor modifications to permitted uses, special uses)
 - Add new R-4 zone (major change)
6. LL #5: Moratorium
7. LL #6: Correction to LL #3 – changes to preambles, relating to Planning Board and Village Board
8. LL #7: Amend Zoning Map.
 - R-3 → R-2: Clark Street, Carrow & Davis, School Street, Argyle Place & Allen Lane;
 - R-3 → R-4: Southside of West Quaker and South Buffalo Street
9. LL #8: Amend traffic and vehicle ordinances, stopping prohibited – Middle School area.
10. LL #9: Amend Zoning: R-3 Special uses delete funeral homes, medical offices and other similar uses.
11. LL #10: Moratorium
12. LL #1 (1998):
 - Amend B-1 and B-2 zoning
 - Revise Schedule 1 (uses) and Schedule 2 (lot requirements)
 - Revise parking requirements and schedules
 - Auto Service Station
 - Design standards
13. LL #2 (1999): Amend Zoning Map B-2 → R-4 (north side of West Quaker)
14. LL #3 (1999): Zoning Map B-1 → B-2 (South Buffalo Street)
15. LL #4 (1999): Amend Map B-1 → R-1 (East Quaker Street)
16. LL #5 (1999): Amend Zoning B-1 → B-2 (East Quaker Street)
17. LL #6: Moratorium

Village of Orchard Park Zoning ¹

District	Permitted Uses	Pertinent Bulk Regulations
R-1. Residential Low Density	Single family dwellings, parks, schools, and churches. By Special Use Permit: Community facilities, bed and breakfasts.	Min. Lot Size: 15,000 sq. ft. Min. Lot Width: 100 ft. Min. Setback: 35 ft. Max. Lot Coverage: 20% Min. Habitable Floor Area: 1400 sq. ft.
R-2. Residential Low Density	Single family dwellings, parks, schools, and churches. By Special Use Permit: Community facilities, bed and breakfasts.	Min. Lot Size: 12,000 sq. ft. Min. Lot Width: 80 ft. Min. Setback: 35 ft. Max. Lot Coverage: 20% Min Habitable Floor Area: 1200 sq. ft.
R-3. Residential Medium Density	Single and two family dwellings, parks, schools and churches. By Special Use Permit: Multi-family dwellings, community facilities, townhouses and bed and breakfasts. Home Occupations allowed as accessory use.	Min. Lot Size: 12,000 –30,000 sq. ft. Min. Lot Width: 80-150 ft. Min. Setback: 35 ft. Max. Lot Coverage: 1 & 2 Family 20%; Multi-Family 30% Min. Habitable Floor Area: 800-1200 sq. ft./unit
R-4. Residential Medium-High Density	Single and two family dwellings, parks, schools and churches. By Special Use Permit: Multi-family dwellings, community facilities, funeral homes, non-retail professional offices, townhouses and bed and breakfasts. Home Occupations allowed as accessory use.	Min. Lot Size: 12,000-30,000 sq. ft. Min. Lot Width: 80-150 ft. Min. Setback: 35 ft. Max. Lot Coverage: Resid. 20% - 30%; Non-Resid. 35% Min. Habitable Floor Area: 800-1,200 sq. ft.
B-1. Commercial	Retail, business office, personal and commercial services, professional office, single or multi-family above a business, community facilities. By Special Use Permit: Restaurants, automotive uses, amusements, and buildings over 3500 square feet.	Min. Lot Size: 6,000 sq. ft. Min. Lot Width: 50 ft. Min. Setback: As deemed appropriate Max. Lot Coverage: 85% Min. Habitable Floor Area 600 sq. ft./unit
B-2. Professional-Commercial	Retail, business office, personal and commercial services, professional office, single or multi-family above a business, one family and two family dwellings. By Special Use Permit: Restaurants, bed and breakfasts, multi-family dwellings and buildings over 2000 square feet.	Min. Lot Size: 12,000 sq. ft. Min. Lot Width: 80 ft. Min. Setback: 15 ft. Max. Lot Coverage: 60% Min. Habitable Floor Area 600 sq. ft./unit
I-1 Industrial	Manufacturing, assembly, laboratory, fabrication and warehousing. By Special Use Permit: Automotive uses, truck terminals, adult uses and "other similar uses."	Min. Lot Size: 20,000 sq. ft. Min. Lot Width: 80 ft. Min. Setback: 30 ft. Max. Lot Coverage: 40%
L-C Land Conservation District	By Special Use Permit: Parks, farming or community facilities.	None

¹ The listed guidelines are for comparative and descriptive purposes only. Additional stipulations or restrictions may pertain. Refer to the Municipal Code of the Village of Orchard Park for actual development regulations.

SECTION II – EXISTING CONDITIONS AND TRENDS

PART B – LAND USE AND LAND USE REGULATION

Refer to the attached figure – to view the changes made to the zoning map from the year 1997 through 2000. Essentially, the Village added transition zones along the two commercial business corridors (Rt. 240/277 and Rt. 20A). Utilizing B-2 to transition from the B-1 central business district, and using R-4 (a new zoning classification – allowing some minor commercial uses) to further transition from the Business Zones to residential areas along these two important corridors. Some R-3 was left along W. Quaker St. to offer the residential area to the north of the road. The B-2 and R-4 zones were not intended to compete with the downtown B-1 district, and in some cases, were utilized to encourage existing residential type structures to remain in their present appearance (R-4 allows some minor business uses by special use permit). Some properties abutting to B-2 and R-4 areas were also amended to R-2 (from R-3) to provide a better transition to the R-1 residential areas.

Along with these zoning map revisions, the Village made changes to their zoning code to better regulate usage, aesthetics and design requirements. Some of these design modifications included: landscape plan requirements, trademark/prototypical buildings prohibited, and architectural requirements added.

For control of usage, the zoning text included revisions such as: a more thorough "purpose section", better listings of permitted principal uses, and including more of the uses under those requiring special use permits. For example, in the B-1 and B-2 districts, any building greater than 3,500 ft. (2,000 ft. for B-2), covering more than one lot or a building height of less than 22 ft. (or 10% different than the existing building) would require a special use permit.

The Village also removed the non-residential uses allowed by special use permit from the R-3 zoning district.

Analysis:

The vision of the Village for its central business district and the surrounding business and mixed use areas is best illustrated by the purpose sections for B-1, B-2 and R-4:

- B-1 To establish a centralized area where shopping, office, recreation and cultural facilities are provided for the community as a whole and to recognize the special significance of the immediate "Four Corners" area which identifies the Village. This district shall set forth provisions to maintain the uniqueness, quality of life, and character of the Village business district; to preserve the existing integrity of those premises with architectural or historic value; to direct the development or modification of premises through design and scale requirements to bring them in greater harmony with Village downtown character; and to promote pedestrian traffic by an inviting, attractive and safe street environment.
- B-2 To establish an area contiguous to the Central Business District best suited for business development that is compatible with adjacent residential zones. This district shall set forth provisions to maintain the uniqueness, quality of life, and residential character of the Village; to preserve the existing integrity of those premises with architectural or historic value; to direct the development or modifications of premises through design and scale requirements to bring them in greater harmony with Village residential character; and to promote pedestrian traffic by an inviting, attractive and safe street environment.

SECTION II – EXISTING CONDITIONS AND TRENDS

PART B - LAND USE AND LAND USE REGULATION

- R-4 To delineate those areas where predominantly residential development has occurred or will be likely to occur in accordance with the general plan for the Village of Orchard Park and provide for low density, low impact use.

To maintain the residential character, any use must preserve the existing integrity of those premises with architectural or historic value, or develop or modify other premises to bring them in greater harmony with the residential village character.

To guide the Village toward this vision, the Village has amended its zoning ordinance to match their vision. Standard zoning is an excellent tool to guide a community, but other methodologies may be needed to achieve the desired results. To achieve this vision, it may be necessary to utilize non-standard zoning techniques such as overlay districts and incentive zoning. Recommendations may even need to go beyond zoning changes. These recommendations can include government-sponsored actions, such as infrastructure improvements, community facilities and tax incentives, and non-government actions, such as a business development district group and marketing efforts. Refer to the Recommendations section of the Plan for additional information on these issues and for other recommended actions.

Zoning—Town of Orchard Park

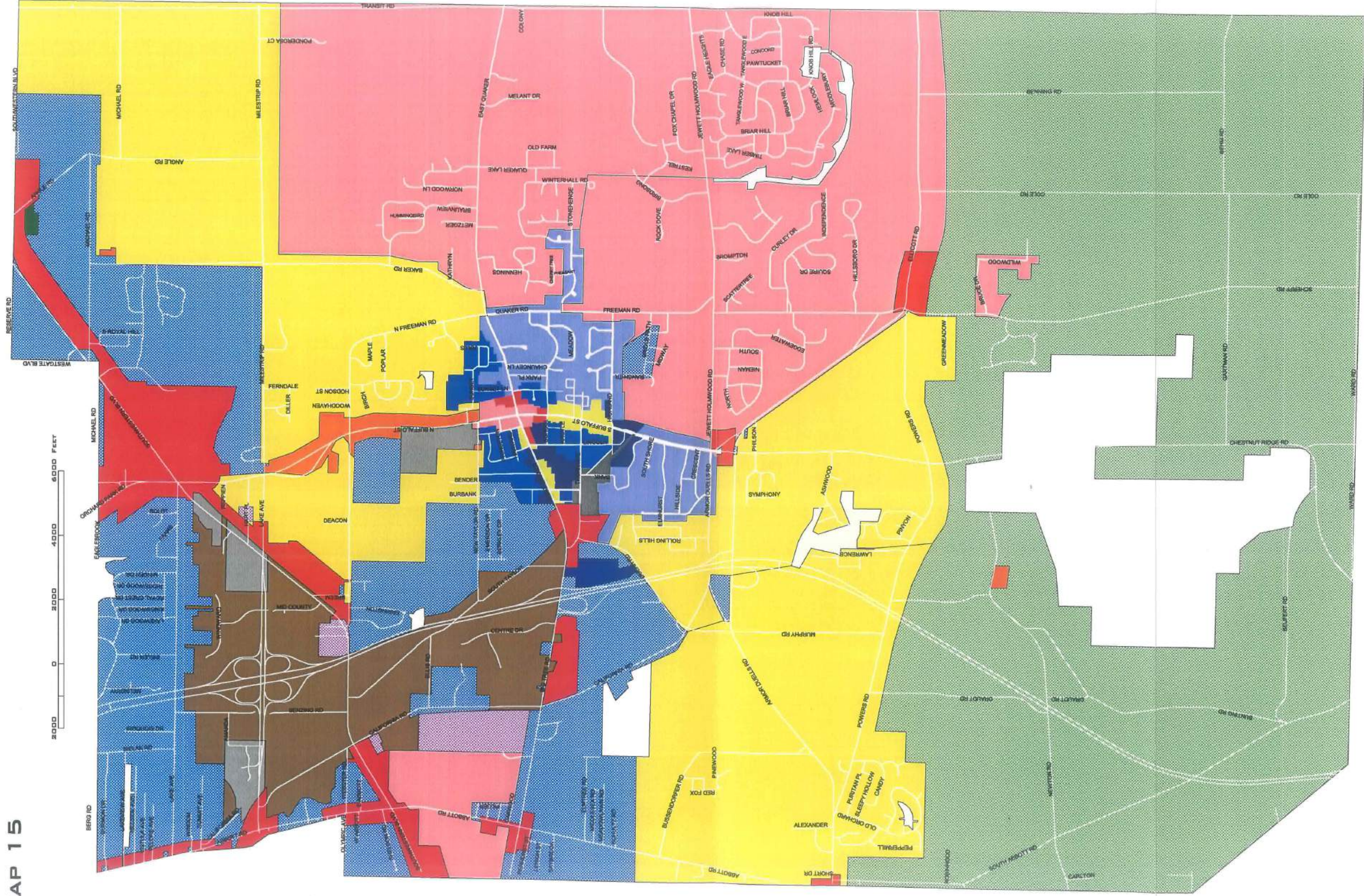
The Town of Orchard Park regulates land use and development through Chapter 144, "Zoning" of the Town of Orchard Park municipal code. The Zoning Ordinance of the Town of Orchard Park contains fourteen (14) separate zoning district categories (see Map 15). These include an agricultural district; four residential districts; four districts for varying types of business and commercial development; an industrial district; a district for "development and research"; a district for land conservation; and a senior residential district.

The Agricultural District (A-1) allows farming uses, as well as single-family homes and churches. Additional uses, such as golf courses, stables and home occupations, are allowed as special exception uses. (see the following table for a complete listing of the zoning districts and their allowable uses). In land zoned R-1 Residential and R-2 Residential, permitted uses include single-family homes, churches, farms, parks, and schools. Home occupations are not allowed, even with a special exception. The R-3 district allows the same uses as R-1 and R-2, but also allows tourist homes and two-family dwellings as-of-right and home occupations with a special exception. Multiple dwellings, town houses and home occupations are also allowed by special exception. The R-4 district allows one- and two-family dwellings, multiple dwellings, townhouses, churches, parks and schools by right. The Town has a special Senior Residential (SR) zone that is intended to encourage the construction of affordable senior citizen housing. The Senior Residential zone is a floating zone that can be added by Town Board approval. There is one parcel on Angle Road near Southwestern Boulevard with this zoning designation. The Code permits the Town Board, with Planning Board approval, to create an S-R district in R-3 or R-4 districts, or in a business district if it is adjacent to an R-3 or R-4 district.

ORCHARD PARK

ZONING CLASSIFICATIONS - 2000

MAP 15



KEY TO FEATURES

TOWN ZONING CLASSIFICATIONS

- Agricultural
- Business 1
- Business 2
- Business 3
- Business 4
- Development/Research
- Industrial
- Land Conservation
- Residential 1
- Residential 2
- Residential 3
- Residential 4

VILLAGE ZONING CLASSIFICATIONS

- R1
- R2
- R3
- R4

DISCLAIMER

WENDEL DUCHESCHER ARCHITECTS & ENGINEERS, P.C. SHALL ASSUME NO LIABILITY FOR:

1. ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED WITH THE EXCEPTION OF VILLAGE ZONING CLASSIFICATIONS; OR
2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, TOWN & VILLAGE OF ORCHARD PARK

NOTE: THIS MAP IS FOR GENERAL VIEWING PURPOSES ONLY. ANY SPECIFIC ZONING QUERIES SHOULD BE DIRECTED TO THE TOWN AND VILLAGE OF ORCHARD PARK.



SECTION II – EXISTING CONDITIONS AND TRENDS

PART B - LAND USE AND LAND USE REGULATION

The Town also has a Land Conservation zone where typically development is prohibited as a right. This is a zoning district and not a conservation easement. Essential services, parks, golf courses and similar uses are allowed in the Land Conservation district by special exception.

Uses allowed in the business districts are shown in the following table. In general, B-1 shopping or business center; B-2 and B-3 allow a variety of retail and commercial uses; and B-4 is intended for offices, although limited retail sales are allowed incidental to an office use. The B-3 district specifically prohibits certain types of retail uses, such as automotive uses, restaurants and supermarkets.

The industrial district allows light industrial uses, professional offices, lumberyards, warehouses and hospitals or nursing homes. The Development and Research district (D-R) is intended to promote more "high-tech" industrial development, as well as a variety of retail uses.

The Town of Orchard Park zoning ordinance contains several provisions that address common land use problems and contemporary design considerations. Adult uses are regulated under Section 144-18 of the Zoning ordinance. Such uses are restricted to Industrial districts and must maintain minimum distances from churches, schools, residential neighborhoods, and similar uses. Similar regulations under section 144-19 restrict the location of amusement arcades and devices. Specific sections of the code also regulate accessory structures; churches; excavations; gravel pits; essential services facilities; home occupations; animal housing; riding academies, stables or kennels; and private recreation areas. Section 144-29, "Automotive facilities; parking" provides a set of off-street parking requirements based upon use, and sets forth specific restrictions for automotive uses, such as gas stations. There are also several sections regulating signs, including types of signs permitted in each district, signs allowed by special exception, and prohibited types of signs.

Special exception permits must receive Town Board approval, with referral to the Planning Board for its recommendation. A public hearing is required, and notices must be sent to adjacent property owners within 500 feet of the site.

Section 144-44, which sets the requirements for building permits and certificates of occupancy in B, I-1 or D-R zones mandates site plan review for commercial properties, to be approved by the Town Board. The applications must also be reviewed by the Planning Board, the Conservation Board and Town Engineer for recommendations. Required submittals include a landscape plan. The code details minimum standards for size, type and mix of trees, preservation of existing trees. The Town Conservation Board has the authority to approve, modify or disapprove landscape plans. Site plans must also take into consideration the circulation system; provisions for pedestrians; parking and loading design; "perimeter control" or screening from adjacent uses; and drainage. Multi-family and townhouse developments (Sec. 144-46) have similar requirements, and must also provide plans for a homeowners' association for review by the Town attorney if applicable. Additional requirements regarding the amount of service and activity space required, mandated open space and parking pertain to housing in the Senior Residential district.

Town of Orchard Park Zoning²

District	Allowed Uses	Pertinent Bulk Regulations					
		Min. Lot Size	1-family Lot Size	2-family Lot Size	Multi-family Lot Size	Min. Lot Width	Multi-family Lot Width
A-1 Agricultural	Agricultural uses (dairying, forestry, greenhouse, hatchery, horticulture, livestock raising, paddocks, truck farming). Churches, one-family dwellings. By Special Permit: Golf course, private recreation club, public stable, retail nurseries, riding academy, tennis court and home occupations.	Min. Lot Size: 54,500 sq. ft. Min. Lot Width: 160 ft. Min. Setback: 75 ft. Max. Lot Coverage: 7% Min. Floor Area: 1200-1500 sq. ft.	14500 sf 100 ft 40 ft	24,000 sf 125 ft 40 ft	10 acres NA 50 ft.	Min. Lot Width: 120 ft. Min. Setback: 60 ft. Max. Lot Coverage: 12% Min. Floor Area: 1400-1800 sq. ft.	Min. Lot Width: 120 ft. Min. Setback: 60 ft. Max. Lot Coverage: 12% Min. Floor Area: 1400-1800 sq. ft.
R-1 Residential	Church, farm, one-family dwelling, parks, and schools. By Special Use Permit: Golf course, private recreation clubs, stables, tennis courts.	Min. Lot Size: 25,000 sq. ft. Min. Lot Width: 120 ft. Min. Setback: 60 ft. Max. Lot Coverage: 12% Min. Floor Area: 1400-1800 sq. ft.	14500 sf 100 ft 40 ft	24,000 sf 125 ft 40 ft	10 acres NA 50 ft.	Min. Lot Width: 120 ft. Min. Setback: 60 ft. Max. Lot Coverage: 12% Min. Floor Area: 1400-1800 sq. ft.	Min. Lot Width: 120 ft. Min. Setback: 60 ft. Max. Lot Coverage: 12% Min. Floor Area: 1400-1800 sq. ft.
R-2 Residential	Churches, farms, one-family dwellings, parks, and schools. By Special Use Permit: Golf course, private recreation clubs, public stables, tennis courts.	Min. Lot Size: 20,000 sq. ft. Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.	14500 sf 100 ft 40 ft	24,000 sf 125 ft 40 ft	10 acres NA 50 ft.	Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.	Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.
R-3 Residential	Churches, one- and two-family dwellings, farms, parks, schools, tourist homes. By Special Use Permit: Golf course, home occupations, private recreation clubs, public stables, and tennis courts. Multiple dwellings and townhouses. All require site plan review by Planning Board.	Min. Lot Size: 20,000 sq. ft. Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.	14500 sf 100 ft 40 ft	24,000 sf 125 ft 40 ft	10 acres NA 50 ft.	Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.	Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.
R-4 Residential	Churches, one- and two-family dwellings, cluster development, parks and schools. Multiple dwellings and townhouses with site plan approval. By Special Use Permit: Golf course, home occupations, private recreation clubs, private stables, and tennis courts. All require site plan review by the Planning Board.	Min. Lot Size: 20,000 sq. ft. Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.	14500 sf 100 ft 40 ft	24,000 sf 125 ft 40 ft	10 acres NA 50 ft.	Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.	Min. Lot Width: 110 ft. Min. Setback: 50 ft. Max. Lot Coverage: 12% Min. Floor Area: 1200-1500 sq. ft.
*B-1 Commercial	Shopping and business centers. By Special Use Permit: Auto service stations, hospital, nursing home, medical office building, hotels & motels and restaurants.	Min. Lot Size: 20 acres for permitted uses Min. Setback: 50 ft. Max. Lot Coverage: 40%	13,000 sf 90 ft 40 ft	24,000 sf 125 ft 40 ft	4 acres NA 50 ft.	Min. Lot Size: 20 acres for permitted uses Min. Setback: 50 ft. Max. Lot Coverage: 40%	Min. Lot Size: 20 acres for permitted uses Min. Setback: 50 ft. Max. Lot Coverage: 40%
*B-2 Commercial	Indoor amusements, hospital, nursing home, hotels & motels, movie theatres, retail and personal services (examples provided), shopping centers and business centers. By Special Use Permit: All franchised dealers and showrooms, auto service stations, car washes, pet boarding, public stable, riding centers.	Min. Lot Size: None; Min. Lot Width: 80 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%	1000-1300 sf 17%	2000 sf 15%	700 sf/unit 20%	Min. Lot Size: None; Min. Lot Width: 80 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%	Min. Lot Size: None; Min. Lot Width: 80 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%
B-3 Commercial	Beauty shop, day care, hospital, nursing home, retail or service establishments (examples provided) No special exception uses. Prohibited uses: Auto dealers and service stations, restaurants, outside storage, parking in front of premises, and supermarkets.	Min. Lot Size: None; Min. Lot Width: 80 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%	1000-1300 sf 17%	2000 sf 15%	700 sf/unit 20%	Min. Lot Size: None; Min. Lot Width: 80 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%	Min. Lot Size: None; Min. Lot Width: 80 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%

² The listed guidelines are for comparative and descriptive purposes only. Additional stipulations or restrictions may apply. Refer to the Municipal Code of the Town of Orchard Park for actual developmental regulations.

Town of Orchard Park Zoning (continued)

<i>District</i>	<i>Allowed Uses</i>	<i>Pertinent Bulk Regulations</i>
B-4 Commercial	Medical, private, professional and public offices, retail comprising less than 1/3 rd of the total floor area. No special exception uses. Outside storage and parking in the front yard are prohibited.	Min. Lot Size: None; Min. Lot Width: 80 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%
D-R Development and Research	Assembly, light manufacturing, banks, professional offices, restaurants, hotels & motels, printing, publishing, engraving, retail sales comprising less than 15% of the total floor area, warehousing, wholesaling, distribution. Retail or services such as clothing, food, or hardware stores specifically excluded.	Min. Lot Size: 1 acre; Min. Lot Width: 100 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%
I-1 Industrial	Manufacturing, assembly, light industry, professional offices, hospitals, nursing homes, lumberyards and warehouses. By Special Permit: Motels, Contractor equipment, and restaurants.	Min. Lot Size: 40,000 sq ft.; Min. Lot Width: 150 ft. Min. Setback: 50 ft. Max. Lot Coverage: 40%
T-LC Land Conservation	Parks, athletic fields, golf courses, essential services, and all other related public recreational uses.	None
S-R Senior Residential	Housing of persons 60 years of age or older or handicapped persons.	Min. Lot Area: 3,600 or 5,000 sf per dwelling unit depending on the size of the units. Min. Lot Width: 100 ft.; Min. Setback: 50 ft.

*This designation can only be rescinded by an act of the NYS Legislation. (Note: This applies to all existing LC zoned property owned by the Town and future Town acquired property.)

SECTION II – EXISTING CONDITIONS AND TRENDS

PART B – LAND USE AND LAND USE REGULATION

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Town of Orchard Park—Zoning History and Trends

Recent proposed zoning modifications by the Town afford some insight into the direction that the Town is taking and the zoning problems and issues that they are dealing with concerning land use.

The following zoning modifications (see figure) were proposed in early 2000, but only some were acted upon:

Adopted Modifications (adopted 08/16/2000)

1. Proposed changes Nos. VI and VII: rezoning R-2, B-3, R-3 and B-2 along North Buffalo Street to B-4. This essentially took road frontage properties along this corridor and changed them to B-4 to match the commercial style in the Village and the trend occurring just outside the Village.
2. Proposed change No. VIII: rezoning R-1 property to R-4 on Shadow Lane. This was being done to make existing apartments conforming.
3. Proposed change No. IX: rezoning from R4 to I-1 on California Road to make existing pump station industrial which fits better in this category.
4. Proposed change No. X: rezoning property from B-2 to R-3 on Sheldon Road. The Town considers this a residential area and the existing business at this location was vacant, therefore it was a good time to make the property meet the Land Use plans of the Town.
5. Proposed change No. XI: rezoning property on Ellicott Road from B-2 to B-3. The Town believes this area is not suitable for larger scale businesses, and recent rezoning requests for commercial have been opposed by local residents. B-3 is better suited for this area.
6. Modifications adopted 02/20/02 include the rezoning of property on Newton Road from B-3 to A-1. Existing site is not utilized for business and the Town felt that the area should be all residential.

Modifications Pending (not adopted as of 06/2001)

1. Proposed changes Nos. II and III: rezoning some B-2 properties along Big Tree Road to I-1. Good area for future industrial needs, and area is already a mixture of uses.
2. Proposed changes Nos. IV and V: rezoning along Southwestern Boulevard from approximately Westgate to Townline from B-2 to B-4. Some believe this area should not be for bigger uses or strip mall development. Should have "lighter" office type uses and not spread the higher commercial look down Southwestern. Present owners of the land are opposed to this proposed rezoning.

SECTION II – EXISTING CONDITIONS AND TRENDS

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3. The Town also looked at the definitions of Hotel and Motel, and inconsistency in where they are allowed (DR – allows both, and Industrial only allows motels).

Other Zoning Issues (Discussed by Zoning Commission)

1. B-1 zone may be problematic; some property in this zone does not meet 20 acre criteria. The B-1 on Southwestern may not be suitable for B-1 type development.
2. Looking at better defining car setback requirements. Has caused problems with irregular shaped buildings.
3. Agricultural zone is a misnomer; it is not an agricultural zone, but a low-density residential district.

Other Important Past Actions

1. Cluster development and PUD's were removed from the zoning ordinance. PUD was removed because it was thought that there were no appropriate properties (large enough) to handle a PUD type development. Cluster regulations were removed because the ordinance did not work correctly and was creating problems in the attempted usage of these rules. (Not properly utilized per the State's enabling legislation.) The public, due to these problems requested its removal.

Subdivision Review

The Village of Orchard Park does not have a subdivision ordinance to provide the administrative framework for reviewing or approving major or minor subdivisions. Currently, the Village is essentially "built out", and parcels are established.

The Town of Orchard Park regulates the subdivision of land through Section 121 of the Town Code entitled "Subdivision". The power to regulate (approve or disapprove) subdivisions was given to the Orchard Park Planning Board. The Town defines a subdivision as any division of a lot into five (5) or more lots (the fifth division of land since 1972), or any other land division for the purpose of selling a lot or for constructing on a lot where a new street will be built. The ordinance outlines the pre-submittal, preliminary and final plat submittal requirements needed before approval and subsequent construction may take place. The ordinance allows the Town Planning Board to require a developer to reserve land for public use or for roads, if identified within the Town's Master Plan. The Planning Board may, within their discretion, accept a recreation fee in lieu of land in circumstances where appropriate land for public use (recreation) is not available (Section 145-52 E.). (The Conservation Board assists by recommending land for dedication.) Section 121-66 also allows the Planning Board to "require the planting of trees, specifying the kind, type and location of such trees".

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Site Plan Review

The Orchard Park Town Board retains the power to approve or disapprove site plans including commercial, industrial and multi-family housing developments, with recommendations from the Planning Board.

Other Local Laws related to land use—Village of Orchard Park

The Village of Orchard Park has several other local laws related to land use and development that have been and will continue to affect the physical environment and shape of new development within the Village.

In addition to the Land Conservation District, there are a number of environmental laws that seek to minimize the impact of human settlement and development on the natural environment and protect development from environmental hazards. Section 31.51, "Flood Hazard Reduction" mandates the use of building measures within residential and non-residential construction that would prevent the collapse or floatation of buildings in the event of flooding. Section 65, Air Pollution constrains the sustained emission of dust or smoke to no greater than "three (3) parts density" on the Ringlemann Smoke Chart, and Section 68, Noise Pollution prohibits producing noise in a manner that disturbs the peace quiet and comfort of neighboring residents.

Chapter 27 of the Village Code, the Housing Code provides design standards for all new residential and commercial construction, including standards for refuse storage and disposal and property maintenance. The Property Maintenance Requirements (Sec. 27.38) mandates the proper care of exterior and exterior walls, outside stairways, porches and balconies.

Other Local Laws related to land use—Town of Orchard Park

The Town of Orchard Park has several significant local laws relating to land use as well. The Town has Flood Damage Prevention measures (Chapter 66) similar to those in effect within the Village of Orchard Park. The Town also has a "Vehicle and Traffic" ordinance (Chapter 131) in which the Town reserves the right to enact speed limits and traffic control devices in similar fashion to the Village. The Town Code also contains sections governing Noise, Excavations, Unsafe Buildings, voluntary conservation easements (see below).

Chapter 52 of the Town Code "Conservation Easements" sets the framework for the Town to acquire, either through purchase, gifting or lease of, the developmental interest in land and to hold such interests for a set time period (typically ten years) or in perpetuity. The ordinance defines open space as "any space or area characterized by natural scenic beauty or whose existing openness, natural condition or present state of use, if retained, would enhance the present or potential value or abutting or surrounding property, or would maintain or enhance the conservation of natural or scenic resources". The definition includes agricultural lands. The ordinance grants power to review any proposals for the acquisition of development rights to the Conservation Board. The process includes review and recommendation by the Conservation Board, a public hearing, and then Town

SECTION II – EXISTING CONDITIONS AND TRENDS

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Board approval. This process for conservation easements is typically started by a voluntary request by a landowner. The Town can also obtain these easements through the site plan or subdivision process.

SECTION II - EXISTING CONDITIONS
PART C: INFRASTRUCTURE

SECTION II – EXISTING CONDITIONS AND TRENDS

PART C – INFRASTRUCTURE

I. Public Water Supply

A. General

The public water supply in the Town and Village of Orchard Park is provided by the Erie County Water Authority through a 20-inch transmission main that runs along Armor Road. Water distribution is managed by a series of local water districts. The Village of Orchard Park operates, maintains, and distributes water to the entire Village and to three Town Water Districts north of the Village. The Town of Orchard Park operates an additional ±30 water districts. The Town of Aurora Water Districts 10 and 18 distribute water to the eastern portion of the Town of Orchard Park, and West Seneca Water District 17 services a small section of Michael Road along the boundary. (see Map 16) All areas of Orchard Park north of Powers Road and Ellicott Road have water service, with the exception of the golf course at the Orchard Park Country Club, which is exempted. There is public water in the southern portion of the Town, with a few areas not having access to public waterlines.

B. Village Water System

The Village of Orchard Park is completely serviced by a Village owned water system supplied by the Erie County Water Authority (ECWA) System. It is a "Depression Era" system that has been updated over the years, but still has approximately 30-40% of the system with old cast iron pipes. The Village also services a portion of the Town of Orchard Park (three districts) just north of the Village (see map). This Town area is provided water as an out-of-district customer (water lines owned by the Village) and is regulated and billed by individual household meters. (The Village recently installed remote readers for the residential water meters.)

The water supply to the Village is through a 20 inch ECWA main that supplies two six (6) inch waterlines feeding a meter pit located at the southern Village boundary. A twelve (12) inch water main (circa 1966) leaves the meter pit and provides the service to the Village. The Village purchases on average 600,000 gallons per day from the ECWA. The Village Department of Public Works (DPW) maintains the water system by repairing broken mains (average 10-15 breaks per year), servicing and repairing water meters, monthly water sampling, reading meters, and checking and maintaining valves and hydrants.

Over the years, the Village has been replacing the older waterlines with new PVC waterlines and the current planned NYSDOT project will also result in new twelve inch waterlines in the project area. The Village will also add a new twelve inch waterline from the "Four Corners" to Potter Avenue in association with the NYSDOT project.

In the areas with older waterlines, there are also old style hydrants that do not have the larger connections preferred by most fire companies. It is estimated that there are 30 of these older style hydrants left (out of approximately 150 hydrants). Five of these will be replaced during the NYSDOT project (see Transportation section).

ERIE COUNTY, NEW YORK

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At present the Village believes that the water system is adequate and supplies a fairly consistent 70 psi pressure throughout the Village. This belief is based upon a 1993 study (Engineering Report, Volume 1, Water Distribution System Analysis for Village of Orchard Park, R&D Engineering) which concluded that the system was providing all demand requirements for average daily, maximum daily, and peak hourly demands. There were some inadequacies noted for fire flows at certain hydrant locations. There is presently no water storage within the Village, with the tank across from the municipal building being out-of-service (storage being provided within the ECWA system). Although this system is adequate, the Village has begun studies to improve the system. This study will look at things such as additional looping of the Village waterlines and possibly a new connection to the ECWA system (additional source feed).

C. Town Water System

As discussed in the introduction paragraph, the Town of Orchard Park is almost completely watered. It has water supplied by the Village, the ECWA and through some surrounding Towns. The waterlines within the Town range from older waterline pipes (>70 years old) to new waterlines in many of the newer subdivisions. These waterlines are contained in over 30 water districts. (Water District #'s 1-21, including extensions - for example, District 6 has extensions 6-1, 6-3, 6-4, 6-5, etc.).

The Town has recently completed a study of its water system, which has recommended a comprehensive water system improvement project. This project would result in replacing 8.5 miles of 4", 6" and 8" waterline that is 50-70 years old. these improvements will improve operating pressures, increase fire protection, and improve overall efficiency. Improvements also include creating a looped waterline system around the Village to remove the supply coming through the Village. It is also the recommendation and intent of the Town to try and consolidate all of the Water Districts and have them all operated and maintained by ECWA. The Town and Village are members of the Southtown's Water Consortium Study which is looking at regional issues dealing with water supply in the Southtown's.

II. Sanitary Sewer Service

A. General

The entire Village and the northern part of the Town of Orchard Park are within sanitary sewer districts (not all of this area is serviced - example Michael Road). Sewer service generally does not extend south of Powers and Ellicott Roads, except for subdivisions near the western border, and a small extension south along Chestnut Ridge Road. The remaining areas south of these Roads depend upon septic systems for sanitary waste.

The majority of the Town of Orchard Park is within Erie County Sewer District 3. The Village is located within ECSD #3 but is not operated by ECSD #3. The Village of Orchard Park is covered under a single sewer district, and there are a number of small

SECTION II – EXISTING CONDITIONS AND TRENDS

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sewer districts, operated by Orchard Park, throughout the northern part of the Town. (see Map 17)

The Erie County/Southtowns Sewage Treatment Agency, an independent AGENCY, provides trunk sewer service to District 3, other Town of Orchard Park districts and the Village. Sewage generated within the Town and Village is transmitted to the Agency's wastewater facility on Lake Erie for treatment.

B. Village Sewer System

The Village of Orchard Park is presently 100% sewerred, with no residents or businesses on septic systems. This sewer system was primarily installed in the 1930's and 1940's and originally went to a Village Wastewater Treatment Plant. This plant was abandoned in the 1960's when Erie County Trunk Sewer lines became available to the Village.

In connecting to the county sewer system, some problems occurred due to the combined systems (stormwater and sewage in the system) that existed in the Village. In attempting to eliminate these combined flows, some combined sewers were left in place and in one instance, one combined sewer was directly discharged into a creek (being mistaken as a storm sewer only). These problems though have been corrected over the years.

It is the opinion of the Village that the sewer system is in good condition and that through continued proper maintenance and small yearly projects (for example there is sewer work proposed in the areas of Freeman Pond and Green Lake that are associated with some dam work on those facilities) the system will service the Village adequately for the foreseeable future.

C. Town Sanitary Sewer System

As discussed previously, the Town of Orchard Park is provided sewerage service by Erie County Sewer District #3. Service is provided to much of the Town, excepting most of the area south of Powers and Ellicott Roads.

The Erie County/Southern Sewage Treatment Agency serves the community (owns, operates and manages the system). The Agency is an independent agency formed by Article G of the General Municipal Law and is managed by its own Agency Board. The sewer districts themselves are self-supporting entities with the power to assess appropriate service fees and levy local sewer charges. Capital construction is eligible for both Federal and State aide, and when available.

III. Solid Waste Disposal

Solid Waste disposal within Orchard Park is provided by private companies contracted to the municipalities. In the Town of Orchard Park, Natural Environment Inc. (NEI), located in

SECTION II – EXISTING CONDITIONS AND TRENDS

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Blasdell, collects garbage and recyclables. Waste Management provided service in the past to the Village of Orchard Park. Presently, like the Town, the Village contracts with NEI. The Town of Orchard Park collects yard waste, such as leaves and branches, and chips it at a Town facility. The Village collects yard waste and takes it to the Highland Avenue site.

IV. Electric and Gas Service

NYSEG and National Fuel Gas provide Orchard Park with electric and gas service.

V. Transportation

A. Roadways (General)

The Town and Village of Orchard Park have a number of major roadways traveling through them. US Route 219 is a limited access roadway that connects into the federal interstate system. Major exits off Route 219 in Orchard Park are at NY Route 179 (Milestrip Road), Armor Duells Road and at US Route 20A (Big Tree Road). Route 20A is known as Big Tree Road in the western end of the Town, West Quaker Street through the Village to the intersection with Routes 277/240; and East Quaker Street heading east from this intersection to the Aurora border.

NY Route 277, or Buffalo Street, runs north-south through the center of the Town and Village, intersecting Route 20A at the major crossroads (the four corners) in the Village. Through most of the Town north of and through the Village, NY Route 240 runs concurrent with Route 277. South of the Village, Route 240 splits off into an east-west roadway, also known as Ellicott Road. At this split, Buffalo Street continues south as Chestnut Ridge Road. Other major roadways within the Town include US Route 20 (Southwestern Boulevard) and NY Route 187, or Transit Road, which is the eastern border of the Town and Armor Duells Road. See Map 18 for the general layout of roads within Orchard Park.

B. Village Road System

The Village of Orchard Park is serviced by State, County and a local road network system. The State highways of Route 240/277 and Route 20A form the backbone of this system, connecting the Village to the surrounding communities and the Interstate system at the "219" (US Route 219). The County system is limited within the Village to Thorn Avenue, and at it's borders by Taylor Road and Freeman Road (north of 20A). The remainder of the road network is Village owned and maintained.

The Village maintains these roads by repairing (from overlays to complete builds) about one to one and one half miles per year. Each year the Village budgets money to perform these repairs and on average all roads are repaired once every ten years. The Village also maintains its roadways by the following: painting parking lines, plowing

ORCHARD PARK

ERIE COUNTY, NEW YORK

WATER DISTRICTS

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STATE ROAD
COUNTY ROAD
TOWN ROAD
PRIVATE ROAD

LAST UPDATE: DECEMBER 30, 1997 - L.M.H.

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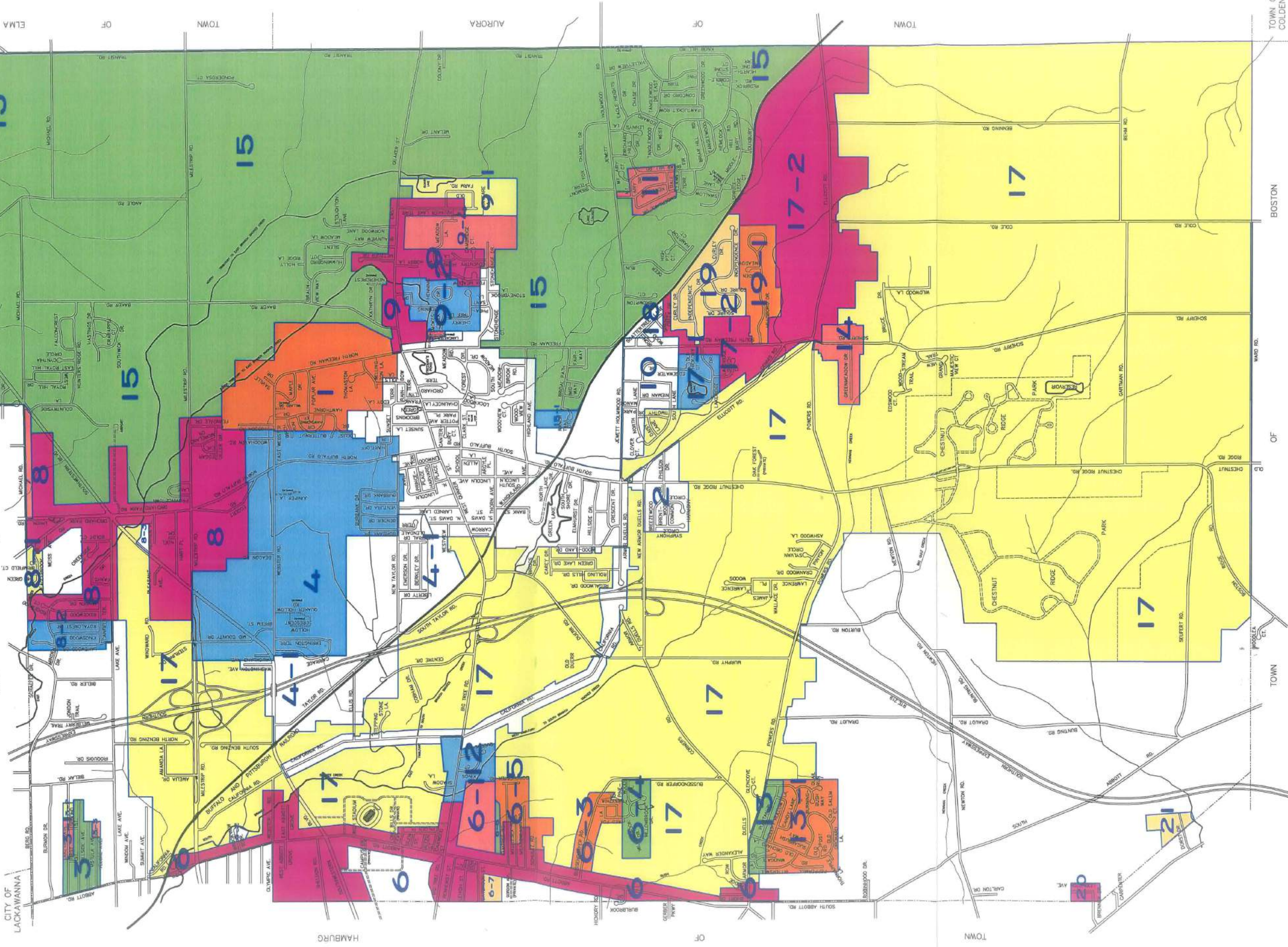
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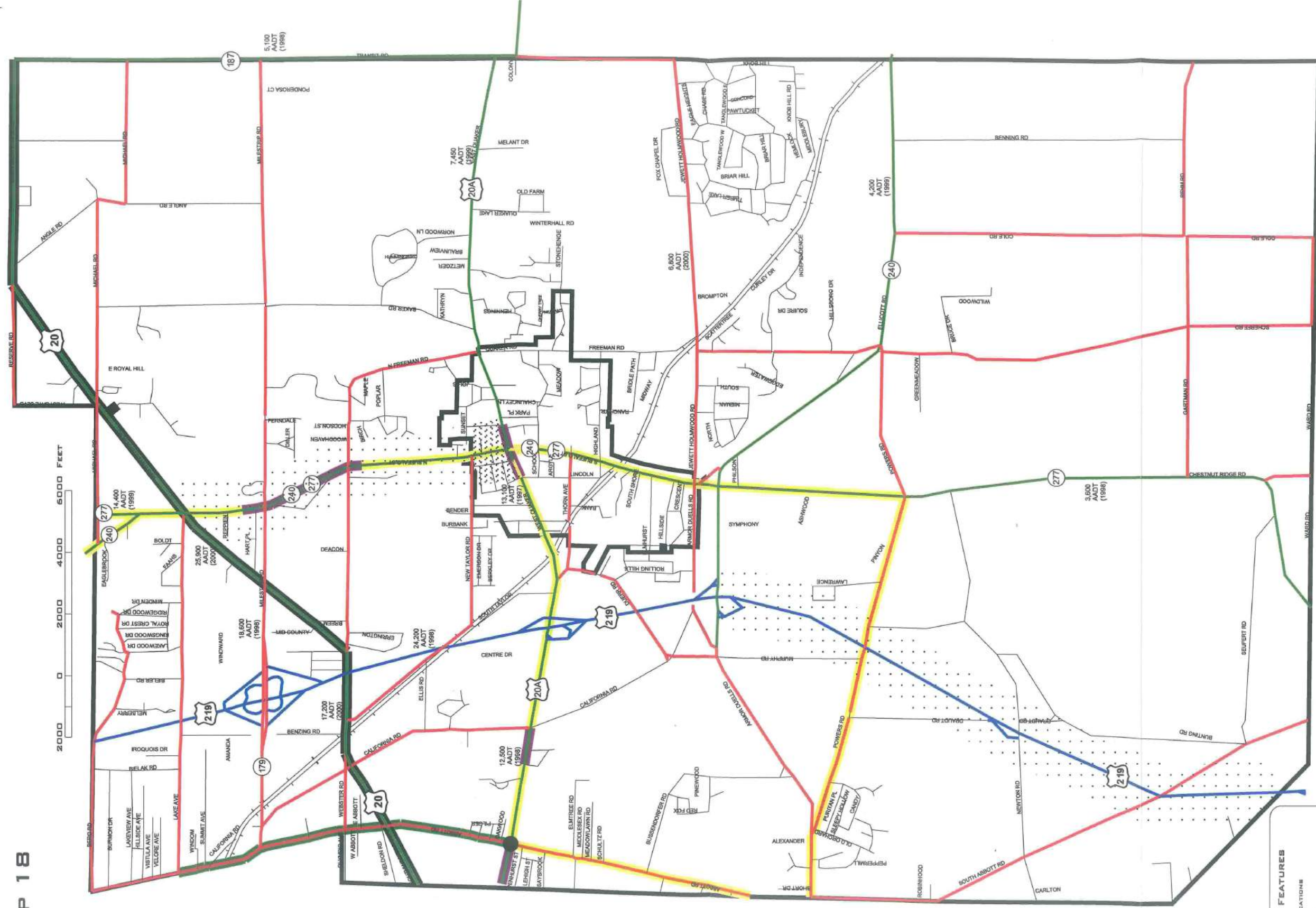
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ORCHARD PARK TRANSPORTATION

MAP 18



KEY TO FEATURES

- ROAD CLASSIFICATIONS
 - FEDERAL
 - STATE
 - COUNTY
 - LOCAL
- PROJECTS ON THE NYSDOT TIP
 - PRIORITY INVESTIGATION LOCATIONS
 - NFTA METRO BUS ROUTE 1-4
 - NFTA METRO BUS ROUTE 72
 - RAILROADS
- CHARD PARK BOUNDARY
- PRIORITY INVESTIGATION INTERSECTION
 - CURRENT DOT CONSTRUCTION PROJECTS
 - SCHEDULED DOT CONSTRUCTION PROJECTS

** PLEASE NOTE THAT ROAD CLASSIFICATIONS BASE MAPS ARE FROM THE NYSDOT AND MAY NOT BE COMPLETELY UP TO DATE

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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, NFTA, NYSDOT



PROJECT # 328201

SECTION II – EXISTING CONDITIONS AND TRENDS

PART C - INFRASTRUCTURE

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streets, salting, shoulder repair, patching & sealing and sweeping in "curbed" areas (May through September). Part of this maintenance also includes storm drainage pipe construction and replacement.

The Village believes the road network is in good condition except for the County road, Thorn Avenue (which is being rebuilt in 2002). The Village would like to take over ownership of this road, if the County would first make improvements to it. This road is an important road because it is a truck route to an industrial area (the Southtowns Business Center) and is a local bypass for the Four Corners intersection.

The State of New York is presently completing improvements to the Route 240/277 corridor through the Village. Improvements will be made from School Street to Southwestern Boulevard. A description of these improvements is included in the Appendix. These improvements include a very important streetscape component to help preserve the character of the Village.

Included in the Village's highway system are sidewalks. Sidewalks in the Village are predominately located along the State highway system around the schools, Thorn Avenue, and some streets just off of the State highways.

C. Town Road System

Interstate, State, County, and local roads combine to form the transportation network within the Town of Orchard Park. US Route 219 is the Town's major connection to the Interstate Highway System and points beyond. Route 219 runs north-south within the Town and connects with Interstate 90 to the north and with the Southern Tier communities of Springville, Ellicottville, and others to the south. State Highways within the Town include Routes 240, 277, 20A, 20, and 187. Route 240 and 277 merge near the northern boundary of the Town to form one connected roadway until they split again just south of the Village. These routes form the major north-south corridor through the Town as it passes through the heart of the Village and the community's business district. Route 20A (Big Tree Road) forms one of the major east-west corridors through the Town as it too passes through the heart of the Village and the community's business district. Route 20A is a highly traveled road (12,500 AADT, 1998 between Abbott Road & Rte 219) as it has such destination points along it as Ralph Wilson Stadium and Erie Community College South Campus. Route 187 is also a north-south route within the Town although it is much less traveled (5,100 AADT² 1998). 187 forms the border with the Towns of Elma & Aurora is much more rural in nature than other state routes located within the Town. The final state route located within the Town is Route 20 (Southwestern Boulevard) which travels in southwest-northeast direction through the northern half of the Town. Route 20 is a highly traveled road with over 25,000 AADT in 2000 between Route 240/277 and Route 219. The remainder of the roadways in the Town are split between County and Local roads. Some of the more highly traveled roads are those County roads that link to the 219 such as Armor Duells Road and

² AADT: Average Annual Daily Trips

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Milestrip Road. These two roads traverse the Town in an east-west direction, with Milestrip being in the northern portion of the Town and Armor Duells just south of the Village. Milestrip is a heavily traveled arterial (18,600 AADT, 1998 between Routes 20 & 219) that links directly to Interstate 90 west of Orchard Park in the Town of Hamburg. Abbott Road is also a County road, which helps to form part of the boundary between Orchard Park and Hamburg and is the main north-south route in the western edge of the Town. Jewett Holmwood Road is another county road, and it provides east-west travel from the Village to the Town of Aurora, and from the Village to Armor Duells Road and then to the Town of Hamburg.

There are two current DOT construction projects taking place within the Town of Orchard Park. The first is the reconstruction of Route 240/277 between Southwestern Boulevard and the northern Village boundary. The second project is occurring on US Route 219 from Armor Duells Road south to the Town line. A description of the improvements from both of these projects is included in the Appendix.

D. Traffic Counts

NYSDOT has conducted traffic counts for the Town and Village of Orchard Park on all State and US Routes. In general, traffic volumes are increasing across Town, with average increases in the range of 2 or 3 percent per year. Along Route 219 through Orchard Park (from the Hamburg-Springville exit to the NYS Thruway exit), traffic volumes have increased by an average of 2.8 percent annually since 1992. Along Route 20 (Southwestern Boulevard), average traffic volumes across the entire roadway within the Town increased by 1.6 percent a year over the past 5 years. This growth, however, has not been uniform along the length of the roadway. From Milestrip Road to Buffalo Road, the AADT on Route 20 increased by 52.5 percent since 1994 (probably due to the development in this area), while in the section of Route 20 running along the northern boundary of the Town from Angle Road to Transit, the AADT decreased by 24.3 percent since 1991.

A similar situation exists for Route 20A. Traffic volumes within the Town and Village along Route 20A increased by 1.2 percent a year for the past 5 years, but from the western Town line to Route 219, the AADT has increased by 24.7 percent since 1995, while from Freeman Road near the eastern Village line west to Transit Road the AADT decreased by 22.0 percent since 1991.

In the past four years, the AADT along Route 240 has remained essentially unchanged, averaging a 0.2% increase per year. However, different segments of the Route 240/277 corridor has seen various levels of increases and decreases in AADT. Near the Village car trips had increased modestly over the past five years.

Along Route 277, the AADT increased by an average of 2.1 percent annually over the past four years within the Town and Village. All segments of this roadway experienced traffic volume increases, with the greatest increases in the section between County Road

SECTION II – EXISTING CONDITIONS AND TRENDS

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370 (Powers Road) and the Route 240 merge, where traffic volumes have increased by 39.4 percent since 1993.

E. Accidents

NYSDOT maintains an annually updated inventory of accident Priority Investigation Locations (PILs) and Priority Investigation Intersections (PIIs). PILs and PIIs are areas, along a roadway or at specific intersections respectively, where the accident rate exceeds the average for that highway type to the extent as to suggest that some factor other than pure chance may be contributing to the number of accidents experienced.

Within the Town and Village of Orchard Park there are a number of PILs and one PII. The PII is the intersection of Route 20 and Abbott Road in the northwest corner of the Town. The PILs are listed below:

- *Route 20A – 0.2 miles west of Abbott Road to Abbott Road,
- *Route 20A – from Kings Court to CR 461 (California Road)
- Route 20A – from Lincoln and North Lincoln Avenue to Potter Ave./Sunset Lane
- Route 240/Route 277 from 0.2 miles south of Eggert Road to the northern most intersection with Eggert Road
- Route 240/Route 277 from the northern intersection with Eggert Road to 0.1 miles north of Hart Drive

*Note that both of these areas are located in the vicinity of Ralph Wilson Stadium.

F. Active and Pending Construction Projects (as of January 2002)

The major current transportation project planned within Orchard Park is the Buffalo Road/ Buffalo Street Expansion (Routes 240/277). The New York State Department of Transportation will be undertaking a roadway/ streetscape enhancement project along this major arterial. The project was initially scheduled to start in the summer of 2000, but it wasn't started until the summer of 2001. The project, which will extend from School Street in the Village north to Southwestern Boulevard, will involve reconstructing the roadway to include two-lanes and a center turn lane. Improvements will incorporate "traffic calming" measures and aesthetic enhancements, including new street lighting, new sidewalk treatments, crosswalks, benches and other streetscape improvements. New sidewalks will be extended northward from the Village, as far as Southwestern Boulevard.

In addition, there are two projects within Orchard Park on the Transportation Improvement Plan (TIP). The projects listed in the TIP are intended to be designed and constructed within the next five years. The first project is Southwestern Boulevard (Route 20) east from Route 240 (North Buffalo Street) to Route 187 (Transit Road). The roadway is currently four lanes in some areas, and five lanes in others. The proposed project would make a consistent five-lane section throughout the corridor. In the four-lane section, the additional lane would be formed by making the shoulder and travel

SECTION II – EXISTING CONDITIONS AND TRENDS

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lanes narrower. This project is scheduled to be completed by September 2004. The second project is Southwestern Boulevard west from Buffalo Road to Amsdell Road in the Town of Hamburg. This project involves replacement of the shoulder and ditch section with curb and closed drainage, and major intersection improvements at McKinley and South Park in Hamburg. The project will provide enhanced accommodations for pedestrians at Abbott Road to accommodate pedestrian traffic at Ralph Wilson Stadium. This project is scheduled to begin construction in 2004, and to be completed by September 2006. Both projects are proposing the addition of sidewalks, which would result in sidewalks along the entire length of Southwestern Boulevard in the Town of Orchard Park.

G. Public Transportation

The major form of public transportation that is provided within the Town and Village of Orchard Park is bus service. The Niagara Frontier Transportation Authority (NFTA) which provides this service has two routes that pass through the Town, and one through the Village, routes number 72 and 14 (refer to Map 18). Route number 72 provides service within Orchard Park as it works its way from Erie Community College, through the Town and Village to either Southgate Plaza or downtown Buffalo. The rider has the choice of either riding 72A that provides service all the way downtown or 72B which ends its route at the Southgate Plaza on Union Road. The bus runs more frequently to and from ECC to the Southgate Plaza than it does from ECC to downtown Buffalo. Route number 14B & C also travel from ECC to downtown Buffalo with much more regularity than does the 72 A. Route 14B differs from 14C in that it makes a brief stop at the McKinley Mall before heading on to downtown Buffalo. Route 14 only travels within the Town of Orchard Park briefly as it runs east along Big Tree Road and then north on Abbott Road into Buffalo. Bus fare for the NFTA is based on a standard bus fare of \$1.25 with an additional \$.20 for each zone crossed. Zones are based on distances from downtown with ECC being located in Zone 2 and the majority of the Town, and the entire Village of Orchard Park located in Zone 3.

Another alternative to driving to and from destinations alone for the residents of Orchard Park is carpooling. Currently there is one park & ride facility located in the Town on Route 20a which was constructed along with recent road improvements. This allows for residents to meet at the facility, park their cars, and carpool on to their destinations. Unfortunately due to the location of the site bus service at this facility is not possible. (Being used infrequently and as a place to sell automobiles.)

In 1980, 71 percent of workers within the Village rode alone to work, while only 2 percent use public transportation to get to work. In 1990 the percent of people driving to work alone increased to 77 percent of the workers, while those using public transportation decreased to one percent. This trend is similar for the Town where 77 percent of the workers rode alone to work in 1980, and 82 percent did so in 1990, and 2 percent used public transportation in 1980, and one percent used it in 1990. Given the limited availability of public transportation in Orchard Park, these commuting patterns are expected to continue.

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H. Bikes/pedestrians

Within the Village and Town of Orchard Park residents are able to utilize various alternate modes of transportation. Sidewalks are located on approximately half of the streets within the Village, as well as within certain areas of the Town. Sidewalks are located within the Village to connect important features allowing citizens to get from place to place without having to get into their car. Although sidewalks are found in many areas in the Village they are much more limited within the Town and are only located in areas where they were necessitated. The reason for limiting sidewalks within the Town is because the public feels that placing sidewalks throughout would ruin the rural character and ambiance of the Town. There are also issues of cost, maintenance, and liability. Also located within the Town and Village is an on street bicycle network. The Greater Buffalo Niagara Regional Transportation Council (GBNRTC) created a bicycle route guide for the Buffalo/Niagara region and rated the on street routes as to "how comfortable a typical bicyclist would feel riding along a particular stretch of road." Map 19 shows the locations and ratings of identified bike routes within the Town and Village of Orchard Park. Also shown on Map 19 are off street trails that are identified by the NYSDOT. These trails run along pipeline and powerline corridors and are off road trails.

I. Rail Transportation

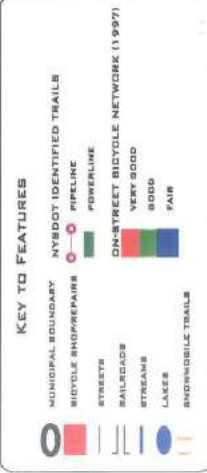
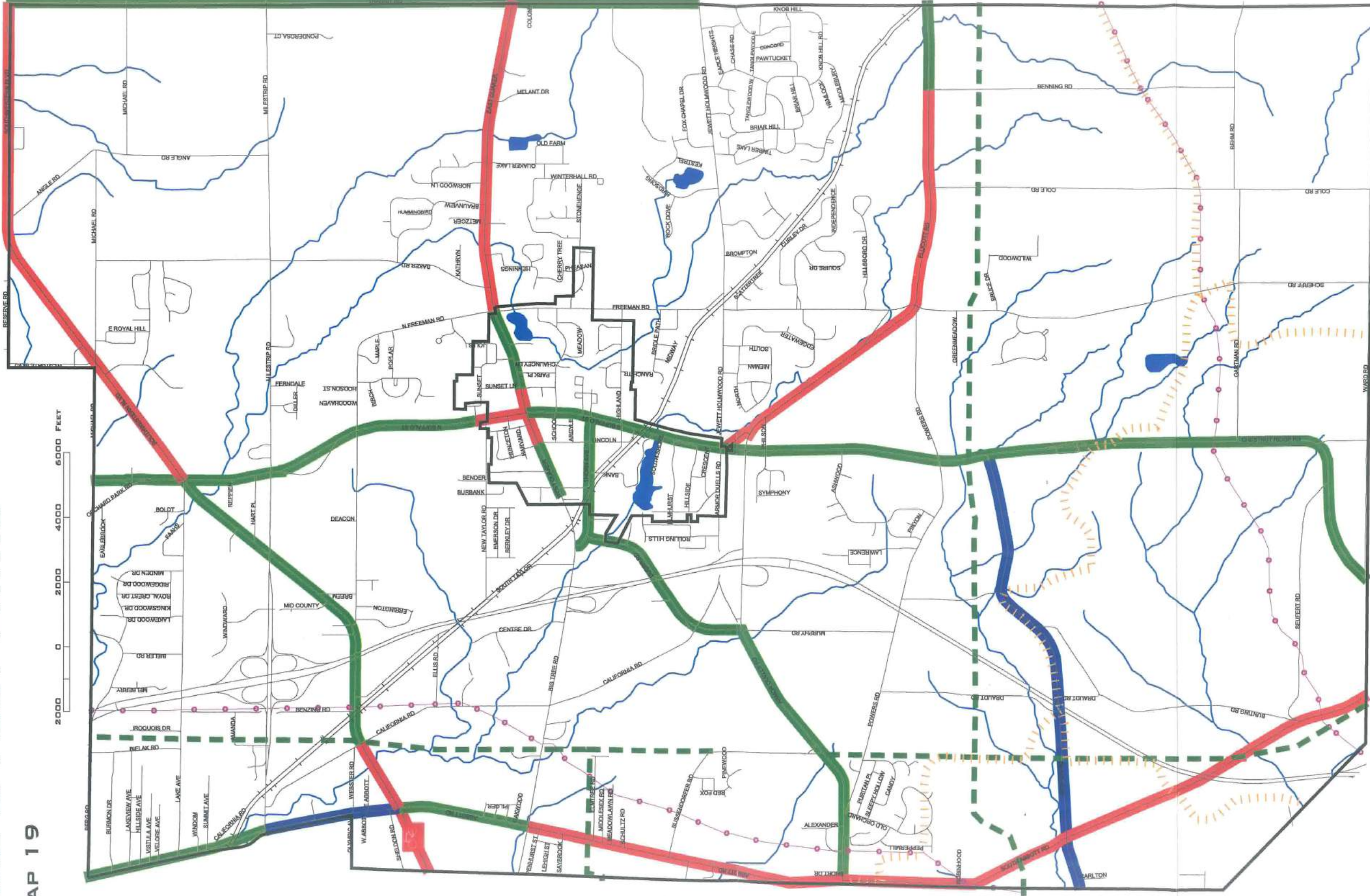
The Buffalo-Pittsburgh railroad runs on a northwest/southeast route through the central portion of Orchard Park Town and Village. According to Erie County officials, the Buffalo-Pittsburgh railroad still currently owns the entire railroad right of way. A fiber optics company, and along some sections a petroleum line, have easements and have installed utilities within the right of way.

Usage of the track is very light. At one point in the mid-1990's Erie County entered into discussions with the railroad about purchasing the right-of-way, but after the breakup with Conrail, the dynamics of those discussions changed and no purchase was made. Abandonment has been discussed, so that the property would dissolve to adjoining landowners, however these proceedings have not commenced (and easements within the ROW would make this difficult). Carriers seeking access to the Southern Tier by railroad use Norfolk Southern's Southern Tier Line that goes through the Town of Aurora. The Buffalo-Pittsburgh has some trackage rights on the Southern Tier Line, which it uses instead of the line through Orchard Park because it is straighter, with fewer turns and grade changes to manage. These better conditions allow for faster shipping times and lower likelihood of derailment. The Southern Tier line and the Buffalo-Pittsburgh line eventually converge. No businesses within the Town or Village of Orchard Park currently use the railroad for shipping (except some deliveries to 84 Lumber and Thruway Buildings), nor have they done so over the last ten years. It has been reported that there has been damage to the tracks in the last five years, and repairs would need to be made to encourage usage.

ORCHARD PARK BIKE & FOOT PATHS

MAP 19

2000 0 2000 4000 6000 FEET



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DATA SOURCE: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, TOWN & VILLAGE OF ORCHARD PARK, GBNRT, NYSDOT, NYS DEPARTMENT OF PLANNING

SECTION II – EXISTING CONDITIONS AND TRENDS

PART C – INFRASTRUCTURE

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The future of the Buffalo-Pittsburgh line is uncertain. Several suggestions have been made by residents in Orchard Park and West Falls that portions of the rail line be converted to a paved bike trail. Such a trail would link the Village of Orchard Park and residential areas south of the Village. Regional transportation officials have identified the strategic location of the railroad as a possible light commuter rail corridor linking the Southtowns with Downtown Buffalo. Buffalo Bills officials have also proposed using the corridor to provide excursion trains from Rochester and Buffalo to Ralph Wilson Stadium, a plan which could help ease traffic congestion on game days and potentially help improve their fan base.

SECTION II - EXISTING CONDITIONS
PART D: COMMUNITY SERVICES

SECTION II – EXISTING CONDITIONS AND TRENDS

PART D – COMMUNITY SERVICES

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Public Schools

The Orchard Park School District covers about fifty square miles. Its service area includes most of the municipal areas of the Town and Village of Orchard Park, as well as portions of the Towns of Boston, Hamburg, West Seneca, Elma and Aurora (see Map 20). A section of the Town of Orchard Park along the western border is within the Hamburg School District, and a small portion of the Town along the northern border is within the West Seneca School District. The Orchard Park School District currently serves 5,345 students (2000 enrollment), which is expected to grow to 5,695 by 2010¹.

There are six schools in the Orchard Park School District. The four elementary schools house Kindergarten through fifth grade. These schools are distributed throughout the community; the Windom School is in the hamlet of Windom in the northwest portion of Town. Eggert School is on Eggert Road in the north central part of Town. South Davis School is located in the Village and the Ellicott School is located south of the Village. Average classroom size in the elementary schools ranges from about 20 students to about 25 students, with lower class sizes in the lower grades.

The Middle School is located on South Lincoln Avenue in the Village. Approximately 1300 students in grades six through eight attend this facility. The High School complex is located just north of the Village on North Freeman Road. Approximately 1700 students in grades nine through twelve attend the High School. The School District also maintains the Baker Road facility north of the Village. This building houses BOCES programs, an Alternative education program, and district offices. In addition to school programs, the district also offers community education and a variety of joint school-community committees, clubs and organizations.

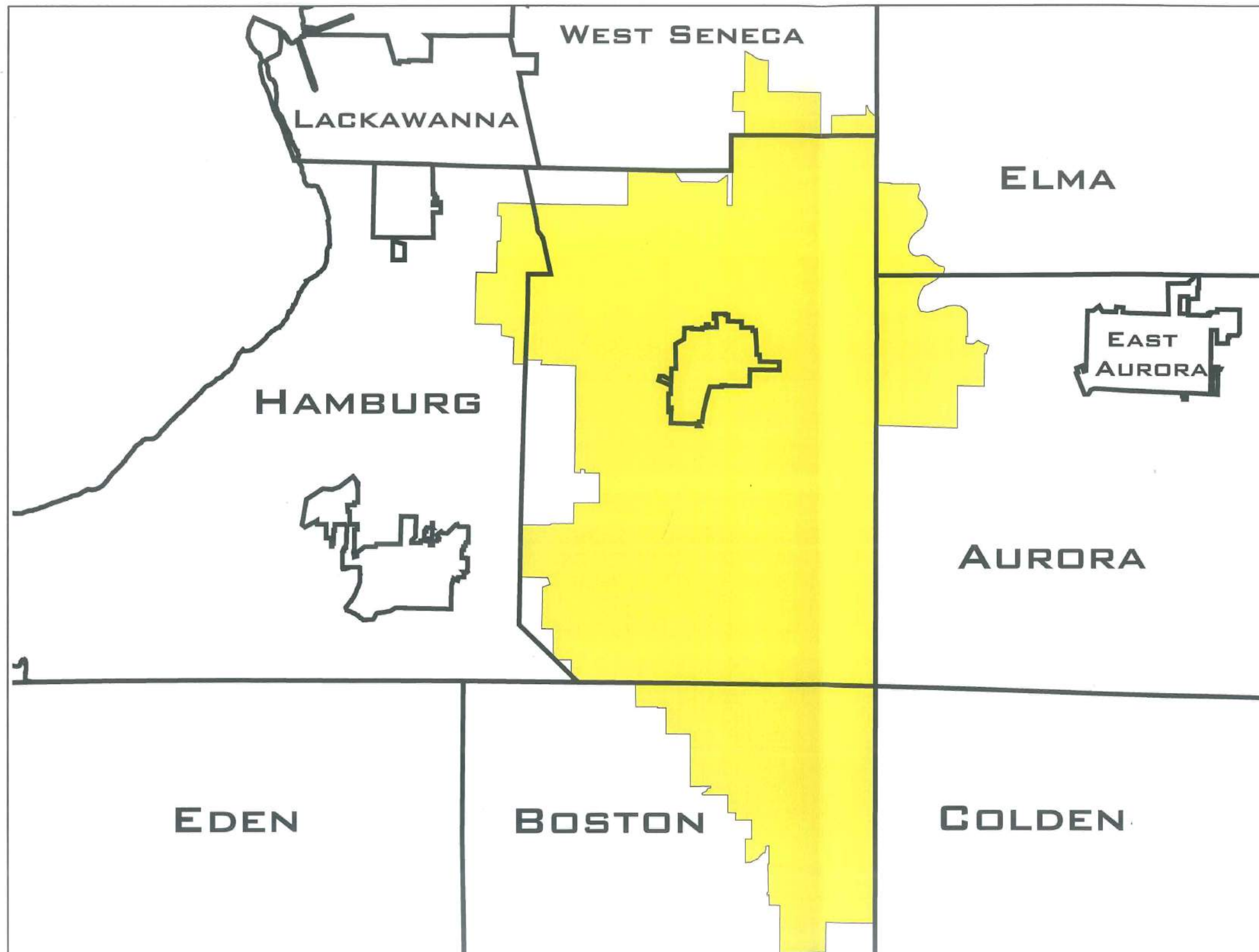
The Orchard Park School District is one of the premier school districts in Western New York. Many residents of the Town and Village were attracted to the community by the excellence of the school system. It offers a comprehensive educational program with a full range of services, academic programs, sports and extracurricular activities. Special education and gifted and/or accelerated programs are available at each school. Students generally perform above the state standard in standardized testing, and the school system has one of the highest rates in Erie County for students graduating with Regents diplomas. Approximately 90% of all graduates of the system attend higher education.

Currently, the Orchard Park School District is experiencing overcrowding. School buildings have reached capacity, and the District is exploring expansion possibilities. The planning process began in early 1998, with the formation of a study team that explored a range of various options to address the overcrowding problem. The final result of this process was the recommendation to construct a new high school facility. Under this proposal, the current High School would be converted to a second Middle School. Fifth graders, currently attending elementary schools, would be moved to the Middle Schools, alleviating crowding at the existing elementary schools. Minimal modifications would be required to convert the High School to a Middle School.

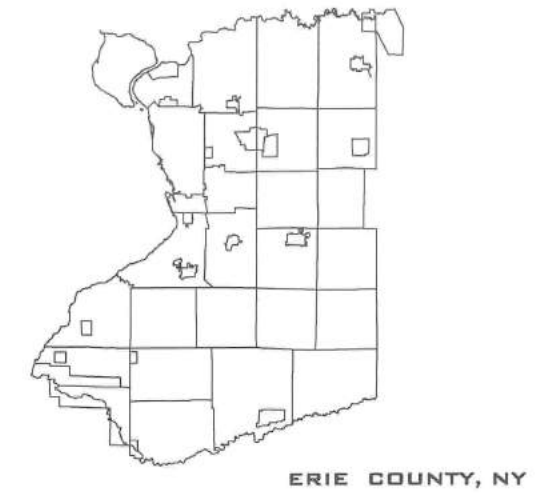
¹ Orchard Park School District Student Enrollment Projections. Gary P. Smith. (1999).

ORCHARD PARK SCHOOL DISTRICT

MAP 20



LOCATION MAP



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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING



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PROJECT # 328201

SECTION II – EXISTING CONDITIONS AND TRENDS

PART D – COMMUNITY SERVICES

The report stated that there are several benefits of the proposal. It will address the problem of overcrowding, with minimal disruption during construction. The proposal will also provide flexibility for the future. The new high school facility would be designed to meet modern educational programs and needs, including space for computer instruction, better science labs and other amenities. The proposal will also address the current lack of capacity of non-classroom facilities, such as cafeterias, gymnasiums and music rooms. By alleviating crowding at the schools, the School District envisions that additional space will be freed up for community programs, such as senior citizens programs, community recreational programs and meeting space.

The two major concerns about the proposal are the location and the cost. The proposed location for the new High School is on Murphy Road in the southwestern part of the Town. School District voters approved the purchase of the 134-acre Murphy Road site in December 2000, prior to the final decision to build a new High School. There is some concern on the part of some residents that alternative location options were not fully explored. There are also some environmental concerns presented by the site, particularly in regard to traffic. It is also in a rural area with agricultural lands (that could be affected by growth). The School District is currently funding three studies to address these concerns: a Traffic Impact Study, a Preliminary Engineering Report with Schematic Roadway Plans, and an Environmental Impact Study.

In terms of cost, the initial cost estimates were in the range of \$90 million. More recently, the School District has scaled down the initial scope of the project in order to bring the costs down. A public referendum on the project was scheduled for early 2002, pending completion of an environmental review of the proposed site. The vote was held in the form of two separate propositions. The first proposition was to build a new High School at a cost of \$84 million. The second proposition was to approve an additional \$700,000 in expenses to upgrade athletic facilities with lighting, bleachers, a concession stand and restrooms. A third proposition was to pay for air conditioning, which would facilitate year-round use of the new building. Air conditioning would add costs of approximately \$2.5 million to the project. The referendum was soundly defeated in February and the School District is assessing new ideas and proposals for this problem.

Public Facilities

The Town and Village of Orchard Park jointly occupy the Municipal Center, located near the center of the Village on South Buffalo Street. The Center which was occupied in 1990, is a modern facility and is considered to be in excellent condition. In addition to the administrative offices of the Town and the Village, the Municipal Center houses the Orchard Park Police Department and the Town and Village Municipal Courts and Youth Court. Joint use of this facility provides Town and Village residents with a "one-stop" interface with their governments.

The Orchard Park Police Department is a consolidated force that provides service to all Town and Village residents. There are currently 31 members on the Police Force. The major Fire Service in the Town and Village is the Orchard Park Fire District. The Fire District operates three main stations: the Orchard Park Fire Company in the Village on School Street, the Hillcrest

SECTION II – EXISTING CONDITIONS AND TRENDS

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Station on Ellicott Road and the Windom Fire Company on Abbott Road. The Orchard Park Fire District is a separate incorporated entity, which operates independently from either the Town or the Village and is its own taxing jurisdiction. A small portion of the southwest corner of the Town of Orchard Park has fire protection provided (secondary response) by the Armor Fire District.

The Orchard Park School District (shown on Map 20) owns 8 buildings (4 elementary schools, 1 middle school, 1 high school, a bus garage, and an administrative building) within the community and numerous outdoor fields adjacent to these buildings. The community for a variety of purposes uses these buildings and outdoors fields. Community groups, continuing education classes, and a variety of athletics are all examples of how the school district facilities are used above and beyond everyday school activities. Both the Village and Town of Orchard Park also have numerous recreation areas for residents to use and enjoy. Map 21 illustrates all the recreation areas within the Town and Village. These areas include School District facilities, as well as developed and undeveloped recreation areas owned by either the Town or Village. Other community facilities include the Orchard Park Library located on South Buffalo Street, the Town Highway Garage Complex on South Taylor Road, the Village DPW Complex located on West Highland Avenue, the Senior Citizens Activity Center on Princeton Place, as well as other numerous historical landmarks located throughout the Town and Village.

The Erie Community College South Campus is also located along the Town of Hamburg/Town of Orchard Park border, with most of the structures within the Town of Hamburg. This facility provides education and recreational services to the region.

Parks and Recreation

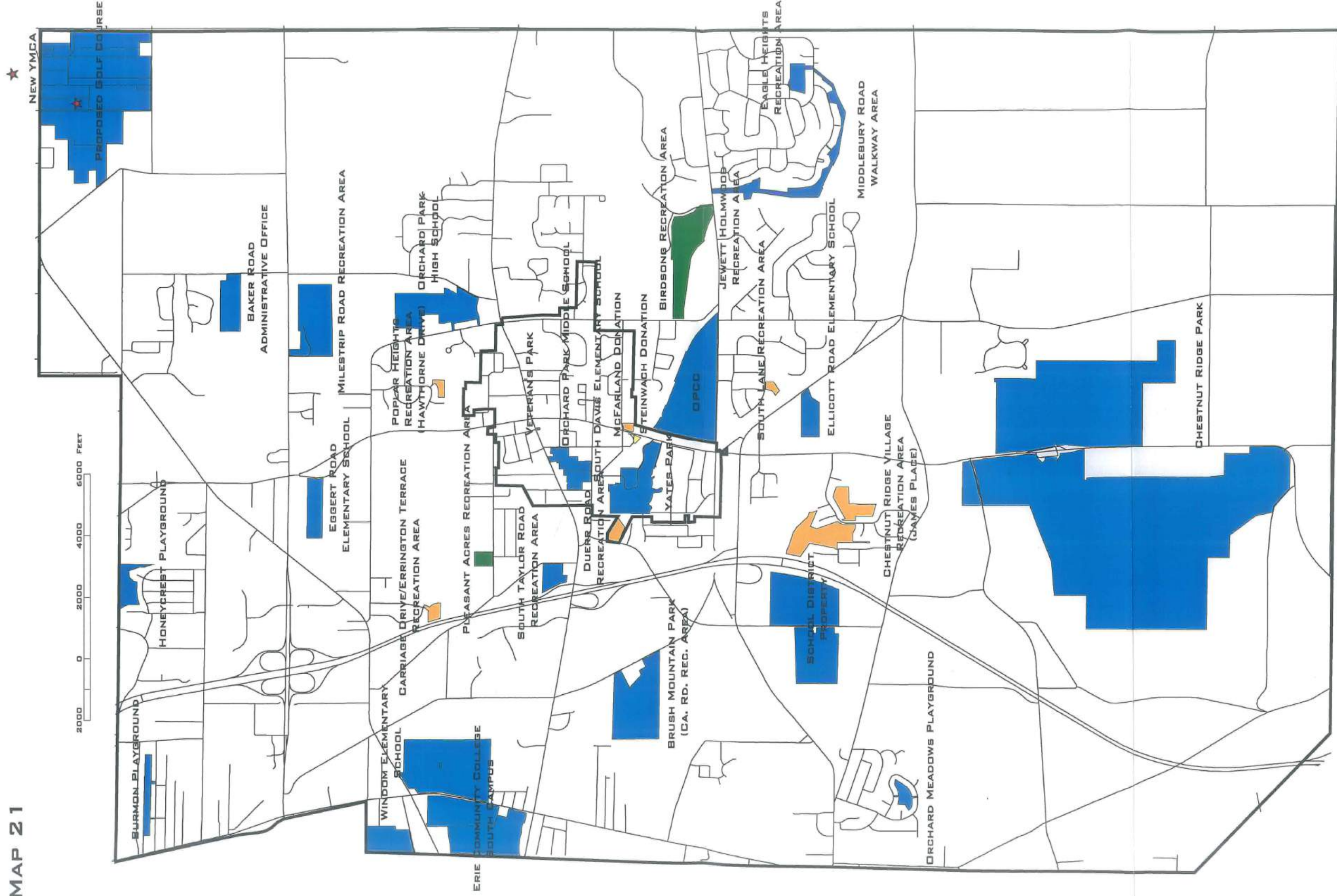
The Town of Orchard Park maintains all public parks in the Town and Village. The Town has a part-time recreation director (planning to expand to full-time) and a Recreation Commission. The parks system in Orchard Park includes 3 major sports complexes, 3 community parks, and 4 mini-parks or neighborhood parks. The Recreation Department also operates a Senior Center on Linwood Avenue in the Village. In addition the Town owns several undeveloped properties that have been acquired as private donations or land exactions from major subdivisions. Many of these properties have been land banked for future recreational needs. Presently, the Town is utilizing the Baker-Milestrip site for composting and converting some of the site for recreation fields.

The schools of the Orchard Park School District within the Town and Village offer additional recreational space. Sports leagues serving residents use fields at Erie Community College's South Campus, and residents also utilize Erie County's Chestnut Ridge County Park for passive recreation. Residents can also access several parks in the Town of Hamburg and West Seneca that are close to the municipal boundary. The following Figure lists each of the facilities available to Orchard Park residents, and shows their location.

ORCHARD PARK PARKS & RECREATION

MAP 21

2000 0 2000 4000 6000 FEET



KEY TO FEATURES

0 MUNICIPAL BOUNDARIES

STREETS

PARKS & RECREATION

DEVELOPED

PROPOSED

UNDEVELOPED

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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, TOWN & VILLAGE OF ORCHARD PARK

SECTION II – EXISTING CONDITIONS AND TRENDS

PART D – COMMUNITY SERVICES

Figure X. Orchard Park Recreation Facilities

FACILITY	LOCATION	PARK TYPE	ACREAGE
Chestnut Ridge County Park	South Buffalo Road	Regional Park (County)	1,100
Brush Mountain Park- California Road Recreation Area	California Rd	Sports Complex/ "Destination Park"	75.4
Yates Park	North Lake Drive	Sports Complex/ "Destination Park"	51.0
Birdsong Recreation Area	Jewett-Holmwood Rd	Community Park	90.0
Honeycrest Playground	Lakewood Ave	Community Park	15.0
Eagle Heights Recreation Area	Pawtucket Row	Community Park	10.6
Veterans Park	East Quaker Road	Mini Park	0.2
Burmon Playground	Lakeview Road	Neighborhood Park	13.5
Orchard Meadows Playground	Old Orchard Lane	Neighborhood Park	7.3
South Taylor Road- Town Garage	S Taylor Road	Neighborhood Park	5.0
Baker Road Adm. Office	Baker Road	School Park	27.0
E.C.C. South Campus	Big Tree Road	School Park (County)	NA
Eggert Road Elementary School	Eggert Road	School Park	22.0
Ellicott Road Elementary School	5180 Ellicott Road	School Park	18.0
Orchard Park High School	4040 Baker Road	School Park (2 parcels)	35.0/60
Orchard Park Middle School	60 S. Lincoln Ave	School Park	18.0
South Davis Elementary School	51 S. Davis Street	School Park	2.0
Windom Elementary School	Sheidon Road	School Park	27.0
McFarland Donation	Near Railroad Depot	Undeveloped	1.9
Duerr Road Recreation Area	Duerr Road	Undeveloped	5.6
Library Triangle	South Buffalo Street	Undeveloped	1.4
Errington Terrace Property	Webster Road	Undeveloped	4.9
Poplar Heights Recreation Area	Hawthorne Drive	Undeveloped	3.2
South Lane Recreation Area	Park Manor	Undeveloped	1.5
Chestnut Ridge Village Rec Area	Lawrence Place	Undeveloped	54.3
Liberatoré Donation	south of Liberty Drive	Undeveloped	33
Murphy Road	Murphy Road	Undeveloped	13.5
Data Source: Inventory conducted for Southtown's Regional Plan. Information was cross-referenced with 1996 Orchard Park Recreation Master Plan. Park Type is based upon National Recreation and Parks Association standards within <u>Parks, Recreation, Open Space and Greenway Guidelines</u> (1996).			

Other recreation-oriented programs or facilities available to area residents include the Southtowns YMCA, the Orchard Park Boys and Girls Club, Orchard Park Little League, and District 5 Soccer.

PART D – COMMUNITY SERVICES

- A regional park or "large urban park" is accessed by a metropolitan audience and may not provide athletic fields and facilities used by local residents, as is the case with Chestnut Ridge County Park. These parks offer specialized recreational needs that are often land intensive, such as picnicking, golf courses, beaches, and the like.
- Sports complexes, (or destination parks as identified by the Orchard Park Recreation Commission), are meant to serve a community-wide audience with athletic fields, swimming pools, as well as providing for neighborhood needs including walking paths, a playground, or a basic play field. These parks are generally intensely developed and at least 25 acres in size. 40 to 80 acres is considered optimal.
- Community parks are meant to serve those living within walking distance² or a comfortable bicycle ride with smaller amenities including a playground, walking paths, play field, basketball courts or tennis courts and also could provide restrooms. These parks typically are 30 to 50 acres in size, but this varies by landscape.
- Neighborhood parks and mini-parks are also meant to serve those within a comfortable walking or bicycling distance and at least provide playground equipment. These parks are usually less than one acre in size.

Historic/Archeological Resources

² The generally accepted benchmark of comfortable walking distance is ¼ mile. A comfortable bicycling distance is considered to be one mile. These standards can change based on topography and activity of a community. Ewing, R. *Transportation and Land Use Innovations*. (1997).

SECTION II – EXISTING CONDITIONS AND TRENDS

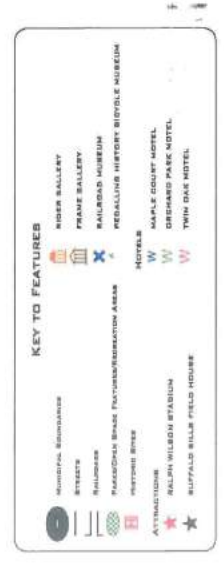
PART D – COMMUNITY SERVICES

Many remnants of this early beginning still remain today. The people of Orchard Park take pride in their historic sites and they are an integral part of the community. This is evidenced by the Village's Historic Preservation Policy within the zoning ordinance. The Village realizes the importance of historic resources and states in section 30.61 of the municipal code, "...that the preservation of historic sites, areas, buildings and landmarks located in the Village of Orchard Park is essential to the general welfare of the community." The code regulates these historic resources so that they will be preserved for generations to come. The code also lists four individual structures that are noted as being historic. One of the buildings the Village has recognized as being historically significant is also on the National Register of Historic Places. This building is the Jolls Home situated at S-4287 South Buffalo Street. According to the Erie County's Architectural Legacy, the Jolls House was built circa 1870 by Ambrose Johnson and is one of the best examples of Italianate architecture in western New York. (The Jolls house is owned by the Town and is the home of the Orchard Park Historical Society Museum.) Another site on the Village list is the Quaker Meeting House that was built in 1820, which is the first recognized church in Erie County. An additional site of local significance listed in the zoning ordinance is the Old B&O Depot located at 2 West Highland Avenue. The present depot was built in 1911 by the Buffalo, Rochester, & Pittsburgh railway. (The first structure was torn down.) Both the Depot and the Quaker Meeting House have been completely restored to their original condition. The last two sites noted by the Village to have local importance are The Grange Hall at 4203 North Buffalo Street and The Orchard Downs at 6505 East Quaker Street. Due to poor building conditions, the Orchard Downs was demolished in 2001. The Grange Hall is currently for sale and under consideration for reconstruction and use as a community recreation facility (details and plans in progress).

Although only five sites were named by the code (4 remaining) as being historically significant, there are still other sites noted by local historians as being of significance. These sites are as follows:

- The U.S. Post Office on South Buffalo Street (now part of the municipal complex and is also on the National Historical Register).
- The Erastus Webster House, 3740 North Buffalo Street in the Town of Orchard Park. The Websters were early settlers of the community. Erastus Webster served on President Lincoln's Cabinet during the Civil War. The Webster House is listed as being eligible to be on the National Register of Historic Places.
- The Obadiah Baker Homestead on East Quaker Road. This home, built in 1840, served as one of the last stations of the Underground Railroad for slaves en route to Canada from Buffalo.
- The Freeman Homestead at 4306 Freeman Road. This house, built in 1810, was a meeting place for early settlers, visiting Quakers, and Indian Conferences.
- The Pedaling History Bicycle Museum, 3943 North Buffalo Street in the Town of Orchard Park.
- The historic marker of the site of the Erie County Agricultural Fair held in 1855, and
- The historic marker of the site of the first settler of the Village. David Eddy was the first settler of the Village and constructed his cabin in 1804. He also owned and operated the first tavern in the Village and was elected the first Supervisor of the Town of Hamburg, which then included Orchard Park.

A vertical scale bar labeled "FEET" at the top. The scale has major markings at 2000, 0, 2000, 4000, and 6000. The distance from the first 2000 to 0 is approximately 1/4 of the total length, and the distance from 0 to 2000 is approximately 3/4 of the total length.



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WE HAVE THE HONORABLE MEMBER FOR THE DISTRICT OF CUMBERLAND, NORTH WALES.

DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING,
TOWN & VILLAGE OF ORCHARD PARK



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PROJECT # 328201

SECTION II – EXISTING CONDITIONS AND TRENDS

PART D – COMMUNITY SERVICES

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Locations of some of these historic sites are shown on the Attractions and Hotels Map (Map 22). There are also several important archeological sites in Orchard Park, according to the State of New York (Office of Parks Recreation and Historic Preservation). Specifically named sites include the Forest Creek 4 & 5 sites, R. Braun site (UB2478), UB225 Ellis site, and UB 1606. The State prohibits the publishing of the location of these sites, but State maps show archeologically sensitive areas throughout the Village, and at sites throughout the Town, particularly north of the Village and in the southwestern quadrant of the Town.

Tourist Attractions and Cultural Features

The Town of Orchard Park has a number of important attractions that draw visitors from outside the Town. The Ralph Wilson Stadium, where the Buffalo Bills play football, draws tens of thousands of visitors from throughout Western New York and southern Ontario on game days. Chestnut Ridge Park and the Pedaling History Bicycle Museum are also regional attractions. The Stadium and the Museum are listed in New York State's I Love New York Travel Guide and the New York Tour Book published by the American Automobile Association. Other, smaller attractions include historic buildings, parks, the Farmers' Market, the downtown shopping district, galleries, etc. The Southtowns area is also a popular destination for scenic drives, particularly in the fall months.

The Town and the Village are cooperating on a proposed "Campus Plan" for a site in the Village. This site, on South Buffalo Street and Highland Avenue, encompasses several important facilities: McFarland Green, Orchard Park Public Library and Festival Site, the Orchard Park Depot and Rail Museum site, and Yates Park. The Library and Yates Park are established important local facilities. The Town is developing the McFarland Green parcel into a memorial garden with trees, paths and benches. The Depot was constructed in 1911 as the rail station to Orchard Park as a developing suburb of Buffalo. This historic building, the adjacent Freight House, and the surrounding grounds are now owned by the Western New York Historic Rail Society (WNYHRS), which has been renovating the buildings and its grounds in an effort to create a Rail Museum on the site.

The proposed improvements in this area of the Village would unify the separate facilities into an integrated "campus". Plans are for enhanced landscaping, new paving and site furnishings (light fixtures, benches, fencing, etc.), new parking and additional trails. Once it is implemented, the campus will be a local recreational, cultural and historic asset, and is likely to draw many visitors from outside the community.

The Town and Village have a variety of tourist support services. According to an inventory of facilities completed for the Southtowns Regional Plan in 1999, there are a total of 69 motel rooms available in Orchard Park. Two small motels are located on Southwestern Boulevard (Route 20), near Ralph Wilson Stadium. Additional hotels are available within close proximity to the Town in the Towns of Hamburg and West Seneca. Many other businesses in Orchard Park, such as restaurants and gift shops, derive some business activity from visitors and tourists, although the area is not characteristically tourism-oriented. In general, it appears that there is a

SECTION II – EXISTING CONDITIONS AND TRENDS

PART D – COMMUNITY SERVICES

desire to provide high-quality, attractive stores and services that appeal to both a local and a wider market.

The Town and the Village both offer several community events, parades and festivals throughout the year. The largest events are Quaker Days Celebration, held in July, and the Quaker Arts Festival, held in September. The Village sponsors a street dance, an ice cream social and a holiday in the park event. The community sponsors a Farmers' Market throughout the growing season, and a Summer Concert Series in the summer months. Orchard Park Symphony holds four concerts in the Middle School and one in the Pavilion annually (sometimes includes "Nationally" known guest artists). The focus is primarily on providing entertainment and promoting community spirit for local residents, but many of these events are attended by visitors from outside the Town and Village. The School District also offers a variety of events, including spectator sports, concerts, plays, musicals and socials. These school events tend to be local in orientation, although many do draw visitors and attendees from outside of Orchard Park.

SECTION II - EXISTING CONDITIONS
PART E: COMMUNITY DEVELOPMENT ANALYSIS

SECTION II – EXISTING CONDITIONS AND TRENDS

PART E – COMMUNITY DEVELOPMENT PATTERNS

Population Trends and Forecasts

Over the past 30 years the population of Orchard Park has grown substantially in comparison to Erie County, which has been experiencing population declines. According to the 2000 US Census, the current population of the Town and Village of Orchard Park is 27,634, which represents an increase of 38.3% since 1970. Over the same period, Erie County lost an estimated 162,103 residents, or 14.6% of its total population.

Growth in the Town of Orchard Park was strongest over the 1970's. Between 1970 and 1980, the Town's population increased by 22%, with most of the growth occurring outside the Village. The Village's population declined over the same time period. Between 1980 and 1990, the Town's population remained essentially the same, while the Village continued to lose population. Over the past 10 years, Orchard Park has experienced increased growth. Townwide, population increased by 12.2% between 1990 and 2000. Nearly all the growth was in the Town outside the Village, which increased by 14%, but the Village also experienced a slight population increase.

Table 1 Orchard Park Population, 1970-2000							
	1970	1980	% Chg. 1970-80	1990	% Chg. 1980-90	2000	% Chg. 1990-00
Town (excludes Village)	16,246	20,688	27.3%	21,352	3.2%	24,343	14.0%
Orchard Park Village	3,732	3,671	-1.6%	3,280	-10.6%	3,294	0.4%
Orchard Park (Town & Village)	19,978	24,359	21.9%	24,632	1.1%	27,637	12.2%
Erie County	1,112,368	1,015,472	-8.7%	968,584	-4.6%	950,265	-1.9%

Source: US Census Bureau.

Household growth has been strong throughout the Town over the past 30 years, however average household size has been declining. The number of households in the portion of the Town outside the Village increased by 50% between 1970 and 1980 and 13% between 1980 and 1990. Growth in households has continued to be strong, increasing by 18% since 1990. The average household in the Town of Orchard Park outside the Village in 2000 had 2.67 persons, compared to 3.66 in 1970. This trend is also evident in the Village. Despite declining population numbers, the number of households within the Village actually increased by 19% between 1970 and 1980. The number of households in the Village remained the same between 1980 and 1990, and increased by approximately 4% since 1990. Average household size for the Village dropped from 3.24 persons in 1970 to 2.32 persons in 2000. The trend towards smaller households, however, is expected to level off or even begin reversing, especially in the Town outside the Village.

SECTION II – EXISTING CONDITIONS AND TRENDS
PART E – COMMUNITY DEVELOPMENT PATTERNS

Table 2 Orchard Park Households, 1970-2000							
	1970	1980	% Chg. 1970-80	1990	% Chg. 1980-90	2000	% Chg. 1990-00
Town (excludes Village)	4,404	6,614	50.2%	7,493	13.3%	8,859	18.2%
Orchard Park Village	1,149	1,369	19.1%	1,365	-0.3%	1,418	3.9%
Orchard Park (Town & Village)	5,553	7,983	43.8%	8,858	11.0%	10,277	16.0%

Orchard Park Average Household Size, 1970-2000				
	1970	1980	1990	2000
Town (excludes Village)	3.66	3.09	2.82	2.67
Orchard Park Village	3.24	2.68	2.40	2.32
Orchard Park (Town & Village)	3.59	3.02	2.75	2.62

Source: US Census Bureau.

The Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) has made forecasts for transportation planning purposes for all communities in Erie and Niagara Counties.¹ These forecasts predict continued population growth in Orchard Park, and at a rate exceeding expected growth in the County as a whole. Between 2000 and 2020, Orchard Park is projected to see a population growth of 15.6%, with increases both within and outside the Village.

Table 3 Population Projections, 1999-2020				
	2000 (Census)	2020 (GBNRTC proj.)	% Change 2000-2020	2020 (Study projection)
Town (excludes Village)	24,343	28,130	15.6%	29,100-33,500
Orchard Park Village	3,294	3,870	17.5%	3,300-3,400
Orchard Park (Town & Village)	27,637	32,000	5.8%	33,000-37,000
Erie County	950,265	1,039,000	9.3%	NA

Source: US Census Bureau and Greater Buffalo Niagara Regional Transportation Council.
The GBNRTC 2020 population projection is the "Selected Trend" forecast.
Wendel Duchscherer forecast based on 1990-2000 trends.

Based on the new Census figures, building rates in the Town and the stabilization of average household size, we believe that the GBNRTC projections for 2020 may be conservative low for the Town. For the Village, these estimates may be optimistic, since the Village has limited land for new

¹ Phase 2 Economic/Demographic Overview Study Final Report, 1997

Population 65 and Over in Orchard Park

Figure 1

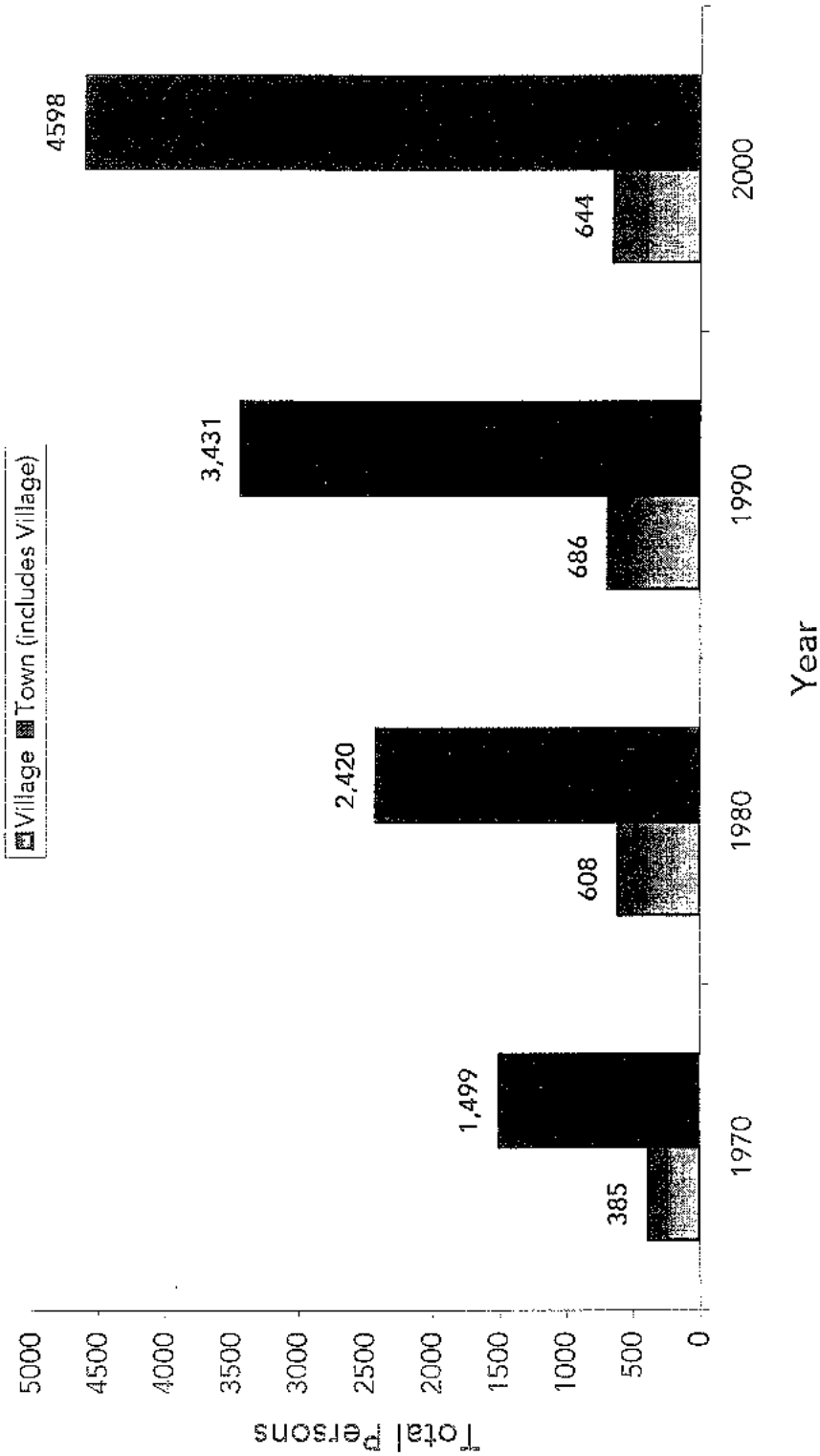


Figure 1

Percentage of the Population 65 and Over

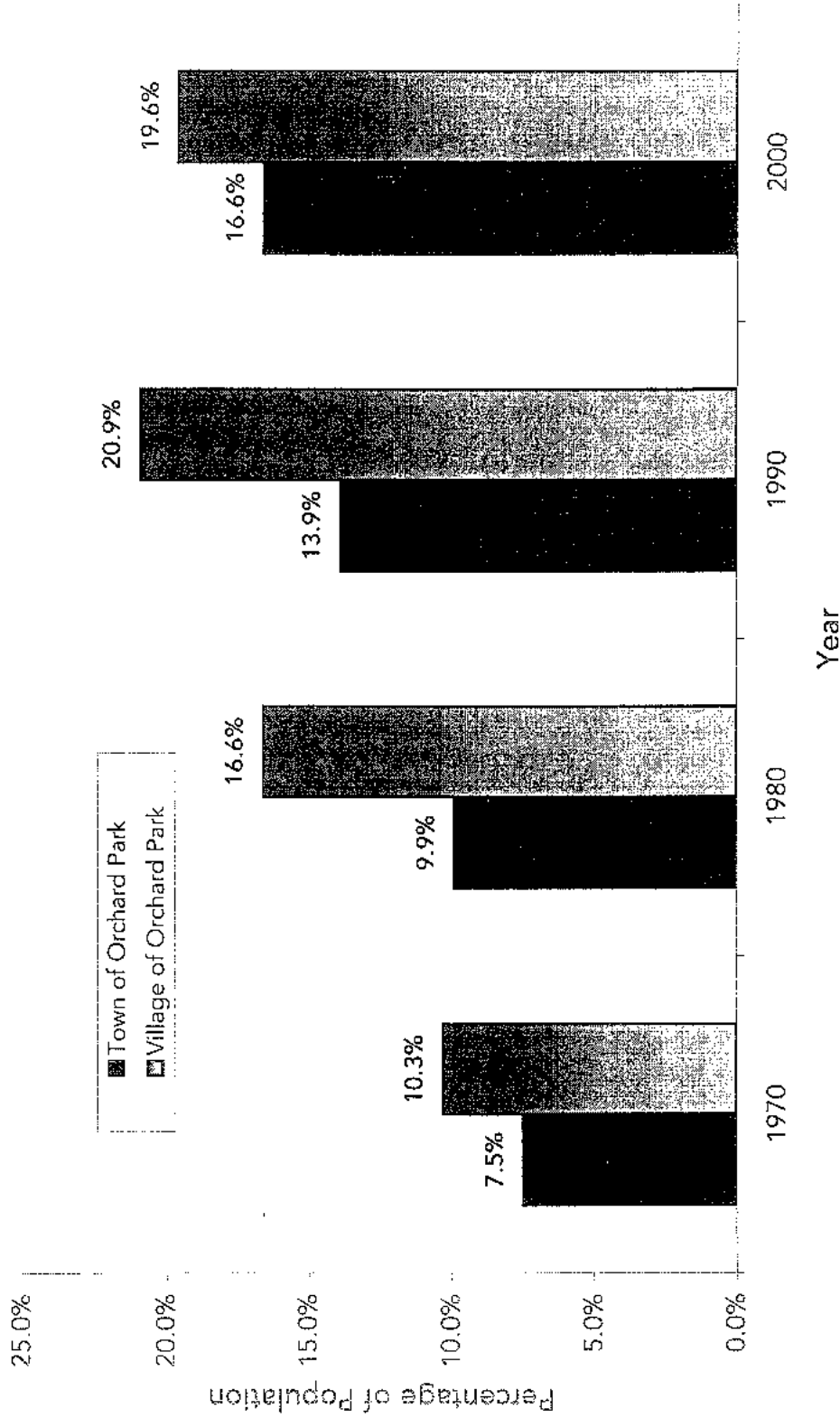


Figure 2

Population 18 & Under in Orchard Park

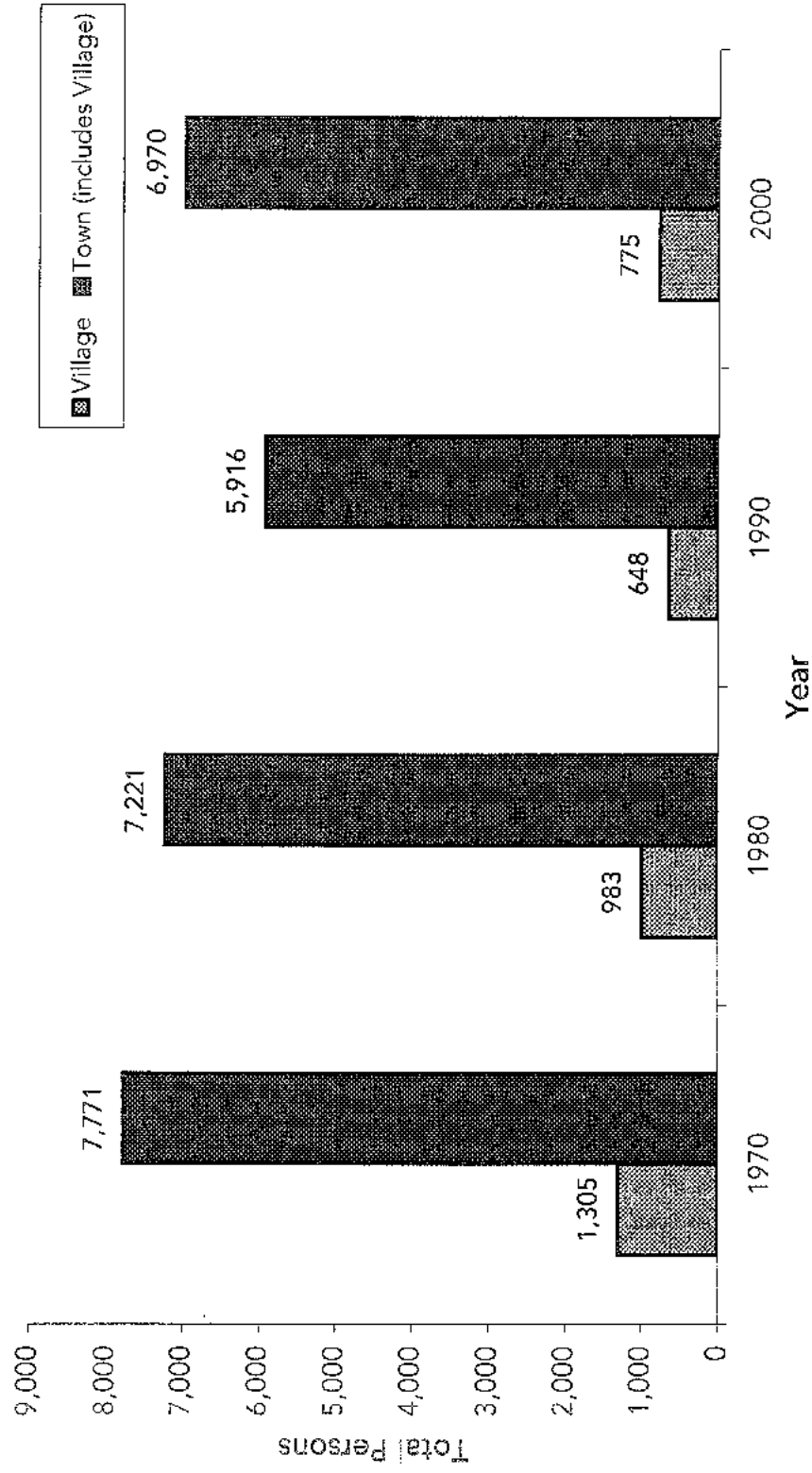


Figure 2A

Percentage of the Population 18 Years and Under

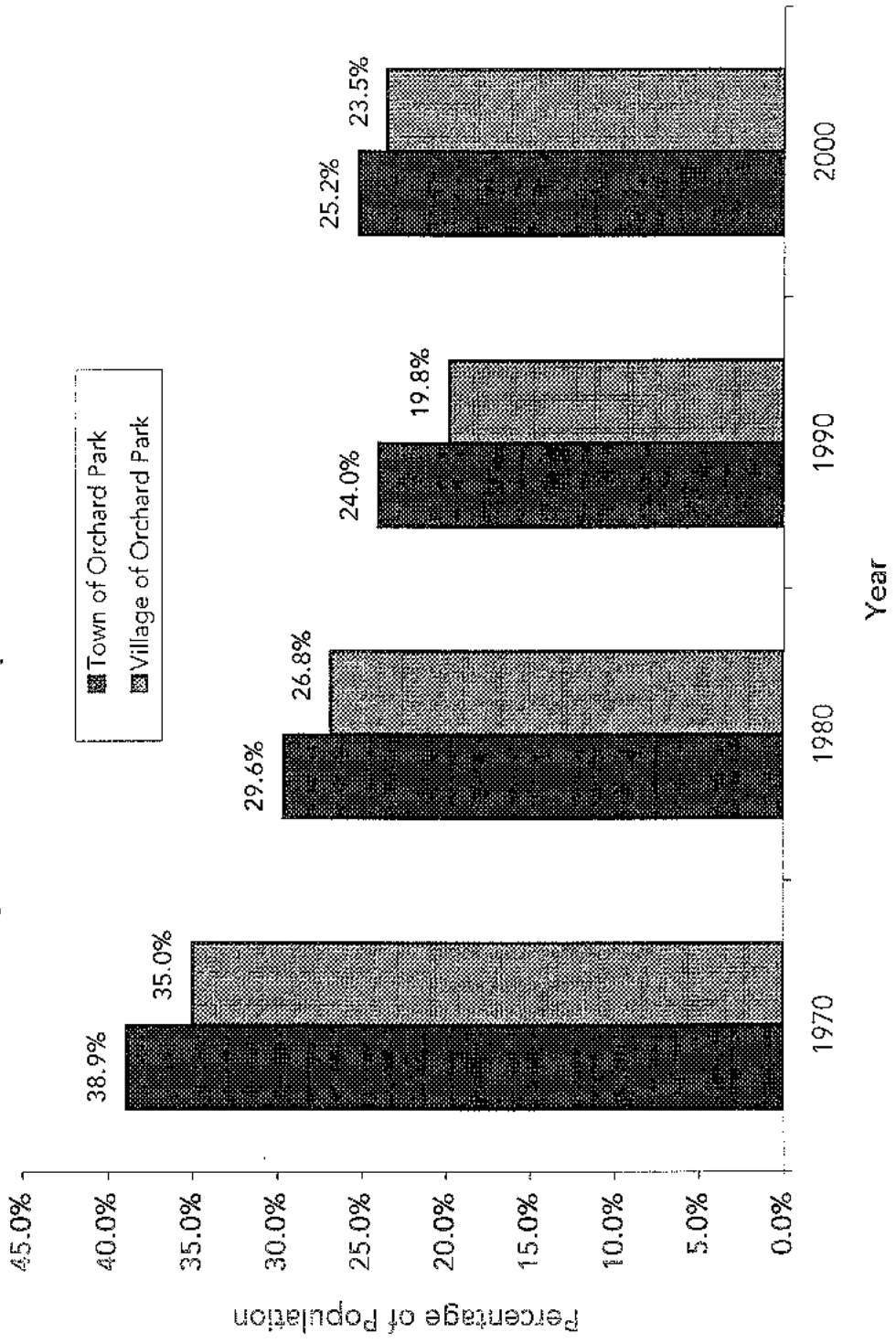


Figure 3

Village of Orchard Park Population Forecast

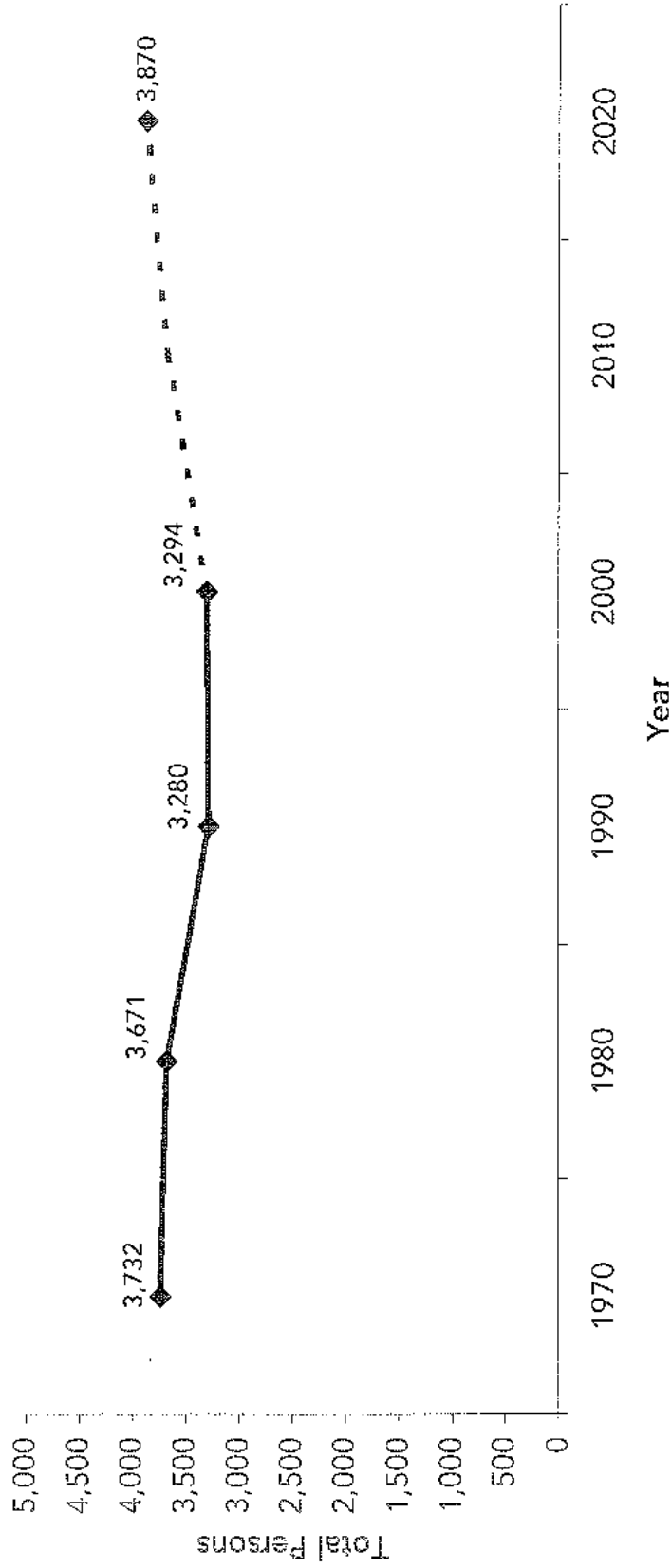


Figure 4

Town of Orchard Park Population Forecast (includes Village)

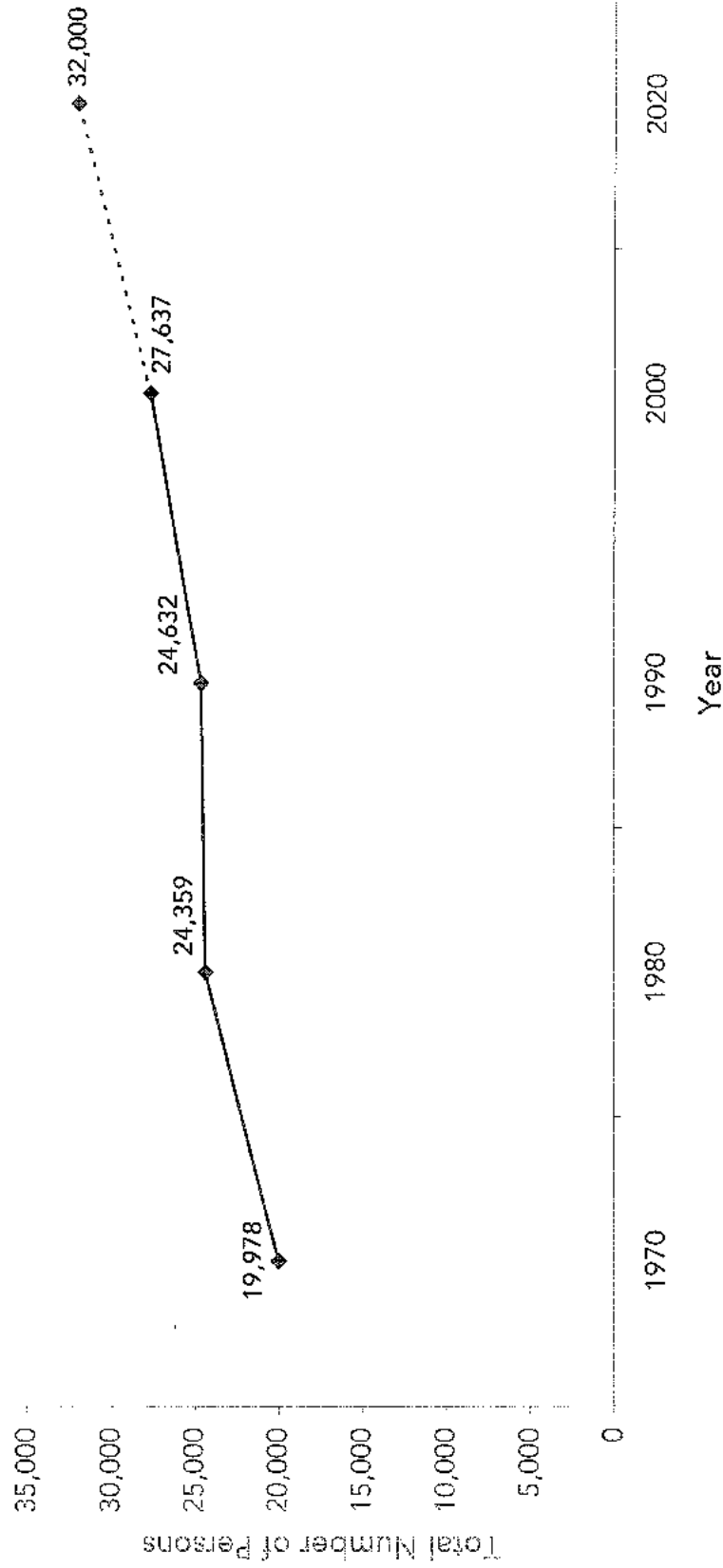
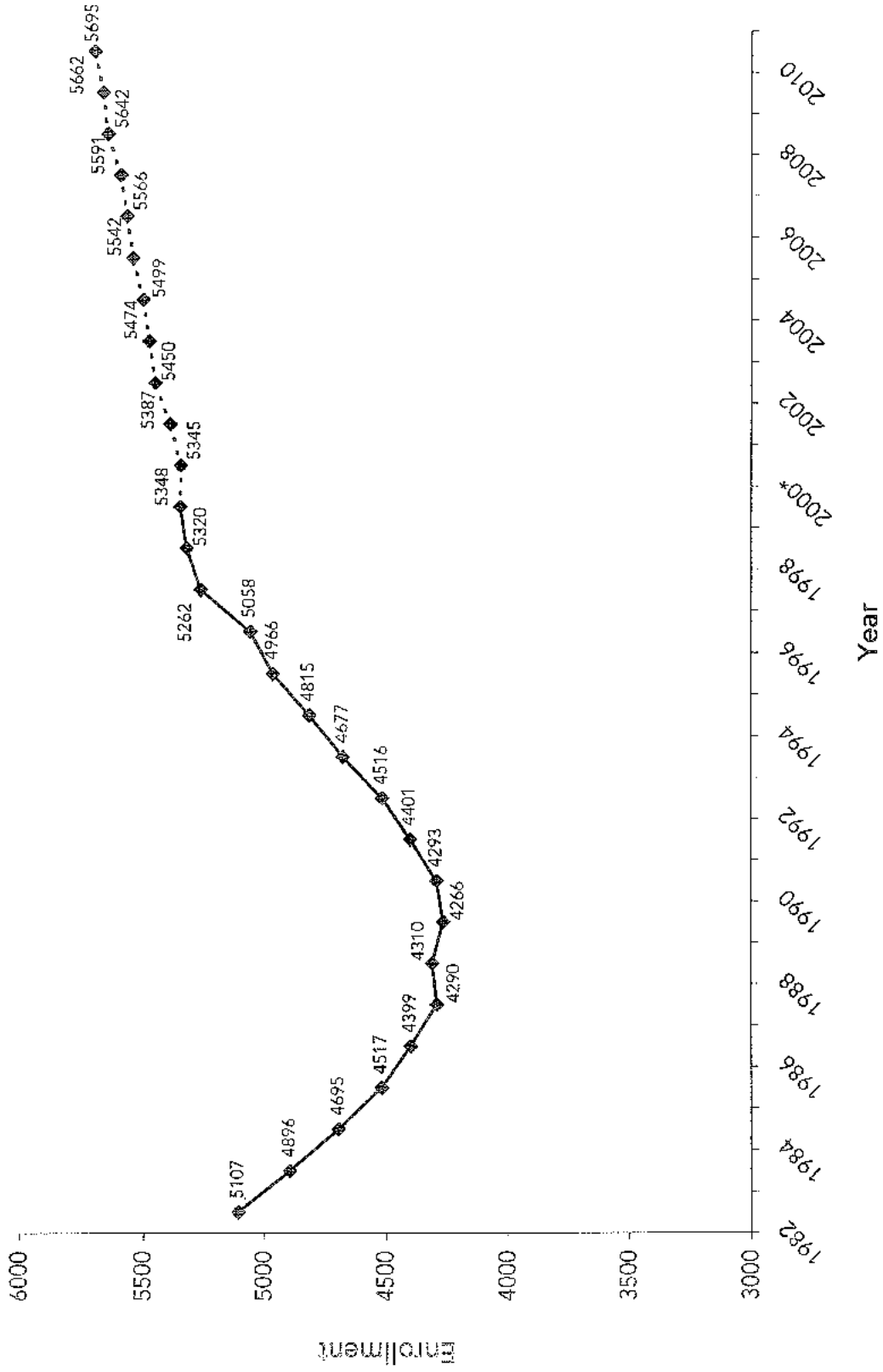


Figure 5

Orchard Park School District Enrollment 1982-2010

Grades K-12



Data Obtained from 1999 Orchard Park School District Student Enrollment Projections, prepared by Gary P. Smith Analytical Forecasting. Enrollment Data includes special education in-district students, but excludes BOCES students. Based on 10/29/99 Enrollment Summary & Analysis Report.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Orchard Park town, Erie County, New York

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	27,637	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	27,637	100.0
Male.....	13,285	48.1	Hispanic or Latino (of any race).....	265	1.0
Female.....	14,352	51.9	Mexican.....	69	0.2
Under 5 years.....	1,509	5.5	Puerto Rican.....	57	0.2
5 to 9 years.....	1,968	7.1	Cuban.....	14	0.1
10 to 14 years.....	2,220	8.0	Other Hispanic or Latino.....	125	0.5
15 to 19 years.....	1,850	6.7	Not Hispanic or Latino.....	27,372	99.0
20 to 24 years.....	1,010	3.7	White alone.....	26,763	96.8
25 to 34 years.....	2,608	9.4	RELATIONSHIP		
35 to 44 years.....	4,461	16.1	Total population	27,637	100.0
45 to 54 years.....	4,463	16.1	In households.....	26,940	97.5
55 to 59 years.....	1,722	6.2	Householder.....	10,277	37.2
60 to 64 years.....	1,228	4.4	Spouse.....	6,608	23.9
65 to 74 years.....	2,310	8.4	Child.....	8,723	31.6
75 to 84 years.....	1,677	6.1	Own child under 18 years.....	6,682	24.2
85 years and over.....	611	2.2	Other relatives.....	683	2.5
Median age (years).....	41.4	(X)	Under 18 years.....	227	0.8
18 years and over.....	20,667	74.8	Nonrelatives.....	649	2.3
Male.....	9,658	34.9	Unmarried partner.....	350	1.3
Female.....	11,009	39.8	In group quarters.....	697	2.5
21 years and over.....	19,858	71.9	Institutionalized population.....	493	1.8
62 years and over.....	5,313	19.2	Noninstitutionalized population.....	204	0.7
65 years and over.....	4,598	16.6	HOUSEHOLD BY TYPE		
Male.....	1,872	6.8	Total households	10,277	100.0
Female.....	2,726	9.9	Family households (families).....	7,654	74.5
RACE			With own children under 18 years.....	3,464	33.7
One race.....	27,483	99.4	Married-couple family.....	6,608	64.3
White.....	26,965	97.6	With own children under 18 years.....	2,981	29.0
Black or African American.....	133	0.5	Female householder, no husband present.....	780	7.6
American Indian and Alaska Native.....	41	0.1	With own children under 18 years.....	384	3.7
Asian.....	292	1.1	Nonfamily households.....	2,623	25.5
Asian Indian.....	124	0.4	Householder living alone.....	2,268	22.1
Chinese.....	42	0.2	Householder 65 years and over.....	1,062	10.3
Filipino.....	28	0.1	Households with individuals under 18 years.....	3,632	35.3
Japanese.....	19	0.1	Households with individuals 65 years and over.....	2,867	27.9
Korean.....	38	0.1	Average household size.....	2.62	(X)
Vietnamese.....	17	0.1	Average family size.....	3.09	(X)
Other Asian ¹	24	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	6	-	Total housing units	10,644	100.0
Native Hawaiian.....	2	-	Occupied housing units.....	10,277	96.6
Guamanian or Chamorro.....	-	-	Vacant housing units.....	367	3.4
Samoan.....	1	-	For seasonal, recreational, or		
Other Pacific Islander ²	3	-	occasional use.....	42	0.4
Some other race.....	46	0.2	Homeowner vacancy rate (percent).....	0.9	(X)
Two or more races.....	154	0.6	Rental vacancy rate (percent).....	6.2	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	10,277	100.0
White.....	27,111	98.1	Owner-occupied housing units.....	8,083	78.7
Black or African American.....	163	0.6	Renter-occupied housing units.....	2,194	21.3
American Indian and Alaska Native.....	90	0.3	Average household size of owner-occupied units.....	2.81	(X)
Asian.....	333	1.2	Average household size of renter-occupied units.....	1.93	(X)
Native Hawaiian and Other Pacific Islander.....	11	-			
Some other race.....	85	0.3			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Orchard Park village, New York

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	3,294	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	3,294	100.0
Male.....	1,576	47.8	Hispanic or Latino (of any race).....	29	0.9
Female.....	1,718	52.2	Mexican.....	8	0.2
Under 5 years.....	188	5.7	Puerto Rican.....	7	0.2
5 to 9 years.....	213	6.5	Cuban.....	2	0.1
10 to 14 years.....	237	7.2	Other Hispanic or Latino.....	12	0.4
15 to 19 years.....	190	5.8	Not Hispanic or Latino.....	3,265	99.1
20 to 24 years.....	116	3.5	White alone.....	3,192	96.9
25 to 34 years.....	345	10.5	RELATIONSHIP		
35 to 44 years.....	514	15.6	Total population	3,294	100.0
45 to 54 years.....	508	15.4	In households.....	3,291	99.9
55 to 59 years.....	207	6.3	Householder.....	1,418	43.0
60 to 64 years.....	132	4.0	Spouse.....	771	23.4
65 to 74 years.....	302	9.2	Child.....	952	28.9
75 to 84 years.....	229	7.0	Own child under 18 years.....	755	22.9
85 years and over.....	113	3.4	Other relatives.....	65	2.0
Median age (years).....	42.3	(X)	Under 18 years.....	15	0.5
18 years and over.....	2,519	76.5	Nonrelatives.....	85	2.6
Male.....	1,155	35.1	Unmarried partner.....	45	1.4
Female.....	1,364	41.4	In group quarters.....	3	0.1
21 years and over.....	2,444	74.2	Institutionalized population.....	-	-
62 years and over.....	712	21.6	Noninstitutionalized population.....	3	0.1
65 years and over.....	644	19.6	HOUSEHOLD BY TYPE		
Male.....	278	8.4	Total households	1,418	100.0
Female.....	366	11.1	Family households (families).....	926	65.3
RACE			With own children under 18 years.....	398	28.1
One race.....	3,275	99.4	Married-couple family.....	771	54.4
White.....	3,216	97.6	With own children under 18 years.....	316	22.3
Black or African American.....	15	0.5	Female householder, no husband present.....	130	9.2
American Indian and Alaska Native.....	7	0.2	With own children under 18 years.....	74	5.2
Asian.....	32	1.0	Nonfamily households.....	492	34.7
Asian Indian.....	10	0.3	Householder living alone.....	440	31.0
Chinese.....	5	0.2	Householder 65 years and over.....	193	13.6
Filipino.....	3	0.1	Households with individuals under 18 years.....	413	29.1
Japanese.....	4	0.1	Households with individuals 65 years and over ..	453	31.9
Korean.....	9	0.3	Average household size.....	2.32	(X)
Vietnamese.....	-	-	Average family size.....	2.93	(X)
Other Asian ¹	1	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	1,459	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	1,418	97.2
Guamanian or Chamorro.....	-	-	Vacant housing units.....	41	2.8
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	8	0.5
Some other race.....	5	0.2	Homeowner vacancy rate (percent).....	0.9	(X)
Two or more races.....	19	0.6	Rental vacancy rate (percent).....	3.4	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	1,418	100.0
White.....	3,235	98.2	Owner-occupied housing units.....	914	64.5
Black or African American.....	22	0.7	Renter-occupied housing units.....	504	35.5
American Indian and Alaska Native.....	10	0.3	Average household size of owner-occupied units.....	2.65	(X)
Asian.....	37	1.1	Average household size of renter-occupied units.....	1.73	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	10	0.3			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

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housing units, and average household size is not expected to increase dramatically over the next 20 years. For the purposes of this study, we are estimating a Town/Village combined population of 33,000 to 37,000 people, of which 29,100 to 33,500 people would reside in the Town, and 3,500 to 3,870 would live in the Village.

The trends over the past 30 years show that Orchard Park is not just a growing community, it is an aging one as well. The total number of persons aged 65 or older has steadily increased. The proportion of seniors in Orchard Park increased from 7.5% in 1970 to 14% in 1990 and to nearly 17% in 2000. The trend is even more pronounced in the Village, where the proportion of seniors more than doubled, from 10% of the population in 1970, to 21% in 1990. Since 1990, there has been a slight decrease in the number and proportion of seniors living within the Village, but persons aged 65 and over still comprise close to 20% of the Village's population. The strongest increase has been in the number of seniors living in the Town outside the Village. Between 1990 and 2000, this number increased by 44%, and persons aged 65 or older now represent over 16% of the population in the Town outside the Village.

Over the past 10 years there has also been an increase in the number of children under 18, reversing trends between 1970 and 1990. Between 1990 and 2000, the number of children under the age of 18 increased in both the Town and the Village, and currently this age group represents 25% of the Town's total population. Recent enrollment figures at the Orchard Park Central School District, which encompasses almost 90% of the Town and Village of Orchard Park², confirm this trend. The school district's enrollment grew by over 1000 students since 1990, and an increase of an additional 348 students is projected between 2000 and 2010.

Residential Development Trends

Residential development in the Town of Orchard Park has remained strong throughout the past thirty years. Between 1990 and 1999, building permits were issued for 1,605 new dwelling units in the Town of Orchard Park outside the Village, representing an average of over 105 single family, 7 two-family and about 48 apartment or townhouse units per year. Residential construction within the Village of Orchard Park has been limited, consisting of 40 new dwelling units, or an average of about 4 units per year. Census data indicate that a total of 1,440 net new units were added in the Town outside the Village between 1990 and 2000, and 51 new units within the Village. Given that some dwelling units were demolished or converted to non-residential uses, this confirms that most, if not all permits issued resulted in new housing units.

During the same time period, several major subdivisions were approved in the Town of Orchard Park. Approximately 589 new single family lots (not necessarily built) in major subdivisions were approved between January 1990 and July 2000. Map 23 shows the location of new major subdivisions approved in the Town in the 1990's, and also shows the location of major subdivisions under review in 2000.³

² The Orchard Park School District boundaries include a portion of the Town of Boston, as well as small portions of the Towns of Aurora, Elma, West Seneca and Hamburg.

³ Data on how many approved lots now have occupied units on them is unavailable.

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Approximately 21% of all occupied housing in the Town of Orchard Park is occupied by renters. There is a larger proportion of rental housing within the Village, where 35.5% of households are occupied by renters. However, because of the larger number of housing units outside the Village, 77% of the rental units within Orchard Park are located in the Town outside the Village.

Most rental units in Orchard Park are in smaller apartment buildings, generally from 3- to 9-units per building. In 1990, less than 1% of the housing stock in the Town was in buildings with 10-units or more. Since 1990, most townhouse and apartment building has continued to be in smaller buildings, although there have been exceptions in the past few years. In the late 1990's, four larger apartment projects were developed in Orchard Park. These include Angie Park, a subsidized senior apartment project with 72 units.

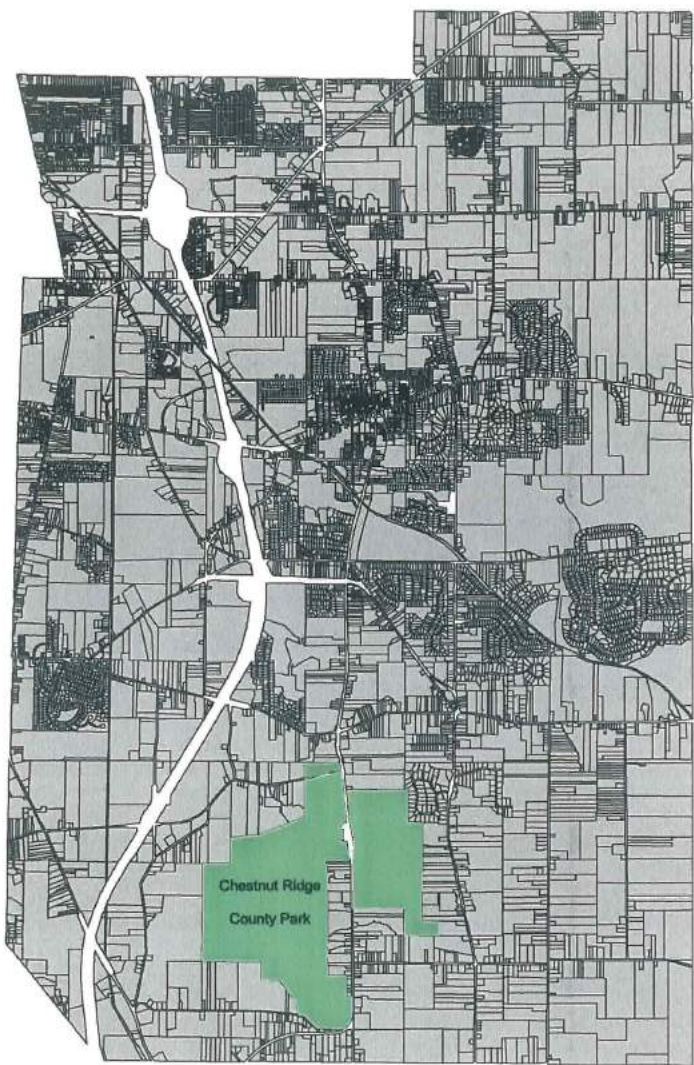
According to building permit data, the average value of new single-family homes built in the Town in the 1990's was \$156,500 plus the cost of the lot. Doubles have averaged \$60,700 per unit, or \$121,400 per two-family home (excluding lot). Apartment and townhouse development has also been at the higher end of the market, particularly in the early 1990's, where average price per unit was as high as \$104,500. The larger apartment complexes developed in the last few years noted above have helped lower average unit costs for multi-family development in the Town, although average value is still over \$72,000 per unit. Average values by unit type are shown in Table 4.

Table 4 Per Unit Value of New Housing in Orchard Park 1990-1999				
	Village	Town outside Village		
	Single Family	Single Family	Two Family*	Apartment/TH*
1990	NA	\$153,500	\$49,700	\$103,900
1991	NA	\$142,500	\$54,200	\$104,500
1992	NA	\$144,900	\$52,900	\$84,000
1993	\$142,500	\$140,300	\$73,800	\$92,100
1994	\$176,910	\$145,800	\$59,100	\$69,400
1995	\$133,000	\$167,300	\$75,000	---
1996	\$194,000	\$168,500	\$80,000	\$50,400
1997	\$180,000	\$164,800	\$65,000	---
1998	\$180,000	\$154,600	\$77,900	\$63,700
1999	\$180,000	\$187,200	\$70,000	---
10 Yr.Total	\$174,600	\$156,500	\$60,700	\$72,400
* Value is per unit; value of structure would be average per unit times number of units. NA Not Available --- No construction of this unit type occurred. Source: Town and Village of Orchard Park Building Permit records. Excludes value of building lot.				

MAJOR SUBDIVISIONS IN ORCHARD PARK

Map 23

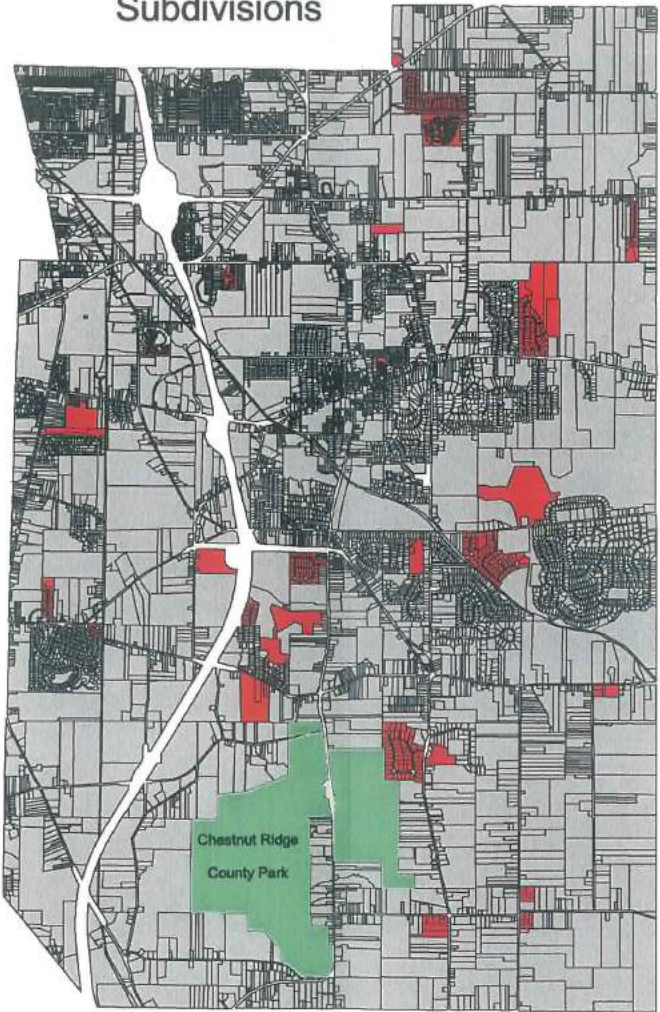
Base Map 1993



Base map obtained from Erie County Water Authority (1993).
Major subdivision activity data obtained from the Town of Orchard Park Planning Department.
A major subdivision is any division of land into five or more parcels.
Development approval does not mean actual construction has taken place.



1990-1999 Approved Major Residential Subdivisions

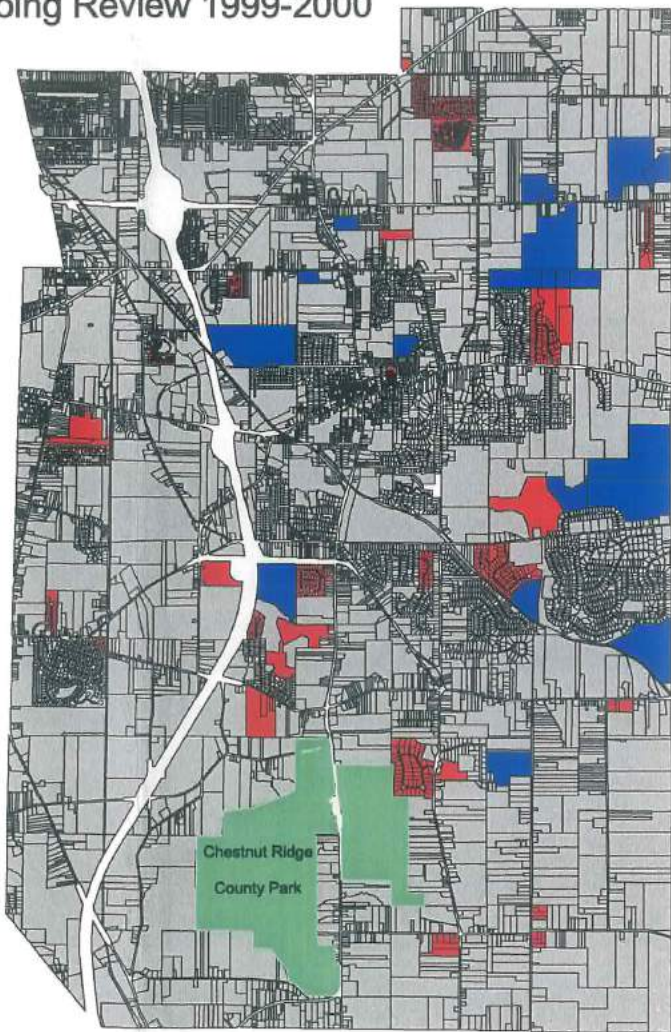


Residential Development Approved During the 1990's Currently in Construction Phases

Base map obtained from Erie County Department of Environment and Planning (1999).
Major subdivision activity data obtained from the Town of Orchard Park Planning Department.
A major subdivision is any division of land into five or more parcels.
Development approval does not mean actual construction has taken place.



Future Residential Development Undergoing Review 1999-2000



Residential Development Approved During the 1990's
Currently Proposed Major Residential Subdivisions

Base Map obtained from Erie County Department of Environment and Planning (1999).
Major Subdivision activity data obtained from the Town of Orchard Park Planning Department.
A major subdivision is any division of land into five or more parcels.
Development approval does not mean actual construction has taken place.



T I M E

SECTION II – EXISTING CONDITIONS AND TRENDS

PART E – COMMUNITY DEVELOPMENT PATTERNS

Senior/Affordable Housing

Although there are a number of housing alternatives to single family homes in the Town and Village, the supply of affordable apartments continues to be cause for concern among local residents, particularly senior citizens. There is one subsidized housing project in Orchard Park. This project, Angle Park on Angle Road, has 72 units, and is restricted to seniors or persons with disabilities who meet maximum income guidelines. Rents (including all utilities) are \$508 for a one-bedroom and \$609 for a two-bedroom apartment.⁴ There are currently (year 2000) no vacancies at this project, and management maintains an extensive waiting list.

It is difficult to find affordable apartments at market rate apartment complexes in Orchard Park. In a random survey of several apartment complexes in Orchard Park conducted in September 2000, the least expensive rent for a one-bedroom apartment was \$450 per month plus electricity. Depending on electricity costs, these apartments would be affordable to a household earning between \$19,000 to \$20,000 a year. Current HUD income guidelines suggest that a single person must earn at least 60% of the area median income, and a couple must have a joint income of about 50% of the area median income to be in this income range. Households with lower incomes would have difficulty affording rents in Orchard Park. It should be noted that all units at the lower, more affordable rent levels were fully occupied, and the only available apartments had higher rents. Furthermore, most apartments in the Town rent for significantly more than these lowest rents.

Given the rental structure in Orchard Park, homeownership can be more affordable than renting. For example, for seniors who have lived in their homes long enough to have paid off the mortgages, monthly housing costs are often lower than rents. There are also townhouse units in the Town priced where monthly payments are competitive with rents, particularly at current low interest rates. However, housing costs of homeownership even for these households cannot be considered affordable to households with very low incomes. Also, homeownership is not a viable option for all households. Some do not have funds for down payments, or cannot qualify for financing. Others simply would prefer renting to owning.

The lack of affordable housing is a particular problem for senior households. Many seniors do not want the responsibility of homeownership, and yet there is a limited supply of affordable rental units in Orchard Park. The waiting list at Angle Park suggests that demand for this type of unit exceeds existing supply. The Town in acknowledging this need, has been responsive by creating a Senior Housing Zoning District. The Village also in response, is planning a Senior Housing project.

Industrial and Commercial Development Trends and Economic Activity

While population in the Town of Orchard Park remained relatively stable between 1980 and 1990, employment in the Town grew significantly. According to 1990 Census data,⁵ the total number of residents who were employed was 12,197. This represented an increase of 15.2% over 1980 employment levels. The unemployment rate in Orchard Park dropped from 7.4% in 1980 to 4.0% in

⁴ As of January 2001.

⁵ 1990 is the most recent data on employment available at the Town level

SECTION II – EXISTING CONDITIONS AND TRENDS

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1990. In comparison, the unemployment rate for the Buffalo metropolitan area was 7.0% in 1990. While more recent information specific to the Town is not available, unemployment in the Buffalo metropolitan area was 4.9% in December 2000, and it is expected that unemployment in Orchard Park would be significantly lower than the metropolitan average.

The Town of Orchard Park has a relatively diverse employment base. Major employment sectors include education, manufacturing and services. According to information from the Orchard Park Chamber of Commerce, the largest employers in the Town are Orchard Park Central School District and Erie Community College. Together, these two institutions employ close to 1,000 persons. Other major employers include the Orchard Park Health Care Center and a number of manufacturing industries. There is also significant employment in the retail sector. The following table lists the major employers in the Town. See Map 24 for a location of these major employers.

Name	Total Employees	Economic Sector
1. Orchard Park Central School District	547	Education
2. Erie Community College	450	Education
3. Orchard Park Health Care Center	294	Long term care facility
4. McGard	250	Security, anti-theft devices
5. Gaymar Industries, Inc.	240	Medical products, hospital equipment
6. Azerty	230	Data processing supplies & accessories
7. Carleton Technologies	212	Pneumatic control systems
8. Enidine	200	Shock absorbers
9. Buffalo Envelope Co.	187	Manufacturing
10. Taylor-Pohlman, Inc.	180	Aluminum castings
11. Mentholatum Co.	150	Pharmaceutical Products
12. Target	135	Retail
13. Towne Automotive Group	135	Auto retail
14. Hayden Precision Industries	125	Machine shop
15. Jubilee Foods	116	Food retail
16. Tops Market	112	Food retail
17. Curbell	112	Manufacturing
18. Buffalo Bills	100	Football team
19. Spectrum Human Services	90	Mental health services
20. Jim Ball Pontiac-GMC-Buick	90	Auto retail
21. Matrix Medical	80	Medical products & hospital equipment
22. Orchard Park Country Club	75	Country Club
Source: Orchard Park Chamber of Commerce, September 1999		

There is a strong parallel between the major employers in the Town of Orchard Park and the sectors where residents of the Town are employed. According to 2000 Census data, The largest proportion of residents are employed by the service sector. Nearly 49% of residents of Orchard Park are

SECTION II – EXISTING CONDITIONS AND TRENDS

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employed in services, primarily in educational, health or social services (28.4%). About 11% of residents had jobs in retail trade, and 12% were employed by manufacturing industries. Because Orchard Park is part of the Buffalo metropolitan labor market, many of the residents of the Town work outside of Orchard Park. However, the parallel between jobs available within the Town and industries where residents work suggest that the Town is providing the opportunity for local employment to its residents. Table 6 shows the breakdown of employment by sector for residents of Orchard Park in 2000 (and comparisons to 1990). The trends noted from 1990 to 2000 show an increasing employment in "Services", and reductions in Manufacturing and Retail Sectors.

Table 6				
Employment by Industry, Town of Orchard Park, 2000				
Sector	1990 Employment	2000	1990 Percent	2000
Employed Persons, Age 16 and older	12,197	13,440	100.0%	100.0%
Agriculture, Forestry, Fisheries, Mining, Construction	827	610	6.8%	4.5%
Manufacturing	1,993	1,638	16.3%	12.2%
Information	N/A	270	N/A	2.0%
Transportation, Communications, Public Utilities	856	608	7.0%	4.5%
Wholesale Trade	658	587	5.4%	4.4%
Retail Trade	2,285	1,521	18.7%	11.3%
Finance, Insurance, Real Estate (FIRE)	875	996	7.2%	7.4%
Services	4,319	6,524	35.4%	48.5%
Educational, health and social services	2,280	3,817	18.7%	28.4%
Public Administration	384	686	3.1%	5.1%
Source: US Census Bureau				

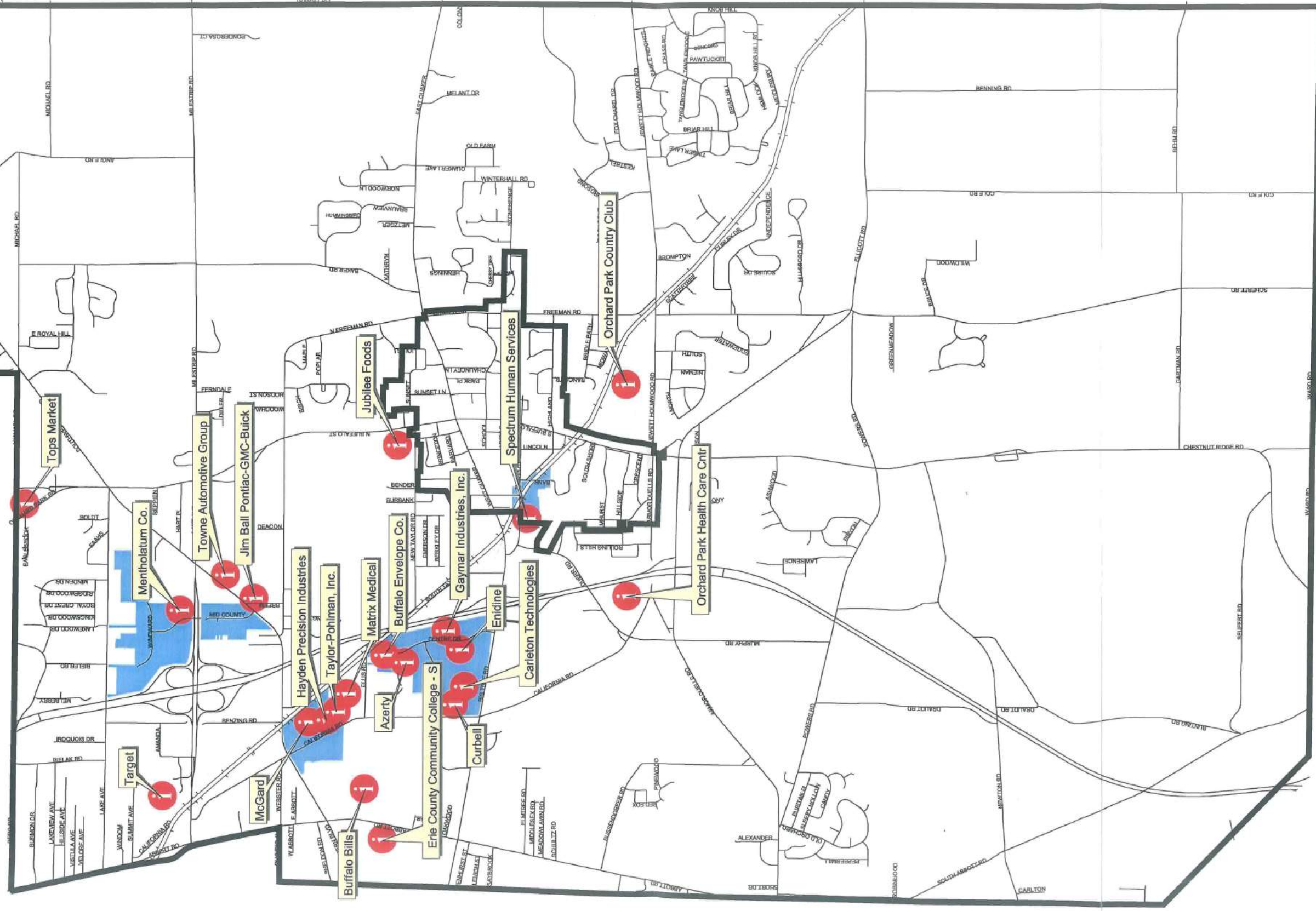
Retail development in the Town is concentrated along two major commercial corridors: Buffalo Street and Southwestern Boulevard. Buffalo Street is the central business district in the Village, and contains a mix of retail and service uses. Retail development extends north out of the Village along North Buffalo Street into the Town, including a plaza near the Village line. Retail, commercial and office development can also be found along 20A (Big Tree Road / Quaker Road) and Abbott Road.

Industrial and manufacturing businesses within Orchard Park are concentrated in the northwest portion of the Town, near Route 219. Nearly all major employers in the Town are located in this area. There are four industrial parks in this area of the Town. Sterling Park on Milestrip Road is the largest facility, with 200 acres of land. As of October 1999, 175 acres of space were available for current and future development in Sterling Park. Quaker Center Industrial Park on Big Tree Road, a 150-acre facility, had 35 acres available for future commercial or industrial use. The Mid-County Business Park on Southwestern Boulevard is nearing capacity. Only 5 acres of its 75 acres of space are available for development. These industrial parks have a contemporary, campus-style design, with tenants housed in separate facilities. They are located near expressway interchanges, making them easily accessible to the interstate highway system, and Mid-County and Quaker Center are also located adjacent to the rail line. A fourth industrial park, the Southtowns Business Center, is located within the Village on Thorn Avenue, and is bisected by the rail line. This facility is a smaller, traditional business center offering leasable space to tenants within an existing building. Tenants are typically smaller businesses and light manufacturers. The location of these industrial parks, as well as the location of major employers in the Town and Village, are shown on Map 25.

ORCHARD PARK MAJOR EMPLOYERS

MAP 24

2000 0 2000 4000 6000 FEET



KEY TO FEATURES

- MUNICIPAL BOUNDARIES
- STREETS
- RAILROADS
- MAJOR EMPLOYERS
- INDUSTRIAL PARKS

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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, TOWN & VILLAGE OF ORCHARD PARK

SECTION II – EXISTING CONDITIONS AND TRENDS

PART E – COMMUNITY DEVELOPMENT PATTERNS

Table 7 Industrial Parks, Orchard Park				
Name	Total Acres	Available Acres	Vacancy Rate	Major Tenants
Sterling Park Milestrip Road	200	175		Mentholatum (new users since 1999)
Quaker Center Big Tree Road	150	30	20%	Gaymar Industries, Azerty, Carleton Technologies, Enidine
Mid-County Business Park Southwestern Boulevard	75	5	7%	McGard, Taylor-Pohlman, Hayden Precision Industries
Southtowns Business Center Thorn Avenue, OP Village	15	NA	NA	
* As of 1999 - Businesses have been added since then				

The Town and Village work cooperatively with regional economic development agencies including the Erie County Industrial Development Agency (ECIDA) and the Empire State Development Corporation to finance infrastructure improvements in these parks when needed. Tax abatement incentives, utility discounts and business planning consultation are available to all industries in the community. Orchard Park does not have an economic development official or a Town IDA, but relies on the resources of Erie County, New York State and federal agencies to foster private business enterprise.

At present, the Town has vacant available land zoned for commercial and industrial use, including land within industrial parks that can support future growth. Southwestern Boulevard east of Buffalo Road contains undeveloped lands that are zoned for commercial use. In addition, the Town has a small portion of South Buffalo Road adjacent to the Village zoned for future light commercial use. Areas along California Road and Taylor Road adjacent to Route 219 and the railroad corridor are zoned for future industrial uses. These areas currently contain vacant lands or low density residential development. Commercial and industrial expansion in the Village, however, is limited due a lack of developable land in business and industrially zoned districts. New development would either have to reuse vacant buildings or storefronts, add onto existing facilities, or raze existing buildings to construct new facilities.

Since 1990 (until 1999), 60 commercial building permits have been issued in the Town for new commercial buildings, and over 104 permits for additions to existing commercial structures. Based on information on expected value included on the building permits, average value for new commercial construction has been close to \$840,000 per permit, and the average value of additions is nearly \$250,000.

MAJOR EMPLOYERS & BUSINESS LANDUSE



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DATA SOURCE: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, TOWN & VILLAGE OF ORCHARD PARK

DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING,
TOWN & VILLAGE OF ORCHARD PARK

SECTION II – EXISTING CONDITIONS AND TRENDS

PART E – COMMUNITY DEVELOPMENT PATTERNS

Table 8 New Commercial Buildings, 1990 to 1999 Town of Orchard Park (excluding Village)				
	New Buildings	Average Value	New Additions to Commercial Bldgs.	Average Value
1990	10	\$745,550	11	\$651,900
1991	8	\$220,100	14	\$283,300
1992	4	\$2,756,300	9	\$116,700
1993	2	\$241,000	13	\$359,400
1994	2	\$1,087,500	2	\$67,800
1995	6	\$464,900	10	\$83,200
1996	11	\$1,126,300	4	\$377,800
1997	7	\$1,285,000	13	\$226,300
1998	8	\$335,900	8	\$253,700
1999	2	\$262,500	20	\$81,700
Total:	60	*\$839,100	104	\$249,500
Source: Town of Orchard Park building permit data. Actual construction has not been verified.				
*Average of 10 year history.				

Agricultural Activity

Agricultural activity in Orchard Park is an important part of its economy and its character. Protection and conservation of the Town's farmland is a priority. Agricultural lands have been identified as a major component of the Town's open space in the Town's 1996 Open Space Master Plan. The Town participates in the New York State Agricultural District Program, and the Town has established an Orchard Park Farmland Preservation Task Force to study the issue.

According to agricultural data obtained by community representatives in 1999 for the Southtown's Regional Plan, there are 57 active farm properties in the Town of Orchard Park. The majority of farms in Orchard Park are truck farms, producing fruits, vegetables and grains. This category made up about 2/3rds of the farms in the Town in 1999. Other types of farm operations include livestock, dairy products, horse stables, and tree farming. However, farming is increasingly threatened, and 15% of agricultural properties in Orchard Park identified by the Southtown's Regional Plan were either vacant or fallow.

In general, farms in Orchard Park tend to be small. The largest farm in consolidated ownership in the Town is 200 acres. One farmer is using about 300 acres, but does not own all of the land. Most farms are significantly smaller, with an average size of only about 58 acres. Generally, these farms are small truck farms, growing fruits and vegetables for the local market. In comparison, the average farm size in more rural areas of New York State often exceeds 300 acres and in Erie County is 147 acres. Agricultural trends in the past years have made it increasingly difficult for small farms to be competitive in the marketplace.

The majority of active farming is located in the southern portion of the town, an area that is experiencing less development pressure than the northern areas of Orchard Park. Another smaller

SECTION II – EXISTING CONDITIONS AND TRENDS

PART E – COMMUNITY DEVELOPMENT PATTERNS

cluster of agricultural lands exists in the northeast corner of the Town. There are two designated agricultural districts within the Town. The Eden-Boston Agricultural District extends into Orchard Park in a band extending northward from the southwestern corner of the Town. There are a number of farms within this agricultural district, which is bisected by Route 219. A small portion of the Elma Agricultural District extends into the Town of Orchard Park north of Quaker Road, near the Town of Aurora border. There is a dairy farm on East Quaker near the Aurora border.

Many of the farms in Orchard Park lie outside designated agricultural district borders. Several of the Town's farms are located on lands that are not even zoned for agricultural use. All farms that fall outside of agricultural zoning districts are located within one of the Town's four residential districts, leaving these farms more vulnerable to residential development than farms within agricultural zoning districts. Although development is still possible on land zoned agricultural, the restrictions are stricter and allow for better protection of farmland.

The greatest pressure on farmland is within the northeastern portion of the Town. The Open Space Preservation and Farmland Protection Task Force in the Town has noted that the number of agricultural properties in Orchard Park has been decreasing, and areas under the greatest pressure to be removed from agricultural use are located to the north and the east of the Village. This Task Force has completed a preliminary analysis of farms in the community, and they estimated approximately fifty (50) working farms, accounting for approximately 2,622 acres of land (≈12% of the Town). The Task Force reports that there are eight to ten full time farm owners or renters of land having farms exceeding 100 acres. There are 40-50 "residents" engaged in farming, most on a part-time basis or relatively small parcels (less than 50 acres). Significantly, the Southtowns Regional Plan, prepared about two years prior to the Task Force's report, identified 57 working farms, suggesting that the loss of farming properties is continuing.

Erie County has prepared a report entitled "Erie County Farms for the Future: An Agricultural and Farmland Protection and Preservation Strategy" (1998). This report identifies Orchard Park as part of as the primary "transition zone" in the County, where farming is most threatened by conversion to residential uses. This transition zone coincides with the location of sewer districts. Of fifteen approved major subdivisions in Orchard Park identified as part of the Southtowns Regional Plan, all but one was located within a sewer district. Most active farms in Orchard Park are located outside of sewer districts; however, those farms still operating within these districts are the most likely to cease farming activity under pressure from residential development.

The Orchard Park Farmland Preservation Task Force has identified a number of methodologies for protecting farmland. These include zoning changes to be more supportive of agricultural uses; conservation easements; purchase of development rights; transfer of development rights; "Right to Farm" laws; and public purchase of lands (land banking; preserving land for farming but not ensuring agricultural production). Some of these strategies may be effective in Orchard Park, while others (e.g. transfer of development rights) will likely not be feasible. Ultimately, farming is an economic activity, which cannot continue if it is not profitable for the owner. Farming does not receive (and maybe should) the same level of economic development assistance typically available for other types of business activities. It also must be acknowledged that in some cases, the choice may be to preserve farm lands as open space, not as active farms.

SECTION III - GOALS AND OBJECTIVES

SECTION III – ORCHARD PARK GOALS AND OBJECTIVES

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A. Introduction

The Goals and Objectives of a community are a vision of its future. They provide the important second step to a comprehensive planning study – the "Where we want to be" component. By establishing a statement of the priorities of the community, they provide guidance and direction in the consideration of future land use and planning decisions. The only way to establish community vision is to receive input from the community, from different sources and with different methodologies. These Goals and Objectives for the community of Orchard Park were derived in response to substantial public input. Concerns and issues were raised in four public meetings and a number of meetings with special interest groups. Comments were also solicited through a survey, written responses on comment forms and ongoing participation on the part of the Steering Committee. From all these sources, a list of issues and concerns was developed, which guided the formulation of Draft Goals and Objectives. Once the draft Goals and Objectives were formulated and data collected ("Where we are now"), a final public forum was held in the form of a Charrette. At this Charrette, the public got to relate the vision to where the community was and what issues existed. Final comments were made on this vision during this meeting.

B. Public Input

As discussed, the Goals and Objectives of the Orchard Park community were established by a process of continuous public input. The process began with a basic set of issues that were outlined in Orchard Park's Request for Proposal for this Land Use Study. This RFP obviously laid the groundwork for the Goals and Objectives because it represented the reasons for doing the study, and the issues that concerned the community.

With this set of issues, input was received during sets of public input forums. These public input forums included, initially, two public information meetings and surveys during Quaker Days. These were followed up with two more public information meetings, and meetings with special interest groups, which included community organizations and Town/Village committees. The process concluded with a final public forum called a Charrette, which also included survey forms and the draft Goals and Objectives.

The Appendix contains, has the minutes for all of the above meetings, and includes the summarized process of the derivation of the Goals and Objectives (from the preliminary list of issues, to the expanded issues, to the draft Goals and Objectives, to the finalized version).

Goal 1: Preserve Community Character

- Recognize the unique and different characters of the Town and the Village, and strive to preserve the individuality of each.
- Protect environmental features, such as wooded lands, creekbeds and parks that contribute to the character of the Town and Village.
- Preserve and protect important historic, cultural, and educational resources.
- Ensure that new development is compatible with the character of adjacent existing development.

SECTION III – ORCHARD PARK GOALS AND OBJECTIVES

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- Encourage the use of buffers between incompatible adjacent uses.
- Carefully manage growth to maintain an appropriate balance between residential, commercial and industrial development and open space preservation.
- Encourage redevelopment efforts in the Village.
- Promote the re-use of existing buildings before building new ones.
- Encourage mixed-uses within the Village to maintain the existing diversity and vitality of the Village core.
- Encourage the infill of existing developments before development of new lands in the Town.
- Ensure that roadway projects are sensitive to community character issues, and that negative impacts of any road widening projects are minimized.
- Use traditional town planning techniques that support public interaction and a sense of community.
- Recognize the importance of the schools as centers of community life, and maintain the high quality of the school district

Goal 2: Protect and Preserve Open Space and Prime Farmlands

- Protect agricultural lands, wooded areas, mature vegetation, important viewsheds and other environmental features that contribute to the character of the Town and Village.
- Promote land preservation techniques to maintain the existing visual qualities in the Town as well as to protect agricultural lands and open space.
- Conserve wooded areas and greenway corridors to maintain the rural nature of the Town, help maintain property values, and protect ecological resources.
- Support agriculture and farming as important components of the community.
- Carefully plan any extensions of sewers in the community to protect important farmlands or open space areas.

Goal 3: Protect significant environmental resources

- Protect wildlife habitats, wetlands, stream corridors, watersheds, and other lands that contribute to the biodiversity of plant and animal species and the natural recharge of groundwater resources.
- Reduce instances of air, noise, light, and groundwater pollution and their impact upon sensitive environmental resources.
- Utilize environmental techniques to mitigate drainage and erosion problems where and when they arise.
- Provide greenway corridors to protect ecological resources and enhance wildlife migration.
- Protect the water quality in Freeman Pond and Green Lake.

Goal 4: Provide a safe and efficient transportation network that complements the existing Town and Village atmosphere

- Increase the opportunities for bicycling and walking in the Town and Village to reduce automobile dependency.
- Provide sidewalks and on-street bicycle paths in appropriate areas and improve the shoulders of roads in rural areas to enhance walking and bicycling opportunities.

SECTION III – ORCHARD PARK GOALS AND OBJECTIVES

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- Identify and connect open space corridors for use as bicycle and walking paths.
- Attempt to link community assets and destinations with pathways.
- Reduce the negative environmental impacts caused by roadway expansion, maintenance and congestion.
- Provide safe access to schools, parks and community centers for children and seniors.

Goal 5: Maintain the existing high quality of life in the community

- Enhance the recreational opportunities within the Town and Village for all ages, and understand the importance of school facilities in meeting these needs.
- Provide appropriate services for residents, including seniors and youths.
- Increase accessibility of public facilities, such as schools and parks, through better connections with each other and with major residential subdivisions.
- Minimize the impacts of large-scale commercial development upon existing and planned neighborhoods in the Town.
- Establish design standards for new commercial development to ensure it is appropriate in scale and style with existing development.
- Provide affordable housing opportunities for seniors and low- and moderate-income residents.
- Promote controlled and orderly development.
- Appropriately buffer commercial and industrial land uses from residential areas.
- Encourage cooperation and coordination between the Town, Village and School District in capital and program planning, facilities management, and other areas where coordination is feasible in order to control costs, manage growth and improve services.
- Ensure that decisions regarding public investment, capital improvements and infrastructure consider the fiscal implications to the Town, Village and School District.
- Maintain the existing high level of public services, while striving to control public costs.
- Explore regional projects and opportunities.

Goal 6: Support existing businesses and improve opportunities for developing new commercial and industrial enterprise

- Encourage the expansion of business and industrial uses such as research and development, light manufacturing, and other non-polluting industries in locations proximate to necessary transportation, water, and sewer infrastructure.
- Recognize the importance of the Village as the central business hub of Orchard Park and support its integrity and economic viability.
- Preserve and enhance the existing "small town" design and character of the commercial districts within the Village.
- Encourage the adaptive re-use of existing commercial structures.
- Promote the use of architectural designs that do not detract from or conflict with the historic design of the Town and Village.
- Maintain and improve convenient access to the commercial corridors in the Town.

SECTION III – ORCHARD PARK GOALS AND OBJECTIVES

- Appropriately buffer new commercial and industrial land uses from residential areas with proper landscaping and screening.
- Encourage new commercial and industrial growth to balance residential development as well as increase the tax base.
- Support agriculture and agricultural businesses, and recognize their importance to the community.

Goal 7: Take into consideration the regionally important features of Orchard Park

- Recognize the importance of Chestnut Ridge Park, Ralph C. Wilson Stadium, and Erie Community College as major regional attractions.
- Promote the Village as a place to shop, eat, and do business while visiting the Town attractions.
- Address impacts of these attractions in a manner that balances local and regional needs.

SECTION IV - FINDINGS AND RECOMMENDATIONS

SECTION IV – FINDINGS AND RECOMMENDATIONS

A. INTRODUCTION

Once the data collection was completed and the Goals and Objectives of the Community were drafted, this data was analyzed with regard to the Vision for the Community. In other words, the data/information was reviewed with an eye towards the issues and opportunities (goals and objectives) of the Community. Once this analysis was completed, the recommendations were made with respect to the Goals and Objectives.

The following section follows the same format as the data analysis, as outlined in the Existing Conditions and Trends section. The recommendations are listed in the same format as the Goals and Objectives. To assist the user of this study, the recommendations are also summarized in Section V, based on geographic areas of the Town and Village. The Findings and Recommendations are included together in this section to afford the reader the logic behind the recommendations.

B. FINDINGS / ANALYSIS

Part 1. Environmental Setting

a) Topography, Geology and Soils

- The topography of the Town helps to give it uniqueness and character with flat and gently sloping areas in the north and hills in the south that provide some spectacular views from these elevations. In general though, this topography does not represent a significant impediment to development. Although providing views and character, there are few areas with slopes greater than 15 percent.
- Geology in the Town and Village has very little influence over those issues important in the Community. There are, however, some areas of high subsurface bedrock that present some problems for development and infrastructure.
- One important and unique feature of the Town is the high level of hydric and potentially hydric soils. These soils have poor drainage and high ground water levels for extended periods during the year. For additional information on the analysis of these soils see the wetlands and the agricultural sections of the inventory.

b) Stream Corridors and Watersheds

- The stream corridors in the Town and Village represent an important part of the character of the Community. These areas provide important greenspace and open space and are an important environmental resource as well as a tie to the surrounding region.

SECTION IV – FINDINGS AND RECOMMENDATIONS

- As depicted on Map 8, Orchard Park has four watersheds, with two watersheds encompassing over 80 percent of the land area in the Community. Smokes Creek and its tributaries and watershed represent the largest area (approximately 2/3 of the Town). The creeks flow from the southern reaches of the Community, north through the Village and then northwesterly out of the Town. A unique aspect of the Smokes Creek watershed is that it is mostly contained within the Town's boundaries. Therefore, the quality of the Smokes Creek tributaries are mostly influenced by lands and land uses within the Town. There have been recent problems with water quality within Green Lake, which is fed by the eastern tributary to the south branch of Smokes Creek. These problems could be caused by poor land management practices, farming activities, failing septic systems, or animal wastes. In any case, the problems most probably fall within the boundaries of Orchard Park and, thus, should be addressed through local measures.
- The Conservation Board's report on Open Space in 1998 reported that there are approximately 33 miles of major stream channels within the Town and 15 additional miles of minor waterways and tributaries to the main streams, for a total of nearly 48 miles of waterways. The wooded portion of Smokes Creek accounts for approximately one-half of the total wooded area in the Town. The report goes on to state that, "Because of the wide influence of streams upon the land and the delicate balance of focus within the boundaries of their plains it is imperative that these corridors of spaces come under positive beneficial control. They must be regulated against destruction so that they may serve current and future generations".
- The tributaries of Eighteen Mile Creek (Neuman Creek, etc.) in the southern part of the Town are high quality streams (DEC designated class A) that run through largely undeveloped areas (Chestnut Ridge Park and agricultural lands). They eventually feed into Eighteen Mile Creek within the Town of Hamburg. Eighteen Mile Creek in the Town of Hamburg is a designated critical environmental area (CEA). This categorization as a CEA identifies the creek as an important environmental resource with unique qualities that require extra diligence in any environmental reviews.
- Due to their regional significance, the County of Erie in their Guiding Principles document identified Smokes and Eighteen Mile Creeks as stream corridors having countywide significance.
- Finally it should be observed that the creek corridors within Orchard Park connect many of the important open space features, recreational sites and other unique features within the Community. They also

c) Wetlands, Flooding and Erosion

- Wetlands – There are limited areas of State wetlands within the Town

- within the Town and Village. Mapped federal wetlands also are shown

- There are no significant wildlife (plant or animal) habitats indicated on

- e) Environmental Hazards

- Orchard Park is relatively free of any major environmental hazards (large

- f) Open Space Features

- Open space features represent some of the most important features in

- space and farmland, protecting significant environmental resources and

SECTION IV – FINDINGS AND RECOMMENDATIONS

capitalizing on the regional nature of these features. Some of these features can be seen on future vision map of this study.

- Agricultural lands represent a large portion of the open space features within Orchard Park. The majority of these lands are located in the southern and northeastern portions of the Town. Agricultural areas have been identified by the Community to be integral parts of the aesthetics, character, and economy of the area. These features have been identified in Map 13 and efforts should be made to preserve these areas for their economic viability, scenic value, rural ambiance, and overall contributions to the Community.
- Stream corridors as identified in the Open Space Master Plan are an integral part of the open space features of the Community. According to the plan, the Smokes Creek stream corridor accounts for approximately one-half of all the woodlands within Orchard Park. The stream corridors (48 miles identified in the Open Space Master Plan) also provide excellent connected greenspace corridors. They are major connecting features throughout the entire community and the region. Corridors can serve many functions such as habitats for wildlife, migration (overwintering) areas, and recreation (hiking/biking) trails. A further breakdown of stream corridors can be found on Page III-1.
- The railroad lines, utility easements and other natural open corridors are another component of greenways within the Community. All of these features should be considered in providing an open space plan for Orchard Park.
- Parks also serve a major function concerning open space within Orchard Park. The Town and Village currently have an extensive network of parks and recreation areas. These areas provide excellent recreational opportunities for the citizens of Orchard Park. The Town and Village should ensure that all of these recreational opportunities are sustained in the future. A more in depth analysis of the parks and recreation facilities within Orchard Park can be found in Section II-D.
- Environmental features such as wetlands, floodplains, and woodlands also form an important component of open space. Every effort should be made to preserve these areas from development for a variety of different reasons. A breakdown of these reasons can be found on Page III-2.

Part 2. Land Use and Land Use Regulations

In reviewing attributes/issues concerning the Orchard Park Community, it was noted that there are specific areas of Orchard Park that have common

SECTION IV – FINDINGS AND RECOMMENDATIONS

characteristics. In analyzing these characteristics and issues, it became apparent that these issues could be better discussed by focusing on these areas specifically and then noting how these areas interact with the surrounding areas, and with areas in the surrounding communities, if applicable.

Map 28 illustrates areas of Orchard Park that have been determined to have common characteristics. These areas were broken out to afford insight and analysis, and most have no formal boundaries within the Community (although most of these areas have common zoning categories.) The reasoning behind the determination of these areas is as follows:

- Village area – The Village of Orchard Park (see later section for further breakdown of the Village).
- Southern area of Town: Common rural zoning, lack of sewers, undeveloped/natural (agricultural lands and open space spread throughout this area), County Park is a major component, elevations/views, desire to keep this area of the Town rural/preserve. Abuts Towns of Boston, Aurora and Hamburg, all of which are rural. Hamburg area is most developed, with Boston being the most rural. West Falls, in the Town of Aurora, a small rural hamlet, is also near the westerly boundary.
- East/southeast of Village/Expanded Village (Suburban): Common R-1 zoning, almost all single-family residential (newer in nature), large percentage of newer housing being built, mostly subdivisions, bisected by only two major east/west routes, two north/south routes at ends. This area abuts the Town of Aurora in a very rural residential area of that Town, and abuts the rural southern area of the Town of Orchard Park.
- Northeast Quadrant: Higher density, R-2 and R-3, residential zoning. Large areas of vacant land, including agricultural lands, multi-family housing, traversed by a major arterial (Route 20), borders by two commercial corridors (Route 20, North Buffalo Street), separated from areas to the west by North Buffalo Street and Route 20, and creek corridor. This quadrant also abuts Aurora but mainly abuts Elma along its western border (both areas are rural residential). Along the northern boundary of this area is the Town of West Seneca (a golf course is planned in this area). This area of West Seneca is mostly suburban residential with some minor commercial. This area of the town is under development pressures and could see large increases in household units and some commercial development.
- Village plus area: Area appearing to be part of the Village (from the south tributary to the east branch of Smokes Creek, Hobby /Coventry Lane, Jewett Holmwood to Route 219 to Webster), higher density housing connected to Village by "maze" of streets. Includes subdivisions just outside of the Village, some areas to the east are in transition (growing subdivisions) –

SECTION IV – FINDINGS AND RECOMMENDATIONS

difficult connections to Village other than 20A. The Route 219 corridor is the physical barrier of this area which makes for difficult connections to the areas to the west. This area is so intertwined between the Town and Village that some areas are serviced (plowing, utilities, etc.) across municipal boundaries by the other community (a logical solution to these adjacent areas).

- Southwest Quadrant: Area similar to the northeast quadrant consisting of mainly R-2 and R-3 zoning (and a little A-1 zoning). Large areas of agricultural, open space (undeveloped) lands and has a State Agricultural District. Differences are that there are some "older" neighborhoods and part of the area is a hamlet, "Armor". No major commercial corridor like Route 20 in the northeast quadrant. New school will affect growth patterns (also improvement in Route 219 interchange.) It is adjacent to the Town of Hamburg in a similar rural residential area (higher density of development in Armor area).
- Northwest Quadrant: Mixed use urban type area. Includes industrial core of town. Ralph Wilson Stadium, commercial corridors and dense residential areas. Abuts Hamburg, Lackawanna and West Seneca (densely populated areas) and Erie Community College South Campus. Route 219 and interchanges are an important component of the area. Other major highways include Route 20A, Route 20 and Route 179. Area includes the Hamlet of Windom.

Additional Comments:

a) Village Area

- 1) Need to resolve zoning conflict points with Town and split zoned properties (see discussion below).
- 2) Vision of the Village Business District has been established (see Section II-B).
- 3) Services to be coordinated (between Town and Village).
- 4) Joint Town and Village projects (Campus Plan, etc.) need to be considered.
- 5) Walkability is vital.
- 6) Community gathering areas are needed.
- 7) Village CBD is focused on the Community; not looking for major draws to Village Center. Most business generated from the Community itself.
- 8) Major roadways within the Village will have to accommodate the increases in traffic, yet not change the character of the community. The present modification of Route 240/277 is an example of this type of project. The Village is also requesting a similar modification to South Buffalo Street and to reducing speed limits to 30 mph in this area (see copy of letter to NYSDOT concerning this area in the appendix).

SECTION IV – FINDINGS AND RECOMMENDATIONS

9) "Split Zoning Issues"

Currently, several properties are split between the Town and Village of Orchard Park, a condition where the municipal corporation line slices through the property, or where a residential property, although developed within a subdivision that is almost entirely within the Village, is constructed on land that is in the Town. This has been a source of confusion both on the part of the property owner who has a confusing tax bill, and the Town and Village who must administer zoning regulations, provide services and levy taxes. It has also caused unfairness to adjacent property owners who may have lower tax levies or different services even though their homes were built directly adjacent. These properties are found along Carrow Street and Woodland Drive. A simple solution could be to change the municipal boundary in this area.

10) Transition Areas Between Town and Village (Potential Zoning Conflicts)

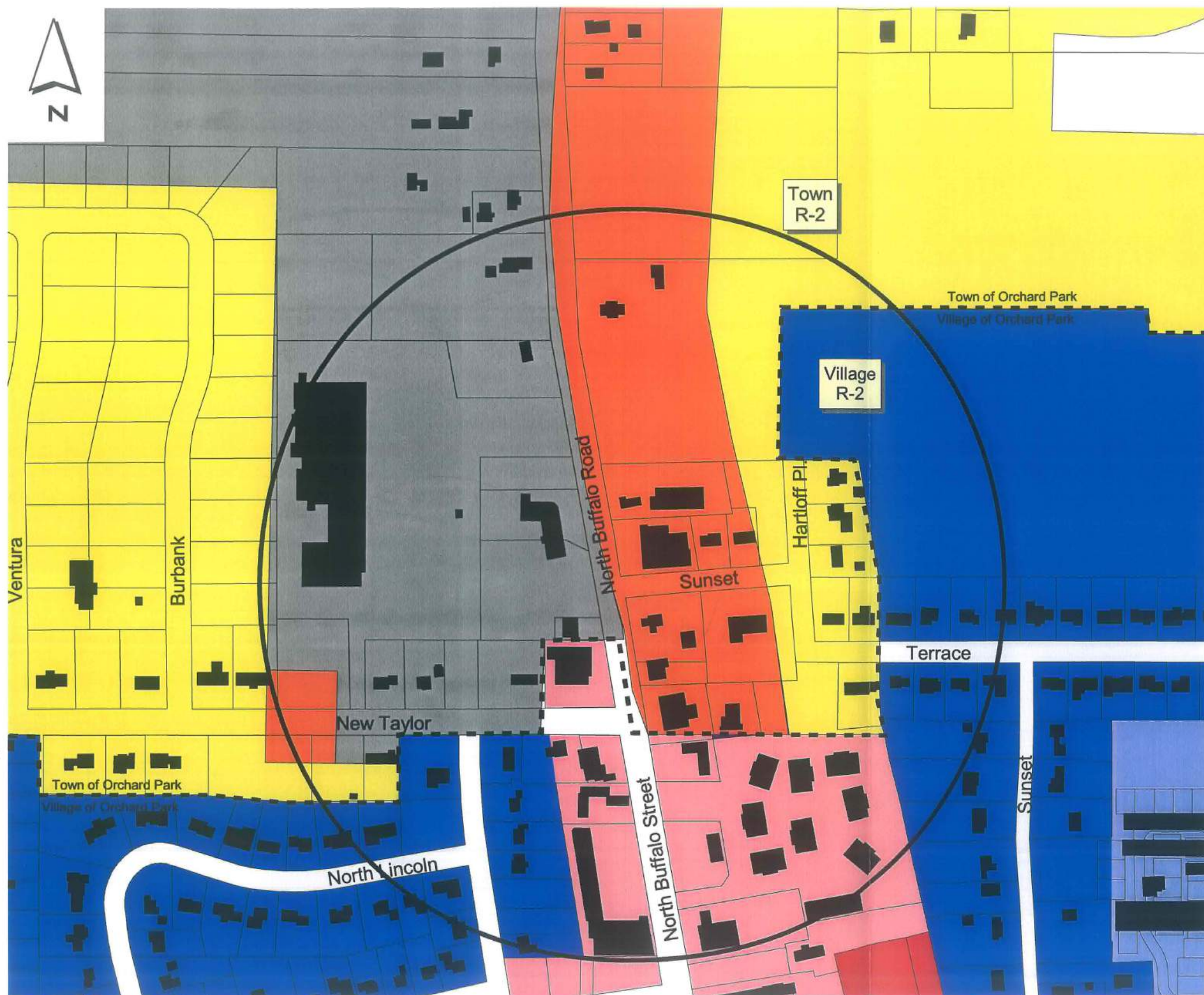
Often, in situations where municipal boundaries coincide, zoning regulations can be visually, procedurally or environmentally conflicting. This is a concern when development under two very different sets of design characteristics and zoning regulations are directly adjacent and within the same viewshed. For example, they can conflict by allowing unlike uses, such as industrial businesses that generate noise and odors, next to residential neighborhoods, or by having design criteria that have negative visual impacts upon the adjoining landscape in the other municipality. The current zoning in the Town and Village of Orchard Park does have some conflicting elements, but also elements that compliment one another and help to define the community character within each municipality.

West Entrance into the Village

A side by side comparison of the zoning regulations in the Town and Village of Orchard Park shows one instance where zoning districts on opposite sides of the municipal boundaries allow unlike or conflictive uses. Along West Quaker Road, between the Route 219/ W. Quaker Road interchange and the Village boundary, is a B-2 business district within the Town of Orchard Park that allows uses such as amusements, hotels and motels, shopping centers and business centers. At present, current uses within this district include a warehouse and storage facility and a lumber yard (See Map 27). The districts inside the Village, and adjacent to the Town's B-2 business district, are residential R-3 and R-4. The only commercial uses allowed in R-3 residential districts are bed and breakfasts, and in R-4 districts only non-retail professional office uses are allowed by special use permit. Driving into the Village along this corridor you can see the abrupt change to a more Village type and scale development pattern. It is difficult to claim that B-2 business uses would have such a significant impact on the Village to warrant a rezoning, rendering current uses non-conforming. However, the zoning

ORCHARD PARK TOWN & VILLAGE NORTHERN TRANSITION AREA

MAP 26



KEY TO FEATURES

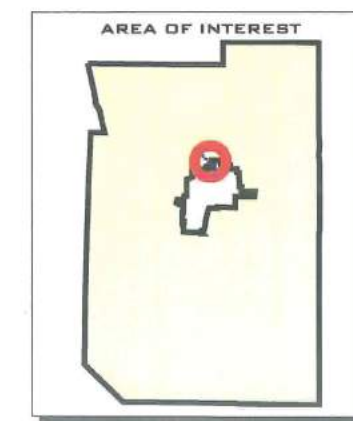
- BUILDING FOOTPRINTS
- PARCEL BOUNDARIES

VILLAGE ZONING CLASSIFICATIONS

- B1
- B2
- I1
- R1
- R2
- R3
- R4

TOWN ZONING CLASSIFICATIONS

- AGRICULTURAL
- BUSINESS 1
- BUSINESS 2
- BUSINESS 3
- BUSINESS 4
- DEVELOPMENT/RESEARCH
- INDUSTRIAL
- LAND CONSERVATION
- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL 3
- RESIDENTIAL 4
- SENIOR RESIDENTIAL

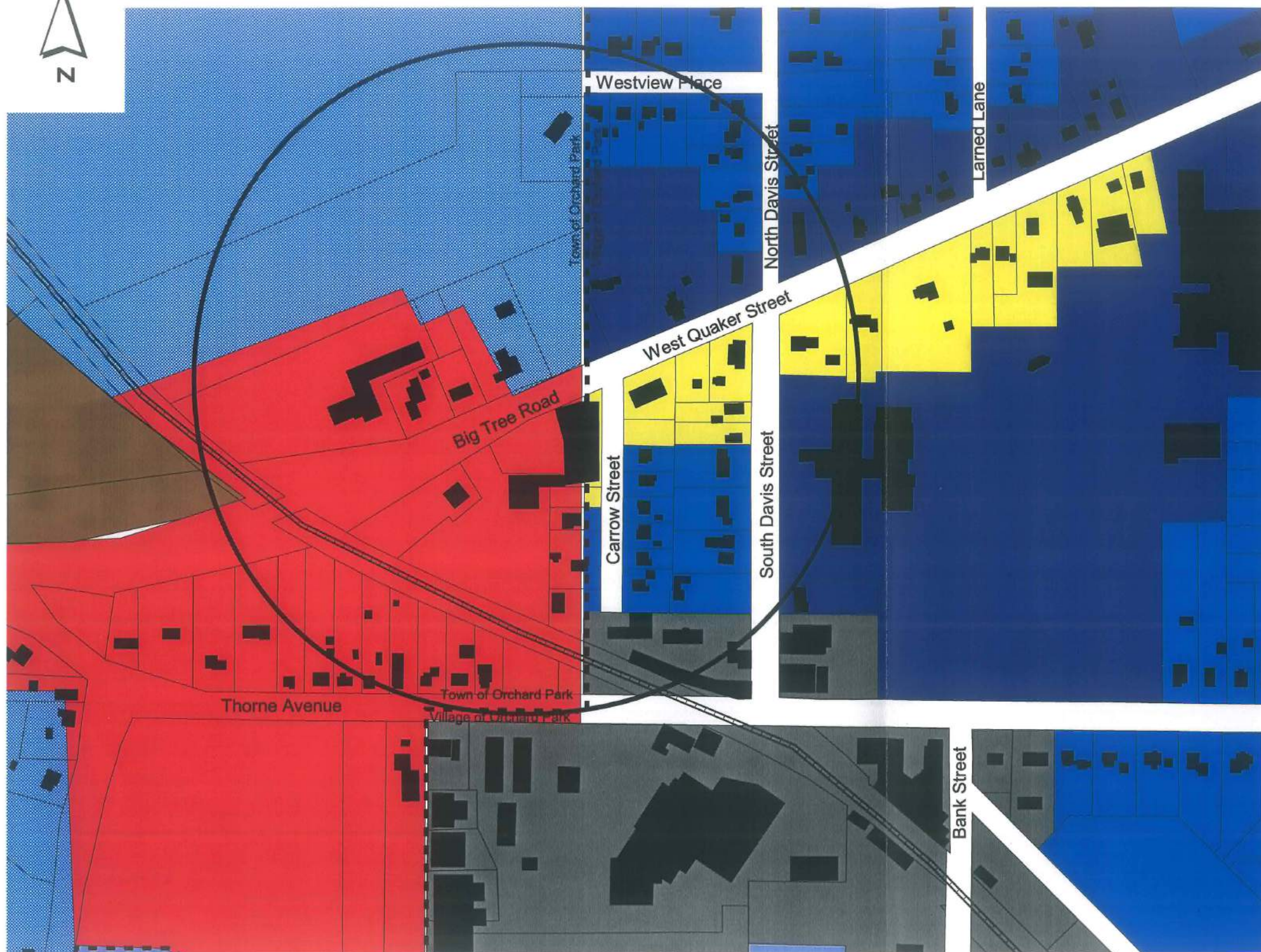


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ORCHARD PARK TOWN & VILLAGE WESTERN TRANSITION AREA

MAP 27

KEY TO FEATURES

- BUILDING FOOTPRINTS
- PARCEL BOUNDARIES

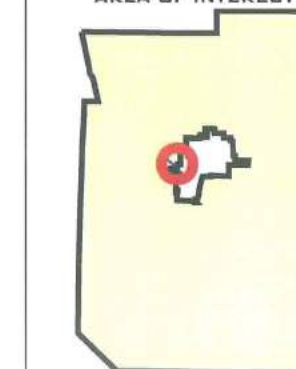
VILLAGE ZONING CLASSIFICATIONS

- B1
- B2
- I1
- R1
- R2
- R3
- R4

TOWN ZONING CLASSIFICATIONS

- AGRICULTURAL
- BUSINESS 1
- BUSINESS 2
- BUSINESS 3
- BUSINESS 4
- DEVELOPMENT/RESEARCH
- INDUSTRIAL
- LAND CONSERVATION
- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL 3
- RESIDENTIAL 4
- SENIOR RESIDENTIAL

AREA OF INTEREST



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differences along this corridor could have a negative visual impact upon the traditional Village character beyond the Town/ Village boundary and disrupt the physical harmony that one experiences while traveling along this roadway. This visual harmony contributes significantly to property values within the Village and, conversely, can have a subsequent positive impact upon development in the B-2 business district in the Town. It is probably a good idea to consider zoning changes in this area of Town, consider moving municipal boundaries, adding stricter design guidelines and providing a "gateway" entrance feature to the Village.

North Entrance into the Village

There is another area along municipal lines between the Town and Village where current development exhibits similar non-harmonious designs that visually conflict. A portion of North Buffalo Street in the Town, north of the Village, is zoned B-1 business on one side of the road and B-3 business on the opposite side of the road. The zoning on the opposite side of the municipal line allows similar uses and is zoned B-1 business (see Map 26). These zones allow like uses and are not conflictive in this regard. However, the design parameters allowed in the different districts, coupled with the size of lots that developers have to work with in the Town's B-1 business district, have resulted in disparities between setbacks and a reduced connectivity with the adjoining district. Much of the resulting development on the Town side of the municipal boundary in the B-1 business district has had a less than positive visual impact on the area as a whole. The Village's B-1 business zoning district has been used traditionally in the Village for mixed-use business with upper level residential uses. The heart of the Village is zoned as such, and contains a number of small proprietorships within a denser, quaint Village setting. Uses allowed within this district include retail professional offices, restaurants and automotive service stations¹. Several small shopping plazas offering small parking areas² have been developed within the district adjacent to several, more historic, buildings. However, businesses close to the municipal line, in order to remain competitive, have had to provide streetside parking perpendicular to the roadway in order to service customers.

These developments have had a minimal visual impact upon adjacent village businesses due to the amount of landscaping and the provision of sidewalks that connect these developments into a cohesive shopping area. However, these setbacks are minor compared to the setbacks within the shopping plazas built in the Town's B-1 business district on

¹ Restaurants and automotive service stations are allowed by special permit. Currently several of these establishments are operating in the B-1 district.

² The provision of parking in this area may be imperative to maintaining business competitiveness.

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the opposite side of the municipal line. Currently, one of these shopping plazas is vacant and in disrepair. The depth of this property and adjoining parcels allowed developers to construct a suburban style shopping plaza with a much deeper setback than that viewed on the opposite side of the municipal line. The large, street side parking lot separating the plaza building from adjacent businesses has a negative visual impact upon adjoining commercial property and consequently could reduce property values.

Although the plaza may have drawn consumers to the area in the past as a major anchor store in this business district, it is now vacant. New, successful commercial development has taken the form of stand alone, big box specialty stores (K-Mart or Top's) or the power centers consisting of very large commercial developments with interior road networks (Quaker Center). The advent of the stand alone, big box retail development has had the impact of reducing the need for having easy and comfortable connectivity within a business district. Instead of moving from individual store to individual store, consumers are provided easy automobile access to and from the store site, from parked car to front door, back to parked car and then drive off. Larger power centers and malls are increasingly designed to provide convenient access within its own confines, whether it by automobile (Quaker Center). Medium sized shopping centers, such as the plaza in the Town's B-1 business district, can be more successful and have a better impact upon business districts if greater connectivity and access are afforded onto and off of the site by foot. These centers, when developed in connectivity with adjacent commercial development, instead of attempting to "stand alone" can improve the overall economic conditions within business districts.

On the opposite side of the road, currently zoned B-3 business, the resulting development has complimented the B-1 business district in the Village. Within this district, existing historic homes have undergone conversion into small proprietorships and local businesses. The size of parcels has restricted the ability to develop larger, suburban style plazas. The preservation of mature street trees along with the landscaping requirements present in both the Village and Town codes have promulgated the area into a cohesive commercial district.

All-in-all, residential zones are by far the most predominant, abutting land uses between the Town and Village. Residential zones in the Town offer larger minimum lot sizes, larger lot widths and greater street setbacks. Conversely, residential zones in the Village are denser, allowing smaller lot sizes, widths and setbacks. This condition has led to relatively minor impacts upon property values and aesthetics, and has been found to have many positive impacts on community character, by

Although relatively few conflicts exist with this arrangement, concern is

Along New Taylor Road on the northern municipal line, residential

b) Expanded Village Area

- ³ More detail about the transportation network and transportation issues is discussed under *Circulation Design Considerations*.

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Appendix B: Map of the Town of Farmington, Vermont, showing the location of the various growth areas.

- 4) Single-family home area, with high design standards.
- 5) Active recreation area may be needed.

c) Northeast Suburban Growth Area

- 1) Need to preserve/conservate features of area as growth occurs.
Proactive: Purchase of development rights and other means of preserving open space and farmlands. Citizens of the Town must support the costs of these efforts. Reactive: Require mandatory clusters and designs that maximize open space preservation.
- 2) Not as isolated from the Village as other areas therefore can try to connect to Village as much as possible. Paths, bike-ways, etc.
- 3) Can portions of Southwestern Boulevard be converted into hamlet commercial areas tied into this region (see proposed zoning revisions).
- 4) As the area grows, may need additional recreation area.
- 5) New golf course will add an important feature to this area.

d) Southwestern Growth Quadrant (does not include Southern Quadrant area)

- 1) Different than northeast quadrant because of isolation caused by Route 219. Hamlet of Armor is focal area and must be tied in.
- 2) A new school would have a tremendous impact on this area. The school may also provide a focal point for this area.
- 3) Rural development guidelines would be a good addition to this area. Although growth will occur, it must match the rural nature of area and buffer the farms to the south.
- 4) Major road improvements could be necessary if growth occurs, but major improvements must be avoided (don't induce growth).
- 5) Methodologies such as rural development guidelines or an overlay could help in better controlling growth in this area.

e) Northwest Quadrant

- 1) Attention should be paid to buffers between residential areas and industrial/commercial area (these areas will continue to grow).
- 2) Quality of Life issues are a priority for this area: recreational needs, maintenance of public utilities, greenspace.
- 3) Industrial base needs to be supported and possibly expanded. Infrastructure must remain strong and transportation corridors maintained. Public transportation must continue and play an expanding role in the area. The Railroad, Route 219, Route 20, and Milestrip Road provide strong backbone to area.
- 4) Appearance/aesthetics are an important component to the success of the area, especially along the transportation corridors. Give consideration to improved building and landscape requirements along these corridors.

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f) Southern Quadrant

- 1) No sewer extensions should be allowed. (Most of area is without sewers.)
- 2) Zoning may need revising to accommodate vision.
- 3) Road frontage development needs to be controlled through new regulations.
- 4) Greenspace corridors must be maintained. Open space/greenspace plan can help plan this area. Open space preservation techniques must be authorized. Passive recreation is the focus of this region.
- 5) Any development must take into consideration the "views" of the area.
- 6) Transportation corridors need maintenance but no improvements. Isolation of the area is important to its success and appearance.
- 7) Work with surrounding communities to accomplish these ideals. Hamburg and Aurora have included rural guidelines in their areas. Boston's Master Plan shows this area as a rural area with a concentration of development in the north Boston hamlet, including some highway commercial near the Route 219 interchange.
- 8) Since this area does not have sewers (and not recommending), septic system evaluation and repair should be prioritized. It would also help to educate home owners on operation and maintenance of septic systems.
- 9) Consideration to changing the Type I action list for this area of the Town.

Other Land Use Comments:

a) Surrounding Communities

During the discussion of the "Quadrants" within Orchard Park, the surrounding communities influence upon the region was analyzed. The following section further discusses the effects of the surrounding communities, identifying conflicts and compatibility.

• Town of Hamburg

The Town of Hamburg's easterly boundary runs along the entire length of the Town of Orchard Park. Land use and growth patterns are very similar along each boundary and there are very few conflicts. The northern area in both Towns includes older mixed use areas and large public facilities (e.g., Ralph Wilson Stadium, Erie Community College, and the McKinley Mall). The central area in both communities is more suburban, containing newer and older subdivisions, and areas of developable land. Growth is occurring a little faster in the Town of Hamburg, which may also affect the growth rate in the Town of Orchard Park. The southern area is characterized in both communities as being rural with large tracts of undeveloped lands. More development pressures are occurring in the

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With the exception of the Town of Hamburg, the Town of Orchard Park is bordered by rural communities.

Town of Hamburg, however, as much of the area contains public utilities (sewer and water).

- Town of West Seneca

Almost the entire north boundary of the Town of Orchard Park is bordered by the Town of West Seneca (a small portion abuts the City of Lackawanna). The western area of this boundary includes more densely populated regions in both communities. The eastern portion includes a denser development pattern in West Seneca versus the lesser developed Town of Orchard Park. Southwestern Boulevard and the proposed new golf course will provide a good transition between these differently developed residential areas. The Town of West Seneca is presently (06/02) beginning a comprehensive planning process.

- Towns of Elma and Aurora

The eastern border of Orchard Park lies contiguous with the Town of Elma to the north (25 percent) and the Town of Aurora to the south (75 percent). The Elma/Orchard Park boundary is formed by Transit Road (Route 187). For both communities, these areas are rural residential zones. Thus, it is presently difficult to discern between Elma and Orchard Park.

The Towns of Aurora/Orchard Park boundary area is in transition. The center area of the Town of Orchard Park (areas of 20A to the Jewett-Holmwood Road area) is developing into a single-family home suburban area. In the Town of Aurora it is mostly rural residential, but with some development pressures (has water, no sewer). The Route 20A corridor is key, with the Town of Aurora presently considering what will be the future of this area under the Regional Comprehensive Plan efforts. The Town's current zoning code provides little direction to the type of development that can occur (agricultural zone allows most residential and commercial uses). The farms in this area are in transition and future uses will have impacts on the Town of Orchard Park.

The southern areas of the two Towns are fairly compatible: both are rural residential areas. The Town of Aurora has the rural hamlet of West Falls, which provides no conflicts to the Town of Orchard Park.

- Town of Boston

The Town of Boston shares its northern boundary with the Town of Orchard Park. Boston's vision (articulated in its 2001 Comprehensive Plan) calls for most of the Town to be designated as low-density residential. This is compatible with southern Orchard Park, which is also primarily rural residential in nature. Future growth would be concentrated in the three

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As the development occurs along Boston State Road, the traffic patterns within Orchard Park may be slightly affected, although Boston is not projected to grow to a large extent.

hamlets (North Boston, Patchin and Boston hamlet), which are designated for mixed uses, including higher density housing and small scale retail and offices. Medium-density housing would be allowed in the valley along the Boston State Road corridor, linking the hamlet areas.

Most likely to affect Orchard Park is the recommendation in the Boston Comprehensive Plan that an area of highway commercial use be established at the northern Route 219 interchange. Highway related uses, such as convenience stores, gas stations or restaurants would be encouraged, although the plan recommends strict design guidelines for development in this area. The corresponding area of Orchard Park is very rural, with a number of farms. There is potential for conflicts between the land uses in the two Towns in this location.

As development occurs along Boston State Road the traffic patterns within Orchard Park may be slightly affected, although Boston is not projected to grow to a large extent. Currently, the Town is planning extensions to its water system, which will have an impact on the Town of Orchard Park's water system.

Part 3. Infrastructure

a) Public Water Supply

- The water systems in the Village and Town encompass almost all of the Orchard Park Community. Issues of an aging system in the Village and improvements needed in the Town's system have been studied extensively. The Town and Village shall continue their programs to improve their water systems to best serve the citizens of Orchard Park. Other issues such as consolidation of districts, and cooperation between the communities and the Erie County Water Authority, should continue to be investigated.
- As to this Land Use Study, the issue of public water, especially as it pertains to Orchard Park, is purely an issue of public convenience and health safety (water is a public need and should not be used to direct development). The Town will continue to investigate the possibility of extending water to all areas of the Town that need it (in those small areas still without water). Development must be directed by zoning and other land use regulations. In those small areas not having public water, make sure that appropriate land use controls are in place prior to extending the public waterlines. Certain major potential water users (proposed projects) may be impacted by limitations in parts of the water system.

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b) Public Sewer Systems

- Sewer facilities are available throughout the Village, and in a large portion of the Town. Generally, areas south of Powers and Ellicott Roads in the Town do not have public sewer availability.
- The Village should continue its programs for sewer maintenance and improvements. The Town should also continue its sewer maintenance, and both should work with the County to cooperatively evaluate and prioritize this work.
- The Town should consider restricting sewer extensions to help control growth in the southern part of the Town. Unlike other infrastructure improvements and extensions, sewer can be utilized to control growth, and sewer lines should be considered only in areas with certain higher densities or planned higher densities. This is not an issue of costs to the Community (whether paid for by a private developer or not), but a means of helping to achieve a land use objective.

c) Stormwater Systems

- The Town and Village have standard methodologies for controlling and handling stormwater, and for regulating it.
- During public meetings, and other public input formats, many people described problems associated with drainage issues. This is a common issue in many suburban communities, and drainage complaints are the typical types of comments received. However, this input, combined with the high levels of poor soils in the Town, does suggest some action on the Town's part. This action could include stricter stormwater design requirements for new developments (following the need State of New York guidelines). These requirements could help to further protect the important watersheds and creek corridors in Orchard Park. (The Town is presently completing a drainage study which will help to prioritize the drainage problem areas of the Town.)

d) Transportation Systems

The Village of Orchard Park has an extensive series of ordinances regulating traffic, streets and sidewalk maintenance, no parking areas and street design guidelines. These guidelines provide the locations within the Village where specific traffic control devices are to be maintained. The Village maintains the right to establish traffic control devices at intersections with all roads, in accordance with NYS Vehicle and Traffic laws. The Village also has established a thirty (30 MPH) mile-per-hour speed limit within the Village limits. (Although South Buffalo Street has sections that are 35 mph and 45 mph.)

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The Town of Orchard Park also has a number of transportation related pieces of legislation. The Town has a "Vehicle and Traffic" ordinance (Chapter 131) in which the Town reserves the right to enact speed limits and traffic control devices in similar fashion to the Village. Section 144-44 F. "Circulation System Design Standards" allows the Town's Planning Board to require new commercial development to manage conflicts between local and through traffic in circumstances where an existing or proposed arterial road, expressway or railroad abuts or traverses through a new commercial development. The ordinance also requires new commercial development to provide "safe and convenient" pedestrian facilities. Pedestrian walks are to be considered as an "integral part of the total site development".

The existing transportation network in the Town is the result of a series of local ordinances that, as a collective, form some of the basic roadway design principles of contemporary "arterial access management" as recommended by the New York State Department of Transportation. However, several vital components of arterial access management are lacking in the Town's transportation and land use policies. This shortfall is having an overall negative impact upon traffic congestion, safety and economic well being, particularly in the transition areas between the Town and Village.

Arterial access management, the practice of managing land use and roadway design to minimize the possible incidences of traffic collisions, seeks to minimize the number of intersections with arterial roads in order to reduce the number of conflict points that drivers must negotiate as they travel along a major roadway. Such conflict points are the result of numerous closely sited driveways and uncoordinated offset intersections where drivers must make slow/stop/accelerate decisions. Several minor components of arterial access management seek to reduce the volumes of traffic using arterial roadways by designing road interconnected road networks, increasing intermodal usage (providing sidewalks and/or bicycle lanes or paths) and decreasing "automobile dependency" through demand management.

The Town currently has several ordinances that encourage arterial access management:

- Section 121-29 "Conformity to Master Plan and Official Map" allows the Town to designate planned roadways and require developers to conform to the network.
- Section 121-32 "Marginal access streets", allows the Planning Board to require a design treatment called "reverse frontage". This design eliminates the condition of having multiple driveways into an arterial road, where a residential subdivision is proposed along an arterial

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highway. A similar ordinance addressing commercial development is provided under Section 144-44 (F. 1a and 1b.).

- Section 121-35 "Street Jogs" discourages the condition of placing offsetting roads less than 125 feet apart.
- Section 121-38 "Street Intersections" mandates that roads should intersect as near as possible to 90 degrees, and that sudden alignment changes be avoided within 100 feet of an intersection.
- Section 121-41 "Right of Way Widths" mandates that roads be designed no less than sixty (60) feet wide, unless other wise shown in the master plan to be lesser. This width can accommodate future capacity expansion including sidewalks or bike paths.

Transportation infrastructure and safe and efficient traffic operations are fundamental to local and regional economic development"⁴, and it has been recognized by state and federal practitioners that land use and transportation have a close relationship and that local land use policies need to consider transportation access and mobility. The provision of "intermodal" transportation and the practice of arterial access management are the two most contemporary transportation-related improvements that quality communities are using to improve the overall safety and efficiency of their transportation networks. Providing better intermodal access through the provision of sidewalks, bicycle lanes or trails and improving arterial access management has a net benefit for all communities by reducing congestion, improving safety, decreasing pollution and decreasing commuting times.

An important element of access and mobility is the provision of intermodal transportation consisting of sidewalks, adequate shoulders, bike lanes or pathways for use by pedestrians and bicyclists to move to and from home, work and shopping opportunities. State and regional transportation policy has dictated that such infrastructure should be an integral element of all major arterial roadways in the Federal Aid Highway System within the Greater Buffalo Region. However, this system does not include many of the most crucial linkages between activity centers in the Town or Village of Orchard Park, and providing such infrastructure has not always been cost effective. In response, recent federal transportation aid programs have specifically targeted funding for transportation projects that integrate and/or encourage intermodal travel.

Currently, the system of sidewalks and bicycle pathways is limited in Orchard Park to the immediate Village area, along portions of Abbott Road from

⁴ "Best Practices in Arterial Management". NYS Department of Transportation. 1997.

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Berg Road to Ralph C. Wilson Stadium, and along portions of Southwestern Boulevard. There are no bicycle lanes or pathways in either municipality with the exception of those within Town and Village parks. Although many arterial roadways in the Town provide an adequate paved shoulder for bicycle use, the less developed "rural" roads south of the Village provide minimal shoulders⁵ for bicycle use. These shoulders are more than often unpaved and along roads with vehicular speed limits at or above forty-five miles per hour (45 MPH). Currently, the GBNRTC designated bicycle routes in Orchard Park include Abbott Road^a, Buffalo Road^a, Transit Road^a, Southwestern Boulevard^a, Quaker Road^a, Big Tree Road^a, Thorn Avenue, Armor Duells Corners Road, Ellicott Road^a, and Newton Road.

a- Indicates road is a part of the Federal Aid Highway System and subsequently eligible for Transportation Enhancement Program funding.

Although there are good reason not to provide sidewalks in many parts of the Town, the one area that should be highly considered for walking and bicycle accessibility is around the existing High School.

Many abutting residential subdivisions in the Town adjacent to the Village are not "networked" into the Village's roadway system. This condition is apparent along collector roads including New Taylor Road, Freeman Road and North Freeman Road where due to a lack of interconnected roadways or "cut-throughs", individual subdivisions have limited access points thereby negating any perceived connectivity with the Village. This effect has not resulted in diminished property values, though future intermunicipal congestion will be the end result. This problem is not easily solved, due to the fact that most residents do not want "cut-through" traffic in these neighborhoods.

Part 4. Community Services / Cultural Resources

a) Public Schools

The Orchard Park School District is one of the highest rated districts in the County. It is noted for the high quality of its academics, sports and music programs. This is a community asset that should be maintained.

However, the existing physical plant is reported as being inadequate for the demands of a modern educational system. There are problems with overcrowding, largely the result of expanded programs and services. The District offers more in the way of enrichments, such as music, computers, media centers/libraries, etc. Also, Title IX had a big impact in terms of athletics, and the district offers many more sports programs, especially for

⁵ An adequate shoulder is a continuous paved space opposite an edge stripe four to six feet wide. NFTC Regional Bikeway Implementation Plan. 1997.

SECTION IV – FINDINGS AND RECOMMENDATIONS

4.1.2. School Facilities and Enrollment Trends: Orchard Park School District

girls, than was the case twenty-five years ago, when enrollment was at its peak. The Orchard Park School District is reportedly now in the position of having to turn students away from activities and programs due to insufficient space.

While there are only some who believe that there is a need for a new expanded or upgraded facilities, there is even less agreement on how to possibly accomplish this goal. The School District is undergoing an extensive process to resolve the issue, with input from Community residents, School Board members, administrators, teachers and experts. There is substantial community outreach, with newsletters, a web site and community meetings on the topic. This process should be allowed to continue to a successful resolution to the satisfaction of the District's residents. The recent defeat of the referendum to build a new school has not resolved the problem. Unfortunately, a land use study cannot solve this problem since it focuses on land use issues and not the overall needs, desires, economic issues, real estate availability, etc. of the community. If it was purely a land use issue, this report would recommend finding a location within or nearer to the Village. As to the need of a new school, the simplistic analysis of development trends would indicate a growing school-aged children population. Either a more efficient use of space must be found, possible expansions at existing facilities, or a new school will have to be built.

b) Public Facilities

- As noted in the Cooperation Study, this is an area where there is substantial cooperation, leading to high quality service for Town and Village residents. The jointly occupied Municipal Center benefits both the Town and the Village. This facility is in excellent condition, and no major upgrades are needed. Its central, consolidated location facilitates interaction between governments and residents, and promotes intergovernmental interaction and cooperation.
- The Orchard Park Fire Company (volunteer organization) is a separate, incorporated entity. Continued cooperation and support of this company is recommended, particularly since volunteer recruitment may become an issue in the future.
- Additional recommendations regarding public facilities, as well as recommendations for continued cooperative action, may be found in the companion report prepared by Center for Government Research (CGR), "Assessing Opportunities for Additional Inter-Municipal Cooperation in the Orchard Park Community—Continuing the Tradition."
- The ECC South Campus, although mostly located in Hamburg, is a large public facility that provides educational and recreational services to the

c) Parks and Recreation

The Recreational Review Committee and the Conservation Board have worked to plan for the future. In 1996, the Town of Orchard Park Recreation Review Committee prepared a Draft Recreation Master Plan that inventoried all of the Town-owned facilities and surveyed residents and user groups. The Plan also recommended how each of the Town owned parks should be improved, or in some cases "banked" for future use. Although the result of the Master Plan did not result in an adoption, the Town and Village carried out several recommendations in the Plan, including creating a Recreation Commission.

- It recommended that a municipal pool be constructed,
- More outdoor fields for soccer, lacrosse and football be constructed (long range plan),
- Develop a bike and hiking trail system,
- Establish a new destination park in the northeast corner of the Town
- A new multi-purpose indoor gymnasium facility be constructed in partnership with the Orchard Park YMCA.

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COMMUNITY RECREATION PLAN FOR THE TOWN OF ORCHARD PARK, NEW YORK

development of Brush Mountain Park into the California Road Recreation Area, the improvement of ball fields at ECC-South for Town residents, the renovation of the Recreation Building in Yates Park, the establishment of the Baker-Mifestrip site, and addition of new lands. Also creative projects such as the Birdsong Recreation area are being accomplished, and ideas such as the Campus Plan are being contemplated.

The major issue facing the Community in the near term is not the lack of recreational land, but the need to provide requested facilities. There is already significant cooperation between the Town, Village and School District in terms of sharing facilities, and this effort should be continued and expanded. Continued and increased cooperation and coordination with community groups that provide recreational services (e.g. sports leagues, YMCA, Boys & Girls Club, etc.) should also be encouraged.

The Town should undertake continued assessment of recreational needs, particularly given the changing demographics of the community. There is likely to be increased demand for programs for seniors and youth. This should lead to changing programs and developing more properties to serve this need. Demand for other programs may not merit public sponsorship.

Linear park systems and trail linkages between recreational assets and other activity centers should be considered by the Town, Village and School District. This will provide additional recreational opportunities for area residents (walking, biking, hiking, bird watching, etc.). It will also facilitate use of existing facilities, and encourage residents to walk or bike to these facilities, helping to alleviate the pressure on the road system in Orchard Park. In some instances, these trails can be on-road (bike lanes or wider shoulders), but there are locations where separate trail systems should be considered. A community survey conducted as part of the Recreation Master Plan noted community support for a trail system in Orchard Park. Linear park systems are also supported by the Open Space Master Plan, which recommends preserving the stream corridors, especially Smokes Creek, and the greenway corridors following the lands of the Buffalo-Pittsburgh railroad.

In accordance with the recommendations of the Open Space Master Plan, the Town and Village should continue to work to protect lands along the major streams that cut through the Community. While acquisition provides the strongest level of protection, other means should also be explored, including easements, land use regulations and cooperative agreements between the Community and property owners.

The Town Code defines open space within its Conservation Easement Ordinance as "any space or area characterized by natural scenic beauty or whose existing openness, natural condition or present state of use, if

The Town and the Village both have local laws that are directly and

The first major component was Smokes Creek and it was recommended to

A series of follow-up experiments of the Q_{10} - S_{max} - S_{min} system were also

Implementing the Open Space Master Plan covers Town and Village

The Town and the Village have a special zoning designation for an L C or

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accepting these lands came too late to protect land from development along the South Branch of Smokes Creek that extends from Ralph C. Wilson Stadium to Green Lake. However, the program can have a major impact upon preserving land along Neuman Creek in the southern portion of the Town around Chestnut Ridge Park and the remaining portion of Smokes Creek that extends from Southwestern Boulevard to the Town of Aurora.

The enforcement of the Federal and State regulations that protect wetlands have preserved a substantial portion of these open space components and in the process have preserved lands along several major creeks including Smokes Creek and the Southern Branch of Smokes Creek. Many wetlands in the Town follow a linear pattern similar to the recommended "greenway corridors" identified as a major component within the Town's Open Space Master Plan. Several wetlands also adjoin local parks that were dedicated as a result of developers meeting the Town's requirements for recreational land exactions within major subdivisions. These recreation areas include the California Road Recreation Area, Chestnut Village Recreation Area, the Eagle Height Recreation Area and the Birdsong Parklands, among others. The combination of local parks with the wetlands has produced substantial pockets of open space within the Town to which the recreation land dedication has contributed.

In their basic form, the Town and Villages zoning ordinances help preserve open space by establishing maximum lot coverages. In the Village, the maximum lot coverage is 40 percent within industrial districts and 20 percent to 35 percent in the residential districts. The lot coverage varies in the business districts depending on the use of the land. In the Town, the maximum lot coverage also 40 percent in industrial districts but varies from 7 percent to 20 percent in agricultural and residential districts. These lot coverage requirements have provided more open space on lots in the A, R-1 and R-2 districts, but less in denser residential areas in the Village and the R-3 and R-4 districts in the Town. This condition makes any open space parcels adjacent to the Village and open space parcels within the northwest portion of the Town zoned R-3 predominantly more important.

In addition to the maximum lot coverage, the landscaping requirements help promote open space, but in a diminished fashion. Both the Village and the Town require the submittal of landscape plans with new development. In the Town, if the project has more than 40 parking spaces, 10% of the interior parking area must be green space.

Chapter 52 of the Town Code "Conservation Easements" sets the framework for the Town to acquire; either through purchase, gifting or lease the developmental interest in land and to hold such interests for set periods of time (for example 5-10 years) or in perpetuity. The ordinance defines open space as "any space or area characterized by natural scenic beauty or

The major components of open space identified in the Town's Open Space Master Plan that have not been protected either directly or indirectly through local ordinances are the working farms within the NYS/Erie County Agricultural Districts and the Buffalo-Pittsburgh Railroad.

Part 5. Community Development Trends

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following are the findings and conclusions related to and concerning community development trends in Orchard Park.

a) Demographics and Residential Building Trends

- The northern part of the Town of Orchard Park and the Village of Orchard Park are defined by HUD as lying within Urban Areas.
- Decades ago, Erie County consisted of a thriving City of Buffalo surrounded by first ring suburbs including Tonawanda, Amherst, Cheektowaga, West Seneca and Lackawanna. Now, with changes in development patterns in the region, the first ring suburbs actually are more populous than the City. The City of Buffalo is basically represented by Tonawanda, parts of Amherst, Cheektowaga, West Seneca and the City of Lackawanna. Now the first ring suburbs are becoming communities like Clarence, Lancaster, Orchard Park and Hamburg. These communities are seeing direct growth pressures and are facing the same issues that Amherst, Cheektowaga, West Seneca and Tonawanda dealt with in the 1960's through the 1980's.
- Residential demand for housing is likely to remain strong, leading to continued population growth. The Community is an attractive area (consistently ranked in the top 3 of best places to live in many local publications) with good public services and an excellent school district. There is a sufficient supply of approved lots and vacant land suitable for residential development. Unlike many communities in the southtowns, public infrastructure (water, sewer) is in place to support additional development in the northern portion of the Town. All these factors make Orchard Park a popular area in which to live, and suggests new residential construction will continue at a pace comparable to past trends in the Town of Orchard Park (100 to 120 units per year). Spikes and valleys in this rate can occur, mostly due to changes in the economy.
- Given the size and value of the housing being built in the Town of Orchard Park, most of the new population will be moving into "move-up" housing. They are likely to be families with school-aged children, which suggests household size will either stabilize or even increase somewhat. This trend will be moderated to some degree by the number of apartments in the Town, which tend to attract smaller households (young single adults, childless couples, and seniors), and by the continued aging of the existing population, leading to increased "empty-nesters" in houses formerly housing larger families. Overall, however, there will be continued population growth in the Town.

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Several small, isolated areas south of the village are zoned R-3 as well. Currently there are 4 locations in the Town of Orchard Park zoned R-4, two locations along California Road, one on the northwest corner of Webster Road and Southwestern Boulevard, and one on Hart Place. R-4 zone on Hart Place is already developed with an apartment complex. The zone at Southwestern Boulevard and Webster Road and the zone along California Road is currently developed with single-family homes and some non-utilized farmland.

- Residential housing development will occupy a greater proportion of the land within Orchard Park. Most, if not all, of the new development will occur on land that is currently vacant, placing pressure on open space in the community. Agricultural parcels are most threatened by this trend. The land is already cleared; it is generally located on good soils; and owners often can make more money selling their land for real estate development than can be generated by agriculture as an economic activity.
- Despite the strong growth in the Town over the past decades, there are still significant amounts of land available for development, which could easily accommodate decades of growth. The Town needs to identify significant open space areas to target for protection, and direct growth into areas where it is more appropriately located. The vision map of this study begins this process and identifies the basic open space features of the Town to be protected.
- While there are many unique areas of the Town, it can generally be categorized into three major sub-areas—the densely developed traditional Village center; the more typical suburban character of the northern and central portions of the Town; and the more rural and agricultural southern portion of Town. Development patterns and pressures will vary among these three areas.
- While the Village is primarily built-out, there are areas of the Town directly adjacent to the Village where development is still occurring. To the extent feasible, residential development that occurs adjacent to the Village should not be built as isolated subdivisions, but be linked, either through the street pattern or trails, into the Village street pattern. This will help promote increased non-vehicular connectivity within this population center.
- Development pressures will be strongest in the suburban section of Town, particularly in the northeast quadrant where there are large amounts of still vacant land. This area has water and is mostly sewered (some areas not sewered), and is zoned for fairly dense residential

$\mathcal{H}^1(\mathbb{R}^n) \subset \mathcal{H}^1(\mathbb{R}^n)$ and $\mathcal{H}^1(\mathbb{R}^n) \subset \mathcal{H}^1(\mathbb{R}^n)$ are the Hardy spaces of functions of vanishing mean and of vanishing mean and vanishing mean, respectively.

Residential development that occurs in the rural areas south of the Village is most likely to consist of road frontage lots, not subdivisions. Although this development will not be dense, it will have an effect on the visual character of the area, the efficiency of the land use, and future development potential. It can lead to sprawl, at least visually, and frequently leads to conflicts between agricultural and residential uses. Currently, there are few controls, such as cluster development or right-to-farm laws, to help mitigate the impacts of this type of development.

The surrounding communities may also have an impact on growth patterns within Orchard Park. The following are the observations about the adjacent communities and their possible impact on the study area:

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- 4) Aurora and Boston are smaller communities with low to moderate growth rates. Projects in the Town of Aurora (Knox Park development) and the Village of East Aurora itself have impacts upon the traffic patterns in Orchard Park.

b) Economic Activity and Industrial and Commercial Development Trends

- Employment rates are very healthy in Orchard Park. An increasing number of residents are entering the workforce, and unemployment appears to be very low. Income levels are high. In 1989, (the most recent available local income statistics) median household income was \$40,419. (Based on preliminary results of the 2000 census, Orchard Park remains one of the Western New York communities with the highest medium household income.) In comparison, the median household income for Erie County was only \$28,005 in 1989. Given building trends over the past 10 years, it is expected that current median income in Orchard Park will exceed County figures by an even greater margin.
- The Town and Village are able to provide a diverse employment base for residents. Major employers include jobs in educational, medical, manufacturing, services and retail sectors. While many residents choose to work outside the Community, there is the opportunity for local employment.
- Based on building permit data, commercial and industrial development is relatively strong in Orchard Park (compared to other communities in WNY). There has been a significant investment in new commercial buildings in the Town over the past 10 years. The average value of commercial building permits was close to \$840,000, plus the cost of the parcel. Redevelopment and expansions of existing buildings has also been strong, with over 100 permits for commercial additions issued between 1990 and 2000, with an average value of \$250,000.
- Industrial development is currently concentrated in the northwest portion of Town, near Route 219. The major industrial parks in this area are attractive, modern and competitive in terms of attracting tenants. Sites for new industrial development are available, and the Town is well-positioned to continue to attract industrial users. Although some believe that this industrial property is not in strong demand.
- There are additional lands zoned for industrial use along California Road and Taylor Road. In some areas, there is existing residential development. Any new industrial development occurring in these areas should be adequately screened from neighboring houses.

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- The Village is more limited in terms of modern industrial development. The existing industrial parcels in the Village tend to be smaller and older, but they have established an effective market niche, and appear to be healthy, without large numbers of continuing vacancies.
- There is a perception that vacant buildings exist throughout the Town for commercial and industrial development. This vacancy rate though appears average. To encourage reuse of these buildings, incentives must be placed in these areas to encourage their reuse (tax abatements, grants, technical assistance, etc.).
- In terms of retail development, the Village is the only "neighborhood" type service center in the Town. Unlike many other communities in Erie County, there are no real supplemental "hamlet" commercial centers. Residents tend to identify more closely with their subdivision — or the Town as a whole — than with traditional hamlets or neighborhoods
- Residents of Orchard Park shop either in the major area villages (Orchard Park, East Aurora, Hamburg) or in modern commercial developments (plazas and malls) in Orchard Park or the neighboring communities (Hamburg, West Seneca).
- Commercial development outside the Village is suburban strip development and plazas, geared toward an automobile-based market. Additional commercial development in the Town is likely to be of a similar nature. It would be difficult to change this development to be more accommodating to other modes of transportation (biking, walking).
- The Village serves primarily a local market. It is not attracting large numbers of shoppers from neighboring communities, as the Village of East Aurora. In some ways, local residents consider this an advantage because it helps limit congestion. However, it makes it more difficult to sustain economic activity (i.e. provide a critical mass of business). As a consequence, many of the businesses in the downtown are service oriented (insurance, hair salons, opticians, etc.) that depend on a loyal clientele. In other words, these businesses tend to be less dependent on being located in an area where there is a concentration of retail businesses ("critical mass") to attract customers. It also appears not to be the intent or desire of the residents to create this critical mass of retail development. This is an advantage, but is also a danger. The Village business district appears to be relatively healthy, but it is important to not become complacent about it. The Village will need to provide constant attention to this area to help ensure that the area remains a vibrant business district. It appears that the Village business district is not intended to be a major retail destination or tourism center,

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4.1.1.1. Downtown Business Area (CBD) and Village Area (Village)

but a local "service" area. To continue success as this local service area, the issues of accessibility, parking, aesthetics, etc. should be continually addressed. Also, bringing "workers" to the downtown will also provide an improved customer base. For example, the addition of the new office building at the "four-corners" will bring more "business" and people to the downtown. Refer to Village study completed for the Central Business District (CBD) for additional ideas.

- The Village will need to be particularly supportive of local businesses during the reconstruction of Buffalo Road (Route 240/277) and other construction projects in the future that would adversely affect the downtown business area.
- There will be continued growth in commercial development along the corridors where it is currently concentrated, and there will be continued pressure for additional commercial land adjacent to the Route 219 exits where the Target store developed. This is also prime industrial property, and the Town must be aware of the trade-off inherent in any rezoning in this area.

If more areas are rezoned to commercial to match trends in this area and in Hamburg (McKinley Mall area), then the Town must realize that this industrial land will be lost and may not be able to be replaced in other areas.

- Sterling Park and Quaker Center are important components of the Town, and guidelines established in their approvals should be strictly enforced. Any surrounding development should match these guidelines.

c) Agricultural Activity

- The Town's agricultural activity generally occurs in the southwestern and northeastern parts of the Town. Many of the farms in the southwestern corridor of the Town are within a State-designated Agricultural district, are in areas with little public infrastructure, and in general are under less development pressures. On the other hand, the farms in the northeastern corridor are mainly not in an Agricultural district, are in areas with full public infrastructure, are zoned for denser residential development, and, therefore, are under greater development pressure.
- Farming operations not only represent an important economic activity in the Town, they also have a great influence on the rural character of the Community and the open space components of the Town.

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- The number of farming operations in the Town has been decreasing, and many of the farms in the northeast section of the Town may be lost in the next few years.
- In Orchard Park, the loss of farming activity can be assessed to both development pressures (value of the property for development), and the economics of farming (including the inability to make a reasonable return and/or the difficulty in selling the property as a farm or heiring it to future generations).

C. RECOMMENDATIONS

The following part of this section takes the goals and objectives established in the Community (as presented in Section III) and outlines methodologies to accomplish them. Some recommendations were generated from public input, from outside agencies, and from committee meetings during the course of the project. These recommendations were compared against the data analysis and findings of the project, and then revised as necessary. The consultant also generated recommendations that could be helpful in achieving the desired goals and vision of the Community. Since these recommendations are directly related to the vision of the Community, they are presented in the format of the goals and objectives listed in Section III.

Goal 1. Preserve Community Character

This first goal was the "vision" most stated by the citizens of Orchard Park, and is connected to all of the other goals and objectives of the Community. Therefore, the recommendations listed here, will be supported and supplemented by all of the other goals and their respective recommendations to help accomplish this goal of preserving community character.

- 1a. Recognize the unique and different characters of the Town and Village, and strive to preserve the individuality of each.
 - The Town and Village have different qualities that uniquely serve the residents of each Community. Recommendations in this plan do not interfere with these individual qualities, but seek to build a complementary relationship between each. The Town will remain a rural suburban community, with large single-family lots, areas of multi-family housing and older neighborhoods, large areas of open space and agriculture, and commercial/and big box retailers in certain areas. The Village will maintain its Village-scale central business district, surrounded by established neighborhoods of single-family housing, areas of older multi-family uses, and redeveloping areas. The recommendations included in the rest of this section take into consideration these qualities, trying to maintain them without hurting the qualities of the adjoining community.

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1. The Town and Village should continue to protect and preserve the important historic and cultural resources in the Community.

1b. Protect environmental features, such as wooded lands, creek beds and parks that contribute to the character of the Town and Village.

- See recommendations outlined under goal 2 and goal 3.

1c. Preserve and protect important historic, cultural and educational resources.

- The Town and Village should continue to protect the important historic resources in the Community by recognizing their historic value and controlling their redevelopment through historic preservation regulations. These regulations should be similar for the Town and Village (most historic structures are located in and around the Village). The Town is presently working on historic regulations through the Town Historian and Historical Society. This effort should be coordinated with the Village.
- Local design standards can also help to control appearances of buildings surrounding these historic structures. It is not the intent of these design standards to match historic architecture but rather, to compliment it. The site plan regulations should stipulate the need for increased architectural requirements in the areas around historic structures.
- All of the Orchard Park schools play an important role in the neighborhoods they are located within. Even if a new high school is constructed, the remaining school structures (including the high school) will remain an integral part of the Community. School structures are utilized in the Town and Village for events, community gathering places, recreation and educational activities. Continued coordination between the School District, the Town and Villages and the neighborhoods where the schools are located is essential.
- Cultural features (museums, galleries, etc.) are mainly located around the Village, and are generally smaller, local facilities. The only regional, large-scale facilities in the Community are Raiph Wilson Stadium and Chestnut Ridge Park. These facilities are located in the outer reaches of the Community, and draw people from all over Western New York.

The cultural features in and around the Village are not intended to attract large numbers of visitors from outside of Orchard Park. Although the museums and galleries, and special events held throughout the year, attract non-Orchard Park residents, it is not the Community's intention to make them large-scale "tourist" type attractions. Therefore, the plan does not recommend improvements or changes in and around these facilities.

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1c. Ensure that new development is compatible with the character of adjacent existing development.

- For Ralph Wilson Stadium, the Town should continue to work with the County in improving the transportation system to accommodate the movement of large numbers of people over short periods of time. It would be unreasonable to design a roadway system large enough to accommodate 80,000+ people events; therefore public transportation must have an increased focus. Zoning of the stadium and the immediate area should be commercial in nature, and provide support to this use.
- Chestnut Ridge Park is mostly a large open-space passive recreation facility. However, some events draw large numbers of people over short periods of time. Again, for these infrequent events, there should not be large roadway improvement projects. This is especially important in this rural area, which should not be opened up for traffic or made more accessible.

1d. Ensure that new development is compatible with the character of adjacent existing development.

- Follow the future land use vision plan laid out in this study.
- Establish performance standards/design guidelines for the industrial area in the Town to minimize impacts to the surrounding residential areas.
- This objective is very important around the Village. The Town and Village should continue to work together, to ensure the compatibility of Town development with existing Village components. Continued modification of zoning and design requirements should help to blend the community better in these transition areas. It may even be necessary to change Village boundaries in these areas to better match features and services.
- Refer to the Land Use/Zoning section for issues of compatibility for different areas of Orchard Park. For example:
 - new development in the southern portion of the Town should be compatible with rural/agrarian uses
 - the area east of the Village is mostly single-family homes in a suburban (some Village qualities) yet rural atmosphere.

1e. Encourage the use of buffers between incompatible adjacent uses.

- Zoning regulations should be amended to include buffers between industrial and residential areas, not only for setbacks and separation distances but for landscaping or tree preservation as well. Also, new residential development should have minimum buffers (setback

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distances) from business/industrial and agricultural property (protect from noise and odors).

1f. Carefully manage growth to maintain an appropriate balance between residential, commercial and industrial development, and open space preservation.

- See the Vision/Land Use plan.
- Industrial and commercial growth areas have been shown on the plan, and are presently incorporated into the zoning of the Town. These areas are limited and to keep the balance of residential development with this commercial and industrial development, limitations should be placed on residential development growth rates in the community. Presently the Town averages approximately 100 units of single-family housing per year, which is balanced fairly well, with the \$1.1 million dollars of commercial development generated each year. Therefore, to manage growth, the Town should consider restricting single-family home permits to 100 units per year. To accomplish this, the Town may need to adopt a moratorium for a period of six to twelve months to finish these action items. This will also give the town time to continue its open space preservation plans.
- As this commercial/industrial/residential growth continues, the Town should consider additional programs to preserve open spaces (see goal 2 for specifics).

1g. Encourage redevelopment efforts in the Village.

- The present lack of major areas of undeveloped land in the Village, and the existing zoning regulations, generally encourages redevelopment in the Village.
- The Town should not zone additional areas for large-scale commercial development within a certain distance from the Village that would draw development out of the Village (especially in areas near the Village).
- The Village should continue its efforts to improve/increase redevelopment, particularly through tax incentive programs that encourage redevelopment (485b programs).

1h. Promote the re-use of existing buildings before building new ones.

- The Village's present regulations and conditions presently encourage this reuse and redevelopment.

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- The Town may want to consider targeting tax incentive programs to areas with existing commercial development. These areas include the older commercial areas around Ralph Wilson Stadium. The Town of Amherst is attempting a similar program in their older commercial areas in Eggertsville and Snyder. (Refer to some of the actions and programs taking place in these areas.)
- 1i. Encourage mixed-uses within the Village to maintain the existing diversity and vitality of the Village core.
 - Recent changes to the zoning code have encouraged these mixed-uses near the Village core.
- 1j. Encourage the infill of existing developments before development of new lands in the Town.
 - Recommendations dealing with limitations on development in the southern areas of the Town, and not providing infrastructure extensions (sewer) to these areas, will help achieve this objective.
 - The suggestion of establishing a "cap" on building permits would also help to achieve this goal. The Town should investigate this issue through the Town Attorney's office.
- 1k. Ensure that roadway projects are sensitive to community character issues, and that the negative impacts of any road widening projects are minimized.
 - The Route 277/240 project has been designed to meet this objective.
 - Improvements to South Buffalo Street should be similar in nature to North Buffalo Street; three lanes, parking, and streetscape issues.
 - No road widening/improvement projects should be planned in the southern part of the Town (to help to maintain rural character and encourage development).
- 1l. Use traditional Town planning techniques that support public interaction and a sense of community.
 - Development in areas around the Village should be tied into the Village (see goal 4). This is the goal of the expanded Village area.
 - A hamlet type area could be created in the Michael Road, Baker Road and Southwestern Boulevard area of the Town. This could be accomplished by some zoning changes (smaller commercial uses on

[illegible]

Wherever possible, community gathering places should be encouraged in all new developments.

- The school buildings should continue to be utilized as meeting places and community event locations.
- Maintain and improve the walkability of the areas surrounding the schools to the schools.
- Maximize the coordination of the school district, the Town and the Village to continue providing the Community's recreational opportunities, educational needs, and community resources.

This goal is important to the Community to help maintain its character, maintain its resources, and keep its high quality of life. Refer to goals 1, 3, 5 and 7 for additional recommendations that will help achieve this goal.

- This objective acknowledges the fact that farming along with wooded areas, viewsheds, and other environmental features helps to create the character of the Orchard Park Community. The vision map illustrates how farming and other open space features can fit together to help preserve this character. This plan supports protecting farms throughout the Community, but places different emphasis and techniques in different areas of the Town.
- An agricultural protection plan should be completed. This plan will better illustrate and prioritize the agricultural lands identified in this land use study. Work has begun already on this task by the Orchard Park Task Force on Preservation of Farmland and Open Space. Their report should be appended to this study and utilized as a basis to begin the farmland protection plan.

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$$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}, \quad \frac{d}{dt} \left(\frac{\partial L}{\partial \dot{y}} \right) = \frac{\partial L}{\partial y}, \quad \frac{d}{dt} \left(\frac{\partial L}{\partial \dot{z}} \right) = \frac{\partial L}{\partial z}$$

- Northeast corner of Town

- Southern area (southwest corner)

- iv-29

[illegible]

- A PDR (purchase of development rights) program should be investigated, especially for usage in this area of the Town.
- The Town should amend its environmental law to make all major subdivisions in this area on farm related property, a SEQRA Type I action.

- The farm area just south of the railroad tracks (near Eagle Heights) should be investigated for preservation (open space, buffer to south).
- The area should not be considered for sewer extensions (even those paid for by developers). This will help in preserving farms and open space.
- The farms along the stream corridor should be included in the Town's open space/green space planning (if farming is discontinued; land bank for conservation measures).
- Agricultural conservation easements should be considered for this area (PACE program purchase of agricultural conservation easements).
- This area should have a rural residential/agricultural zoning district. (Allowing agriculture and large lot residential, but having restrictions and large lot sizes on the residential.)

- See goal 3 for additional recommendations related to this objective.

- Farming and agricultural activities are important for community character, represent large components of open space features in the Town, are an important business in the Community, and help in balancing taxes due to their low service demand versus taxes paid ratio. Simple acknowledgement of these facts in the Town and Village decisions will help to support agriculture.

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- Continue to provide support, help and sponsor farming related special activities within the Community such as farmers markets, agricultural special events, educational programs and organizations. Allowances should be made for monetary support, ease in permitting and help in advertising these activities.
 - Assist farmers with obtaining grants for equipment and programs. Help support farming legislation in the state legislature that will help local farms.
 - A local right-to-farm law may help to support farmers from unwarranted complaints about noise and odors. This local law would be complementary to the County's law and evidence the Town's support for agricultural.
 - Maintain the Orchard Park Task Force on Preservation of Farmland and Open Space and provide assistance to them in developing the farmland programs and outreach programs to the local agricultural community.
- 2e. Carefully plan any extensions of infrastructure in the Community to protect important farmlands or open space areas.
- Follow the recommendations listed under other objectives that strongly recommend against any further sewer extensions in the southern region of the Town.

Goal 3. Protect Significant Environmental Resources.

- 3a. Protect wildlife habitats, wetlands, stream corridors, watersheds, and other lands that contribute to the bio-diversity of plant and animal species and the natural exchange of groundwater resources.
- There are no identifiable targeted significant wildlife habitats in the Community, except for the general open space areas throughout the Town and Village. These areas should be protected to the maximum extent possible (some areas will be developed) to provide wildlife habitats and other environmental benefits to Orchard Park. See other recommendations for specific ideas to protect these spaces.
 - Due to recent court cases involving the Army Corps of Engineers that limit their jurisdiction over federal wetland areas, the Town should consider improving or expanding the regulations concerning these features. To avoid takings issues, these regulations should include design guidelines for minimization of disturbance, but not completely prohibit development. These regulations could provide design requirements for development in areas with hydric or potentially hydric soils not regulated by State or Federal regulations (not State or

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Federally controlled wetlands). These regulations could also include requirements such as avoidance or a percentage protection, protection of areas through conservation easements, stricter drainage design rules, groundwater recharge areas, etc.

- In areas of protected wetlands (State and Federal wetlands), consideration should be given to conservation easements, as areas are developed around these resources. These conservation easements could help to better identify these resources, and protect them from encroachment or protect areas upstream of these resources. The wetlands would stay in private hands but have easement language that protects the resource from disturbance. Increased drainage design standards immediately upstream of wetland areas should also be considered.
 - All of the stream corridors within Orchard Park are important, but those identified on the future vision map are the streams most important to the Community in helping to provide green space corridors and wildlife areas (see 3d for continued discussion). All stream corridors (shown on Map 9) should be incorporated into design plans, and protected to the maximum extent possible, during development.
 - See 3c and 3e for recommendations concerning watersheds.
- 3b. Reduce instances of air, noise, light, and groundwater pollution and their impact upon sensitive environmental resources.
- This study found no need for changes or additions to any existing Town wide or Village regulations concerning air, noise and light impacts. Through the SEQR process, the Town and Village should continue to evaluate impacts (air, noise and light) from development to significant receptors.
 - In promulgating the zoning overlay district recommended for the southern part of the Town, consideration should be given to adding standards or restrictions that would help reduce air, noise and light impacts in this rural area.
 - The Village should continue to regulate signage within its borders to restrict large lighted signs, or neon or flashing signs.
- 3c. Utilize environmental techniques to mitigate drainage and erosion problems where and when they arise.
- This study has recommended that the Town and Village consider revising their drainage and erosion control laws. These new laws should

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consider utilizing New York State's design standards (sample laws can be obtained from the State). It also recommends higher standards in "zoning overlay" areas and around certain important resources (wetlands, hydric soil areas and ponds and creeks).

3d. Provide greenway corridors to protect ecological resources and enhance wildlife migration.

- The vision plan illustrates the major greenway corridors within the Community that should be prioritized for protection. These major corridors will help to connect important features in Orchard Park, provide important visual resources, and allow for the movement of wildlife within the Community.
- Proactive measures to be taken to accomplish this objective are as follows:
 - complete a plan clearly identifying these areas, their boundaries, and the attributes of this resource (prioritize the importance of each corridor).
 - provide a public outreach and education program explaining the benefits of open space preservation; not only the environmental benefits, but the possible tax benefits (see appendix, for an explanation of this) of this preservation.
 - approach landowners with ideas for conservation easements and the possibility of purchasing development rights. In only unique instances should the Village or Town consider owning these resources. These corridors are not generally being preserved for public access and municipal ownership raises these problems.
 - assist other groups or organizations in protecting these greenway corridors (land conservancy groups, etc.).
 - all of these actions could be coordinated or run through the CEM (Community Environmental Management) program that could be made available through the Soil Conservation Service.
- Reactive measures (in response to development) to be considered to accomplish the protection of these corridors include the following:
 - provide stream corridor zoning overlay districts along these major stream corridors. (Highest priority are Smokes and Eighteen Mile Creeks which are county-wide significant resources.) These overlays would provide higher standards for development along these corridors. These standards would include increased setback requirements, requests for conservation easements, connection to other upstream and downstream features, erosion standards, etc.
 - amend the Town's subdivision regulations to include specific reference to incorporating stream corridors identified on the

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comprehensive plan into any subdivision designs. Typically these would be preserved through conservation easements and in some cases through donation to Government or private entities.

3e. Protect the water quality in Freeman Pond and Green Lake.

- These resources will be helped by the recommendations in other sections that call for stream corridor protection and increased drainage and erosion control requirements.
- The Town and Village should continue to investigate the environmental issues associated with Green Lake and Freeman Pond (occurring now).
- The Town and Village should consider public outreach programs in the watershed areas upstream of these resources. Voluntary reductions in fertilizer and pesticide usage could be discussed. Septic systems could be investigated for problems and the Town could assist with finding monies to aid in fixing any failing systems. Also could sponsor a public education program on operation and maintenance of the septic systems.
- Agricultural operations in these watersheds may have some impacts on these water bodies. The Town should work with the Cornell Cooperative Extension and other farming organizations to help out these farms with fertilizer and pesticide programs (to minimize run-off). Infrastructure improvements on these farms could also be assisted by helping and supporting the acquisition of grant monies. (Typically administered by the Erie County Soil and Water Conservation District.)

Goal 4. Provide a safe and efficient transportation network that complements the existing Town and Village atmosphere.

The Orchard Park transportation system is a diverse network of automobile based infrastructure. Route 219, with three full service exits in Orchard Park, connects to the NYS Thruway (Route 90), and several major State highways run through the Town and Village. The major transportation challenge is to continue to provide this excellent automobile transportation system service to this growing Community without diminishing the rural atmosphere and character of Orchard Park. To this end, this plan recommends no major improvements to the roadway systems within the Town and Village (no new roads or major road upgrades). It does though recommend that the Town and Village continue to work with the State and County in making safety improvements. (Examples include Baker Road and Baker/Milestrip intersection.)

4a. Increase the opportunities for bicycling and walking in the Town and Village to reduce automobile dependency.

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SECTION IV – FINDINGS AND RECOMMENDATIONS

features carefully. Taking the vision map of this study, and working with the Task Force on Preservation of Farmland and Open Space, neighborhood meetings should be held and pathways discussed. Concentration on these activities should be on those areas that provide connections to major public facilities (parks, schools, etc.).

4d. Attempt to link community assets and destinations with pathways.

- The Town should work with the County to better utilize and connect the trail systems in Chestnut Ridge Park to other features, possibly utilizing snowmobile trails, power line and pipeline rights-of-ways to connect to other parts of the Town and beyond (see vision and trails map).

4e. Reduce the negative environmental impacts caused by roadway expansion, maintenance and congestion.

- For any planned County or State highway improvement projects, issues such as aesthetics/landscaping and other streetscape issues should be considered.

4f. Provide safe access to schools, parks and community centers for children and seniors.

- It is recommended that accessibility (walking) be improved in the areas of the school facilities on Baker and Freeman Road. These areas should be connected into the Village.
- The school's truck and bus facility should not be located in the Village (accessibility is not an issue). (Mid-County Drive is a possibility.)
- Parking at the schools is difficult for large events. The school system and Town/Village should work together to have temporary measures for these large events.
- The schools must continue to be available for students, parents and seniors for community activities. With continued proper planning between the School District, Town and Village, new public facilities can be minimized.

Goal 5. Maintain the existing high quality of life in the Community.

This goal was established by the strong feelings of a majority of Orchard Park residents who feel that Orchard Park provides a high quality of life that should be protected. This quality of life comes from a variety of things in the Community including good neighborhoods, limited blight, high quality education, open spaces and rural character, high levels of good public services

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Many of the objectives under these goals relate to preserving these qualities, but some acknowledge that the Community is changing and improvements (and different ideas) have to be made to accommodate these inevitable changes.

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RECOMMENDATION 1: THE TOWN OF BUFFALO SHOULD CONSIDER THE FOLLOWING ZONING CHANGES TO ITS ZONING REGULATIONS:

- Most of the zoning that allows large-scale commercial development (B1 and B2 business) is located in areas isolated from existing development. This plan has recommended the removal of the B-1 business zoning category for the area on North Buffalo Street.
 - Various goals have resulted in the recommendation of zoning overlays in the Town. Southwestern Boulevard should have an overlay that addresses issues such as access management, landscaping and aesthetics. This overlay can also address issues such as increased setbacks or buffers in areas abutting residential properties.
- 5e. Establish design standards for new commercial development to ensure it is appropriate in scale and style with existing development.
- The Village, under its new zoning regulations, has provided the direction needed to address issues dealing with scale and style. The Village would prefer not creating an architectural review board and, therefore, additional architectural guidelines could be provided to better direct design and development, if the current regulations do not lead to the desired results. If needed, these architectural requirements could be included in an overlay district. These regulations could include more samples (sketches, etc.) of what is required in these areas.
 - The Town can utilize the previously suggested Southwestern Boulevard overlay to establish design standards. Other overlays could be established on North Buffalo Street, South Buffalo Street, and in the stadium area to address design standards. The North Buffalo Street and South Buffalo Street design standards should closely match those in the Village. An alternative would be to promulgate an architectural design guidelines manual and reference it in the zoning regulations (site plan requirements). There are opposing opinions on the need for Architectural Review Board, but all agree that design standards are necessary.
- 5f. Provide affordable housing opportunities for seniors and low- and moderate-income residents.
- The Town has provided a separate zoning category for senior housing to encourage its development. The Town should monitor senior housing needs and it may be necessary in the future to become more proactive in responding to these needs (establishment of other areas to meet these needs).
 - The best place for senior housing is within the Village (more convenience and walkability - less reliance on automobiles), and the

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Village is presently investigating a senior housing project in the West Highland Avenue area.

- The Village should also monitor the senior housing need, and may want to consider changes in the zoning regulations to better accommodate apartments in the central business district, and the allowance of in-law apartments.

5g. Provide controlled and orderly development.

- The Town and Village codes presently promote controlled and orderly development. This study has recommended ways of improving this.

5h. Appropriately buffer commercial and industrial land uses from residential uses.

- This objective for commercial uses has been addressed in item 5d.
- For industrial uses, this objective is important because of the need to expand these industrial growth areas. All rezoning to accomplish expansion of these industrial areas should include conditions for mandatory buffers, landscaping and screening. Due to the limited areas for industrial expansion, with many of these areas near residential zoning, any rezoning would include conditions (conditional rezoning) that would stipulate buffers, landscaping and screening.

5i. Encourage cooperation and coordination between the Town, Village and School District in capital and program planning, facilities management, and other areas where coordination is feasible in order to control costs, manage growth and improve services.

- See other recommendations in this study and the companion cooperation study.

5j. Ensure that decisions regarding public investment, capital improvements and infrastructure consider the fiscal implications to the Town, Village and School District.

- The Town, Village and School districts individually address these fiscal implications, but more coordination between these entities could improve these decisions. Each action by the Town, Village or School district should be coordinated with the others, and input received. Refer to the cooperation study for additional ideas.

5k. Maintain the existing high level of public services, while striving to control public costs.

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- Orchard Park should continue its participation in the Southtown's Water Consortium to look for ways of improving water service in the most cost efficient method (regional cooperation).
- The Village and Town should continue discussions and investigate those areas where infrastructure and services cross municipal boundaries.
- Review areas identified in this study along the Town and Village boundaries that have issues of split zoning or have unusual public service set-ups.

5l. Explore regional projects and opportunities.

- The Town and Village should continue its cooperative efforts with the County and surrounding communities. The Southtown's Water Consortium and the Southtown's Regional Plan should be utilized in making decisions concerning servicing the needs of the Orchard Park residents. These studies have helped to form relationships with surrounding communities and established common needs, desires and problems.

There should always be a Southtown's group or consortium envisioning regional needs. The Southtown's Regional Plan should be referenced for ideas, and should be investigated by the participating communities.

Goal 6. Support existing businesses and improve opportunities for developing new commercial and industrial enterprise.

The Village and Town of Orchard Park have a good mix of industrial, commercial and residential land uses. To maintain the industrial and commercial bases, the Town and Village must continue to provide for their needs (proper infrastructure, support housing, and keeping taxes down), and not allow non-compatible uses from expanding around them. Cooperation between the Town and Village is necessary to ensure the viability of the Village's central business district.

- 6a. Encourage the expansion of business and industrial uses such as research and development, light manufacturing, and other non-polluting industries in locations proximate to necessary transportation, water, and sewer infrastructure. Presently there is little demand for these type uses, but as the economy changes in Western New York, areas for these type of uses will be needed.
- See the future vision map to see how these areas should be accommodated in the future. In general, these areas will be located in the existing industrial corridor of the Town and Village. Unfortunately, these areas are limited in nature, and decisions will need to be made

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- 6b. Recognize the importance of the Village as the central business hub of Orchard Park and support its integrity and economic viability.
 - Throughout this study, the importance of the Village's central business district is reinforced. This business district supplies jobs and services for the Community, is important to the tax base of the Village, is a focal point of Orchard Park, and represents an important character component of the Community.

6c. Preserve and enhance the existing "small town" design and character of the commercial districts within the Village.

- 6d. Encourage the adaptive re-use of existing commercial structures.

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THE TOWN OF ORCHARD PARK HAS A LONG HISTORY OF PROGRESSIVE PLANNING AND DEVELOPMENT. THE TOWN'S PLANNING BOARD HAS BEEN A LEADER IN THE COMMUNITY'S DEVELOPMENT AND GROWTH.

regulations, must protect the Community's character in a way that doesn't stifle creativity.

As a long-term action step, the Village may want to create a "downtown" plan that could utilize performance type zoning. These performance standards would establish guidelines, thresholds and requirements for businesses and uses without specifically stating the uses allowed, setbacks, and all the other standard zoning requirements. As long as the business or use met the guidelines, thresholds, etc., they would be approved.

In the meantime care should be taken in amending the Village's code to not overly regulate the downtown, so as to discourage redevelopment.

- 6e. Promote the use of architectural designs that do not detract from or conflict with the historic design of the Town and Village.

- This study has recommended some architectural guidelines in the Community. Through overlay zoning districts, the Town and Village can give direction to site plan applicants on the aesthetic design requirements of different areas of Orchard Park. These guidelines will be written in such a way to be utilized by the Planning Boards and not necessitate the need for an architectural review board. In specific areas, the Town or Village may want a specific review committee to give assistance.

- 6f. Appropriately buffer new commercial and industrial land uses from residential areas with proper landscaping and screening.

- This objective has been discussed under other goals.

- 6g. Encourage new commercial and industrial growth to balance residential development as well as increase the tax base.

- This study and its goals and objectives and recommendations will help in accomplishing this objective. This study acknowledges that Orchard Park needs a balance between the approximately 100 single family homes built each year with controlled commercial and industrial expansion. The present ratio of residential to non-residential development (in assessed value) is approximately 20 to 1. To decrease this ratio would help the Town, but it would be unsuitable to increase non-residential development and still keep the community's rural character. Also increasing non-residential development may not be possible, and due to greater and greater needs for tax abatements may not achieve the results needed. Decreasing the Town's residential

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Support agriculture and agricultural businesses, and recognize their importance to the Community.

- Goal 7. Take into consideration the regionally important features of Orchard Park.

- As discussed in this study, Chestnut Ridge Park is important to the open space features of the Community and passive recreational needs. To this end, this study recommends connections to other features in Orchard Park, and working with the County in planning recreational improvements.

- Ralph C. Wilson Stadium is a major sports and entertainment venue that is a regional attraction during events throughout the year. Orchard Park accommodates this feature at the border of the Community and has attempted to minimize the effects of the large events that take place, typically on the weekends. Accommodation of large amounts of traffic and the need for alternative forms of transportation (public) have been discussed.

- Erie Community College (located mostly in Hamburg and some in Orchard Park) provides an educational resource in the southern tier. Usage of the lands and recreational opportunities at the campus are important issues that need to be coordinated between Orchard Park, Hamburg and the County. Future changes to this campus, and utilization by local residents should be discussed thoroughly by the affected parties. Conversion or major modifications to the ECC Campus could have a major impact on the region.

- As discussed in this study, the Village Central Business District (CBD) is not a regional business attraction, but is and would be benefited by its usage by those visiting the Community. Recommendations of tying the Village to regional attractions and other areas will help to encourage

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this. Maintaining and improving the Village character will also help to encourage its usage.

- Implementation of the campus plan in the Village will also improve business in the CBD, by providing an attractive feature within the Village that will bring consumers into the community.

7c. Address impacts of these attractions in a manner that balances local and regional needs.

- The regional features, such as Ralph C. Wilson Stadium, ECC, and Chestnut Ridge Park have been addressed in previous discussions.
- Farmland and open space features have both local and regional importance, and the recommendations of this study address them both.

SECTION V - FUTURE VISION MAP
SUMMARY OF LAND USE RECOMMENDATIONS

SECTION V – FUTURE VISION MAP SUMMARY OF LAND USE RECOMMENDATIONS

INTRODUCTION

This section represents a synopsis of the land use recommendations of this study. They are presented in a geographic format, categorized by the areas of the Town that they will be used *with in*. Along with the land use recommendations are zoning ideas. Zoning is the major tool for controlling land use in a community.

To visualize the recommendations and ideas of this study a future vision map is being presented. This map is neither a future land use map or a zoning map, but a visual representation of goals of the community, *and some of the recommendations of the plan (those that can be visually portrayed)*.

A. General Land Use Areas

The Orchard Park community as discussed in previous sections consists of six major land use/planning areas: The northeast sector, the northwest mixed use area (includes industrial corridor, commercial strips, Ralph Wilson Stadium, ECC, and single and multi-family housing), the Village and Village plus area, expanded Armor Hamlet, the southern rural area of Town (*which can further be broken into three distinct areas*), and the transitional (expanded Village) area (between the Village area, southern area, northeast area and the Town of Aurora). See Map 28 for the location of these areas.

The following are the recommendations and ideas for these areas:

Northeast Area:

1. Some farmlands will be lost, but many are an important part of the rural character of the area. Therefore an overlay is being proposed that would require incorporation of some of these features (*open space elements*) into any development project. The stream corridor and wetland areas will be key areas to tie into the open space corridors in the community.
2. Some farms should be considered for protection through use of conservation easements (*voluntary or through the development process*) or in very limited cases a more permanent form of protection such as purchase of development rights (*PDR's*).
3. The development of the new golf course will also add to the character of the area.
4. This area will continue to be targeted for *denser development and some* multi-family housing. Again, the zoning overlay will help to create community features and address aesthetic issues in these developments to maintain character.
5. This area is isolated enough from the Village to be planned as a Hamlet. Things like connective features and community gathering areas should be incorporated into designs.

ORCHARD PARK TOWN AREAS

(FOR DISCUSSION AND ANALYSIS PURPOSES ONLY)

MAP 28



KEY TO FEATURES

- STREETS
- NE AREA
- NW AREA
- SOUTHERN ARABIAN AREA
- VILLAGE PLUS AREA
- EXPANDED MARKET AREA
- VILLAGE AREA

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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING

THE
ORCHARD PARK PLAN

WENDEL DUCHSCHERER
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PROJECT # 328201

SECTION V – FUTURE VISION MAP SUMMARY OF LAND USE RECOMMENDATIONS

6. The Southwestern Boulevard stretch (*northeast of Michael Road*) should also be planned to accomplish the Hamlet feature. Rezoning of this area for smaller retail uses or offices (*currently zoned Business 2 - for larger scale commercial development*) should be considered. Again connective features to the area should be considered and orientation to service the surrounding residential area (although the busy corridor will also provide "customers" to this business strip). Deeper lots may help to provide services to the surrounding areas. (*This would afford better opportunities to physically tie these businesses into the surrounding residential areas. Allowing these businesses to serve the travelling public and the residents of the area.*)
7. Baker Road is an important connective feature in the area and "on-road" improvements should be made to accommodate automobiles, pedestrians and bicycles. *These features should be investigated and incorporated into the planned reconstruction project for this road.*
8. With all of the above recommendations, and the diverse zoning of the area, make this a prime area for neo-urbanist type developments (i.e.: Village type standards – see example in appendix). Specific standards to accomplish this could be incorporated into the zoning overlay (or a new zoning district could be created).
9. Once the open space plan is completed for the Town, and areas prioritized (*including existing golf course*), greenspace features should be considered for preservation in this area (see vision map – focus on stream corridors and connective features).
10. *Development in this area could stress the road system, and care should be taken to maintain the capacities of the roadways without hurting the character of the area.*

Village Plus Area

1. This area itself consists of several sub-areas: the Village proper, the Village Central Business District and its extension on North Buffalo Street, a residential suburban type area to the east of the Village, and a northwest growth transition area (mixed uses).
2. The areas to the east of the Village should be tied to the downtown business district through a combination of on-street walking and biking areas, connective paths and sidewalks in minimal areas.
3. Maintain the open space features in the area to provide greenspace and wildlife habitats and movement areas (connections to Green Lake and Freeman Pond).
4. The central business district is a vital component to the community. The Village has provided zoning revisions, financing and other programs to help protect and improve this district. The Village, if needed, could continue these efforts by *considering additional amendments of the zoning ordinances (possibly a zoning overlay or in the*

SECTION V – FUTURE VISION MAP SUMMARY OF LAND USE RECOMMENDATIONS

future the possible use of performance zoning standards), and expanding its efforts to help keep the businesses vital.

5. The Town's business district on North Buffalo Street should compliment the Village central business district. Amendments to the zoning (revise Business 1 category), or adjusting allowable uses and adding design requirements (could also use zoning overlay) could be utilized to accomplish this task. *In other words the design elements should compliment or match each other. The current NYSDOT project includes streetscape improvements throughout the corridor which help in keeping similar aesthetics from the Town into the Village.*
6. The Route 20A corridor is an important transportation component of the community and this area (provides connections to Route 219, the Town of Hamburg, the Village of East Aurora and out of the area). Access management (LUAMP study – Land Use Access Management Plan) should be considered for areas from Route 219 through the Village.
7. The area from the Route 20A/Route 219 interchange to the Village border is a mixed use area that should be planned carefully. The study recommends some minor zoning changes to ensure proper buffers between uses and consistency in uses. The Village and Town's industrial areas tie into this area, with the railroad providing the common link. This area is an important industrial area that should be protected for possible expansion. *Designs in this area should not hurt the character of this major community feature.* Consideration should be given to a gateway entrance plan.
8. The northwest sub-area of this Village-plus area is a growth area with some business (along North Buffalo Street) and residential growth. Consideration should be given to multi-family/affordable/senior housing in this area. It is important to maintain buffers to the industrial areas to the west (the "219" presently acts as a good separation feature).

The Northwest Area

1. This area is truly a mixed use area consisting of older residential housing, the Town's industrial corridor, commercial strips, major public uses (Ralph Wilson Stadium and ECC), and multi-family housing.
2. Quality of Life issues are extremely important in this area and public improvement dollars should be focused in this region. Connective features, streetscape improvements, recreational needs, and other community projects should help keep this area vital.
3. This area is bisected by Southwestern Boulevard, which is zoned almost completely business or industrial from where it enters the Town at the Hamburg border until it parallels the Town of West Seneca border (see map). It is also the most heavily utilized road corridor in the Town, excepting possibly the Route 219 corridor. To maintain and improve this corridor's ability to carry traffic, to maintain its economic importance to the

SECTION V – FUTURE VISION MAP SUMMARY OF LAND USE RECOMMENDATIONS

the Town and Village. The following recommendations are made for the future vision map:

- Town, and to improve the appearance of this corridor, the following suggestions are being made:
- An access management program should be completed and adopted for this corridor. This can be done through a LUAMP (land use access management plan) and can be implemented through a zoning overlay and/or an access management ordinance.
 - The Town should continue to work with the NYSDOT in planning improvements to this important corridor. This work could include working on the LUAMP.
 - A zoning overlay should be created for the entire length of this roadway. Overlay requirements could include access management issues, aesthetics/landscaping, architectural requirements, setbacks and other bulk requirements, parking requirements, etc. The overlay could be broken into different sections with different requirements. Sections on the corridor could include the stadium area, industrial area, industrial/commercial area and the North Buffalo Street area, and the northeast end area (see previous recommendations that call for either an overlay and/or a new zoning category).
4. The industrial sub-area of this area is extremely important to the Town. Minimal expansion areas are possible and can only be accomplished with appropriate buffers to the surrounding residential areas. Action will be necessary to ensure the protection of these possible industrial expansion areas.
 5. The Ralph Wilson stadium property is zoned Residential 1, which is not an appropriate zoning for this site. *Although there are surrounding residential uses, the improvements on the property, the existing buffers and the nature of the area would not be conducive for further residential development.* The areas south of the Field House could be zoned Residential 3 or 4, or a light commercial category. The remainder of the property should be zoned a heavy commercial or light industrial category. If the facility in the future were not used as a stadium, the future use would have to fit into these new categories. *Future uses would most probably be a recreational (stadium related) use or domestic commercial or industrial type use.*
 6. Greenspace corridors should be maintained along the two stream corridors in the area (see map), and consideration given to establishing a trail system along the powerline or pipeline corridors in the area.
 7. It should be noted that the area north of Lake Avenue, east to approximately Lakewood is in the West Seneca school district, and is therefore served by this school district. Projects impacting this area should be coordinated with the West Seneca school district.
 8. Another important corridor bordering this area is Route 20A (Big Tree Road), which provides a major east/west route tying Hamburg to East Aurora and beyond. Improvements will be needed along the route to maintain acceptable service to the Town and Village. Orchard Park should work with the NYSDOT on improvements along

SECTION V – FUTURE VISION MAP SUMMARY OF LAND USE RECOMMENDATIONS

this corridor: roadway work, signalization, etc. (see transportation map). These improvements should be done in such a way as to not impact the character of the area. *Current considerations also include a signal at California and Route 20A.*

9. Experiments should be tried in this area for different types of public transportation. This transportation could service the industrial and commercial corridors, and provide service into the downtown (small buses or trolley cars, etc.). The Park & Ride facility at the edge of this area is a good step for this area, but improvements (access) should be made.
10. Areas bordering this area and the Village Plus area should be considered for affordable or senior housing. *(New facility already located on Route 20A - Fox Run.)*
11. The railroad is an important component of this area, providing important transportation alternatives for the industries. The Town and Village should continue to support this transportation resource, and push for improvements to its service. Future use for passenger service is a possibility.
12. *Milestrip Road is an important east/west corridor in this area and the Town. It provides areas for major business development, provides an important connective feature to the Town of Hamburg and the Town of Aurora, and has the Town's new recreation area. Improvements and careful planning will be necessary to protect and improve this highway system.*

Southern area of the Town (south of Powers/Ellicott Road)

1. No additional sewer extensions should be allowed in this area. In the western side of this area, it is important to protect the farmland and provide a buffer to Hamburg development (although minimal). *Public water may be added to rectify public health issues.* The center part of this area is dominated by the County Park, which should be protected from development encroachment. The eastern part of this area contains agricultural lands and is a good transition to the rural areas of Aurora.
2. The Town should consider amending the zoning district to be more agricultural/rural district. Other options include zoning the western area a new agricultural district and the eastern area a rural agricultural district. The areas could also have different zoning overlays to accomplish better control. In any case, the changes could help accomplish the following:
 - Reduce densities to 1 house per 3 to 5 acres.
 - Only allow smaller lots (1-2 acre lots) for clusters accomplishing creative rural development designs.
 - Adopt rural development guidelines for this area.
 - Consider the lesser densities in the western part of this area, but also allow smaller lots to accomplish preservation of some of the farmlands.
 - Overlays could also require larger buffers between residential and agricultural.

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1. This is a major transition area between the rural/agrarian southern area of the Town and the more developed areas of Hamburg and Orchard Park, and should be treated as such. It is a rural hamlet of only local significance that straddles two communities.
2. To maintain its rural/agrarian character, priority should be given to protecting some of the agricultural lands and the environmental features of the area. Consideration should be given to expanding the community owned lands (California Road site) to adjoining properties.
3. Some large areas of undeveloped lands should be protected from suburban development patterns (*Town is looking into purchasing additional lands*). This can be

SECTION V – FUTURE VISION MAP SUMMARY OF LAND USE RECOMMENDATIONS

accomplished by the above recommendation, and possibly a change in zoning or the addition of a zoning overlay. This new zoning would require larger lots and possibly restrict the types and sizes of subdivisions in this area.

4. The area is separated from the Village by the Route 219 corridor, but is afforded connections to the "219" at two locations; Big Tree Road and Armor Duells Road. This isolation from the Village offers some protections from development, but the connections to the "219" present development pressures. The addition of a new school could also increase these pressures. These issues make a strong need for a more specific plan for this area. Using the ideas from this study, a more detailed land use plan should be generated for this area.
5. Planning of this area should be coordinated with the Town of Hamburg and the Hamburg school district (which is within the Orchard Park boundaries).

East/Southeast of Village: Expanded Village Area

1. In general this area is mostly zoned Residential 1, with a smaller area south of the Village zoned Residential 2. This area is mostly single family homes in newer residential subdivision that is somewhat isolated from the Village. Much of the area is developed, is developing (active subdivision), or is planned to be developed (subdivisions being planned).
2. All subdivisions should include appropriate open space areas (protect significant resources), and provide connective features to surrounding areas and important features. This should be done in the planning stages of these subdivisions, so as to not impact existing residents.
3. By its nature, this area is an automobile dependent area and transportation routes to this area must be protected. Arterial and access management issues should be considered for Route 20A, Jewett Holmwood Road, and Powers/Ellicott Road.
4. Agriculture "bookends" this area on the north (north of Route 20A) and in the south at Ellicott Road. These features provide good transitional uses, and parts of these lands should be protected. The area near Route 20A has some 10 year conservation easements that protect some of the farmland. Some longer term protective features should be added in this area. The area north of Ellicott Road to the railroad tracks, contains farmland that provides a buffer between the Eagle Heights subdivision and the southern rural areas of the Town. Parts of these lands should be considered for protection. This protection could include preserving the stream corridor running through the area.
5. On-road connections and other ideas should be developed to connect this area into the Village.

1. The Village should continue its work with the zoning codes controlling the central business district. Issues of aesthetics and redevelopment should be controlled through zoning revisions or a new zoning overlay district.
2. The Village should institute education programs along the tributaries leading to Green Lake and Freeman Pond to help protect these resources (issues about lawn fertilization, pesticides, etc.) The *Erie County Soil and Water Conservation District* may be able to assist with this through their CEM (*Community Environmental Management*) program. Protection of the greenspace corridors through the areas should be a high priority.
3. Implementation of the campus plan in the Yates Park area is a priority *as money becomes available (Town owned property)*. This development will provide an example of re-development potentials in the Village.

Following the existing patterns of development and completing some of the recommendations of this study would result in an Orchard Park community that offers a variety of development patterns that would be environmentally and fiscally sound. The community is and would continue to be a diverse community offering the following:

- An area for neo-urbanist style developments of denser housing in the Northeast corner of the Town. The area will have greenspace, some farming operations, recreational features, public facilities, single and multi-family housing and retail/office.
- The northwest corner of the Town will provide older more suburban housing, along with a standard retail strip development. Job opportunities will abound in this area with its industrial users, office complexes and other businesses. Larger regional uses are present (the Stadium and ECC) that draw people into the community, and transitional development is occurring around them.
- The Village area supplies a dense residential development area focused on a Main Street business district. The Village area provides a way of life that accommodates pedestrian-neighborhood friendly living with all public support services. The village plus area also offers newer housing in a suburban setting with easy access to the Village.
- The Town also provides an area of typical lower density suburban housing to the east and south/southeast of the Village. This area provides upscale suburban housing with open space features, and the feeling of being in the "country", but being only located 5 minutes from the Village downtown.
- The southern area of the Town is a rural-agrarian setting with large lots accommodating horses and other farm animals. This area offers the "country" to those other Town and

SECTION V – FUTURE VISION MAP SUMMARY OF LAND USE RECOMMENDATIONS

Section V of the report contains the Future Vision Map, which shows the recommended land use for the Village of Orchard Park.

Village residents of Orchard Park (similar to Europe, where one can drive out of a City and be in the country in 10-15 minutes). Agriculture will remain an important feature of this area, and the large County Park *not only compliment the open character of this area but also* will provide passive recreational opportunities to residents of the region.

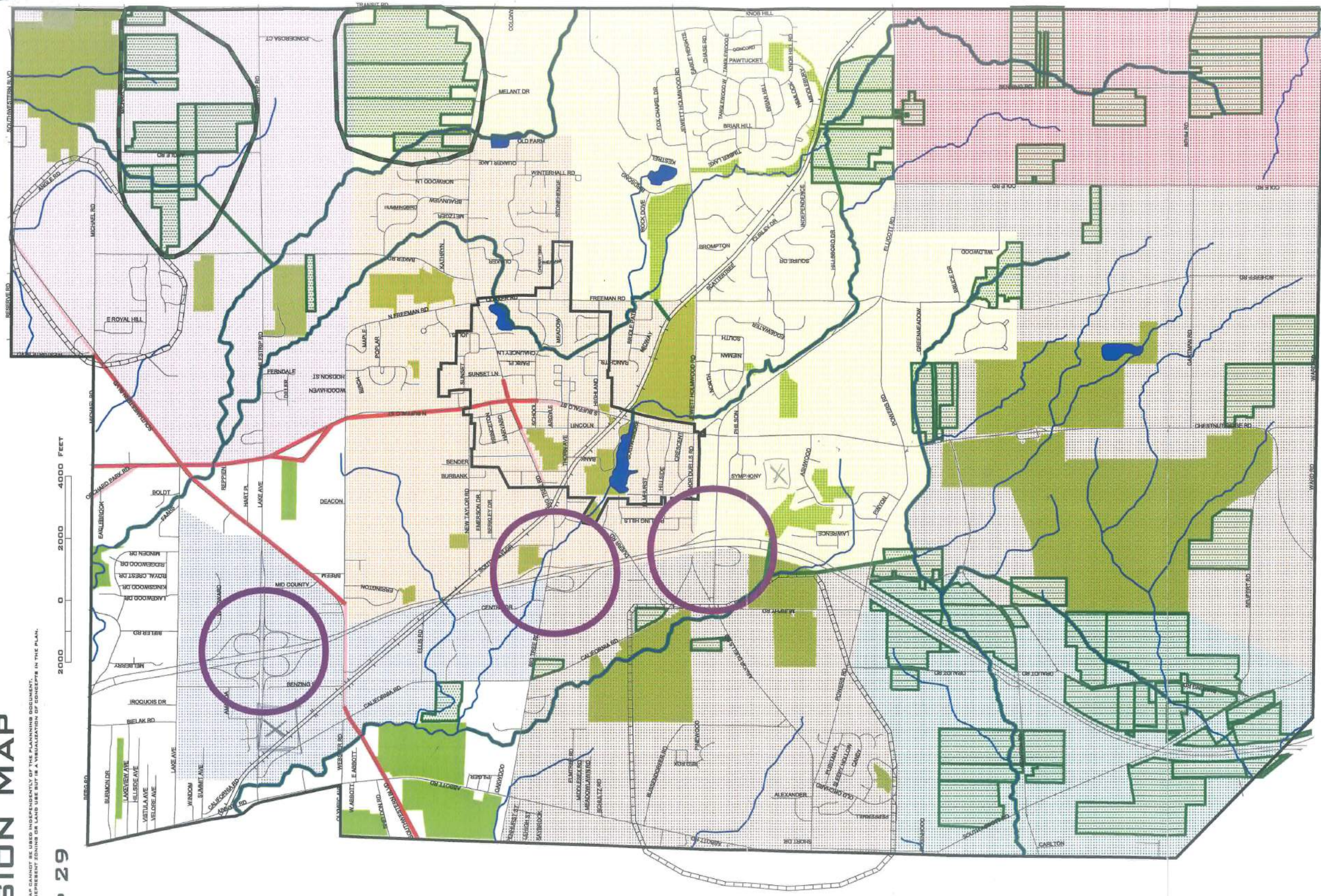
- *It is hoped that the Birdsong Park public recreation area may eventually provide a connective feature from this residential development area into the Village.*
- Finally, the Town offers a transitional area to the west of the Village that supplies a mixture of agriculture, open space, older subdivisions, newer subdivisions, public uses, and hamlet-type features in the adjoining community of Hamburg.

URUHARD PARK VISION MAP

NOTES: THIS MAP CANNOT BE USED INDEPENDENTLY OF THE PLANNING DOCUMENT.
IT DOES NOT REPRESENT FINDING OR LAND USE BUT IS A VISUALIZATION OF CONCEPTS IN THE PLAN.

MAP 29

2000 0 2000 4000 FEET



KEY TO FEATURES

- CORRIDOR ELEMENTS**
- STREETS
 - RAILROADS
 - STREAMS
 - LAKES
 - MAJOR COMMERCIAL CORRIDOR
 - COMMERCIAL SUPPORT CORRIDOR
 - CONNECTIVE OPEN SPACE FEATURES
 - FARMS
 - PUBLIC FACILITIES/OPEN SPACE FEATURES

- VISION ELEMENTS**
- RURAL/RESIDENTIAL AGRICULTURE
 - RURAL/RESIDENTIAL ESTATE
 - INDUSTRIAL CORRIDOR
 - VILLAGE CONNECTION AREA
 - NE GROWTH AREA

- AREAS**
- AG INFLUENCES
 - HAMLET AREAS
 - MAJOR AUTOMOTIVE CONNECTIONS
 - AGRICULTURE
 - SUBURBAN RESIDENTIAL

SECTION VI - ENVIRONMENTAL ANALYSIS

SECTION VI - ENVIRONMENTAL ANALYSIS

Typically, the potential environmental impacts of a Comprehensive Plan are evaluated through a Generic Environmental Impact Statement (GEIS). To meet this requirement, the Comprehensive Plan itself can be set up to represent the GEIS (see §272-a.8 of Town Law and §7-722.8 of Village Law). This format enables the reviewers, the Lead Agency, all involved and interested agencies, and the public to review one comprehensive document that outlines plans for the future and the potential environmental implications of these plans. This section of the Land Use Study is being written to help the Town and Village in completing their State Environmental Quality Review (SEQR) of their individual plans if they choose to convert this study into a comprehensive planning document.

A GEIS, like an Environmental Impact Statement, includes a section on Environmental Setting. Section II of this Land Use Study provides a review and analysis of the environmental settings of the Town and Village of Orchard Park, as they exist now. Section II includes information on the following:

- Existing Land Use (Part B)
- Farmland and Agriculture (Part A and Part E)
- Land Use Regulations (Part B)
- Topography and Steep Slopes (Part A)
- Soils and Surficial Geology (Part A)
- Stream Corridors and Watersheds (Part A)
- Flooding and Erosion (Part A)
- Wetlands, Wildlife and Significant Wildlife Habitats (Part A)
- Cultural Resources (Part D)
- Environmental Hazards (Part A)
- Socio-economic Conditions (Part E)
- Economic Development (Part E)
- Transportation systems (Part C)
- Utilities (Part C)
- Parks and Recreation (Part D)
- Schools (Part D)
- Emergency Facilities (Part D)
- Government Facilities (Part D)
- Historic and Archeological Resources (Part D)

Potential Significant Adverse Environmental Impacts

The underlying purpose and a major goal of a Comprehensive Plan (and this study) is to promote appropriate land use and avoid significant adverse environment impacts in the communities that it covers. However, it is important here to acknowledge and discuss potential adverse impacts. For this study of the Town and Village (including the School District), the impacts specific to each community are outlined individually. Although this leads to some redundancy, it facilitates review of the document by all interested parties.

SECTION VI - ENVIRONMENTAL ANALYSIS

VI.1. ENVIRONMENTAL ANALYSIS OF THE TOWN OF ORCHARD PARK AND VILLAGE OF ORCHARD PARK

Short term/long term and cumulative impacts

Based on the environmental settings of the Town and the Village of Orchard Park, the following potentially significant adverse environmental impacts could occur if these communities do not plan adequately and provide the proper tools for the management of growth and development. The Land Use Study and subsequent Comprehensive Plan are designed to properly guide growth in the Town and Village to lessen the negative impacts of land use and development decisions.

a. **Impacts on Land** (See Environmental Features, Steep Slopes, US Department of Agriculture Prime Soils and Hydric Soils Maps in Section II)

Town of Orchard Park

- The Town of Orchard Park is rural in nature, a characteristic that is valued by area residents. Inappropriate planning and development actions could negatively impact the character of the Town.
- The Town of Orchard Park has significant areas of hydric soil, and some wetlands and floodplains. There are also some areas in the Town with slopes greater than 15 percent, particularly in the southern part of the Town. Improper development of these areas could result in drainage, flooding and/or erosion problems within the Town and in downstream areas.
- There are areas in Orchard Park where the soils are categorized as prime farmland, or prime farmland when drained and some agricultural districts and farms still remain. Development of these areas could displace irreplaceable resources.
- Some locations in the Town of Orchard Park contain significant areas of mature woodland. Inappropriate development of these areas could have a negative impact on the rural character of the Town and important open space.

Village of Orchard Park

- The Village of Orchard Park is an important service center for the surrounding area and contains a vibrant central business district. Inappropriate planning and development actions could impact its character and its viability as an economic center.
- There are some areas of floodplains and hydric soils where inappropriate development would create problems with flooding and/or drainage.

b. **Impacts on Water** (See Environmental Features Map)

Town of Orchard Park

- Cazenovia Creek, Smokes Creek, Rush Creek and Eighteen Mile Creek and tributaries of these waterways run through the Town of Orchard Park. Floodplains surround small portions of these waterways. Inappropriate development could lead to flooding or drainage problems, and hazards to public safety. These creeks are also important for environmental protection, open space preservation, drainage, wildlife habitat and aesthetics.

SECTION VI - ENVIRONMENTAL ANALYSIS

a. Impacts on Water Resources (See Watershed Map)

- Most of the Town of Orchard Park is within the Smokes Creek watershed. The southwest corner of the Town is within the Eighteen Mile Creek watershed. Inappropriate development in these watersheds could potentially have adverse impacts on water quality, groundwater resources and habitats in the Town and downstream of the Town.
- Much of the Town's development is on municipal water and is not dependent upon groundwater resources for their water supply. Only residences in some areas of the Town (mostly south) use groundwater for the discharge of sanitary waste (septic systems).
- There are areas of wetlands and hydric soils. Inappropriate development in these areas could lead to flooding and drainage problems, and adversely impact groundwater resources.

Village of Orchard Park

- Two branches of Smokes Creek run through the Village of East Orchard Park. A floodplain runs along one branch. Inappropriate development near this floodplain could lead to flooding, erosion and threats to public safety. Drainage problems could also result. The creeks are important for environmental protection, community character, open space preservation, drainage, wildlife habitat and aesthetics.
- All the Village of Orchard Park is within the Smokes Creek watershed. Inappropriate development could have adverse impacts on water quality and/or groundwater resources for downstream communities. Habitats could also be affected.
- There are areas of wetlands and hydric soils. Inappropriate development in these areas could lead to flooding and drainage problems, and adversely impact groundwater resources.

c. Impacts on Flora and Fauna (See Wildlife and Wetlands Map)

Town of Orchard Park

- The Town's expansive areas of open meadows, fields and woodlands, as well as the wetlands and creek corridors, support many non-threatened and non-endangered plant, avian and animal species. These areas provide important habitat for many resident and migrating species, and are an important element of the rural character of the Town. Over- development and poor site planning decisions could adversely impact these resources.
- Many streams in the Eighteen Mile Creek watershed are considered to be Class A streams.

Village of Orchard Park

- There are areas within the Village of Orchard Park where there are open fields, hedgerows, wooded areas and wetlands. The two creek corridors through the Village also are important habitats for a variety of vegetation, avian and animal species. Inappropriate development or poor site design could have a negative impact on these areas.
- The Village includes Green Lake and Freeman Pond provide habitats for a variety of species.

SECTION VI - ENVIRONMENTAL ANALYSIS

d. Impacts on Agricultural Land Resources (See Agricultural Properties Map and Agricultural Districts Map in Section II)

Town of Orchard Park

- Agricultural land resources are an important part of the rural character of the Town. However, agricultural land uses are not as prevalent as in the past. Only small areas of the Town fall within a State-designated Agricultural District. The remaining agricultural lands in Orchard Park, therefore, are an important resource that could be threatened by non-sensitive development
- Agricultural properties are generally located in the northeast, southwest and some in the southeast sections of the Town. Losses of farmland are being noted throughout the Town, but the greatest pressures are in the northeast area.

Village of Orchard Park

- Agricultural lands are not a significant resource within the Village of Orchard Park, although the agricultural lands in the Town of Orchard Park are an important component of the character of the Village and the region.

e. Impacts on Aesthetic Resources

Town of Orchard Park

- The aesthetic resources of the Town of Orchard Park include significant views (especially in the "elevated" areas of the southern part of the town), open spaces, parks, historic buildings and creeks. These resources contribute to the atmosphere and character of the Town, and could be negatively affected by inappropriate development.

Village of Orchard Park

- The aesthetic resources of the Village of Orchard Park also include significant views, parks, creeks, historic buildings and landmarks. The Village downtown businesses, the tree-lined streets and the residential housing stock also contribute to the Village's aesthetic character. These resources could be negatively affected by inappropriate development or redevelopment.

f. Impacts on Historic and Archeological Resources

Town of Orchard Park and Village of Orchard Park

- The historic resources of each municipality are described in Section II - Part D. Inappropriate development could negatively affect these resources.

g. Impact on Open Space, Parks and Recreation

Town of Orchard Park

- Parks and recreation resources in the Town of Orchard Park are identified in Section II - Part D.

SECTION VI - ENVIRONMENTAL ANALYSIS

- The Town also has important open space resources, with large portions of the Town including undeveloped woodlands and meadows.
- Inappropriate development, including increased demands caused by population increases, could have an adverse effect upon these resources. Present population trends show an increase in the number of seniors, and children under the age of 18.

Village of Orchard Park

- Parks and recreation resources for the Village of Orchard Park are provided by the Town of Orchard Park, and are identified in Section II - Part D.
- The Village also has important open space resources, including Yates Park and lands along the creek corridors.
- Inappropriate development could have an adverse effect upon these resources. Although present growth trends in the Village are stable, growth trends around the Village in the Town of Orchard Park could place increased demand on these resources.

h. Impact on Critical Environmental Area

Town of Orchard Park and Village of Orchard Park

- There are no designated Critical Environmental Areas in either of the communities of this study area.

i. Impact on Transportation

Town of Orchard Park

- The transportation system in the Town of Orchard Park is heavily based upon roadways and automobiles. Public transportation is very limited, and the rail line is used for very limited commercial and freight uses only. No passenger rail is available.
- The major roadway corridors in the Town are described in Section II - Part C. They include Routes 219, 20, 20A, 240, 277 and others.
- Travel for pedestrians and bicyclists can be difficult in the Town. There are a number of proposed on-street bicycle routes, but none are completed. Additional improvements are needed.
- Additional development in the Town has the potential to adversely impact the transportation network. In particular, more intensive development may aggravate areas where traffic congestion is a problem, or result in new areas of congestion. Development within the Town also affects the traffic in the Village. Development in the surrounding communities may also have impacts on the Town's transportation system.
- More intensive development may also increase potential conflicts between automotive and non-automotive modes of transportation.

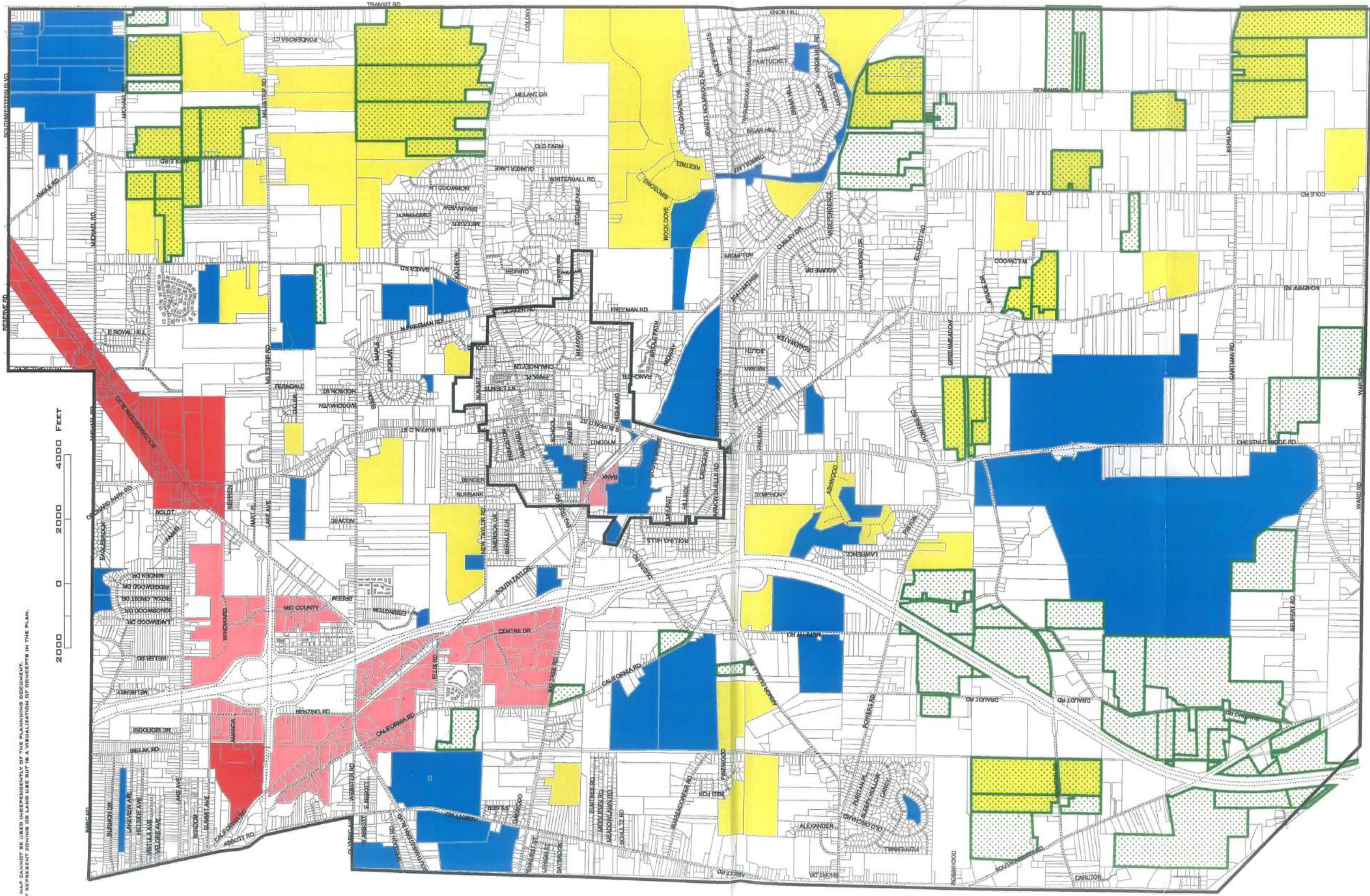
Village of Orchard Park

- The transportation system in the Village of Orchard Park is also mostly based on the automobile.

- j. Impact on Growth and Character of Community or Neighborhood**

-

NOTE: THIS MAP CANNOT BE USED INDEPENDENTLY OF THE PLANNING DOCUMENT.
IT DOES NOT REPRESENT ZONING OR LAND USE BUT IS A VISUALIZATION OF CONCEPTS IN THE PLAN.



KEY TO FEATURES

- MUNICIPAL BOUNDARIES
- PARCEL BOUNDARIES
- STREETS
- FARMS
- PUBLIC/REG. FACILITIES
- POTENTIAL COMMERCIAL GROWTH
- POTENTIAL RESIDENTIAL GROWTH
- INDUSTRIAL PARKS/INDUSTRY

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DATA SOURCES: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING

SECTION VI - ENVIRONMENTAL ANALYSIS

Village of Orchard Park

- The population of the Village of Orchard Park remained stable between 1990 and 2000. Because the Village is primarily "built-out", projections suggest modest, if any, growth.
- The rate of residential construction in Orchard Park since 1990 has been modest. Building permit rates have been an average of about 4 single-family units per year.
- The Village of Orchard Park is an important central business district and service center for the region. The Village is very supportive of the business district and supports efforts for continued investment in and revitalization of these businesses in order that the Village may continue to effectively fulfill its function into the future.

Adverse Environmental Impacts that Cannot be Avoided

With or without the adoption and implementation of a Comprehensive Plan, the region will continue to have new development that will impact the environment. The adoption of this plan will allow the Town and Village to better manage growth and development, and reduce potential environmental impacts. All development actions taking place after the completion of this study will still be subject to the State Environmental Quality Review (SEQR) process on a site specific basis. This study, though, will assist with the review of development actions. In the instance of a rezoning request, the plan (if adopted) will have a much greater impact on that decision and the SEQR process. If this study is used to adopt a comprehensive plan, this document will be helpful in completing the SEQR process for that plan. Zoning must be in accordance with the community's comprehensive plan.

Growth Inducing Aspects of the Plan

Most of the implementation actions outlined in this study will help to control and moderate growth within the Town and Village. Certain actions may act to encourage development in specific areas of the Town and Village. Specifically, redevelopment in and around the Village of Orchard Park will be encouraged. This area has been deemed to be the most appropriate areas for development. Development in the more rural areas of the Towns will be discouraged.

Mitigation Measures

It is the objective of any Comprehensive Plan (and this study) to help to reduce the potential impacts that could be caused by the present development trends in the planning communities. This can be accomplished by providing techniques for changing the development trends of a community, such as amending zoning or other development regulations, or by providing tools to help mitigate the possible impacts of those development trends (improved infrastructure, increased/improved standards for development, etc.). A good Comprehensive Plan (and in this case Land Use Study) will supply techniques for modifying or clarifying the direction of the community, and the tools for reducing the impacts of development that themselves do not create other adverse environmental impacts. The following section discusses the study's recommendations and the logic as to why and how they help mitigate the potential impacts of future growth.

SECTION VI - ENVIRONMENTAL ANALYSIS

a. Impacts on Land

Town of Orchard Park

- To protect the rural character of these communities and their environmental resources, this plan recommends zoning revisions, aesthetic regulations, infrastructure limitations, new development regulations and guidelines, and protection and preservation of important features.
- Agricultural lands in the Town will be protected. In some cases the land will be preserved through various techniques:
 - Creation of an Agricultural zoning district and addition of a new Rural Residential/Agricultural district, and other zoning amendments, rural development guidelines, neo-traditional zoning techniques (overlays and clusters) and control of sewer extensions.
 - The Town will also continue its conservation easement program and investigate the possible use of a PACE (purchase of agricultural conservation easements) or a PDR (purchase of development rights) program.
 - The certified agricultural district in the southwestern portion of the Town will be maintained.

b. Impacts on Water

Town of Orchard Park and Village of Orchard Park

Surface Water

- One of the major objectives of this plan is the protection and in some cases preservation of the important stream corridors within the Orchard Park community. Identification of these corridors on the vision map and utilization of tools such as overlays, buffers and conservation easements will help to protect them. Working together, and completing more intensive open space/green space planning will help in identifying and prioritizing those areas that should be permanently protected by public acquisition or conservation easements.
- The plan also attempts to direct development away from these corridors.
- Increased drainage standards, and avoidance of poor soil areas will also reduce impacts to surface waters from development.
- New drainage and erosion control laws will also help to protect these resources.

Groundwater

- Directing growth to areas with public infrastructure will help in the protection of groundwater resources in the Town of Orchard Park.
- In Orchard Park, the continued expansion of public water may take the strain off of the groundwater system, but could cause groundwater quality issues due to development and failed septic systems. The plan suggests means of controlling this development and education and funding options for issues dealing with failing septic systems.

Town of Orchard Park and Village of Orchard Park

- #### d. Impacts on Agricultural Land Resources

- As previously discussed, the Town will be coordinating activities to protect and preserve agricultural land and agricultural operations. Farmland protection planning will be followed up by different approaches to protecting and preserving land (zoning changes, overlays, Purchase of Agricultural Conservation Easement (PACE) and Purchase of Development Rights (PDR) programs, etc.).
- Other programs and ideas will be attempted as needed to try and assist farmers to stay in business. If the economics of farming can be helped, farming may continue which will assist with the agricultural land preservation.

Town of Orchard Park

- ## Village of Orchard Park

- The Village has also identified its significant visual resources and the plan includes methodologies to protect and preserve these features. The Village also has a "Central Business District" that is located in the "center" of the Village. The aesthetics of this district will be protected through previously completed code revisions and will be improved through the vision of this study, and the "toolbox" of ideas to help preserve this character.

- The plan identifies the location of historic resources in the community and provides tools to minimize impacts to these historic resources and the surrounding areas.

SECTION VI - ENVIRONMENTAL ANALYSIS

- Archeological resources are not identified (not allowed by the State), and present rules and regulations protect these resources.

g. Impacts on Open Space, Parks and Recreation

- The plan identifies the features and provides methodologies to protect and preserve these resources during development in the communities.
- The communities can cooperatively plan these features, to ensure that open space features are protected to the maximum extent possible, recreational needs are efficiently provided, and parks are connected and considered in development scenarios in each community.
- These features are incorporated into the regional vision map and will be considered an integral part of the communities' future.
- Continued efforts by the Recreation Commission and cooperative planning will help in providing the appropriate recreational needs of Orchard Park.

h. Impacts on Critical Environmental Areas

- There are no CEA's in the Orchard Park community.

i. Impacts on Transportation

- Transportation in the communities of this study area is heavily based on roadways and automobiles. There are localized problems within these communities along these roadways that have been caused by increases in traffic in the region. A major recommendation of this plan is to work with the Metropolitan Planning Organization (which is the Greater Buffalo Niagara Regional Transportation Council) to study these traffic patterns and provide suitable solutions to these problems. Growth rates within these communities themselves, and those proposed for the future may not be the only part of the problem (and are being controlled). Traffic problems may be related to development around the region, social changes and the routes people take to get to their destinations.
- To avoid sprawl, growth is being targeted around the Village and existing growth areas. This helps in preserving the character and environmental features of the community but can cause localized traffic problems. Actions such as access management plans are being suggested to minimize these impacts.
- One of the other issues of transportation relates to the region's accommodation of pedestrians and bicycles. The plan recommends continuing to improve pedestrian and bicycle access in the Village. In the Town, these access issues are focused on or near important features. On-street accommodations may be made in the more rural areas, to keep the rural character.
- Public transportation in the region is minimal and the communities have committed to work with the County and Niagara Frontier Transportation Authority in trying to improve public transportation.
- The railroad running through Orchard Park is an important asset to the region. The communities have planned around this feature (continuing access to industrial areas and preventing encroachment of incompatible uses), and are strongly interested in the railroad being improved and remaining active. Long term plans for full

SECTION VI - ENVIRONMENTAL ANALYSIS

utilization of this railroad have also been suggested (inter-modal services and commuter needs).

- Recently completed amendments to Route 219 interchanges have made access to the "219" more convenient in the Town.

j. Impact on Growth and Character of Community or Neighborhood

- Growth rates in the community are moderate, and for the planning future, these growth rates will not change drastically. Each community's plan accommodates this growth within appropriate areas, without impacting resources or the character of the community.
- It is clear in the Goals and Objectives of the region and each community, that they wish to protect the character of the community by controlling growth. Many of the plan's recommendations are ways to achieve just this. These actions are not excessive or overly protective since development pressures are moderate at this time. Additional tools are given if the patterns begin to change.

Evaluation of Alternatives

Throughout the planning process, alternatives for helping the study area achieve their Goals and Objectives were evaluated. These recommendations and implementation alternatives were evaluated for not only their desired results, but also their impact to the environment, the needs of local residents and private property rights, and the vitality of each community.

It must be noted that long term recommendations were not thoroughly evaluated in this section since these actions are only to be considered in extenuating circumstances where the Town and Village are seeing greater levels of growth pressure or where short term recommendations are not achieving the desired results.

Town of Orchard Park

Under the present growth conditions in the Town, the "No Action" alternative was considered. However, to enable the Town to properly plan for its chosen future, to prepare for potential development activity over the next 15 years, and to better direct and manage such growth and development, this alternative was deemed inappropriate. Furthermore, the chosen action plan will provide greater protection to the environment than the present course of action.

Village of Orchard Park

The Village of Orchard Park is largely built out. The Village's present laws and plans provide excellent direction for the community to achieve its chosen vision. This study suggests other means to help achieve this vision if the desired results are not achieved under the present guidance. This study also helps to coordinate the planning issues of the Town and Village, which will help to more efficiently reach the desired goals.

SECTION VII - IMPLEMENTATION

SECTION VII – IMPLEMENTATION

This document represents a coordinated Land Use Study for the Town and Village of Orchard Park, in cooperation with the Orchard Park School District. It was the intent of the Orchard Park community to utilize this document to help the Town and Village adopt their own comprehensive plans, or if so desired, adopt a joint comprehensive plan (see § 272-2 of Town Law and § 7-772 of Village Law).

The following section of this study provides not only a methodology to adopt comprehensive plans, but has recommendations for the implementation of that (or those) comprehensive plan. These comprehensive plan implementation actions are listed as Priority 1 actions, those to be implemented in the first or second year after adoption, Priority 2 actions, those to be implemented in approximately three to five years after adoption, or Priority 3 actions, which are those long term items that may or may not be necessary to implement depending on future scenarios (them may also be alternative actions to Priority 1 or 2 items). Priority 3 actions are sometimes referred to as "toolbox" items, only taken out and utilized if something needs to be fixed.

If the comprehensive plan(s) are not adopted, these action items can still be utilized by the Town or Village to guide each community. Adoption, though, provides a stronger impetus for change and also provides a better methodology to accomplish the vision established, and to provide a means of helping to get "funding monies" for these actions.

PRIORITY 1 ACTIONS

1. Plan Adoption

- a. The first action after the acceptance of this report is the formation of a comprehensive plan committee. The Town Board and Village Board would form these committees and it is recommended that representation from the Legislative and Planning Boards be on this committee. Other members are at the Board's discretion. These committees (possibly working together) will formulate the comprehensive planning document from this Land Use Study (the study is in the format of a comprehensive plan). If completing as joint plan, an introduction section would explain how the joint document would be utilized. If done separately, the document and introduction could be separated, but information relating to the influence of one community over the other should remain. The separated documents would only include actions for the respective community.
 - b. Once deemed acceptable by the committee the document would be forwarded to the Legislative Board for action. The Legislative Board would begin the adoption procedure by starting a coordinated SEQR process and the mandatory county referral. A public hearing would be set, comments would be received and reviewed, and the next step would be to make a SEQR decision. Once the SEQR process is complete, the Legislative Board could move to adopt.
2. **After adoption**, each community should form a comprehensive plan implementation committee. This committee would serve several purposes. First, they will help to prioritize and help formulate the actions to be undertaken each year by the community. The

SECTION VII – IMPLEMENTATION

comprehensive plan (Land Use Study) will serve as a guide in making these decisions. Once

authorized and funded by the Legislative Board, the committee will help in assigning these action items to other committees, departments, boards, consultants, etc. Some action items may be lead by the committee itself.

At the end of the year the committee can formulate a report to the Legislative Board on actions implemented for the year, recommendations for coming year actions, and report on any revisions that may be necessary to the plan. The Legislative Board is then responsible for funding and authorizing the action plan for the coming year and for deciding on adopting any revisions to the plan.

3. Many of the action items for the first year are continuing efforts or support issues to the vision of the plan.

Responsible Party

T:Town, V:Village, S:School District

Action

- | | |
|---------|---|
| T, V, S | a. Continued and expanded coordination between the Town, Village and School District through the Tri-Board and possibly sub-committees of the Tri-Board. <ul style="list-style-type: none">i. neighborhood planning around the schoolsii. parking issuesiii. capital improvementsiv. recreational needsv. begin discussions of split zoning/boundary issues discussed in the plan |
| T | b. Maintain state agricultural district in the Town. |
| T | c. No sewer extensions in the southern area of Town |
| T | d. No new roads or expansions of roads should be planned or allowed in the southern area of Town. |
| T | e. Maintain Orchard Park Task Force on Preservation of Agriculture and Open Space. |
| T, V | f. Continued participation in the Southtown's Water Consortium and continue exploring issues of water system cooperation. |
| T | g. Continue work with the County in trying to improve traffic/transportation around the stadium. |

SECTION VII – IMPLEMENTATION

4. Zoning / Regulation / Law Initiatives

Responsible Party

T:Town, V:Village, S:School District

Action

- | | |
|------|---|
| T | a. Investigate and promulgate new "Orchard Park type" cluster development regulations. The Town Board should assign this task to the Planning Board and Planning Department (may need the services of a consultant). |
| T | b. Create and adopt a Southwestern Boulevard zoning overlay district. The Town Board would assign this to the Planning Board and Planning Department. They may need the services of a consultant. |
| T, V | c. Access management planning should be conducted for Route 20 and 20A, and coordinated with the NYSDOT. This planning should result in a plan for these two corridors and an access management law to be adopted by the Board. |
| T, V | d. Continue research into historic district regulations, coordinating with the Village, and possibly adopting similar regulations. |
- With these regulations, the Town and Village should consider design regulations for areas around historic structures.

5. Projects

Responsible Party

T:Town, V:Village, S:School District

Action

- | | |
|---------|--|
| T | a. Reconstruction of Baker Road including pedestrian and bicycle accessibility issues around the High School and connections to the Village. |
| V | b. The Village should continue their investigation into a senior housing project in the Village, and begin implementation. |
| T | c. Prioritize public improvement spending (for quality of life issues) in the northwest sector of the Town. |
| T, V, S | d. Continue investigation into the Campus plan and look for funding sources for this project. |
| T | e. Continue improvements to the Town's Water System. |

6. Other Actions for Consideration or Preparation for Future Actions

V11-4

SECTION VII – IMPLEMENTATION

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PRIORITY 2 ACTIONS

1. Plan Update and Prioritization

Responsible Party

T:Town, V:Village, S:School District

Action

- | | |
|-------|--|
| T,V,S | a. As with the end of the first year, each year the Comprehensive Plan Committee (membership can change on a rotating basis) will report on the implementation actions, recommend actions for the coming year (reprioritize actions), and suggest any modifications to the plan. |
| T, V | b. If modifications to the plan are necessary, the Legislative Board would draft changes, coordinate reviews, hold public hearings, make SEQR determinations, and adopt any revisions. |

2. Continuing Actions

Responsible Party

Action

- | | |
|---------|---|
| T, V, S | a. Consider implementation of any actions not completed in the previous years. |
| T, V, S | b. Continue Tri-Board functions. <ul style="list-style-type: none">i. review the need to form a Southtown's focus group, bringing neighboring communities into certain implementation actions (see Southtown's study)ii. capital improvementsiii. recreationiv. others identified in first years |
| T, V, S | c. Continue working with the County in planning improvements to Chestnut Ridge Park and in trying to improve connections into the Park. |

SECTION VII – IMPLEMENTATION

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3. Zoning / Regulation / Law Initiatives

<u>Responsible Party</u>	<u>Action</u>
T	a. Begin investigation into overlay zoning districts for North Buffalo Street and South Buffalo Street. These efforts should be coordinated with the Village to match or compliment design and aesthetic characteristics. These regulations will be designed through the Planning Board and Planning Department, and adopted through the Town Board (all other zoning amendments should also follow this process).
T	b. Research the recommendation of zoning amendments in the Stadium area and/or the addition of a zoning overlay.
T	c. Consider the issue of possible zoning changes in the Milestrip road area just west of the Route 219 interchange. Demands for commercial and industrial uses should be weighed, with the long term tax and employment needs of the Town.
T	d. Create additional performance standards and regulations for industrial land uses in the Town. Consider amendments to zoning and subdivision regulations to further clarify and strengthen buffer needs to residential property.
T	e. Further clarify the plan for amending the zoning in the southern part of the Town. This includes the possible creation of three new zoning districts: Agricultural-A, Rural Estate Residential-RER, and Rural Residential Agriculture-RRA. If it is determined that three new districts should not be created, a zoning overlay would be recommended to achieve the objectives of the comprehensive plan (Land Use Study) in this area. If an acceptable solution is found, the Town Board should begin the adoption procedures.
T, V	f. Create a new drainage and erosion control law based on New York State standards (obtain sample law from the State).
T	g. Removal of B-1 zoning district on North Buffalo Street in the Town. Amend to zoning (possible new zoning) that compliments the Village District.

SECTION VII – IMPLEMENTATION

4. Projects

Responsible Party

T:Town, V:Village, S:School District

Action

- | | | |
|---------|----|--|
| T | a. | Investigation of possible connective features from expanded Village area (Town) into the Village. Research other pathways (pedestrian and bicycle) and connections suggested in the plan (prioritize). |
| T, V, S | b. | Lobby for improvements and repairs to the railroad tracks. |
| T, V | c. | Based on the results of the investigation into open space preservation, Orchard Park should begin "preservation" of the most important open space features. |
| T, V, S | d. | Work closely with the NYSDOT in planning improvements to South Buffalo Street. |

5. Other Actions for Consideration or Preparation for Future Actions

Responsible Party

T:Town, V:Village, S:School District

Action

- | | | |
|---------|----|---|
| T | a. | Research programs for providing public education concerning septic system maintenance and other watershed protection methodologies. |
| T | b. | With an agricultural protection plan completed, the Town should begin the investigation and possible implementation of preservation techniques (PDR's, PACE, etc.). |
| T | c. | Utilizing the results of the open space planning, Orchard Park should begin implementation of prioritized actions (conservation easements, acquisition, walkways and trail easements, etc.). |
| T | d. | Assist farmers with possible grant opportunities for their operations. Include issues of other tax related methodologies. |
| T | e. | Provide a potential plan for the formation of a "Hamlet" in the area of Michael Road, Baker Road and Route 20. If a workable plan can be created, add an overlay to enforce the plan and provide some Town projects to help begin the process |
| T | f. | Research tax incentive programs and revitalization programs and techniques for the neighborhoods surrounding the Stadium. |
| T, V, S | g. | Re-evaluate recreational needs in the community. |

Responsible Party T, V, S

- T, V, A

- T

- V

- V

- T, V

- T, V, S

- T

- T

- T, V, S

- W:\PROJ\INJ030328251\Report Documents\Final Version\Section VII Implementation.doc

SECTION VII – IMPLEMENTATION

- | | | |
|---------|----|--|
| T, V | k. | Continue monitoring the senior housing needs in the community, and be more proactive if the needs continue to rise. |
| V | l. | Creation of a downtown plan for the central business district, that would result in performance standards for the downtown and elimination of present zoning. |
| T, V, S | m. | Continue working with the County on the possible utilization of the ECC facility for community needs. |
| T, V, S | n. | Revise Village/Town boundaries to resolve zoning conflict issues, split properties, and infrastructure service issues. |
| T | o. | Create an overlay zoning district for the northeast sector of the Town which would require incorporation of larger percentages of green space features into designs and neo-urbanist techniques for subdivision designs. |
| T | p. | Creation of rural development guidelines for the southern area of the Town, and the possibility of an overlay. These laws to limit non-rural development patterns, provide penalties for standard road frontage development, limit clearance of lots for home construction, mandate protection of viewsheds, and major subdivisions would be considered Type 1 actions under SEQR. |
| T, V, S | q. | Develop additional needed recreational facilities (pool, multi-purpose gymnasium, etc.) |
| T | r. | Produce neighborhood revitalization plans for the areas around the Stadium and in the northwest sector of the Town. |
| T | s. | Adopt a right-to-farm law that is complementary to the County law. |
| T | t. | Work with County, State and Federal agencies in designing a program to protect and improve the water quality in Freeman Pond and Green Lake. |

APPENDIX

ORCHARD PARK LAND USE STUDY Appendix Materials

Appendix A: List of Materials Used in the Study

- Minutes from Public Meetings
- Minutes Meetings from Community Groups Meetings
- Demographic Data
- Survey Results

May 3, 2001

MEETING MINUTES

DATE: April 25, 2001

SUBJECT: ORCHARD PARK CHARRETTE
PUBLIC MEETING NOTES

ATTENDANCE: Representatives from the Town, Village and School District of Orchard Park, Wendel Duchscherer Representatives and the Citizens of Orchard Park

I. TRANSPORTATION / ACCESSIBILITY / INFRASTRUCTURE FACILITATOR: CARMEN GAROZZO

Session 1

First ten (10) minutes discussion of Goals and Objectives, Highway Systems – easy to negotiate – no maze – two ways in and out of developments.

Viability of Mass (public) Transportation

More friendly to move traffic through town – limit improvements on road through town so that pass through traffic can both accommodated and friendly to local citizens.

Next 40 minutes:
Specifics

- 1) Signal on Taylor vs. signal on Princeton
- 2) Co-ordination and strategic placement of traffic signals
- 3) Pedestrian friendly signals
- 4) Intersections – safety for cars in village
- 5) Sidewalks based on a plan
 - a) major cut through streets
 - b) with a criteria based on population density levels – strategic planning
 - c) schools areas
 - d) investigate highways
- 6) traffic calming at strategic locations
- 7) Traffic at four (4) corners is a problem
- 8) Keep traffic out of the neighborhoods
- 9) Identify by-pass routes – Jewett Holmwood, Milestrip, 20A
- 10) Trails / Snowmobiles ? – no response
- 11) Insure proper utility extensions when roads are built

ORCHARD PARK CHARRETTE PUBLIC MEETING NOTES

MEETING DATE: April 25, 2001

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- 12) Highway aesthetics
 - a) bury all utilities for aesthetics
 - b) plant trees – streetscapes
- 13) Bike and walking paths
 - a) insure goal #1 and goal #2 as criteria for placement of trails
- 14) Network town with bike paths, walkways
- 15) Safety issues on bike paths – no woods close to path
- 16) Sidewalks not to be designed as multi-use paths for the most part
 - a) with an increased infrastructure what is impact on taxes
- 17) Careful planning of paths especially the environmental impact and the residential impacts.
- 18) Designated footpaths as hiking trails
- 19) Keep public access to trails and footpaths away from private homes (in order to keep open from cutting between private residences)
- 20) Develop policy to access Rails to Trails
- 21) Keep rail line from depot as a commuter rail line through town and with definite destinations
- 22) Look at rail line as a trail south of the depot
- 23) Look at insurance liabilities of Rails to Trails
- 24) Park and Rides – use of the stadium area as commuter lot
- 25) Improve enforcement of speed on highways – i.e. Jewett-Holmwood Road

TRANSPORTATION / ACCESSIBILITY / INFRASTRUCTURE

Session 2

Traffic friendly road system – diminishes the character of community

- need public transportation – smaller scale
- Carm – comment – use of hub link and a viable public transit mode for lower Riverside area (bypass routed)
- sidewalks – more – town and village
- liability of use (sidewalks)
- truck routes in village – truck traffic is intimidating – can traffic be rerouted
- bicycle ways – throughout community
- Carm – state highway – county highway bike use now – not the best – recreational trails
- use controls on trails (Rails to Trails)
- connect village / town trail system
- network bike trails – safety issues
- investigate use of path around Green Lake – private property issues
- closed drainage systems along roadways – greater bike area – safety buffer
- school area – safe pedestrian access Freeman Baker area

ORCHARD PARK CHARRETTE PUBLIC MEETING NOTES

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- 4 corners and South Buffalo Street at Clark – pedestrian crossing improvements
- better enforcement of speed limit
- control growth
- limit curb cuts
- plan no widening of 20A – from Freeman to Lake Street to North Buffalo Street – impact on village character
- uniform 30 mph speed limit in the village
- school zone delineation
- traffic on North Buffalo Street will exceed new design capacity immediately upon completion
- park and ride at stadium

ORCHARD PARK CHARRETTE PUBLIC MEETING NOTES

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II. OPEN SPACE/RURAL CHARACTER/ENVIRONMENTAL
ISSUES/AGRICULTURE

FACILITATOR: WENDY SALVATI

Commenced with discussion of the goals and objectives

Session 1:

- 1) What of percentage of development has been accomplished and/or approved in Orchard Park? Wendy reviewed aerial photographs and land use maps of the Town and estimated about 50 percent of the Town is undeveloped; much of the development has occurred in the north.
- 2) Concerned about congestion particularly in northern part of town – "Tops" and apartments at Route 20 and North Buffalo are detrimental to community character and property values. Need to address zoning in north area of town and require more green and open space. Also need more recreation areas in the north.
- 3) It was noted that the Tops proposal, etc. is not a done deal; call the council representatives on this matter. The public comment period ends on April 28th
- 4) The vacant old "Tops" property will be a problem and there is concern about "Amherst-type" development. Why can't the brown fields in Buffalo be redeveloped so that we don't have industry coming here? Wendy noted the importance of balancing the tax base by using other land uses besides residential development.
- 5) One homeowner stated that they pay two times more in property taxes than apartment dwellers pay annually in rent.
- 6) Nobody in Orchard Park wants urban development.
- 7) Don't want development south of Milestrip Road.
- 8) The Town should grow from center out; everything is concentrated in the north.
- 9) Concern about "light pollution" from the outdoor lighting at the auto mall and other locations.
- 10) Major thoroughfares should have more maintenance of green space.
- 11) We all want to curtail development. Orchard Park, the plan is to see ourselves in context of other towns – How do we discourage urban sprawl? Really opposed to Benderson and other developers who come in, develop and then leave without concern for community impacts.
- 12) How many people does it take to change the Town Boards' mind on an issue. Discussed the importance of resident education and pressure on elected officials; need to attend meetings and speak out.
- 13) Want more info about development; better advertisement.
- 14) People have to be vocal.
- 15) Use of old buildings – "the Downs removal was a crime".
- 16) Issue of old Super Duper was brought up (Nan explained circumstances).
- 17) Tax incentives for existing buildings is an important issue.
- 18) Minimum lot sizes should be increased to reduce density of development.

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- 19) Different kind of commercial zoning – more restrictive
- 20) Do we have fund to buy land (land conservation easements)?
- 21) There is a farmland protection committee in town to provide guidance on protecting open lands, particularly south of Powers Road. Everyone supports no increase in infrastructure in the south areas (golf course – green space).
- 22) Design standards need to be upgraded.
- 23) Pro-nature trails to connect up various features in the Town. Roadway shoulders should be widened and improved; trail connections should be developed.

OPEN SPACE / RURAL CHARACTER / ENVIRONMENTAL ISSUES / AGRICULTURE

Session 2

- 1) There is too much development going on. We moved here because of green space and want it to stay that way
- 2) Can you prevent developer from clear cutting?
-- need restrictions:
 - a) lot clearing standards / percentage should stay natural
 - b) consumer should demand it
 - c) sample: rural development guidelines
 - d) conservation easements & non traditional subdivisions
 - e) Town-backed deed restrictions
- 3) Understand procedure to change zoning. People must get involved/speak out regarding site plan reviews.
- 4) Village/Town/School interact so doing study together to develop master plan & implementation techniques to achieve recommendations
- 5) Trail thru Eagle Heights seems contrary to goals of the Master Plan study. We are concerned with the width of the trail, clearing of vegetation, wetlands, etc. Question access to Lake Louise. Why can't they walk at the Birdsong development? Geese droppings a real problem at that location. Cost to taxpayers initially and maintenance could be better spent.
- 6) There are no recreation areas in Orchard Park. We need more opportunities. Chestnut Ridge Park is antiquated (Others mentioned how much they use it).
- 7) What about schools are recreational resources? Can't go with pre-schoolers during school time. We should use money to update and improve existing facilities. We need to build more playgrounds with bathrooms / soccer fields, etc., so we don't have to go to other communities. Why can't we have walking trails around soccer fields for moms to use while practice/games are going on – a social spot for parents with multi-use recreational park.
- 8) We need a community center with a pool (inside).
- 9) Town needs sidewalks but we have to make property owners responsible for their clearing and upkeep.
The question was raised -- are sidewalks and rural character compatible?

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- 10) The Village is unfriendly; you can't cross street, its not accessible enough, and we need more parking. Safety is an issue. We love East Aurora with its wider sidewalks; you can walk to park there with no problems.
- 11) The Village needs to regain a sense of community.
- 12) Connect Town neighborhoods with bike lanes. Shoulders aren't the answer.
- 13) Mayor asked – Are you willing to pay higher taxes or give up services to get the things you want here?
- 14) Concern about being informed about Plan and other Town and Village planning issues. Need a web site; could work through County site. Need to subscribe to local papers to keep up on issues. Want better ways to be informed
- 15) Should Town complete an open space plan?
Yes – assessment first (Town & Village) then a plan to manage.
- 16) Need to update master plan periodically.
- 17) Make developer pay – for sidewalks, recreational amenities, etc. Town growth adds to tax base, Village must be more creative to manage since built-out has already occurred.
- 18) Town Agricultural Committee recommends no sewer extensions south of Powers Road. It was mentioned that residential areas cost the most to maintain (services cost \$1.20 for every \$1.00 collected in taxes, farms cost \$.80 for every \$1.00 collected). We should consider the PACE program and other options for preserving farmland / green space, especially in the southwestern corner of the Town.
- 19) Lawn Chemicals – detriment to Green Lake & Freemans Pond; need to educate residents to combat this problem.

III. LAND USE / PUBLIC FACILITIES / SCHOOL / ZONING
FACILITAOR: DREW REILLY

Session 1

Drew – overview – Zoning direction for the community

10-15 minutes – Vision of the community.

- Trails – recreation – general question
- Minimum size lot for residential
- Larger industrial lot size – farther apart
- Village/Town CBD competition – big box in town
- Roadway size large enough to handle big box
- Preserve the character of Village
- Must consider East-West roads to Village and Town areas
- No changes without zoning – control
- Land conservation / restricts use / no development / recreation active or passive
- Zoning can change – so does use
- Parking stadium
- Trails / issue – preservation – leave pristine – trails reduce preservation intent
- Low income – affordable housing
- 240/277 critical for consideration: Rt. 20 south to Village center
- Unrestrained residential development – loss of farmland – need to slow the growth rate
- Impact of development – on school, traffic, environment, etc.
- Private parkland – within subdivision – not open to the public
- Incorporate open space into zoning ordinances
- Put tools (zoning, EIS, etc) to full use
- Profit driven development needs to be controlled. Glut of vacant lots available – build them first
- Deed restriction controlled by municipality
- Development rights purchase
- Sidewalks – recreation facilities – multi-use rec. facilities
- (Drew comment) Above diminishes rural appeal
- Ethernet in town wide computer network
- Playgrounds – easy access from anywhere
- (Drew – direction of zoning) is it ok
- Vacant building – reuse
- Control or stop growth and you solved the problems
- Drew – Growth rate 100-110 units per year
- Comprehensive plan

ORCHARD PARK CHARRETTE PUBLIC MEETING NOTES

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LAND USE / PUBLIC FACILITIES / SCHOOL / ZONING

Session 2 Drew Reilly facilitating

Drew gave overview of land use – taxes – zoning
effects population, school, farming, ind. & comm. infrastructure
Vision: presented present zoning

- 1) Does vision reflect balance of development? Cost for providing services – offset by industrial/ commercial areas.
Bottom/green – hands off
- 2) Would we benefit really from industrial/commercial
- 3) Town of Tonawanda – industry keeps taxes down for residential
- 4) Slow race to attract industrial/commercial – no tax breaks
- 5) OP doesn't give tax breaks
- 6) Northern section rezone to preserve green
Tops / Apartments – density, impact on infrastructures, schools, traffic
reconsider zoning
apartment areas would be great green space
- 7) Have plan but don't rush to complete it – don't grant exceptions which rush.
(Drew – maybe part of plan should spread out time to build out)
Focus on rate of development
- 8) Residents of OP don't want any development
- 9) Property owners has right to develop (Drew – only 50+ years we've had zoning in US)
- 10) Citizens control zoning through elected officials (Drew – use must have a plan)
- 11) How long had plan? (Nan – since 1972)
- 12) IDA questions
Promoting development counters preservation of ambiance
(the more restrictive we make it – the more desirable we become)
- 13) Drew asked about village
- 14) Enforcement of Villages zoning issues
preserve – protect – maintain – keep – use zoning to enforce this in village
- 15) Drew – school on Murphy Road
- 16) Stupid to put school in south when development in north
- 17) No infrastructure in south
- 18) Murphy Road a good place because residential development is there, and land that's there is available
- 19) Pressure of land development will come to Murphy Road
- 20) Infrastructure not to be extended south of Powers
- 21) Farmland protection committee – wants to keep infrastructure out
- 22) Why can't we build school around Freeman & Powers
- 23) School Board looked at this area – not feasible

ORCHARD PARK CHARRETTE PUBLIC MEETING NOTES

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- 24) Out cry for green space – man used Chestnut Ridge Park 40 days but nobody uses it
- 25) Visual effect of passive green space – first to look at.
- 26) Green space – just an argument against development
- 27) Chestnut Ridge – huge jewel, but county becoming more restrictive as to its uses. We should develop Chestnut Ridge Park for recreation use.
- 28) Chestnut Ridge Park not safe. Likes pocket parks for local use.
- 29) Want green space close – not have to drive
- 30) Cluster development to get green space for residential subdivisions (Drew talked about clustering)
- 31) Green space increases property values
unwise development decreases property values
- 32) Mindset of putting big houses on small lots – divided
- 33) "Change after I move in" opinions
- 34) What we don't want is to "wake up & we're living in Lancaster"
- 35) We should slow it down
(Drew – constantly look at plan to update as appropriate. But use plan all the time so it will be defensible. ZBA will not change comprehensive plan)
(Drew – came to board – to evaluate concept behind actions)
- 36) Chet J. of County: Need for improved design standards
Rural by Design – book that discusses other tools to accomplish/maintain ruralness.
Drew: In general plan correct. we need to enhance what we have and be creative in restrictions to slow and control growth
- 37) Can't make a mistake by going slowly – decision makers should not rush into anything.
Drew: the plan is to be presented by September to the committee, then reviewed by Town, Village & the public. It will then be revised and given to the communities for conversion to Comprehensive Plans, adopted and implementation begins
Take at least 6 months to implement
Change is inevitable – but it can be controlled and managed.
- 38) Bordering areas – buffering between residential & commercial/industrial areas – new ordinance
Drew encouraged people to fill out questionnaires.

IV. BUSINESS COMMUNITY / ECONOMIC DEVELOPMENT / REGIONALISM –
COOPERATION
FACILITATOR: ELLEN PARKER

Session 1

Comments:

- 3/4 of business areas are in the Town
Village business center, Lake/Abbott, Southwestern Blvd., Milestrip, Thorn, Quaker Center, Bank St., Ellicott/So. Freeman
- Conflict between residential & industrial zoning
no screening, trees, berm, etc. / need better buffer
- Wrong to rezone land to industrial use in NW corner of town without requiring better buffers for existing residential uses
- Agricultural zoning – change by making minimum lot sizes subdivisions. Farms must be on 5 acre minimum lots. If the Town allows the land to be subdivided into smaller lots, farming is no longer even feasible.
- Breaking up farmland areas w/subdivision
- Realize must have commercial – for \$1.00 in taxes, use \$.70-\$.80 in services, whereas \$1.00 res., collected costs \$1.20-\$1.30 in services. Need commercial!
Recognize need to encourage business/but properly buffer & watch setbacks.
- People only show up when issue affects them – should be interested in general community
- Support downtown business
- new road developments will help
- 3 traffic lights along Route 20A discourages traffic. People will avoid area and use side streets.
- wants Orchard Park to stay low key. Orchard Park shopping district is a community center, not a regional center / let them go to East Aurora.
- love Arthur's Hardware
- prefer Orchard Park business district to be service oriented
- Great things have happened recently in Village business center - banks, new lunch restaurants, investment firms, facelifts on many buildings, insurance, post office, doctors office, etc.
- Trend: coming to patronize small business
- brings people together
- Swung from general merchandising (clothing, etc.) to service oriented
- Remember during road construction how necessary it is to support those businesses so they will still be alive after construction
- Enjoys using Chestnut Ridge Park / prime rec area & little used
- Remove stadium from list / no benefit to OP

ORCHARD PARK CHARRETTE PUBLIC MEETING NOTES

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- Armor Duells Road cloverleaf will allow people going to Chestnut Ridge Park to bypass Village
- Not sure we need to promote events here – be sure there's room for our own residents – tie up. i.e., July 4th, Quaker Arts Festival – don't need more
- Don't want to bring in people from outside the area
- Criticized front yard parking along OP Road
- Sign laws are discriminatory / should allow larger signs
- Don't want ugly signs, but there could be greater flexibility as long as aesthetics maintained
- Too restrictive (Mayor disagrees)
- Many spoke up & like restrictive ordinances re: signs
- Community as a whole patronizing Target & movie theater
note: high crime rate @ parking lots
Sore point when it was going in
Changed zoning to allow it / removed Industrial land
- Rt. 20 will be Sheridan Drive of Orchard Park
- Future will see business use @ Armor Duells interchange – need to plan for this
- Make use of vacant buildings – rather than take down trees & clear land to build new
- Good thing if business district frequented by those intending to stop – let others go around
- Waited too long to make additional north/south route - It can't be done now
- Regionalism: don't want metro government like in Toronto. A local government is more responsive to citizens

BUSINESS COMMUNITY / ECONOMIC DEVELOPMENT / REGIONALISM – COOPERATION

Session 2

- Agriculture – should be included as an economic component
- Agriculture / farms should have a buffer from other areas
- "Re-sustainable" / green design; energy efficient, new technologies – as building code requirements
- Economic Hamlets
- Revitalization of Village area with strong business climate – more retail less service
- Redirect business activity to business / density / center
- Economic incentives – targeted to specific businesses
- Need integrated review of business use to balance conflicting use
- Business development that is more involved with the community / aware of the community
- Business development that uses local people as employees. Should encourage local employment, but not everyone can or wants to work in Orchard Park

ORCHARD PARK CHARRETTE PUBLIC MEETING NOTES

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- People moved to Orchard Park because it is a great residential community
- Business development limited to small business – we don't want big malls
- Support entrepreneurial activity
- Need an Ethernet in the entire community to facilitate business – communication web
- Language of the plan must be changed to reflect not the big national expansive uses but rather the small town type of business
- Limit maximum foot print of business in all new builds of commercial
- More restrictive building/zoning rules for businesses, similar to residential
- Need smaller businesses tailored to the local population
- Community identity is related to the success and community feeling of the business district with an identity
- Economic development – should be boundary-less – the big picture
- Ok to keep Southwestern as a regional economic development business region
- No malls
- Concerns about whether there is enough appropriately zoned industrial land
- Start with most restrictive building zones
- Parking ramp in Village / should consider but only with high design standards and architecture
- Parking ramp underground with green space or park on the surface? Is this feasible?
- Expanded business hours in the Village business district
- More special events in the business community

DISCUSSION TOPICS (STUDY CIRCLES)

- I. Open Space / Rural Character / Environmental Issues / Agriculture
- II. Land Use / Public Facilities / School / Zoning
- III. Transportation / Accessibility / Infrastructure
- IV. Business Community / Economic Development / Regionalism – Cooperation

The attendees will be split into four evenly-sized groups. The facilitator will introduce the topic, point out mapped information about this topic, and then facilitate the discussion.

- Each group should have a note taker (municipal representative if possible), timekeeper, and someone to illustrate issues on a map (can be facilitator).
- The discussions will generally follow the following timeframe and format:
 - 1) 10-15 minutes: Discussion of community vision
 - 2) 20 minutes: Brainstorming recommendations / actions / issues
 - 3) 15 minutes: Summarizing – presenting conclusions

We will then take a 5-10 minute break as people shift to new tables. The above format will then be followed again. At the end, the attendees will be invited to stay if they would like to visit other tables to add any input. The Facilitators will remain at the tables for 15-30 minutes after the completion of the second round of discussions.

Results of the meeting will be given to the press and added to the web site once they are compiled.

CHARRETTE TABLES

I. Open Space / Rural Character / Environmental Issues / Agriculture

Materials / Maps at Table

- 1) Environmental constraints
- 2) Significant agriculture
- 3) Water quality
- 4) Steep slopes
- 5) Zoning (Town and Village)
- 6) Prime soils
- 7) Parks and Recreation
- 8) Surficial geology
- 9) General soils
- 10) Hydric soils

- General town map
- Future land use
- Demographics
- Land use
- Regional map

CHARRETTE TABLES

II. Land Use / Public Facilities / School / Zoning

Materials / Maps at Table

- 1) Zoning maps and zoning change maps
 - 2) Land use maps
 - 3) Public facilities
 - 4) School district
 - 5) Regional map
 - 6) Future development map
 - 7) Infrastructure – Water and Sewer
 - 8) Parks and Recreation
 - 9) Major industries
 - 10) Environmental constraints
 - 11) Agriculture
- Background town map
 - Background village map
 - Demographic data

CHARRETTE TABLES

III. Transportation / Accessibility / Infrastructure

Materials / Maps at Table

- 1) Transportation map
 - 2) Sidewalks map (Village)
 - 3) Trails / Snowmobile trails / Utility corridors
 - 4) Water and Sewer maps
 - 5) Future growth areas
 - 6) Regional transportation map
 - 7) Zoning maps
- General town map
 - General village map
 - Demographic data

CHARRETTE TABLES

IV. Business Community / Economic Development / Regionalism - Cooperation

Materials / Maps at Table

- 1) Land use
 - 2) Major industries
 - 3) Regional map (rural service centers, retail areas)
 - 4) Tourism features / Parks
 - 5) All of the regional maps
- General town map
 - General village map
 - Demographics of region

FACILATATOR SHEETS

I. Open Space / Rural Character / Environmental Issues / Agriculture

- Preserve farmland in southwest portion of town through purchase of development rights or other methods
- Preserve some farmland areas in northeast quadrant for agriculture/open space/rural character
- Utilize other funding opportunities for farmland preservation (need agriculture plan for State funding)
- Consider Transfer of Development Rights (TDR's) for agriculture and open space preservation
- Consider a PACE (Purchase of Agricultural Conservation Easements) type program or other types of conservation easement plans to preserve farmland and open space
- Open space/scenic views/rural character of southern part of town must be maintained
- Town should complete an open space/green space plan
- All developments should incorporate and expand upon the open space features of the land to be developed
- The agriculture zoning district needs to be amended. Should be broken into a true agricultural zoning and a rural zoning district
- Watershed protection standards are needed
- Will increase in lot size help in pursuing open space or should there be reductions in density requirements?
- Green lake drainage-shed needs protection and studies should be done to improve water quality
- "Airport" area is important green space
- Simple way to preserve green space is to direct development away from it (use of "carrot and stick techniques)
- Can we help to make farming more profitable?
- Accommodate wildlife corridors in development plans (have plan in place)

II. Land Use / Public Facilities / School / Zoning

- Proposed zoning changes by town (see map)
- Zoning changes made by village (see map)
- B-1 district is problematic, especially north of village
- Should a properly designed cluster development ordinance be designed for the town?
- Limit/reduce B-1 zoning along Southwestern Boulevard
- Agriculture zone needs to be amended. Do we want an agriculture zone or a rural residential zone?
- Does strip frontage development need to be addressed by codes, especially in the southern part of town
- Do codes need to address scenic view issues?
- Industrial zone is important and must be protected and possibly expanded (where to...)
- Are rural development standards needed in the Town, if yes, where?
- Transition areas between town and village need to be "tweaked"
- Do not allow uses in the Town near the Village that would compete with Downtown Business district
- Lot sizes need to be amended, especially in southern part of town or should only density be changed
- Should certain areas be considered for neo-urbanist type plans – not mixed use though? Create community - without commercial in the town residential areas
- Revise frontage lot requirements in certain areas
- Are any new standards needed in the Village for residential housing (architectural, etc)
- Zoning in the village must ensure village character issues
- Increased aesthetic/architectural/standards needed in village commercial districts? Architectural review board needed?
- Commercial growth areas in the town are adequate, and no commercial zones are needed south of the village

- Should senior housing be accommodated in the Village? Where?
- If the new school is placed on Murphy Road, should the zoning be changed or an overlay district added (additional development requirements)
- How does the existing zoning in the town compliment, match or conflict with surrounding communities
- Are there problems in the areas around the Stadium (other than on game days)
- How will the surrounding communities affect the school districts enrollment?
- Are there adequate recreational facilities in the community? Parks? Other recreation opportunities?

III. Transportation / Accessibility / Infrastructure

- Jewett Holmwood area seeing increased traffic – only one way out – makes for problems
- Need plans for snowmobiles and ATV's
- Sidewalks?!?
- Have foot paths connecting streets in cul-de-sacs
- Bicycle paths
- Bypass road around CBD
- Connect green space
- Murphy Road is not in good shape (school on it won't help)
- Powers Road traffic is incredible
- NYSDOT putting in road that will not handle future traffic
- Railroad right-of-way should be acquired
- Need to allow people to walk and bike in town
- Need connections (walk and bike) to library, parks, schools, etc.
- Not safe for children
- Parking in rear of properties in village is good
- Need for cobblestones/pavers to add appeal
- Traffic light at California and Big Tree roads
- Bring Windon and Hillcrest roads into the circle?
- Traffic through 20A too busy
- 240 and Milestrip needs turn arrows – accident prone
- Smaller roads
- Traffic/congestion around Quaker Towne apartments

- Sidewalks/wide shoulders needed on Jewett Holmwood
- Treed streets
- Baker Road – no sidewalks!
- Streetscape improvements
- Other means of transportation
- Other roads are needed – roads too busy and getting busier
- More access to Rt. 219
- Senior transportation
- Detour trucks around village
- Trail: Eagleheights, Birdsong Recreation – Village
- Crossing guards needed in village
- Baker Road – Milestrip intersection is terrible!
- Chestnut Ridge and Bunting Road are high speed and busy
- How will growth rates (and where growths occurring) affect the roads?

IV. Business / Economic Development / Regionalism Cooperation

- Proper balance of residential/commercial/industrial
- Residential costs the town
- Smaller lots will help tax base (more density)
- Improve commercial properties
- Redevelop old before building new
- Residents need to utilize Orchard Park businesses
- Redevelop Super Duper
- Need hotels or motels to help economy
- PUD's would detract from CBD
- Only allow new subdivision developments when the old sections are finished
- No fast food restaurants
- Internet sales, distribution centers?
- Preserve history to attract people to downtown
- Reduce taxes – slow development
- Make more affordable to keep services
- Draw attention to CBD
- No neon signs in CBD
- Make attractive business parks – one on Milestrip is nice
- Parcels between Jubilee and Webster should be industrial
- Need better shops in village
- Need good grocery store in village
- Tourism issues

October 2, 2000

MEETING MINUTES

DATE: September 28, 2000

SUBJECT: ORCHARD PARK PLAN PUBLIC MEETING #4
ORCHARD PARK MIDDLE SCHOOL
WENDEL DUCHSCHERER PROJECT NO. 3282-01

ATTENDANCE: Ann McCune, Orchard Park Board of Education, Toni Marinaccio-Cudney, Town Supervisor, Patricia A. Dickman, Mayor, Andrew Reilly (Wendel Duchscherer), Matthew Balling (Wendel Duchscherer), Melissa Brice (Wendel Duchscherer) and the general public

1. Ann McCune, Orchard Park Board of Education introduced Andrew C. Reilly from Wendel Duchscherer.
2. Introduction made by Andrew Reilly
 - The first set of meetings discussed what is on your mind.
 - The second set of meetings will discuss what we have generated, maps on your community. We still need your opinion. We may ask you questions.
 - Please state your opinion.
 - We are here to establish visions for the community.
 - At the next set of meetings, we will tell you our ideas.
 - In the meantime, we will be meeting with special interest groups.
 - Tonight's meeting is about you.
- Keep in mind there is a summary of issues discussed in the last set of meetings in tonight's handout.
- We need to keep Orchard Park pedestrian friendly.
- It is really neat to see cars stop for bikes. Although Orchard Park is very different than Europe. Even by the library, no one stops for walkers/bikers.
- We need broad sidewalks. We need to make Orchard Park accessible and make streetscapes beautiful.
- Chestnut Ridge Road and Bunting Road are heavily traveled (high speeds).
- We want a place for kids to skateboard.

- It was asked whether other towns are putting in skateboard parks and how does Orchard Park deal with the insurance liability? Mr. Reilly stated that quite a few areas have skateboarding parks.
- A student stated that he thinks that you should be able to skateboard on the sidewalks. Currently, you are not allowed to skateboard anywhere within Orchard Park. If you do you will be yelled at by the Orchard Park Police.
- If skateboarders had someplace to skateboard, we would not waste policemen's time.
- In Hamburg, all subdivisions have playgrounds. We need playgrounds in Orchard Park. Chestnut Ridge and Green Lake are the only place where there are playgrounds.
- Also playgrounds in Hamburg have summer programs (usually twice a week). Orchard Park's summer programs need to be expanded. West Seneca has so many summer and continuing education programs. West Seneca's program even has drop off and pick up points.
- We need to utilize Green Lake more. Unfortunately, it was closed most of the summer. Green Lake and Chestnut Ridge are Orchard Park's assets.
- I love Green Lake, but I'm not sure its going to work as a swimming area because of all the fertilizers (run-off from surrounding lands).
- We should have a Town outdoor swimming area on school property. This would be a good place for children to go. The old Bells supermarket would be a good place to build something (recreational facility).
- Orchard Park's storm drainage system is a serious problem. Any place you drive within Orchard Park is flooded. Any further development will cause more problems (drainage lines in Independence).
- Mr. Reilly stated that the storm drainage problems could be due to the hydric and potentially hydric soils within Orchard Park, and the unusually large rain events we have had this year.
- Discussions then ensued concerning the state improvement project on Route 240 in the village.
- NYS DOT will hold an open house from 4pm to 7pm in the municipal basement with computer enhanced rendering.
- We need other means of transportation.
- In Massachusetts, they widened Main Street. At first people were upset, but the results were beautiful. Give it a chance.
- We must anticipate traffic. Orchard Park needs other roads because the main roads are too busy.
- Streetlights are located every 25 feet in Orchard Park's subdivisions. All we can see at night are the streetlights, not stars. The Town should look into this issue.

- We need more entrances to the 219. Access should be easier (Wendel Duchscherer – would this increase development though?).
- Middle and high school are overcrowded and into the crisis stage.
- The criteria for the number of children in a classroom has changed (this has increased the problem).
- Mr. Reilly stated that he believes that Orchard Park's population will continue to rise. The average household has decreased from approximately 2.3 to 1.2 children per home. This will start to rise, he believes.
- In the home finder, it states that Orchard Park has a great school system. New residents are upset that they didn't know how overcrowded the schools were.
- This is a great community.
- Mr. Reilly stated that we can not control what happens (from a standpoint of the Town being a desirable place to live and people wanting to move here).
- Pittsford (outside of Rochester) knew people were coming so they adopted techniques to control growth. A lot of the stuff is actively going on. Requirements like reverse frontage lots would be great.
- A resident stated that she wants to emphasize that the schools are over crowded and that we need to build a new high school and split the middle school into 2.
- School is a community center and I would like to see it in the Village or at least in a populated area of the Town.
- Drainage must address problems of the past – poor stormwater infrastructure. We must focus on what will make the community better.
- More senior services. We need senior housing. Many of the people in our senior housing are from other municipalities.
- We need senior transportation; the current van service is poor.
- We need some conveniences. The southern part of the Town is sparsely developed (do we want services there?).
- Orchard Park can purchase conservation easements on undeveloped land. As a result landowners can receive a tax break in return for keeping the land underdeveloped. Examples of these lands are available (one resident thought that Orchard Park had this type of law already).
- We need to slow development down.
- We need a dog-friendly park.

- The Village is an integral part to the Town.
- Access to the Village is an issue.
- We need to detour trucks. Trucks do not need to come through the middle of the Orchard Park.
- WD - Is parking a problem?
- No, but we must maintain on-street parking.

Additional comments from the meeting:

- Maintain character of 20A; do not allow curbs or 4 lane highways.
- 4 lanes awful, destroys character
- East Quaker Road to East Aurora, no commercial development is allowed on this road.
- The Town and School system should make a Town Park and School on the same property. Then the property will qualify for grants.
- Improve recreation, need wading pool. Maybe create wadding pool that can be flooded in the winter to create a skating rink.
- Mr.Reilly stated that the next meetings are charettes. Please come!!

This is Wendel Duchscherer's recollection of the items discussed. If there are any additions or corrections, please contact the undersigned at 688-0766.

Respectfully submitted,

WENDEL DUCHSCHERER

Matthew S. Balling

SEPTEMBER 27, 2000

MEETING MINUTES

MTG. DATE: SEPTEMBER 26, 2000

SUBJECT: ORCHARD PARK PLAN
 ORCHARD PARK, NY

ATTENDANCE: Andrew C. Reilly (WENDEL DUCHSCHERER), Matthew S. Balling
 (WENDEL DUCHSCHERER), C. Craig Cleveland (WENDEL
 DUCHSCHERER), Toni Marinaccio-Cudney (Town Supervisor), Patricia
 Dickman (Mayor), John Wilson (Village Trustee), and members of the general
 public.

-
- Introduction by John Wilson, Village Trustee.
 - Drew Reilly then briefly introduced the project and the purpose of the meeting. Mr. Reilly explained what happened at the last meeting and how we'd like to build on what we learned from those meetings. He noted that it's important to gather good information from the public about the issues and concerns that they have about their community. It was explained how the ideas and concerns of the general public that come out of these meetings would be developed into a set of goals and objectives. Once goals and objectives were formulated WENDEL DUCHSCHERER would then give solutions and recommendations to reach those goals. After the introduction the meeting was opened up for public comments.
 - (WENDEL DUCHSCHERER) How many people were not at the first meeting? Over approximately half the room raised their hands.
 - Is there any information on what's going on with the rail lines in the Town?
 - (WENDEL DUCHSCHERER) Currently the railroads are privately owned, have minimal usage, and Erie County has tried to buy it but nothing has been done yet.
 - (Supervisor) Erie County doesn't have a stance on the railroads, there are problems with the railroad south of Orchard Park, and the right of way hasn't been abandoned by the owners, so you can't even think about moving on it until that right of way is abandoned.
 - (WENDEL DUCHSCHERER) What would you like to see done with the railroad?
 - Mass transit possibly, a rails to trails program, or some other type of recreation.
 - (Supervisor) What would you like to see done about the small airport in Orchard Park?
 - We are very concerned with the future use of the airport. We are concerned with the character of the neighborhood being changed; it's currently a quiet neighborhood (should not be a commercial use).
 - I've heard that there is a Tops going in there at the back of K-Mart.

- (Supervisor) There is a concept plan at the planning board from a developer right now.
- We don't want more congestion and traffic there at the Quaker Towne apartments; pedestrian safety is a concern.
- The airport contains nice greenspace and we'd like to see it stay this way.
- When are the officials going to let us know about these developments so we're all not surprised when they keep popping up? It was then stated that meetings and other "goings on" in the Town are advertised in the papers.
- Benderson currently has a contract to purchase the entire airport.
- The things I like about Orchard Park are that they have been planting trees, the beauty of East Quaker Street, a great recreation department, and Quaker industrial park, it is very well done. What we do need though is more sidewalks and more for the kids, the schools are outdated and need to be redone.
- (WENDEL DUCHSCHERER) Sidewalks can drive up taxes and can ruin rural character, how can we mitigate these problems. There are ups and downs to them. There is room for compromise within the community.
- If shoulders of roads are improved they provide very nice areas to walk and bike, especially on Jewett-Holmwood Road. This should be considered when creating new roads.
- The uses of the land at the airport should be limited so it doesn't ruin the character of the neighborhood; also it could be a recreation facilities area. Can the town create some type of incentive for Benderson to give land to the town or develop in such a way that it's aesthetically pleasing and in harmony with it's surroundings. Could the school district possibly have a use for it?
- The Town should make all industrial areas like Quaker Industrial Park. There should be buffer zones around all these areas.
- The Town should stay green where it is, commercial development should stay in commercial boulevards and industrial development should stay in industrial parks.
- Vacant buildings should be taken down or re-utilized, they're eyesores. There is no need for 10-acre parking lots, green areas and trees should be placed in large parking lots.
- (WENDEL DUCHSCHERER) How can you encourage people to develop where you want? Correct zoning?
- Development should occur in existing areas, the Town should stay green where it is.
- Who has precedence of wetlands? State or federal government?
- (WENDEL DUCHSCHERER) Neither, in New York State they both regulate wetlands by looking at soil types and vegetation types, such as hydric soils, etc. Based on those two criteria they consider an area a wetland.
- Visioning, how big do we want our community to be? If we build out at all our subdivisions what will our population be? What services would this larger population need and could we currently support that? What are our infrastructure capabilities? We should also look at other communities, if they have industrial parks, should we have one?
- Does residential, commercial, and industrial uses pay their weight in taxes or not?
- (WENDEL DUCHSCHERER) Residential development doesn't pay its way, commercial and industrial development is a benefit, but farms are the best in terms of taxes. They pay the most in taxes versus the services they need. There are always exceptions to the rules however.
- Are you going to look into what amounts of commercial development we need to balance the burden of residential development.

- (WENDEL DUCHSCHERER) It will all be looked at.
- We should look carefully at what industries we bring in. We should restrict more types of industrial development from coming into the town, particularly ones that pay low wages.
- We have to make compromises with development if we want to maintain our quality of life and keep our greenspace.
- Whatever we can do to protect agricultural lands we should. We should make areas more desirable for farmers.
- Move parking lots to the rear of buildings, if we can control signage so much we can control the aesthetics of the buildings. Make developers develop buildings more pleasing to the eye.
- We should be able to have information signs to report meetings.
- If the past year is any indication we need to address the drainage because the soils are so poor. Town engineers need to address this problem.
- The schools are maxed out; we need to build a new high school. Where should we put it?
- Seniors are being forced to move; the statistics show seniors are growing. We need places. Rents are too high and there is a lack of housing.
- New residential development in subdivisions are ugly. We need to do something. Streets could be narrowed, more trees saved and planted, as well as sidewalks be put in. We need to solve these problems of aesthetics.
- Things are done quietly in this town; we need signage about meetings. There needs to be better notification about developments and public meetings. The public needs to be better informed.
- I disagree; the meetings are well publicized and open. The only thing is that they aren't well attended.
- People move into this town and want change right away. For example they want to stop development, but we need to protect the rights of those who own land and may want to sell it as well.
- I don't fear growth in Orchard Park, what scares me is that if we stop it here will it leapfrog into Boston?
- I live on Baker Road and I don't want sidewalks. A homeowner who wants sidewalks has to pay for it.
- If we can't save greenspace should we just let it all be industrial development?
- (WENDEL DUCHSCHERER) There needs to be some type of proper balance. Properly managed industrial and commercial development is what's needed. Light industry needs to be farther away from the lot lines, especially when it abuts a residential neighborhood.
- We're missing the balance. We need to review our regulations.
- (WENDEL DUCHSCHERER) Industrial development needs to be developed in the right place with good buffering.
- I like the sidewalks in the village. But what's the point of them because people don't use them. They walk, bike, and rollerblade in the road.
- For seniors they need them, without them they can't walk.
- Has there been any discussion to meld or consolidate the services of the town and village to save on taxes?
- (WENDEL DUCHSCHERER) Cooperation exists now, but we will look at additional cooperation of the town and village.
- Anything that brings more life to the village I'm for. 3 & 4 story buildings, apartments above buildings, etc. and higher density development can help businesses in the downtown survive.

- We really need shared services.
- I'm all for the village and growth of it. I agree with the need for more 3 & 4 story buildings. How about parking underground? Don't be afraid to take something down and better utilize the property. We need to expand the businesses in the village. Why do people find Orchard Park so desirable? Is it because of character, lot sizes, location, we need to study this. We should develop densely where it's viable.
- I visit Oakville, Ontario regularly and it's beautiful. They also have grocery stores right on the street with parking in the back. They develop their stores their tastefully, why have we lost this? We can do it tastefully.
- We need to be careful about developing upstream in watersheds.
- The town needs a noise ordinance.

Meeting Adjourned.

Respectfully Submitted,

WENDEL DUCHSCHERER

C. Craig Cleveland

June 20, 2000

MEETING MINUTES

DATE: June 8, 2000

SUBJECT: PUBLIC INFORMATION MEETING #1
ORCHARD PARK HIGH SCHOOL CAFETERIA
TOWN OF ORCHARD PARK, NY
WENDEL DUCHSCHERER PROJECT NO. 3282-01

ATTENDANCE: Toni Marinaccio-Cudney (Town Supervisor), Andrew Reilly (Wendel Duchscherer), Matthew Balling (Wendel Duchscherer), Melissa Brice (Wendel Duchscherer) and the general public

-
1. Toni Marinaccio-Cudney, the Town Supervisor introduced the Town/Village Board Members Present, School Representatives and Andrew C. Reilly from Wendel Duchscherer.
 2. Introduction made by Andrew Reilly
 - We are at the beginning of the process
 - This plan should put your vision to paper.
 - Purpose of tonight's meeting; to hear from the community about issues of concern
 - Public participation is the key to good planning
 - Tonight's meeting is a part of the public process to frame the communities vision for the future, where the community wants to be
 - Plans are built on asking the questions "where have we been?" Goals and Objectives "Where do you want to go?" and "How do you get there?" (Implementation)
 - "The bottom line is that this is your plan, not Wendel Duchscherer's, we are here to help you get through it"
 - Identified meeting structure- Wendel Duchscherer will facilitate, speakers should be courteous, let people speak their opinions even though you may not agree
 - Second meeting will re-address the issues identified tonight, make sure we heard the public correctly
 - In the third set of meetings, we will break down into charettes and build upon the findings and focus on implementation steps.
 - Finally we will present the plan for the public to adopt.
 - Next Tuesday, June 13, 2000 there will be another meeting, bring your neighbors.

2. Floor open to Public Comments

- Currently, agricultural lands are zoned R-1. Agricultural zones must stay agricultural. Orchard Park must maintain its integrity. Since Orchard Park has developed into a large community, we must protect Orchard Park's agricultural areas and the character of the community. Orchard Park can not allow development. Conservation subdivisions are a good idea. Residential development is not a good idea for the tax base. For every dollar of development there is a cost of \$1.40.
- Orchard Park must offset residential development with commercial and industrial development.
- Currently, Orchard Park has good zoning. We need to put into effect stringent measures to prevent development. Protect and deter developers.
- (Wendel Duchscherer) -Preliminary census information will be available on December 31, 2000. Wendel Duchscherer will develop our own estimates and use preliminary information in December. Future populations can be based on how much we limit and deter development. Unfortunately population estimates will always be a range because census data is not completely accurate and all changes can not be predicted.
- Farms are important.
- Residents are concerned about the new developments in the Jewett Holmwood area which increases traffic. The Jewett Holmwood area has one way out and there is too much traffic in this area already. These new houses are congesting roads and taking down woods.
- The School District is part of this project. Residents are concerned about school population projections.
- (Wendel Duchscherer)- Mr. Reilly stated that Wendel Duchscherer calculates projections based on the same data (GBNRTC population estimates), therefore our projections will probably be in close proximity to the school district's projections.
- (Wendel Duchscherer) - Studies have documented that the family size is decreasing.
- Orchard Park does not have a noise ordinance. We need a noise ordinance.
- It is important to have places for snowmobiles and ATVs outside of the Town and Village. The nature preserve is noisy because of the snowmobiles and ATVs.
- The old part of Eagle Heights is more aesthetically pleasing than the newer part. The new part has straight streets and no views. The older part has better lot widths.
- Narrower lots may help the tax base
- Leave pastoral parts alone.
- There is a need for sidewalks on the feeder streets.
- Residents would like a foot path or bike path connecting streets in cul-de-sacs.
- Residents are disappointed with current commercial properties. Orchard Park must force use of old buildings before new buildings are constructed.
- Why construct a new high school on 130 acres when one school is currently being used for an office building? The school should not be utilized for offices. Vacant commercial buildings should be used for school offices.
- In Texas, all subdivisions have bicycle paths.
- Orchard Park businesses are dying. Residents need to buy in Orchard Park.
- There is a need for a bypass road around the central business district.
- Downtown Orchard needs support. We must shop in Orchard Park first.
- Identify and connect greenspace.
- Parks are not currently connected.
- Preserve Orchards.

- Redirect growth into old vacant Super Duper.
- How can we speed up the process?
- Currently, we have a living document (old comprehensive plan) which still stands up in court because Orchard Park still references it and stands behind it. This plan is still effective in courts.
- Greenspace issues should also include the need for commercial and industrial development. We desperately need commercial and industrial development.
- The development of a Request for Proposal is a long process. The proposal had to be reviewed and modified for legal reasons. This elongated the process. This process takes time.
- Can we get an assessment within a month as to where we are now?
- Orchard Park's Post Office is located in a highly effective area where residents can reach it by foot.
- The proposed new school is so far out. Murphy Road is falling apart and will not be able to withstand the new traffic.
- Why do we need 130 acres for a school?
- A significant issue is that the school district does not have to follow zoning. Traffic is already a problem.
- As a result of numerous subdivisions, the traffic on Powers Road is incredible. Now the NYS DOT is putting in a road that will not be able to handle future traffic.
- Must realize that if a new school is constructed in the proposed location that this will increase traffic.
- Promote Regionalism and corporative agreements
- How much will Wendel Duchscherer draw on other successful master plans?
- (Wendel Duchscherer) - Wendel Duchscherer will bring many ideas from other master plans. They will discuss what will meet your community needs.
- (Wendel Duchscherer) - Wendel Duchscherer doesn't want to stifle any ideas. People should think out of the box.
- Without implementation, a master plan is futile and pointless
- If we put a school on Murphy Road, developers will come in with high price lawyers and make the surrounding agricultural land residential. We must protect agricultural areas. If the school does go out there. We should at least keep the School bus garage here.
- What about students after they graduate?
- Currently, Orchard Park does not have language programs for ages 8-12. Children learn words easier between the ages of 8-12. Do we want children to compete in the global economy?
- Orchard Park needs a senior citizen community center and recreational areas for youths. We need an immediate plan to address a community center. We need to take care of our population.
- A master plan can prevent major zoning appeals. It can limit the Zoning Board of Appeal's variances.
- We would like to maintain open space in the southern and eastern portions of the Town.
- No one knows how long the Buffalo Bills will remain in this area. The master plan can zone the area so that if they leave, the zoning will be something else.
- Can the master plan assist with the need or desire for a hotel that would assist the tax base?
- (Wendel Duchscherer) - Mr. Reilly stated that you can be very specific in the plan.
- A hotel must not encroach on the integrity of the Village.

- It's important to plan the School District.
- (Wendel Duchscherer) - Make sure you and your neighbors continue to express your opinions, come to the next meeting on Tuesday.
- (Wendel Duchscherer) - Mr. Reilly stated Orchard Park should take small steps at first to alleviate problem.
- PUD is not allowed in Orchard Park. PUD should not be entertained in this plan because it detracts from the central business district.
- (Wendel Duchscherer) - A Planned Unit Development is a mixed-use community with commercial and residential development in one area.
- Orchard Park took Planned Unit Developments out of the zoning regulations a couple weeks ago. Orchard Park does not want any PUD's. It is not appropriate.
- Residents like Berkley Square, which is cluster development without the commercial development.
- Conservation Subdivisions are a good idea.
- (Wendel Duchscherer) - What do you dream of? What would you like to see now?
- Railroads are a very important component. They need to be acquired for bikes, commuters, skiers and football fans.
- Children can not walk or ride their bikes anywhere. There are no sidewalks. We need sidewalks.
- Agriculture smells are a problem.
- Buses stop at every house because there are no sidewalks.
- Meeting adjourned.

This is Wendel Duchscherer's recollection of the items discussed. If there are any additions or corrections, please contact the undersigned at 688-0766.

Respectfully submitted,

WENDEL DUCHSCHERER

Melissa L. Brice

June 20, 2000

MEETING MINUTES

DATE: June 13, 2000

SUBJECT: PUBLIC INFORMATION MEETING #1
ORCHARD PARK MIDDLE SCHOOL CAFETERIA
VILLAGE OF ORCHARD PARK, NY
WENDEL DUCHSCHERER PROJECT NO. 3282-01

ATTENDANCE: Patricia Dickman (Mayor), Andrew Reilly (Wendel Duchscherer),
Matthew Balling (Wendel Duchscherer), Melissa Brice (Wendel
Duchscherer) and the general public

-
1. Patricia A. Dickman, the Village Mayor introduced the Town/Village Board Members present, School Representatives and Chet Jandzinski from the ECDEP.
 2. John Wilson explained the history of this plan
 - This long process began last July when a committee was formed and the RFP was written. Wendel Duchscherer was then selected after four – two-hour interviews.
 3. Introduction by Andrew Reilly
 - We are at the beginning of the process
 - This plan should put your vision to paper.
 - Purpose of tonight's meeting; to hear from the community about issues of concern
 - Public participation is the key to good planning
 - Tonight's meeting is a part of the public process to frame the communities vision for the future, where the community wants to be
 - Plans are built on asking the questions "where have we been?" Goals and Objectives "Where do you want to go?" and "How do you get there?" (Implementation)
 - "The bottom line is that this is your plan, not Wendel Duchscherer's, we are here to help you get through it"
 - Identified meeting structure- Wendel Duchscherer will facilitate, speakers should be courteous, let people speak their opinions even though you may not agree

- The second meeting will re-address the issues identified tonight, make sure we heard the public correctly
- In the third set of meetings, we will break down into charettes and build upon the findings and focus on implementation steps.
- Finally we will present the plan for the public to adopt.

2. Floor open to Public Comments

- Orchard Park needs low income senior (HUD) housing. Many seniors have moved away from Orchard Park because there are no low-income senior housing.
- (Wendel Duchscherer) - Growth is a major issue. This plan will affect zoning. Mr. Reilly can not determine what type of zoning changes will be made at this stage of the process.
- (Wendel Duchscherer) - According to U.S. Census statistics,

Year	Population of Orchard Park
1970	20,000
1980	24,000
1990	24,000
1996	24,000

According to these statistics, household size is decreasing and the number of households is increasing tremendously. The average household size has decreased from approximately 3.8 to 2.8. Today everyone has multiple cars.

- Can we put a referendum on major construction? Mr. Reilly stated that you can not go to referendum for major subdivisions. You need to change the zoning laws to direct development.
- (Wendel Duchscherer) - Wendel Duchscherer will be doing a survey to ensure that we get public input for this project.
- Skateboards are an issue. A residents asked Mr. Reilly what other Towns have done for recreation, i.e. skateboarding in driveways.
- (Wendel Duchscherer) - Mr. Reilly stated that some towns don't want the liability issue of skateboarding, but it is an issue to research.
- Orchard Park needs trails for bikes and walking which would also access libraries, parks, and etc.
- Should the school district move forward without a plan? Mr. Reilly stated that the committee can not stand still for a year. There are a lot of young children in the school district.
- How much do we want growth?
- Problems with traffic.
- We have gotten away from traditional planning concepts. We need to develop a sense of community.
- Independence Heights with 25 houses is an example where hundreds of cars pass by these 25 homes.
- It is not safe for the children to get anywhere (library, schools, etc.).
- Quaker Lake Terrace is currently undeveloped except for one house. The Town has been plowing a street with about 80 empty lots for development and yet other developments are going in before this development gets finished.

- A developer should not be able to expand development until other development is completed.
- Why don't public entities have to follow zoning rules and regulations? Mr. Reilly isn't sure if it is a federal or state law.
- The bus garage is currently a problem in its existing neighborhood. It will still be a problem if it is moved.
- Lot size reduction is a concern, i.e. Burlington Homes are starting to look like East Amherst and Williamsville homes.
- Orchard Park residents would like larger lot sizes.
- Orchard Park is famous for not having fast food restaurants.
- (Wendel Duchscherer) - People have the right to ask for zoning changes. You should follow plan. Successful planning is when people get involved and stay involved. The public must speak and change what they want.
- (Wendel Duchscherer) - Things are going to change. Currently, there is an increase in internet sales. The future market may require an increase in distribution centers. This may change everything drastically.
- There is currently 3 major subdivisions being built. Can you make developers put in sidewalks? (Wendel Duchscherer) Yes, you can require developers to put in sidewalks.
- There are no places for people to ride bikes. There is a need for sidewalks.
- Murphy Road is not in the Village. We have put up with the bus garage long enough.
- Concern was raised regarding the widening of the road in the center of the village.
- Parking behind stores in the CBD is a good idea. Orchard Park should continue to keep parking behind stores. If parking has to be in front of a store, proper landscape should be required to hide the parking area.
- We need to preserve Orchard Park's history. We never hear anything about the history of the area. Orchard Park should provide free public transportation through historic areas of town.
- A new resident stated that she was surprised by Orchard Park's high taxes. Development costs is a major concern. It may be cheaper to buy development rights than to allow development.
- (Wendel Duchscherer) - This plan includes an economic analysis by Wendel Duchscherer's sub-consultant.
- There is a need for more tree lined streets like the Hillside Area. Trees are an important component of development. Developments should be required to have tree lined streets.
- (Wendel Duchscherer) - In 1997, the Lakeview area of Hamburg had 1300 approved building lots. This only allows for 8-10 years of building stock.
- Orchard Park needs to curtail development and preserve Orchard Park.
- Sewer and water districts should not accommodate new development.
- Farmers want to pass their land down to their children. They do not want to sell it for development.
- If a school is located on Murphy Road, developers will fight to develop the surrounding properties.
- New York State does not recommend that school bus garages are located near schools. The proposed school bus garage on 7 acres will add more traffic congestion.
- This Plan needs to be affordable. We are chasing seniors out of Town.
- Although, we don't draw enough attention to our business district, we have a great business district.

- Remove the neon signs in the Central Business District.
- Orchard Park's recreation is way behind other school districts.
- Can we afford a hockey rink?
- Make attractive business parks.
- The new business district off of Milestrip Road is well planned with greenspace.
- The bus garage needs to move. The reality is no one wants the bus garage next door.
- The bus garage should be in an industrial zone.
- Bus garages should not be located in on school property.
- Wildlife corridors are important.
- Orchard Park needs wildlife to keep the area aesthetically pleasing.
- When you build a nice community people want to move there.
- Orchard Park needs a place for dogs to socialize
- Skateboards are a good activity for children.
- The state is putting down cobblestone roads in other communities. Orchard Park needs cobblestones though the CBD.
- Sewers are a safety issue.
- We need to place buffer zones between commercial, residential and industrial zones.
- Orchard should maintain the integrity of the area by maintaining the wooded areas and utilizing trees in development.
- There is only one way out of the Jewett Holmwood area. New development, which increases traffic in this area, is a concern.
- What about school district growth?
- Everyone must realize that the Town's growth has an impact on village traffic, etc.
- Is there a need for a Village in this Town?
- We will also be considering what is the impacting the Village/Town from outside of its borders.
- Three large parcels between Jubilee and Webster should be zoned industrial.
- Briar Hill Road was more attractive historically than what it is now. There has been a decline in the quality of life in this area.
- A resident selected Orchard Park because of its large lot sizes.
- Residential areas should stay residential.
- (Wendel Duchscherer) - Mr. Reilly thanked everyone for coming. He also encouraged people to take comment sheets to their neighbors or to fill them out with their own ideas.
- Meeting adjourned.

This is Wendel-Duchscherer's recollection of the items discussed. If there are any additions or corrections, please contact the undersigned at 688-0766.

Respectfully submitted,

WENDEL DUCHSCHERER

Melissa L. Brice

DECEMBER 14, 2000

MEETING MINUTES

MTG. DATE: DECEMBER 12, 2000

SUBJECT: ORCHARD PARK RECREATION COMMISSION
ORCHARD PARK, NY

ATTENDANCE: Andrew C. Reilly (WENDEL DUCHSCHERER), and members of the Orchard Park Recreation Commission.

-
- The commission first conducted their normal agenda items (see attached agenda) and discussed some of the following items:
 1. Football League looking at Chestnut Ridge Park for usage.
 2. Village looking into public skating at Freeman Pond.
 3. Noted some public concerns about hiring recreation workers from outside of Town.
 - Drew Reilly of WD was then introduced
 - He first asked the commission what their responsibilities and duties were?
 - Make recommendations to the Town Board on such things as facilities, programs, land donations/purchases, equipment, etc. They have no official power, just a recommending body. They have an annual report that highlights their activities for the year. Recreation commissions can be given broad powers, but they have not been given any of those powers.
 - Trails were then discussed:
 - Birdsong/Eagle Heights Trail System has recently received a grant and is under investigation
 - Tennessee Gasline trail
 - County system
 - Chestnut Ridge Village
 - Seufert Road Area (?)
 - How do they think regionally in planning recreation programs?
 - Utilize ECC for soccer facilities
 - Utilize County Park
 - Try to not have conflicting programs with YMCA, Boys & Girls Club, etc.
 - Town is doing joint golf course with adjoining town
 - Difficult to find any available facilities outside the town
 - The Town's programs are utilized by non-residents (typically higher fees are charged for non-residents and residents get priority)

Soccer club utilizes indoor complex in Elma during the winter

The Town provides recreation services to the Village (Village does not have a separate recreation department/commission/program)

- What are the needs/desires of the Town with respect to recreation?

Indoor multi-use facility/community center

Pool

Ice rink (less important)

Hiking trails (connecting trails)

California Road site expansion

Birdsong site expansion

Appear to have enough land (with new sites now in the works), but need to add improvements to these sites

Reference the master plan

Green Lake improvements needed

- Mike Merritt then presented some conceptual plans for soccer fields at the Milestrip Road composting facility.
 - Facility could accommodate 2 full size fields and three smaller fields
 - Parking is the biggest concern

Meeting Adjourned.

Respectfully Submitted,

WENDEL DUCHSCHERER

Andrew C. Reilly

MEETING MINUTES

DATE: May 18, 2001

SUBJECT: Orchard Park Lions Club

ATTENDANCE: Ellen Parker (Wendel Duchscherer) and members of the Orchard Park Lions Club

A meeting was held on May 17, 2001 with the Orchard Park Lions Club. An introduction was given by Ellen Parker explaining the Orchard Park Land Use Study and its purpose, and requesting input from the members of the Lions Club regarding the Plan and their community. The following comments were offered.

- The question of preserving agricultural land was raised. The farmland preservation program in Marilla was discussed, along with an explanation of the concept of purchase of development rights. Members were supportive of the idea of farmland preservation.
- Members are unhappy about the NYS DOT roadway project along North Buffalo Street in the Village. They feel that the State has not listened to citizens' concerns about the roadway project. Issues include loss of trees and impact to businesses.
- In general, additional recreational services are needed, including improvements to Yates Park.
- Orchard Park needs to build a swimming pool because keeping Green Lake clean enough for swimming is increasingly difficult.
- Orchard Park has done a good job of getting recreational land from subdivisions and developers. This is a positive feature of the community.
- They are in favor of additional trails and walking connections in Orchard Park, but are not supportive of the trail to Eagle Heights. The Eagle Heights trail is not needed. It would not be used as a link to the Village.
- The Lions club is helping to plan and develop a trail within the Village near the railroad depot. They also are exploring a "rails to trails" project on the rail line, but the owners (CSX) have not decided whether or not they will be abandoning that route.

- There was dissatisfaction with the Post Office relocation. They did not like the process and they did not like the result.
- One member had a concern that there has not been enough publicity about the land use plan. The Orchard Park Citizen has a low circulation. Information should be published in the Bee because it reaches more households. Ms. Parker noted that one of the purposes of meeting with community groups like the Lions Club was to help get more people informed about the plan, and get more input.
- There were several questions about the process and purpose of the plan. It was agreed that the plan will need to be kept current as Orchard Park changes.

Meeting Adjourned.

Respectfully Submitted,

WENDEL DUCHSCHERER

Ellen Parker

April 9, 2001

MEETING MINUTES

MTG. DATE: March 30, 2001

SUBJECT: CENTRAL COUNCIL PTO

ATTENDANCE: Andrew C. Reilly (Wendel Duchscherer), Ann McCune, Central Council Members.

-
- Drew Reilly was introduced and he handed out the Agenda for the meeting and some attachments (goals and objectives, press release, and examples of issues being discussed).
 - Mr. Reilly gave a brief description of the two studies being done (land use study and cooperation study), and some examples of some information found out during these studies.
 - The council members were then asked for their input:
 - A general discussion took place on the location of a new school on Murphy Road. How will it be accessible to the community, and how will it change the area? Traffic concerns also were discussed.
 - A question was raised about why development could not be more environmentally friendly. Couldn't more of the land be preserved and not so much bulldozing? We need to protect the country setting of Orchard Park.
 - A complaint was raised about the Baker and Milestrip Road intersection – can it be fixed?
 - A discussion also took place concerning the revitalization of the Village downtown. Needs more accessible to downtown – if we have to get in a car, why should we go? Need some better attractions and something that is open past 5:00 p.m. – need nightlife. Just needs something to bring people downtown.
 - Crossing guards are needed in the Village.
 - Need to improve walking conditions in the Town and Village – need sidewalks.
 - How come the special interest groups (local minority) seem to be getting their way. Why should these groups always get their way?
 - Need to control development in the community – not stop – just control.

Respectfully Submitted,

WENDEL DUCHSCHERER

Andrew C. Reilly, P.E.

MEETING MINUTES

DATE: 3/20/01 @ 7:30 AM

SUBJECT: Orchard Park Land Use Study

ATTENDEES: Orchard Park Chamber of Commerce Board of Directors & Drew Reilly

1. Nancy L. Conley, Exec. Dir. of the Chamber, introduced Drew Reilly at , Wendel Duchscherer.
2. Drew Reilly gave a brief background and description of the OP Land Use Study and a definition of a Comprehensive Plan. He also described the three major components of the Land Use Study / Comprehensive Plan.
 - a. Where you are now (data & analysis of community)
 - b. Where you want to be (setting of vision / goals & objectives)
 - c. How to get there (conclusions and recommendations / implementation)
3. Mr. Reilly stated he was there to answer questions and to most importantly get the Chamber's input on issues of the community and their vision.
4. The following questions and issues were brought up by Chamber members:
 - a. How will the study be utilized and what is the process?
 - b. How will the Rt. 219 entrance change/effect traffic patterns in the community?
 - c. The Town and Village seem to have a lot of "red tape" when it comes to doing projects within the community.
 - d. There seems to be a lot of NIMBY syndrome attributes within the community.
 - e. How will the plan be kept up to date?
 - f. The group also discussed development patterns in the community – mostly residential, but did have a strong industrial presence.
 - g. Discussed sidewalks and the issues concerning maintenance.
5. Mr. Reilly asked if he could have a copy of the Mission Statement of the Chamber and their Action Plan for the year.
6. We also discussed the upcoming Charrette on 4/25, and the need for the Chamber's representation at the meeting.
7. It was also stated that additional information could be found on the unofficial web site of the community.

Respectfully submitted

WENDEL DUCHSCHERER

Andrew C. Reilly, PE, AICP

March 21, 2001

MEETING MINUTES

MTG. DATE: February 6, 2001

SUBJECT: ORCHARD PARK LAND USE STUDY

ATTENDANCE: John Bernard, Andrew C. Reilly

- As a member of the Planning Board, Mr. Bernard was assigned to the Orchard Park Zoning Commission in 1998. This Commission, which still exists, reviews town proposed zoning changes and reviews zoning problems in the town. The Commission was also formed to look at updating the town's Comprehensive Plan. This effort was put on hold when the Town and Village received a joint planning grant to perform a Land Use Study.
- As a member of the Zoning Commission, Mr. Bernard then commented on the proposed zoning changes illustrated on a map dated May 2000.
 - 1) Proposed change No. I (B-3 to A-1, along Newton Road): No business located in this area; to make homogeneous with the area. Owner is opposed because he has plans for the site. Mr. Bernard believes B-3 may not be problematic.
 - 2) Proposed changes Nos. II and III (B-2 to I-1, along Big Tree Road): He believes this was adopted. Area is needed for future Industrial needs, and old plans called for this. Existing uses are varied.
 - 3) Proposed changes Nos. IV and V (B-2 to B-4, along Southwestern Boulevard from approximately Westgate to Townline, not adopted): Elimination of B-2 Zoning in this area so that the potential for strip malls is eliminated. Would like to see office type development, but the present landowners are opposed.
 - 4) Proposed changes Nos. VI and VII (R-2, B-3, R-3 and B-2 to B-4, along North Buffalo Road, adopted 8/16/00): Linear frontage along this road to match existing commercial trend.
 - 5) Proposed change No. VIII (R-1 to R-4, at Shadow Lane, adopted 8/16/00): Make existing apartments on Shadow Lane conforming.
 - 6) Proposed change No. IX (R-4 to I-1, California Road, adopted 8/16/00): Existing pump station that thought best to be industrial.
 - 7) Proposed change X (B-2 to R-3, Sheldon Road, adopted 8/16/00): Business went out of business, but was vacant. Surrounding area is residential with a school nearby, therefore changed to residential.

- 8) Proposed change No. XI (B-2 to B-3, Ellicott Road - Chestnut Ridge and New Armour Duells Road, adopted 8/16/00): Area is essentially too small for larger commercial uses and rezonings in the area were opposed by residents. B-3 was better suited to the area.
- 9) Zoning Commission also looked at the definitions of hotel and motel and where they are allowed (DR-allows both and Industrial only allows motels). Proposed allowing both in both zones, but still not acted upon.
- B-1 area is problematic: Jubilee/Bells don't even meet the 20-acre criterion. Don't want B-2 in the area, but B-1 uses such as food stores are not a problem. May want to consider a modification to the B-1 Code (ACR suggestion).
 - PUD and Cluster ordinances have been removed from the code. PUD was removed because suitable (large enough) piece of property is not available in the town. Cluster did not work properly. ACR asked about the need for a PRD (Planned Residential District), but Mr. Bernard thought that it was already essentially allowed on the R-3 and R-4 zone.
 - There has been some questions raised about (car) setbacks and where they apply for irregular shaped buildings, but he does not see as a problem.
 - He believes that some of the B-1 on SW Boulevard is problematic because it is not suitable for B-1 type developments.
 - Discussed special use permits. It appears present code is written in the format that special uses are allowable, but must meet special conditions.
 - Agricultural Zone is a misnomer; it is not an agricultural zone. It is basically a low density, residential zone.
 - In the southern area of town, strip frontage development is occurring, but not at a substantial rate. Some creative tools may be helpful.
 - Some of the reasons that the town was considering a new Comprehensive Plan include: cluster issues, the perception of a high growth rate and somewhat the NIMBY Attitude..
 - Access Management Techniques should be considered for Southwestern (match Hamburg) and North Buffalo Street (from the village to Southwestern).

Respectfully Submitted,

WENDEL DUCHSCHERER

Andrew C. Reilly

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Erie County, New York

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	950,265	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	950,265	100.0
Male.....	454,411	47.8	Hispanic or Latino (of any race).....	31,054	3.3
Female.....	495,854	52.2	Mexican.....	2,538	0.3
Under 5 years.....	57,837	6.1	Puerto Rican.....	21,575	2.3
5 to 9 years.....	65,940	6.9	Cuban.....	645	0.1
10 to 14 years.....	67,781	7.1	Other Hispanic or Latino.....	6,296	0.7
15 to 19 years.....	64,219	6.8	Not Hispanic or Latino.....	919,211	96.7
20 to 24 years.....	57,441	6.0	White alone.....	767,476	80.8
25 to 34 years.....	119,168	12.5	RELATIONSHIP		
35 to 44 years.....	150,498	15.8	Total population	950,265	100.0
45 to 54 years.....	130,062	13.7	In households.....	919,474	96.8
55 to 59 years.....	47,410	5.0	Householder.....	380,873	40.1
60 to 64 years.....	38,651	4.1	Spouse.....	177,089	18.6
65 to 74 years.....	76,207	8.0	Child.....	285,410	30.0
75 to 84 years.....	56,526	5.9	Own child under 18 years.....	213,018	22.4
85 years and over.....	18,525	1.9	Other relatives.....	34,466	3.6
Median age (years).....	38.0	(X)	Under 18 years.....	12,886	1.4
18 years and over.....	719,715	75.7	Nonrelatives.....	41,636	4.4
Male.....	336,399	35.4	Unmarried partner.....	18,692	2.0
Female.....	383,316	40.3	In group quarters.....	30,791	3.2
21 years and over.....	681,941	71.8	Institutionalized population.....	16,420	1.7
62 years and over.....	174,141	18.3	Noninstitutionalized population.....	14,371	1.5
65 years and over.....	151,258	15.9	HOUSEHOLD BY TYPE		
Male.....	59,377	6.2	Total households	380,873	100.0
Female.....	91,881	9.7	Family households (families).....	243,359	63.9
RACE			With own children under 18 years.....	112,900	29.6
One race.....	937,783	98.7	Married-couple family.....	177,089	46.5
White.....	780,942	82.2	With own children under 18 years.....	76,232	20.0
Black or African American.....	123,529	13.0	Female householder, no husband present.....	52,284	13.7
American Indian and Alaska Native.....	5,755	0.6	With own children under 18 years.....	30,408	8.0
Asian.....	13,835	1.5	Nonfamily households.....	137,514	36.1
Asian Indian.....	3,748	0.4	Householder living alone.....	116,309	30.5
Chinese.....	3,318	0.3	Householder 65 years and over.....	47,757	12.5
Filipino.....	698	0.1	Households with individuals under 18 years.....	121,532	31.9
Japanese.....	610	0.1	Households with individuals 65 years and over.....	106,478	28.0
Korean.....	2,051	0.2	Average household size.....	2.41	(X)
Vietnamese.....	1,774	0.2	Average family size.....	3.04	(X)
Other Asian ¹	1,636	0.2	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	223	-	Total housing units	415,868	100.0
Native Hawaiian.....	41	-	Occupied housing units.....	380,873	91.6
Guamanian or Chamorro.....	39	-	Vacant housing units.....	34,995	8.4
Samoan.....	34	-	For seasonal, recreational, or		
Other Pacific Islander ²	109	-	occasional use.....	2,076	0.5
Some other race.....	13,499	1.4	Homeowner vacancy rate (percent).....	1.8	(X)
Two or more races.....	12,482	1.3	Rental vacancy rate (percent).....	8.8	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³					

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Orchard Park town, Erie County, New York

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	27,637	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	27,637	100.0
Male	13,285	48.1	Hispanic or Latino (of any race)	265	1.0
Female	14,352	51.9	Mexican	69	0.2
Under 5 years	1,509	5.5	Puerto Rican	57	0.2
5 to 9 years	1,968	7.1	Cuban	14	0.1
10 to 14 years	2,220	8.0	Other Hispanic or Latino	125	0.5
15 to 19 years	1,850	6.7	Not Hispanic or Latino	27,372	99.0
20 to 24 years	1,010	3.7	White alone	26,763	96.8
25 to 34 years	2,608	9.4	RELATIONSHIP		
35 to 44 years	4,461	16.1	Total population	27,637	100.0
45 to 54 years	4,463	16.1	In households	26,940	97.5
55 to 59 years	1,722	6.2	Householder	10,277	37.2
60 to 64 years	1,228	4.4	Spouse	6,608	23.9
65 to 74 years	2,310	8.4	Child	8,723	31.6
75 to 84 years	1,677	6.1	Own child under 18 years	6,682	24.2
85 years and over	611	2.2	Other relatives	683	2.5
Median age (years)	41.4	(X)	Under 18 years	227	0.8
18 years and over	20,667	74.8	Nonrelatives	649	2.3
Male	9,658	34.9	Unmarried partner	350	1.3
Female	11,009	39.8	In group quarters	697	2.5
21 years and over	19,858	71.9	Institutionalized population	493	1.8
62 years and over	5,313	19.2	Noninstitutionalized population	204	0.7
65 years and over	4,598	16.6	HOUSEHOLD BY TYPE		
Male	1,872	6.8	Total households	10,277	100.0
Female	2,726	9.9	Family households (families)	7,654	74.5
RACE			With own children under 18 years	3,464	33.7
One race	27,483	99.4	Married-couple family	6,608	64.3
White	26,965	97.6	With own children under 18 years	2,981	29.0
Black or African American	133	0.5	Female householder, no husband present	780	7.6
American Indian and Alaska Native	41	0.1	With own children under 18 years	384	3.7
Asian	292	1.1	Nonfamily households	2,623	25.5
Asian Indian	124	0.4	Householder living alone	2,268	22.1
Chinese	42	0.2	Householder 65 years and over	1,062	10.3
Filipino	28	0.1	Households with individuals under 18 years	3,632	35.3
Japanese	19	0.1	Households with individuals 65 years and over ..	2,867	27.9
Korean	38	0.1	Average household size	2.62	(X)
Vietnamese	17	0.1	Average family size	3.09	(X)
Other Asian ¹	24	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	6	-	Total housing units	10,644	100.0
Native Hawaiian	2	-	Occupied housing units	10,277	96.6
Guamanian or Chamorro	-	-	Vacant housing units	367	3.4
Samoa	1	-	For seasonal, recreational, or		
Other Pacific Islander ²	3	-	occasional use	42	0.4
Some other race	46	0.2	Homeowner vacancy rate (percent)	0.9	(X)
Two or more races	154	0.6	Rental vacancy rate (percent)	6.2	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	10,277	100.0
White	27,111	98.1	Owner-occupied housing units	8,083	78.7
Black or African American	163	0.6	Renter-occupied housing units	2,194	21.3
American Indian and Alaska Native	90	0.3	Average household size of owner-occupied units ..	2.81	(X)
Asian	333	1.2	Average household size of renter-occupied units ..	1.93	(X)
Native Hawaiian and Other Pacific Islander	11	-			
Some other race	85	0.3			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Orchard Park town, Erie County, New York

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text.]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school	7,330	100.0	Total population	27,637	100.0
Nursery school, preschool	623	8.5	Native	26,532	96.0
Kindergarten	398	5.4	Born in United States	26,372	95.4
Elementary school (grades 1-8)	3,397	46.3	State of residence	22,698	82.1
High school (grades 9-12)	1,699	23.2	Different state	3,674	13.3
College or graduate school	1,213	16.5	Born outside United States	160	0.6
EDUCATIONAL ATTAINMENT			Foreign born	1,105	4.0
Population 25 years and over	19,065	100.0	Entered 1990 to March 2000	321	1.2
Less than 9th grade	655	3.4	Naturalized citizen	730	2.6
9th to 12th grade, no diploma	1,272	6.7	Not a citizen	375	1.4
High school graduate (includes equivalency)	4,295	22.5	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	3,256	17.1	Total (excluding born at sea)	1,105	100.0
Associate degree	2,175	11.4	Europe	515	46.6
Bachelor's degree	4,096	21.5	Asia	309	28.0
Graduate or professional degree	3,316	17.4	Africa	-	-
Percent high school graduate or higher	89.9	(X)	Oceania	11	1.0
Percent bachelor's degree or higher	38.9	(X)	Latin America	56	5.1
MARITAL STATUS			Northern America	214	19.4
Population 15 years and over	21,936	100.0	LANGUAGE SPOKEN AT HOME		
Never married	4,699	21.4	Population 5 years and over	26,132	100.0
Now married, except separated	13,688	62.4	English only	24,633	94.3
Separated	246	1.1	Language other than English	1,499	5.7
Widowed	1,663	7.6	Speak English less than "very well"	427	1.6
Female	1,396	6.4	Spanish	369	1.4
Divorced	1,640	7.5	Speak English less than "very well"	149	0.6
Female	966	4.4	Other Indo-European languages	980	3.8
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well"	237	0.9
Grandparent living in household with one or more own grandchildren under 18 years	315	100.0	Asian and Pacific Island languages	103	0.4
Grandparent responsible for grandchildren	108	34.3	Speak English less than "very well"	41	0.2
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	20,625	100.0	Total population	27,637	100.0
Civilian veterans	2,966	14.4	Total ancestries reported	36,660	132.6
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab	141	0.5
Population 5 to 20 years	6,279	100.0	Czech ¹	112	0.4
With a disability	266	4.2	Danish	74	0.3
Population 21 to 64 years	15,186	100.0	Dutch	415	1.5
With a disability	1,938	12.8	English	3,020	10.9
Percent employed	63.6	(X)	French (except Basque) ¹	906	3.3
No disability	13,248	87.2	French Canadian ¹	222	0.8
Percent employed	82.4	(X)	German	8,845	32.0
Population 65 years and over	4,139	100.0	Greek	81	0.3
With a disability	1,396	33.7	Hungarian	400	1.4
RESIDENCE IN 1995			Irish ¹	6,982	25.3
Population 5 years and over	26,132	100.0	Italian	4,816	17.4
Same house in 1995	16,887	64.6	Lithuanian	43	0.2
Different house in the U.S. in 1995	9,041	34.6	Norwegian	213	0.8
Same county	7,039	26.9	Polish	5,165	18.7
Different county	2,002	7.7	Portuguese	-	-
Same state	727	2.8	Russian	228	0.8
Different state	1,275	4.9	Scotch-Irish	389	1.4
Elsewhere in 1995	204	0.8	Scottish	645	2.3
			Slovak	88	0.3
			Subsaharan African	7	-
			Swedish	366	1.3
			Swiss	128	0.5
			Ukrainian	450	1.6
			United States or American	706	2.6
			Welsh	209	0.8
			West Indian (excluding Hispanic groups)	7	-
			Other ancestries	2,002	7.2

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Orchard Park town, Erie County, New York

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	21,476	100.0	Households	10,311	100.0
In labor force	13,995	65.2	Less than \$10,000	311	3.0
Civilian labor force	13,944	64.9	\$10,000 to \$14,999	423	4.1
Employed	13,440	62.6	\$15,000 to \$24,999	855	8.3
Unemployed	504	2.3	\$25,000 to \$34,999	1,055	10.2
Percent of civilian labor force	3.6	(X)	\$35,000 to \$49,999	1,589	15.4
Armed Forces	51	0.2	\$50,000 to \$74,999	2,078	20.2
Not in labor force	7,481	34.8	\$75,000 to \$99,999	1,580	15.3
Females 16 years and over	11,377	100.0	\$100,000 to \$149,999	1,494	14.5
In labor force	6,628	58.3	\$150,000 to \$199,999	553	5.4
Civilian labor force	6,628	58.3	\$200,000 or more	373	3.6
Employed	6,392	56.2	Median household income (dollars)	59,762	(X)
Own children under 6 years	1,888	100.0	With earnings	8,213	79.7
All parents in family in labor force	1,118	59.2	Mean earnings (dollars) ¹	75,623	(X)
COMMUTING TO WORK			With Social Security income	3,154	30.6
Workers 16 years and over	13,302	100.0	Mean Social Security income (dollars) ¹	13,736	(X)
Car, truck, or van -- drove alone	11,688	87.9	With Supplemental Security Income	185	1.8
Car, truck, or van -- carpooled	1,060	8.0	Mean Supplemental Security Income		
Public transportation (including taxicab)	46	0.3	(dollars) ¹	8,448	(X)
Walked	121	0.9	With public assistance income	72	0.7
Other means	77	0.6	Mean public assistance income (dollars) ¹	4,053	(X)
Worked at home	310	2.3	With retirement income	2,305	22.4
Mean travel time to work (minutes) ¹	22.4	(X)	Mean retirement income (dollars) ¹	16,096	(X)
Employed civilian population			Families	7,683	100.0
16 years and over	13,440	100.0	Less than \$10,000	74	1.0
OCCUPATION			\$10,000 to \$14,999	106	1.4
Management, professional, and related			\$15,000 to \$24,999	363	4.7
occupations	6,185	46.0	\$25,000 to \$34,999	614	8.0
Service occupations	1,656	12.3	\$35,000 to \$49,999	1,175	15.3
Sales and office occupations	3,515	26.2	\$50,000 to \$74,999	1,664	21.7
Farming, fishing, and forestry occupations	11	0.1	\$75,000 to \$99,999	1,444	18.8
Construction, extraction, and maintenance			\$100,000 to \$149,999	1,367	17.8
occupations	750	5.6	\$150,000 to \$199,999	533	6.9
Production, transportation, and material moving			\$200,000 or more	343	4.5
occupations	1,323	9.8	Median family income (dollars)	71,552	(X)
INDUSTRY			Per capita income (dollars) ¹	28,692	(X)
Agriculture, forestry, fishing and hunting,			Median earnings (dollars):		
and mining	38	0.3	Male full-time, year-round workers	51,341	(X)
Construction	572	4.3	Female full-time, year-round workers	31,429	(X)
Manufacturing	1,638	12.2			
Wholesale trade	587	4.4			
Retail trade	1,521	11.3			
Transportation and warehousing, and utilities					
Information	608	4.5			
Finance, insurance, real estate, and rental and					
leasing	270	2.0			
Professional, scientific, management, adminis-					
trative, and waste management services	996	7.4			
Educational, health and social services	1,256	9.3			
Arts, entertainment, recreation, accommodation					
and food services	3,817	28.4			
Other services (except public administration)	743	5.5			
Public administration	708	5.3			
	686	5.1			
CLASS OF WORKER					
Private wage and salary workers	10,273	76.4			
Government workers	2,354	17.5			
Self-employed workers in own not incorporated					
business	783	5.8			
Unpaid family workers	30	0.2			

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Orchard Park town, Erie County, New York

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	10,644	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	10,277	100.0
1-unit, detached	7,646	71.8	1.00 or less	10,185	99.1
1-unit, attached	600	5.6	1.01 to 1.50	85	0.8
2 units	816	7.7	1.51 or more	7	0.1
3 or 4 units	237	2.2			
5 to 9 units	1,071	10.1	Specified owner-occupied units	7,330	100.0
10 to 19 units	121	1.1	VALUE		
20 or more units	145	1.4	Less than \$50,000	54	0.7
Mobile home	8	0.1	\$50,000 to \$99,999	1,780	24.3
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	2,293	31.3
			\$150,000 to \$199,999	1,701	23.2
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	1,088	14.8
1999 to March 2000	181	1.7	\$300,000 to \$499,999	388	5.3
1995 to 1998	608	5.7	\$500,000 to \$999,999	10	0.1
1990 to 1994	1,016	9.5	\$1,000,000 or more	16	0.2
1980 to 1989	1,169	11.0	Median (dollars)	140,000	(X)
1970 to 1979	2,280	21.4			
1960 to 1969	1,367	12.8	MORTGAGE STATUS AND SELECTED		
1940 to 1959	2,811	26.4	MONTHLY OWNER COSTS		
1939 or earlier	1,212	11.4	With a mortgage	5,092	69.5
			Less than \$300	-	-
ROOMS			\$300 to \$499	19	0.3
1 room	7	0.1	\$500 to \$699	167	2.3
2 rooms	111	1.0	\$700 to \$999	907	12.4
3 rooms	273	2.6	\$1,000 to \$1,499	1,823	24.9
4 rooms	934	8.8	\$1,500 to \$1,999	1,074	14.7
5 rooms	2,196	20.6	\$2,000 or more	1,102	15.0
6 rooms	2,079	19.5	Median (dollars)	1,397	(X)
7 rooms	1,726	16.2	Not mortgaged	2,238	30.5
8 rooms	1,529	14.4	Median (dollars)	497	(X)
9 or more rooms	1,789	16.8			
Median (rooms)	6.4	(X)	SELECTED MONTHLY OWNER COSTS		
Occupied housing units	10,277	100.0	AS A PERCENTAGE OF HOUSEHOLD		
YEAR HOUSEHOLDER MOVED INTO UNIT			INCOME IN 1999		
1999 to March 2000	1,259	12.3	Less than 15.0 percent	2,389	32.6
1995 to 1998	2,524	24.6	15.0 to 19.9 percent	1,287	17.6
1990 to 1994	1,808	17.6	20.0 to 24.9 percent	1,164	15.9
1980 to 1989	1,923	18.7	25.0 to 29.9 percent	784	10.7
1970 to 1979	1,378	13.4	30.0 to 34.9 percent	541	7.4
1969 or earlier	1,385	13.5	35.0 percent or more	1,126	15.4
			Not computed	39	0.5
VEHICLES AVAILABLE					
None	364	3.5	Specified renter-occupied units	2,191	100.0
1	3,178	30.9	GROSS RENT		
2	4,804	46.7	Less than \$200	-	-
3 or more	1,931	18.8	\$200 to \$299	38	1.7
			\$300 to \$499	253	11.5
HOUSE HEATING FUEL			\$500 to \$749	1,213	55.4
Utility gas	9,679	94.2	\$750 to \$999	370	16.9
Bottled, tank, or LP gas	19	0.2	\$1,000 to \$1,499	142	6.5
Electricity	352	3.4	\$1,500 or more	28	1.3
Fuel oil, kerosene, etc	127	1.2	No cash rent	147	6.7
Coal or coke	-	-	Median (dollars)	663	(X)
Wood	53	0.5			
Solar energy	-	-	GROSS RENT AS A PERCENTAGE OF		
Other fuel	47	0.5	HOUSEHOLD INCOME IN 1999		
No fuel used	-	-	Less than 15.0 percent	392	17.9
			15.0 to 19.9 percent	401	18.3
SELECTED CHARACTERISTICS			20.0 to 24.9 percent	297	13.6
Lacking complete plumbing facilities	25	0.2	25.0 to 29.9 percent	198	9.0
Lacking complete kitchen facilities	-	-	30.0 to 34.9 percent	160	7.3
No telephone service	8	0.1	35.0 percent or more	581	26.5
			Not computed	162	7.4

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Results of the Quaker Days Mini Survey

We received 94 surveys, a response rate that is considered too small to be a valid or reliable statistical sample of community attitudes. However it does provide more insight into the issues on the minds of Town and Village residents and their behaviors.

- 74% of respondents were Town residents, 25% were Village residents. 4 people were from out of town.
- 56% indicated that "Orchard Park is growing at a desirable rate".
- 44% indicated that "Orchard Park is not growing at a desirable rate".
- Of the commuters surveyed, 41% stated that they commuted within the Village or Town of Orchard Park to their primary workplace. 20% stated they commuted to Buffalo, 22% stated they commuted within the Southtowns¹, and 17% indicated they commuted to the Northtowns².

Shopping habits among Town and Village respondents indicate that the majority of weekly shopping and specialty shopping occurs within the Town and Village, but that a significant number of shoppers frequent Hamburg as well.

- 84% of respondents indicated that they perform weekly and specialty shopping trips within the Town and Village.
- The remaining respondents identified numerous other communities as places where they perform weekly or specialty shopping. The majority of these respondents (58%) identified Hamburg and Blasdell.

In response to the question "What could be done to make it better?" several respondents replied with requests that we also heard during the first round of Public Meetings. Multiple respondents repeated the following comments:

21 comments for "Control, or Stop Building"
14 comments for "A Better Supermarket, More Stores in the Village and a Better Variety of Stores in the Village"
11 comments for "Lower Taxes"
9 comments for "Preserve, Keep, or Have More Open Space"
9 comments for "Less traffic or Improve congestion"
7 comments for "Have Bike Paths or Improve Sidewalks"
4 comments for "Have a Public or Town Pool"
2 comments for "Keep Farmlands"

¹ West Seneca, Hamburg/ Blasdell, Springville, North Collins, Evans, East Aurora.

² Amherst, Grand Island or Cheektowaga.

Comments of respondent's that indicated that Orchard Park is growing at a desirable rate:

What do you like about the Town and Village? hat made you decide to live here?

Small town atmosphere and community involvement.

Small town atmosphere; quiet, safe, clean more residential than commercial, slower pace of life.

Small town atmosphere; Includes all types of people, safety of the neighborhoods and the friendly people.

Schools; Laid back lifestyle; not large and not like Amherst.

Lack of commercialism.

Pleasant.

Attractive; price on townhouse was good.

Small town ambience.

Open space, like what we've lost in the last few years

Having different businesses

Charm; the conservative government and the slower, controlled growth. Traffic hasn't gotten out of hand yet.

Convenience to workplace, beauty of the village.

Small town atmosphere, country setting.

Peacefulness and quietness, wooded areas around Eagle Heights.

Semi-rural

Found the right house

Small town atmosphere

Location in the Southern Tier; Quaintness, lack of strip malls.

Safety, care of residents, community events

Riding bikes, recreation

Chestnut Ridge park; quietness, and calm traffic

Convenience

Raised nearby, affordable.

Closer to recreation; Personal, friendly, real and helpful. Home town feeling.

Home town

Schools, closeness to work.

Village atmosphere, convenient location, schools.

Location.

The schools, the people, the atmosphere, closeness to shopping and work, Easy commuting.

Slow growth, not overpopulated.

Its not too developed, smaller roads.

Born here, never left!

I was born here!

A lot of places to walk to.

Lived here all my life.

I spent my childhood here and liked it.

Good friends.

Town of good friends.

Family lives here.

The quietness- The great walking through the Village.

The Village! The appearance of the Village makes O.P what it is and most attractive of all.

Nice small community reminds me of New England.
Spacious land with trees and location near the thruway entrance.
My hometown. Good schools.
Good schools and country.
Good school system and country atmosphere.
Was born here.
Community atmosphere, schools.
I wanted my children to attend Orchard Park schools.
Quiet, no noise, traffic.

What could be done to make it better?

Coerce more community involvement. Otherwise they do a good job.
Public pool, kids don't like Green Lake. Town and the little league association need to cooperate more. Town needs more recreation programs that run to 5:00 o'clock. 4:15 is too early. Inter-system school transportation to after school programs is bad.
Manage traffic to keep congestion down. Improve parking, there needs to be more.
Town pool
Better supermarket
Keep the sidewalks clean.
Low income housing
Control growth. Use master plan.
Keep some green space. Stop plazas on Milestrip Road.
High school is too crowded.
The way things are are fine. Preserve Village businesses.
Preserve green space. Yates Park and Freeman Pond. Where ever we expand, put small green spaces for public use.
Subdivision development is too great, occurring too fast. Wider roads are not desirable.
Fine the way it is.
More retail and attractions.
Preserve green space.
Lower taxes.
Lower taxes, More businesses such as restaurants and industry.
Provide middle class housing. High end housing is too much.
Put grocery store back in plaza.
Keep the quaint feeling.
Nothing.
More stores in Village, and more activities like in E. Aurora.
Don't change North Buffalo Street.
Town government needs to work better with the public.
More variety in stores.
Don't change.
Lower taxes.
Don't change anything.
Golf course, commercial along Southwestern is good and should be maintained.
Lower taxes.
More Green space.
Make more parks like Green Lake and McFarland Parks.
Stop building it up so fast. Too many new buildings going up taking away too much land.

Less traffic, more parking.

Less taxes.

Less taxes and fees.

Eliminate the Village- reduce the cost of government by eliminating health insurance to elected officials.

Lower taxes.

A good Master Plan, democrats and republicans working together for the common good.

Bike paths, more specialty shops.

Stop NIMBY's from stopping every project.

Keep farmlands.

Keep the farmlands.

Lower taxes.

Town Pool.

Keep business areas away from residential.

Comments of respondent's that indicated that Orchard Park is not growing at a desirable rate:

What do you like about the Town and Village? What made you decide to live here?

Nice place
Grew up here
Quaint place to live, quiet, low congestion
Recreation
Friendliness and convenient
Liked the country atmosphere
Good community atmosphere, community events
Good schools, close to family
Low crime, safety, quaint
Comfortable area, local stores, pleasant people.
Location and schools
Nice safe environment
Small Town atmosphere, Can feel like we live in the country without losing the convenience of being close to everything.
Rural, not as congested
Its Quaintness and charm. Trees and accessibility
Pretty town, not congested.
Schools, location to Buffalo, close commute, atmosphere and low crime.
Nice and friendly
Housing styles
Country setting, community events. Small streets, tree lined streets and older housing.
Schools.
Born here, good place to raise children.
Small town atmosphere.
Friendliness of the people and the greenspace.
Central location to the region.
Central location.
Rural setting and greenspace, which has changed dramatically.
Small town atmosphere that is disappearing.
Love the greenspace, not too commercialized in the Village.
Trees, access to facilities.
property. Keep O. Park beautiful for everyone.
Nice village neighborhoods.
Quaint country atmosphere.
Quality of the community and schools.
Good schools, strong community open spaces and nice quality of life.
Small town feel, environment and houses.

What could be done to make it better?

Put traffic light at California and Big Tree Road. Put sidewalks in the stadium area. Widen and pave California Road.

Keep it like it is.

Stop building. Keep public restrooms open 24 hours in Municipal center.

Bike paths, green space in Village and more sports for kids.

Work on traffic flow, work on keeping it attractive.

Keep residential residential. No parking lots near residential.

Stop building housing developments, there's too many students in the high school.

Youth club or dance center is needed, put in the old Super Duper. Too many kids in the high school.

Put a constraint on the wild development.

Improve aesthetics in the Village. Pedestrians need to be accommodated on 20A and South Buffalo Road. Be bicycle and pedestrian friendly. Restaurants need to be accommodated.

Bring Windom, Hillcrest Roads into the circle.

Fix the Middle School. Get traffic alternate routes.

Need to plan intelligently.

Lower taxes, traffic through 20A too busy.

Limit growth, especially rapid housing development. Increase lot sizes. Buy the old airport and surrounding land for more green space. Sidewalks.

Slow the growth, layout streets better at the four corners.

Plan growth very carefully

Nicer grocery store.

Combine village and town governments, slow growth; better planning. Community pool, lower taxes.

More stores like five and dimes.

Too much residential building, lower school taxes, have a decent grocery store in the Village. Stop trying to keep people and business out.

Build a public golf course.

Save more green space.

Slow development.

Less growth.

Less growth.

Slow down building.

Slow down building.

Restrict new home building to eliminate extensive traffic congestion as it is today.

Stop building so many new houses and preserve the green space that is left.

Spruce up storefronts in the Village. Recruit a good restaurant.

Traffic congestion on 240. Traffic light at 240 and Milestrip should have turning arrows to allow traffic flow. Very accident prone crossroads.

Slow down development.

Too many subdivisions and no greenspace for our kids and animals.

Stop senseless building. Make vacant land owners responsible for the upkeep of their

Less mosquitos, slow growth, more activities.

Lower taxes, provide better public works services (trash pick up and snow plowing), increase the number of businesses to increase tax base and lower overall taxes.

Slow down and regulate growth.

Better shops and stores in the Village.

More activities for residents 14-18.