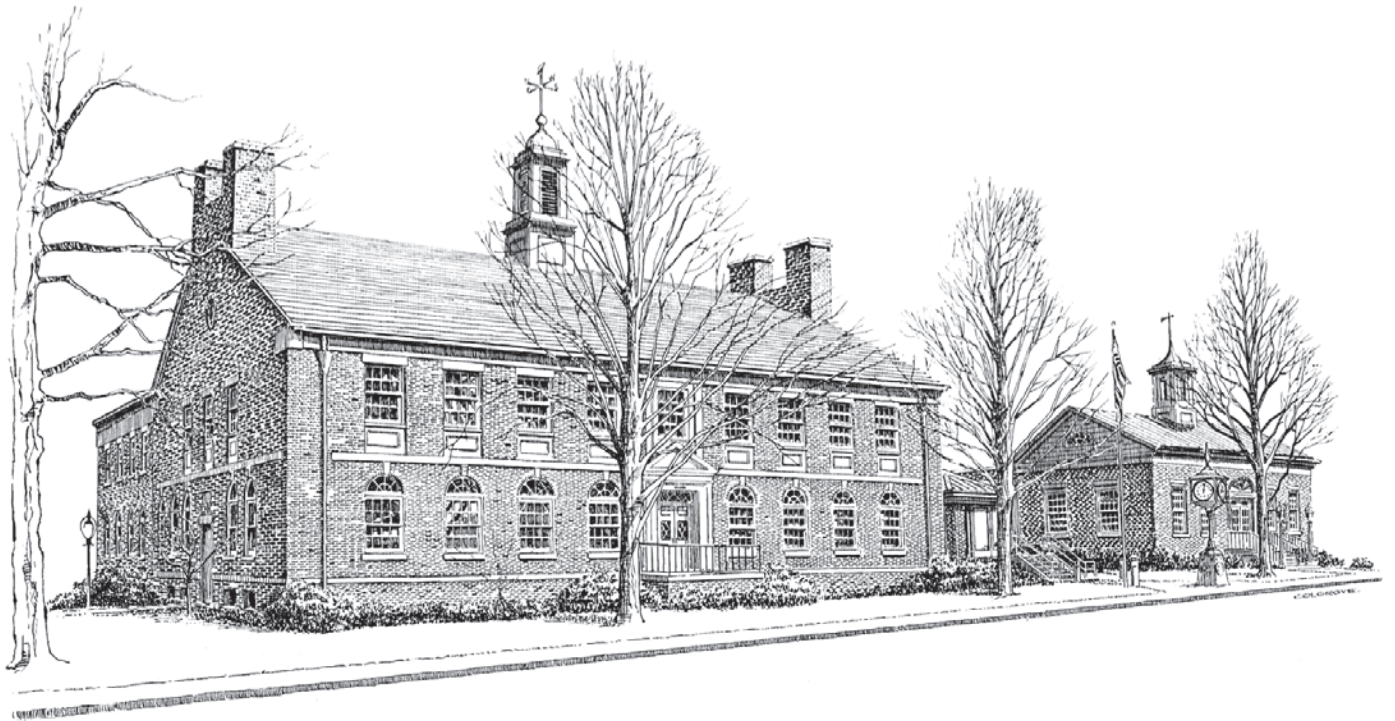




Town of Orchard Park

Comprehensive Plan



Prepared by
The Orchard Park Town Board
Adopted September 19, 2007

Acknowledgments

The Town of Orchard Park 2006 Comprehensive Plan (Master Plan Update) was made possible through the efforts of the following people and groups:

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The Generous and Thoughtful Residents and Organizations of Orchard Park who Submitted Comments and Suggestions to the Development of this Document During and Following the Public Hearing and Who Participated in the Public Meetings that Led to the Development of the Land Use Study by Wendel Duchscherer

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Appreciation and thanks are extended to all of the above for their consideration of the issues and their recommendations leading to the creation of this Comprehensive Update.

Policy Statement

As defined in Section 272-2a of Comprehensive Plans, The Comprehensive Plan shall “serve as a basis for land use regulation, infrastructure development, public and private investment, and any plans which may detail one or more topics of a town comprehensive plan.”

The *Town of Orchard Park 2007 Comprehensive Plan (Update)* was adopted by the Orchard Park Town Board on September 19, 2007, following review and comment by the public and SEQR (State Environmental Quality Review) evaluation by Wendel Duchscherer Architects and Engineers, PC. It shall be the policy of the Town of Orchard Park to reference the Comprehensive Plan for all rezonings and infrastructure projects planned by the Town and proposals from other government agencies. A copy of this plan will be provided to county and state agencies to assist with their plans and projects in the Orchard Park area.

It is the intent of the Town Board to conduct continual updates of this Plan to insure that this Plan will remain pertinent and appropriate. The Town Board will refer to applicable sections of this Comprehensive Plan when reviewing the Capital Projects and Priorities List. Any actions taken, new laws and regulations passed will be incorporated into the Plan.

It is also the intent of the Town Board to include in the Appendix of this document the written correspondence and recommendations as submitted by community residents. Subsequent to the formal acceptance of this updated Plan, the Town Board, in its establishment of a follow-up Committee, as described at the beginning of Section F – Recommendations, will require the Prioritization and Implementation Committee to carefully review and incorporate any and all appropriate suggestions in their recommendations to the Town Board for consideration of adoption into local Town Law.

Table of Contents

Cover Page	
Acknowledgment	i
Policy Statement	iii
Table of Contents	iv
List of Figures	vi
List of Maps	vii
I. Introduction: History and Background	A 3
II. Public Concerns	B 1
III. Town Description and Demographics	C 1
A. Existing Environmental Setting	C 1
B. Existing Land Uses	C 17
C. Land Use Zoning	C 18
D. Infrastructure	C 31
E. Transportation Infrastructure	C 33
F. Population Trends and Demographics	C 51
IV. Goals and Objectives.....	D 1
A. Community Character	D 1
B. Open Space and Prime Farmlands	D 2
C. Significant Environmental Resources	D 2
D. Safe and Efficient Transportation Network	D 2
E. High Quality of Life	D 3
F. Existing Businesses and Improved Commercial and Industrial Development Opportunities	D 4
G. Recognition of Regional Assets	D 4
H. Public Service of All Town Departments.....	D 5
V. Observations, Ongoing Programs, and Proposed Programs under Consideration	E 1
VI. Recommendations	F 1

VII. Strategies and Tools: Measures, Programs, Devices, and Instruments to Accomplish Goals G 1

VIII. Government H 1

 A. Elected Offices and Town Departments H 1

 B. Appointed Boards, Commissions, Committees, and Task Forces H 7

VII. Appendix I 1

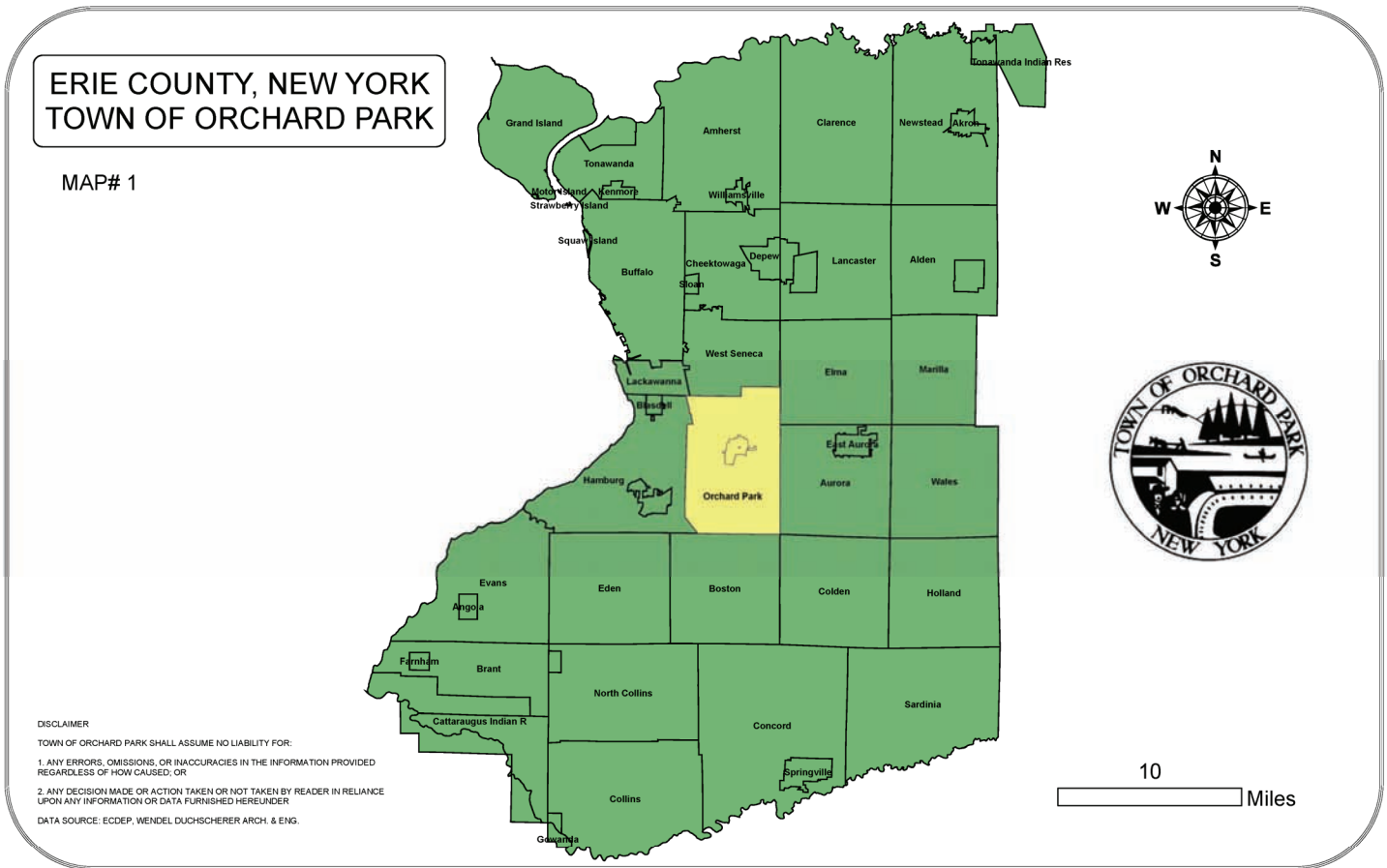
A list of the reports, maps, charts, ordinances, and any and all documents and information relevant to this Comprehensive Plan is found in this section along with a listing of the departments in the Municipal Center in which these materials may be located.

Figures

1. Historic Photos.....	A 8
2. Orchard Park Zoning.....	C 19
3. Orchard Park Building Rate (1970-2005).....	C 52
4. Orchard Park Building Rate (1970-2005).....	C 53
5. Orchard Park Taxable Assessed Value Table (2004 and 2005).....	C 54
6. Orchard Park Valuation Less Exemptions (Town wide).....	C 55
7. Orchard Park Valuation Less Exemptions (Town outside Village).....	C 55
8. Orchard Park Population (1970-2000).....	C 56
9. Orchard Park Households (1970-2000).....	C 56
10. Orchard Park Household Size (1970-2000).....	C 56
11. Orchard Park Population Projections (1999-2020).....	C 56
12. Orchard Park Population 65 Years and Over.....	C 57
13. Orchard Park Percentage of Population 65 Years and Over.....	C 57
14. Orchard Park Population 18 Years and Under.....	C 57
15. Orchard Park Percentage of Population 18 Years and Under.....	C 58
16. Orchard Park Town Population Forecast.....	C 58

Maps

1. Orchard Park within Erie County	A 1
2. Orchard Park Bedrock Geology.....	C 3
3. Orchard Park Surficial Geology.....	C 5
4. Orchard Park Steep Slopes.....	C 7
5. Orchard Park General Soils	C 9
6. Orchard Park Hydric Soils.....	C 11
7. Orchard Park Prime Agricultural Soils	C 13
8. Orchard Park Environmental Features.....	C 15
9. Orchard Park Zoning.....	C 21
10. Orchard Park Aerial View (1998)	C 23
11. Orchard Park Existing Land Use	C 25
12. Orchard Park Commercial and Industrial Land.....	C 27
13. Orchard Park Agricultural Land.....	C 29
14. Orchard Park Water Districts	C 35
15. Orchard Park Sanitary Sewer Districts	C 37
16. Orchard Park Regional Focus (Vehicular Arteries)	C 39
17. Orchard Park Transportation.....	C 41
18. Orchard Park Parks and Recreation	C 43
19. Orchard Park Bike and Footpaths	C 45
20. Orchard Park Private Conservation Easements	C 47
21. Orchard Park Residential Subdivisions	C 49
22. Orchard Park Central School District	C 59



-A1-

[Click to download the 11x17 map version](#)

Introduction

History and Background

This narrative shall outline the revised Comprehensive Plan of the Town of Orchard Park. The accompanying documents, studies, surveys, ordinances, committee reports, maps, and suggestions will amplify and further illuminate the ideas and concepts contained in this brief text.

Before the concepts and recommendations of this revised Comprehensive Plan are enumerated, it is appropriate to briefly examine the history of Orchard Park to understand what has brought us to our present circumstances and to that which currently necessitates the development and presentation of this revised Comprehensive Plan.

The first settlers in today's Orchard Park Township were Didymus C. Kinny, his wife Phebe (Hartwell) and their family. In October 1803, they purchased land in the southwest corner of the Township and built a cabin, but by 1811, they had moved on to Ohio. However, soon the area became a destination for a tide of migrating Quaker families from communities in Vermont, eastern New York, and Pennsylvania. Agrarian Quakers preferred life in quiet communities, which were detached from the "corrupting influences" of the larger world. Referred to as an "uncultivated part of nature's garden," this area was attractive to early Quakers.

In June, 1804, two Danby, Vermont, residents, Ezekiel Smith and Quaker Amos Colvin, contracted for the purchase of large tracts of land located in the same southwest quadrant of present Orchard Park as the Kinney family. Quaker David Eddy arrived from Danby, and in October, 1804, he "reserved" property, all of Lots 7 and 15 for \$2.25 an acre. This land represents almost six hundred acres, including much of the present Orchard Park Village. David reserved Lot 7 in his own interest and that of his wife, Hannah (Arnold) and other members of the Eddy, Arnold, Sprague, and related families. His parents, Jacob and Susannah (Sprague) Eddy, and most of their grown and married children, came to the area in about March, 1805. Jacob subsequently completed the purchase of all Lot 15, 286 acres with today's Four Corners roughly at its center. Members of the entire Eddy family were central players on the stage of the early settlement.

In 1804, the Holland Land Company was informed by Joseph Ellicott that a road leading from Lake Erie through part of Township 9 in the 7th, now Orchard Park, and the 8th, now Hamburg, Ranges had been completed. The key to settlement, this road was to be called the Middle Road and was later incorporated into Big Tree Road (Route 20A).

Quaker Obadiah Baker and his wife, Anna (Wheeler), had come from Danby, Vermont, in 1807, and within a few months, Quaker Meetings "at the dwelling house of Obadiah Baker" were sanctioned. By 1811, there were over twenty Quaker families here, which grew to approximately twenty-five families by 1814. In December, 1811, a half-acre property "with a log house standing thereon" on the northeast corner of the Four Corners, today's Village center, was purchased by the Society of Friends "for the sole purpose of building a meeting house thereon." It was to serve them until the early 1820s, when they built and occupied the picturesque house we know today. From all accounts, the original "log house" was the first church structure of any denomination in all of present Erie County. The pioneers were primarily Quakers. Surnames among

them also included Baker, Chilcott, Deuel, Freeman, Griffin, Hall, Hoag, Hambleton, Hampton, Kester, Potter, Shearman, Sprague, Tilton, and Webster, some of whom came from eastern Pennsylvania.

Although a society which valued its privacy, the Quakers coexisted cordially, cooperatively, and peacefully with pioneer non-Quakers, although early Quakers were strict and ever watchful over their fellow Quakers, lest they be tempted by any “evils that attended” the non-Quakers. They discouraged marriage outside the Quaker community. Surnames in addition to Smith that were among the early non-Quakers included Coltrin, Fish, Abbott, Bemus, Clark, Sheldon, Bradley, Newton, and Wright. Most of these families, like their Quaker counterparts, have descendants living in the area today.

The area we now know as Orchard Park Township was originally part of the Township of Hamburg. The area we know as the environs of the Four Corners of the Village became known at an early time as Potter’s Corners because of the homesteading of the prolific Potter family. A decision was made in 1850 to separate Hamburg’s east half from its west half, the new eastern Township to be named Ellicott. This designation lasted for a little more than a year and was then changed to East Hamburg. The name Potter’s Corners was replaced by Orchard Park in 1882, when it was noted that the community resembled a park of orchards. The community had been known as Orchard Park for many years before it officially was incorporated into a village in 1921. Finally, the entire township of East Hamburg became known as Orchard Park Township in 1934, the final “h” of Hamburg having been lost through the years.



Jolls House Marker

In the early days on this frontier, responsibility for much of a child’s education had to be assumed by the family. The first common school house that can be documented, District #5 School House, was constructed in the southwest part of present Orchard Park Township, then Hamburg, sometime prior to March 1820, when it was referenced as pre-existing in a deed. It was located near the intersection of Bunting and Draudt Roads. The local Quakers were mindful that a “guarded education” for their children was desirable, but a Select School for Friends was not established until, on December 28, 1825, their minutes reveal that they requested of their governing meeting “the privilege of building a school house on the meeting house lot.” The concept was approved, and a log school was built early in 1826, the first Friends’ school house in present Orchard Park, constructed facing present North Freeman Road on the grounds of the still-standing Meeting House. David Eddy recalled that its first teacher was Henry Hibbard. It was in existence for only ten years.

Quaker John Allen and his wife, Chloe, purchased a large tract of land in 1854 bordering the south side of West Quaker and the west side of South Lincoln Streets. About 1866, they built a boarding Academy on 3.8 acres of this land, a plot which roughly coincides with the site of today’s Middle School property, minus the athletic field. “It was a long, handsome, three story building with dormitories and classrooms.” In 1869, John and Chloe sold the Academy to the newly formed East Hamburg Friends Institute, which operated it for some twelve and a half years. In 1881, a wing of the building and a portion of the land were separated and deeded to Hamburg’s Public School District #6. Within months of the sale, in April 1882, the remainder of the building, which was then being used as a tenement house, burned. “The large building at East Hamburg known as the Quaker Academy caught fire, as supposed, from a defective chimney and, with the contents, was totally destroyed. Loss and insurance could not be ascertained. The loss, however, is estimated at \$10,000.” This was the final blow to Friends’ endeavors in education locally.

As our community grew, our links with neighboring communities improved. Dirt roads became plank roads in the 1840s and were gradually upgraded, over the years, to stone, brick, and macadam, especially after the invention of the horseless carriage. The railroad was extended to Orchard Park in 1883, and a very small wooden depot was built just south of the Thorn Avenue crossing to be replaced in 1910 by the present Depot. In 1900, this town of then eight hundred people saw an electric trolley line established to run between Buffalo and Orchard Park. It was abandoned in 1932, when buses took the trolley's place but not their adventuresome thrill.

By 1851, a series of events led the Native American Indians to give up their Buffalo Creek Reservation, part of which lay north of East Hamburg, specifically all of Orchard Park Township north of Webster Road. Township lines were redrawn, and all of that land opened to settlement by White investors. This coincided with a general influx of German immigrants escaping tyranny and unrest in their native country. More than a few of them discovered the possibilities of this former Reservation land, and before long, a sizeable German community was established in the northeastern part of present Orchard Park. Also during this period, many German families settled on farms south of Orchard Park Village.

With the advent of fast and convenient transportation, the farming community of present Orchard Park began to see more "city folk" as residents in the 1900s. The Irish of South Buffalo led the migration from northern areas, which made the community a bedroom suburb of Buffalo. A correspondingly greater attention to social and cultural affairs ensued. Among the notables of the early part of the new century was Harry Yates, a Buffalo businessman who retired to the community, purchased large tracts of land south and east of the Village, and became a gentleman farmer. He eventually donated much land for the railroad depot, a public park, a Girl Scout Camp, and the first golf course south of the city. Another public figure of great note during the early decades of the twentieth century was Dr. Willard Jolls, who also donated land for future public use. (Much more about both of these early benefactors and others can be learned from the Municipal Historian, the Historical Society, Jolls House Museum, historic picture and map displays in the Municipal Center, and from local publications available at the Museum.)



Jolls House

In the years since our beginnings, Orchard Park had seen many changes, yet we could still be considered somewhat rural with our many farms and expanses of land. The labors and dedication to duty of all our pioneers can not be overestimated, and their footprints have left an indelible impression on the character of the community. A vast wilderness had been transformed into a lovely settlement with a tradition of strong work ethic, fairness and harmony, and a legacy of landmarks in their residences, churches, and public places. The architectural vestiges of our first years served to inspire what was to come.

Until the midpoint of the twentieth century, the community generally retained the rural, farm character it had enjoyed for almost a century and a half. With the development of a rapidly growing middle class and the inevitable establishment of the concept of suburbia all across America in the prosperity following World War II, Orchard Park began to change. Slowly at first, it attracted young people anxious to enjoy the American dream of home ownership.

Economically mobile people, anxious to escape the congestion and growing problems of urban life, were also attracted at first to areas north of the city of Buffalo, notably Tonawanda, Amherst, and finally Clarence.

With the advent of Zoning in 1956 in Orchard Park coupled with the undesirability of mixing growing residential, commercial, and industrial uses juxtaposed to one another, (a response to the pressure of growth in general), the community began to grapple with land use issues. Residential, commercial, and industrial areas were designated, and the community experienced the development of residential subdivisions.

With the beginning of the early phases of Eagle Heights, south of Jewett Holmwood Road in the 1950s and 1960s, there was a growing appreciation for the need to attract and establish an industrial base to help offset the costs of supporting a bedroom community. Thus, Quaker Center was designed and developed to meet that need as were the designation of other industrial areas generally in a corridor running approximately parallel to the newly developed Route 219 Expressway. Likewise, commercial areas to support the needs of the growing number of residents developed, predominantly along Southwestern Boulevard, Abbott Road, and North Buffalo Road.

Also in response to changing growth and its attendant needs, the secondary education system evolved from the approximately twelve rural school houses of the 1940's for elementary grades into the establishment in the 1960s of five regional elementary schools, a junior high/middle school, and a high school, all under the jurisdiction of the Orchard Park Central School System. During the next two decades, redistricting of the elementary schools and the use of the Baker Road school building as the central administration offices took place as the result of steadily increasing growth and the development of more residential subdivisions.

During this same twenty year period from the 1960s to the mid 1980s, single family, residential growth averaged from between one hundred and one hundred thirty homes per year in addition to multiple dwelling and apartment complex growth.

The building of Rich Stadium, now Ralph C. Wilson Stadium, as the home of the Buffalo Bills football team, focused additional attention on Orchard Park. The once sleepy little village and farm town were now the focus of national attention, at least in the fall and winter during football season and were considered regionally as a very desirable community in which to settle.

By the middle of the 1980s, the municipal establishment, well aware of the pressures of development and anxious to maintain the rural ambiance considered so attractive and for which so many people had moved to the community in the first place, convened a New York State-enabled Zoning Commission which exhaustively studied all land-use issues presented in community and made recommendations to the Town Board for control of growth and proper zoning. The main tool at the time and subsequently adopted by the Town Board was the increase in specific minimum lot sizes of all five residential zones with the accompanying increases in setbacks. It was hoped that the adopted lot-size increases would appropriately reduce the community's ultimate density as Orchard Park moved toward build-out.

Subsequently, the Town Board, the Planning Board, the Conservation Board, the Zoning Board of Appeals, three additional ad hoc zoning committees, a reconvened Zoning Commission in the 1990's, and various groups and task forces have dealt with and grappled with issues of controlling growth, land use, and an increasing stream of petitioners with a diverse panoply of proposed projects and concerns.



Village Residence on Potter

Since the Zoning Commission of the mid 1980s until the present, the elected Town Board and all the appointed boards and committees have been well aware of the pressures of growth. They have also been actively engaged in developing creative ways to preserve the charm, attractiveness, desirability, and the high quality of life in Orchard Park for which people have and continue to come to the community.

Over the last several years, the Town, the Village, and the Central School District have also been actively engaged in working together with the regional engineering firm of Wendel Duchscherer in developing a land use study of the community, from which a revised Comprehensive Plan could be evolved. Within the geographic boundaries of Orchard Park, there are four municipalities represented by boards elected by the residents: the Town of Orchard Park, the Village of Orchard Park, the Orchard Park Central School District, and the Orchard Park Fire District. The scope of the content of this document is generally confined to issues only involving the Town and has been prepared by the Town of Orchard Park.

All elected officials and long-time public service volunteers have often experienced the unfortunate phenomenon of serious, well-researched studies of public policy resulting in extensive, complex documents being shelved and not appropriately implemented due to lack of funding, difficulty of interpretation, or other stagnating factors. With these unfortunate experiences in mind and with a serious determination to creatively protect that which we all treasure to the greatest degree possible, the governing municipal community has looked for a creative and effective way to structure a comprehensive plan that would appreciate potential development issues and present, in a clear and concise manner, a plan for managing them. It is with this intent in mind that the following lists of goals, objectives, and suggestions for implementation are presented as the Orchard Park community's comprehensive plan. The many studies, reports, committee recommendations, which are included as appendices to this narrative, will provide the necessary researched detail appropriate to substantiate the narrative.

As we are moving into the twenty first century and as the technologies of life become increasingly complex, the world of greater opportunity to utilize information wisely while presenting equally challenging issues makes all of us more mindful of the necessity to preserve the simplicity of our surroundings and to maintain the quality of life achieved more easily in a earlier, slower time. This revised Comprehensive Plan, therefore, is intended as an easily understandable guide to community development and preservation. It presents general concepts, directions, and specific suggestions for implementation by this and subsequent Town Boards as needs are identified, the will is present, and the money becomes available. It is not intended as a panacea to all perceived issues, but as a working document from which to draw direction. Since the future is a mystery to all of us, it is also intended that this plan be modified as community needs and issues change.

Implementation of this or any other comprehensive plan requires the dedicated intent and willing responsibility of the community's governing body and its citizens. It is hoped that this simple presentation of specific identified issues, along with the goals, objectives, enumeration of public projects and policy, and a prioritization of solutions, will offer the community a menu of ideas from which to choose in order the achieve appropriate direction of preservation and development in the best interests of Orchard Park's citizens. The plan will be comprised of land use recommendations and currently perceived governmental obligations to the citizens as they have evolved over the past thirty years through the work of countless elected officials and public service volunteers.

The following items will be found within the body of this document or in the attached appendices:

List of participating committees and task forces which recommend policies and

programs: Town Board, Planning Board, Conservation Board, Zoning Board of Appeals, Recreation Commission, Trails Task Force, Open Space Preservation and Farmland Protection Task Force, Zoning Commission, Tree Conservancy, Historic Preservation Board, etc.

List of Capital projects, broken down by category; ie; Road projects, recreation projects, drainage projects, water line projects, etc. Town Engineer, Highway Superintendent, Recreation Director and the Recreation Commission, municipal accountants.

List of green space concerns; ie; Right-of-way issues, tree planting, land acquisition by the Town and proposed usage, stream corridor issues, trails and connectivity of neighborhoods, buffering between usage areas. Conservation Board, Trails Task Force, Open Space Preservation and Farmland Protection Task Force, Tree Conservancy, etc.

General lists and amplification of goals and objectives as already identified by the land use study.

General timetables for any or all of the above.

Zoning issues as found in the Developmental Overlay North Buffalo Road, but also any such appropriate additional overlay language as deemed necessary to any other approach into the community.

Creative zoning concepts as previously explored and currently being developed, including, but not limited to, low cost senior citizen housing, conservation subdivisions, high-end senior residential clustering (town housing, etc.), other overlay districts, buffering and transition zones.

multiple places. Included in the appendix – a presentation of District proposed for



Orchard Park Country Club

Public Concerns

Although Orchard Park has always looked to the future when planning and governing, in the years immediately prior to the drafting of this Comprehensive Plan, the Town Board, in conjunction with the Village and the School District, contracted the engineering and planning firm of Wendel Duchscherer to conduct a land use study for Orchard Park. After multiple meetings designed to collect public opinion and input, the following general areas of concern were identified by the citizens of the community as being significant areas of interest, concern, and critical importance facing the municipality.

- ◆ Need for buffering between differing zones.
- ◆ Need to preserve, as far as possible, rural ambiance.
- ◆ Need to preserve open space and farming lands.
- ◆ Need to address drainage issues throughout the community.
- ◆ Need to improve the water supply.
- ◆ Need to offer public services in a cost-effective and tax-containment manner.
- ◆ Need to preserve a balance among residential, commercial, and industrial zones.
- ◆ Curtailment of the extension of development south of Powers and Ellicott Roads.
- ◆ Continued development and implementation of an ongoing capital plan, reviewed and updated on an annual basis.
- ◆ Improved recreational facilities and programs as follows:
 - Explore the development of municipal swimming facilities.
 - Further develop the Milestrip Road Park.
 - Develop Brush Mountain Park on California Road.
 - Develop a Community Center.
 - Develop an enlarged Senior Center
- ◆ Provision for low cost senior housing and retirement housing in general.

In addition, the Town Board developed its own list of critical issues and concerns. The following document is a compilation of all of the general ideas and concepts raised. After a physical description of the community, the plan discusses, in general terms, goals and objectives, recommendations, tools and strategies. The last portion of this document is a detailed description of Town government departments, volunteer boards, task forces, commissions, and committees and the services that they provide the public and the tasks entrusted to them on behalf of the public safety, welfare, and sustained quality of life of the community's residents.



Yates Park Bath House

This document is meant to be a guideline and philosophical perspective to give direction to present and ensuing public officials, volunteer boards, task forces, commissions, committees and all groups serving the general public needs. While it took a long time to produce this general plan in the hope that all major categories of concern would be included, it is recognized that a community's issues change and develop over time. It is, therefore, the intent of the authors that this document should be a continuation of the development of public

policy, rules, and regulations. The language, in many instances, has been intentionally broad to encourage creativity to the greatest degree possible in solving problems and resolving community issues. Since no comprehensive planning document can be finite, it is hoped that these efforts will be amended according to public need and will. The real work will begin with the implementation of the concepts and ideas included herein or those yet to be developed.



Yates Park Playground

Generic Description of the Town with Demographics

The Town of Orchard Park is a second ring suburb south of Buffalo, New York, located in Erie County, in the region known as Western New York. The Town of Orchard Park is known for its well-designed residential neighborhoods, the quaint Village of Orchard Park at its central hub, a balanced business community and several small industries in its industrial parks and corridor. Orchard Park is perhaps best known outside the region as the home of the Buffalo Bills professional football team since 1973.

The Town of Orchard Park has grown steadily over the past twenty years with an annual average of one hundred seventeen residential building permits being issued. While this growth is considered generally positive, as development pressures increase and open land is lost, there is a need to emphasize “smart growth.” It is important to maintain quality of life and preserve green space in order to balance the growth and development with the open space attractiveness that also defines our community.

Existing Environmental Setting

Geology, Topography and Soils: The northern areas of the Town of Orchard park are somewhat flat, ranging in elevations of six hundred to one thousand feet above sea level and is typical of a former lake bed. There are little significant differences in the topography except in the areas of natural drainage ways. In the southern portion of the Town of Orchard Park, the topography varies greatly with ranges from one thousand to fourteen hundred feet above sea level and includes steep-walled ravines, wide ridge tops, and flat-topped hills between drainage ways.

The bedrock of the entire Village and center of the Town of Orchard Park is Angola and Rhinestone shales from four hundred to nine hundred fifty feet thick. The northwest and southeast sections show varying bedrock shale, limestone, and sandstone.

The surface geology consists of a majority of glacial till with some moraine soils. Large portions of the Town are known to be hydric or have the potential for hydric inclusions and may be poorly drained or contain wetlands.

Based on certain physical and chemical parameters used by the United States Department of Agriculture to define “prime farmland soils”, there are significant areas in the Town with prime soils. Most areas of prime soils are located in a band running from the northeast corner through the center of the Town to the southwest corner and are also included in an Erie County Agricultural District.

Watersheds, Water Quality: There are four major watersheds passing through the Town of Orchard Park, including Smokes Creek, Eighteen-mile Creek, Cazenovia Creek and Rush Creek. All drain directly into Lake Erie and are classified by the New York State Department of Environmental Conservation (NYSDEC). The classifications range from A (Eighteen-mile Creek) to B (Cazenovia Creek and South Branch of Smokes Creek) to C (Smokes Creek and Rush Creek). The classifications define the use of water from these streams, with A permitting any purpose, including drinking, culinary or food processing to C, which only should be used for fishing and some recreational activities.

Water quality is primarily impacted by non-point source pollution occurring upstream or within the waterways. The water quality is controlled by implementing the use of “best management practices”, such as education, targeting reduced use of fertilizers and pesticides, proper disposal of animal wastes and household and automotive products. In addition, United States Environmental Protection Agency (USEPA) mandated storm water management practices are required for development within the Town.

There are also some areas of floodplains and wetlands as classified by New York State (usually 12.4 acres or larger) and the federal government. Permits are required to develop within designated wetlands. Floodplains are identified within the Town of Orchard Park by the Federal Emergency Management Agency (FEMA). Two general flood zones exist and are generally located in the flat areas along Smokes Creek and Neuman Creek.

Environmental Habitat: According to the New York State Department of Environmental Conservation (NYSDEC), there are no significant wildlife, vegetation or habitats threatened, rare, or endangered in the Town of Orchard Park. However, there are many large tracts of undeveloped and undisturbed woodlands, forests, and meadows which support wildlife habitats and are used by wildlife to move from one area to another without using highways or roads.



View from Chestnut Ridge Toboggan Runs

Open space features are an important component of the habitat areas and include, but are not limited to, streams and stream corridors, wetland agricultural land, fields and pastures, woods and forests, and parks. These areas add to the environmental, scenic/visual, recreation and economic assets of the Town of Orchard Park. One of the most notable and the largest of these open spaces is the Erie County Chestnut Ridge Park. Located in the south-central part of the Town, this park provides year-round recreational opportunities for Orchard Park residents, as well as residents from all over the Western New York region. Much of the park is characterized by undeveloped natural

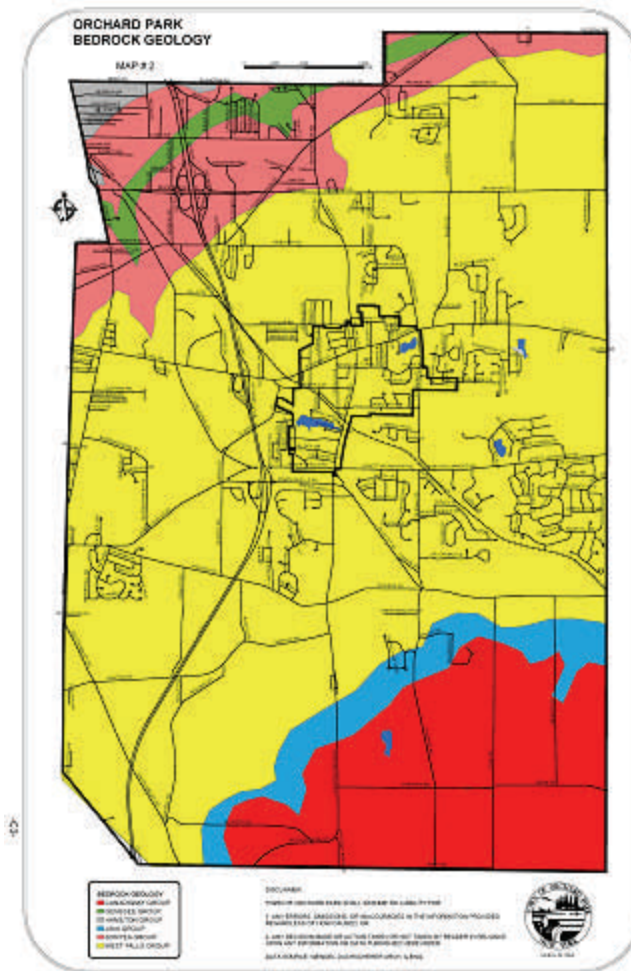
habitats, wooded and crossed by deep ravines and small streams. There are magnificent views seen from the main ridge of the park. These include seeing the Buffalo Bills football stadium, the city of Buffalo, Lake Erie, Canada, and the mist from Niagara Falls, an international tourist attraction.

The majority of open space is under the ownership of private landowners. Agricultural zoning accounts for approximately fourteen percent of land uses. The agricultural lands are currently threatened by development. If they are lost, the worth of their scenic and visual beauty, the semi-rural character of the community, and the economic value of farm-related business would be lost. In recent years, new stable and equestrian facilities have been established on once more traditional farming properties.

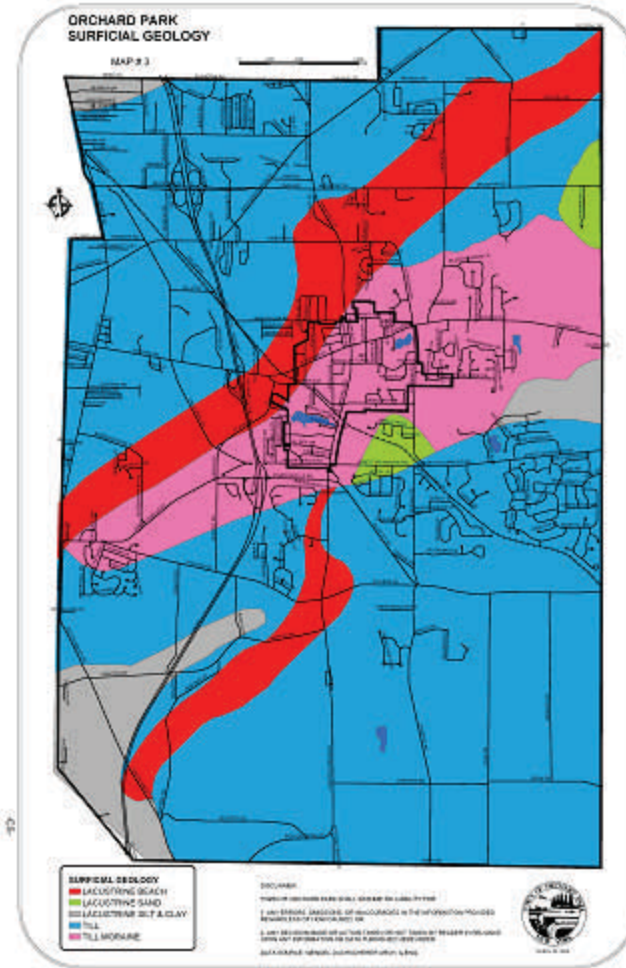


Rural Farm

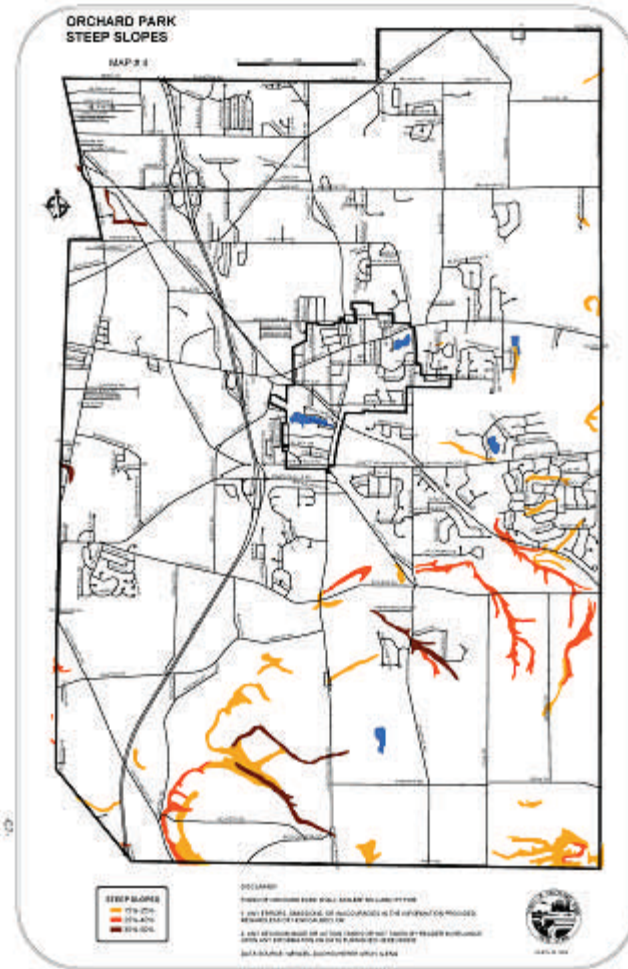
The streams and stream corridors have been



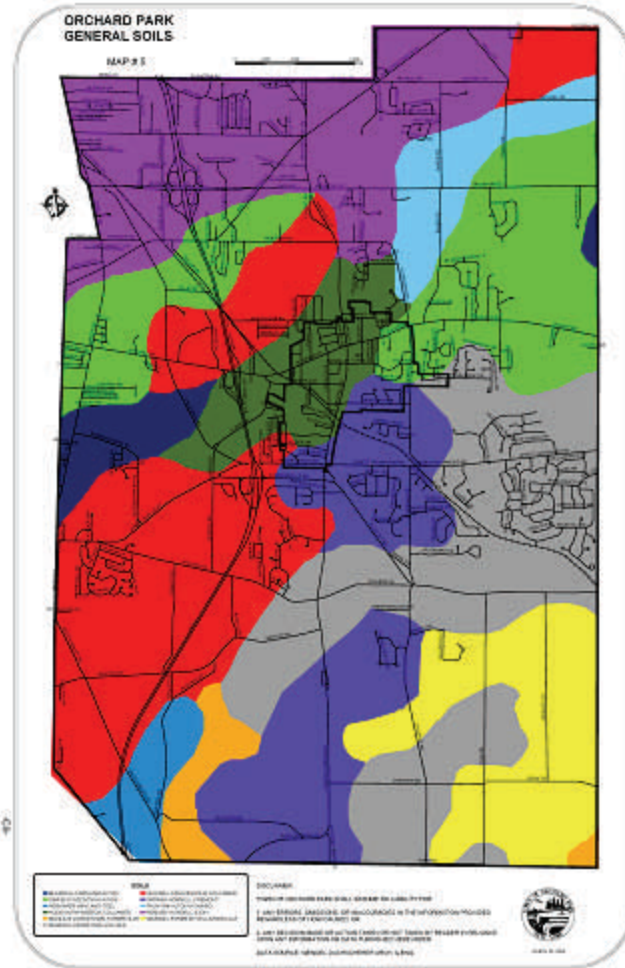
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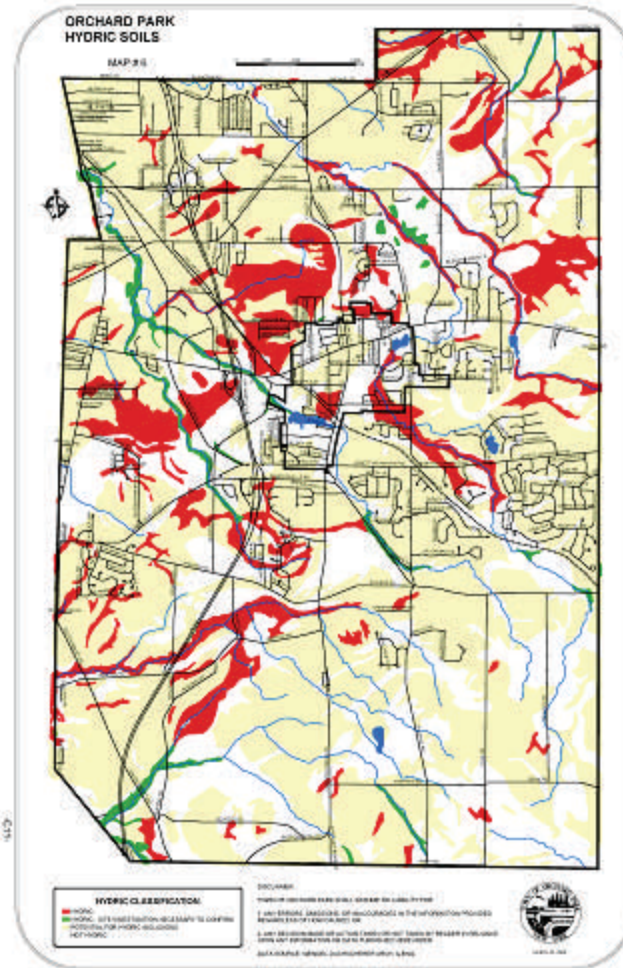
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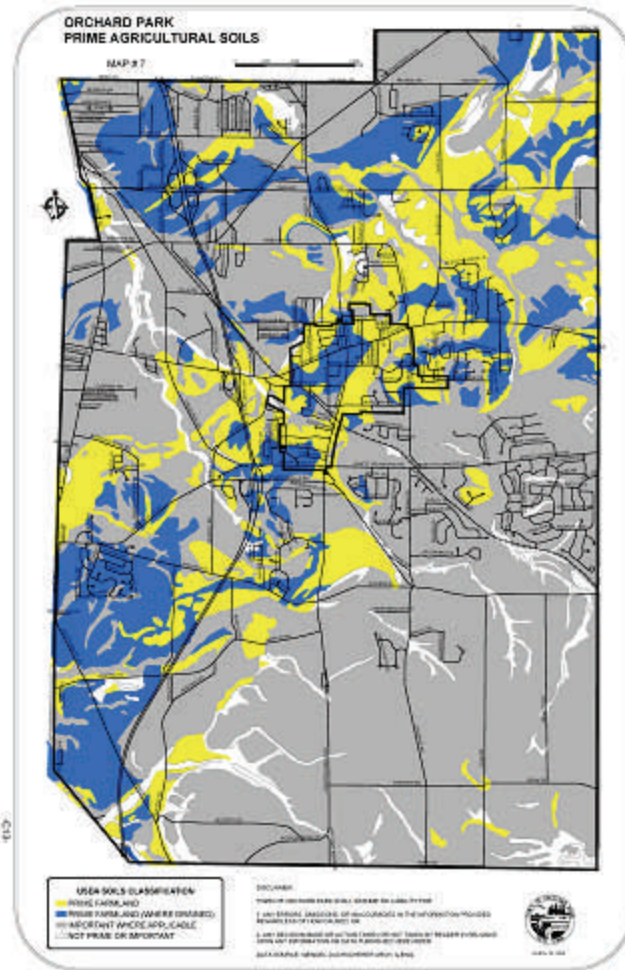
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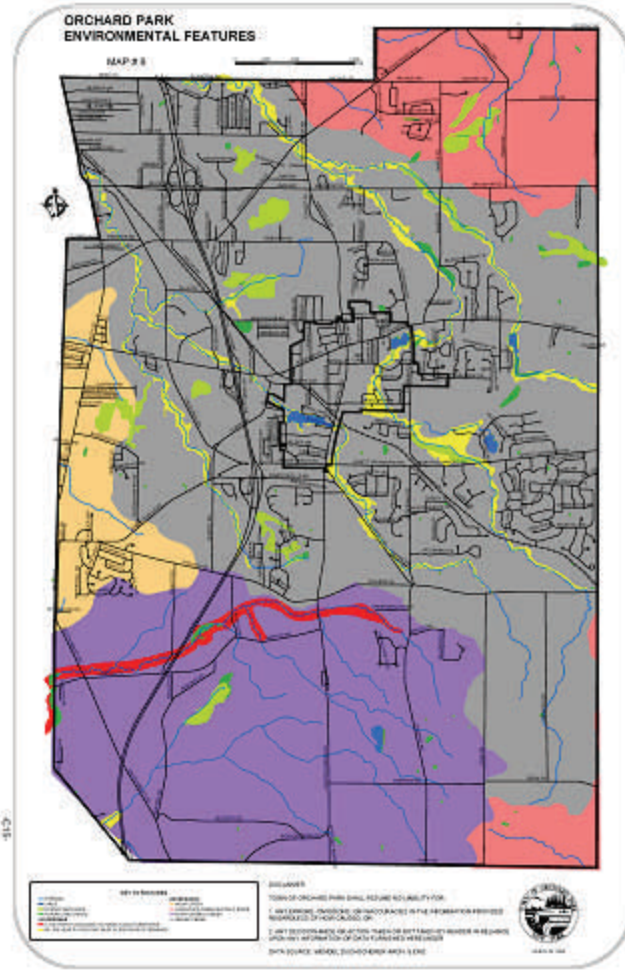
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recognized by the Town of Orchard Park Open Space Master Plan as a predominate inter-connected system of open spaces. There are approximately forty-eight miles of major and minor waterways within Orchard Park.

Existing Land Uses

There are a variety of land uses throughout the Town of Orchard Park. Generally, the northwestern and central parts of the Town of Orchard Park are characterized by diverse and dense development.

The northeastern and southern areas are more rural and less developed. Commercial, business, and industrial lands are concentrated in the northwest and along the corridors of the major roadways, NYS Rt. 20 (Southwestern Boulevard) and NYS Rt. 219 Expressway, a major divided highway with on and off ramps. The Rt. 219 Expressway extends from the northwest to the southwest, through the Town, west of the centrally located Village of Orchard Park. There are two industrial parks in the Town outside the Village, modern facilities with individual tenant buildings on large landscaped parcels, within the Industrial Zoning.

The most dense land use occurs in the Village of Orchard Park, in which is another industrial park. The Town of Orchard Park delivers most major services to the Village, except public works, planning/zoning, and building/fire inspection. Included within the boundaries of the Village are the Town-owned Orchard Park Municipal Center, (housing both Village and Town offices), the US Post Office, a Fire Station, the Town-owned Orchard Park Library, the Town-owned Orchard Park Jolls House Museum, and Town-owned parks; Yates Park, Veterans' Park, McFarland Green Park, Duerr Road Park (known as the Little League baseball diamonds), and the green area next to the Library and Railroad Depot (Railroad Historical Society). The Middle School and South Davis Elementary School are located within the Village. The

High School, Windom, Eggert, and Ellicott Elementary Schools and the School District Offices on Baker Road are located in the Town. The Orchard Park Central School District owns these schools.

West of the Village, there is a section dominated by two large County-owned facilities, Ralph Wilson Stadium and Erie County Community College campus, the latter located predominately in the neighboring Town of Hamburg. This west-central area has a variety of commercial and residential uses surrounding these facilities.

Residential development in the areas of the Town outside the Village range from older, more densely



Orchard Park Library



Orchard Park Post Office



Orchard Park Middle School



Erie Community College

developed neighborhoods in the northwest corner to large lot subdivisions in the newer neighborhoods, mostly north of Powers Road. South of Powers Road the land is more rural in feeling with homes on large lots fronting on roads or in a few subdivisions. The southern area, especially in the southwest corner, retains a significant amount of higher quality agricultural soils and some farms still in operation. The northeast corner still is predominated by undeveloped open land, but there are strong development pressures here. The Town has a significant number of parklands located outside the Milestrip Road Recreation Site, the one hundred fifty-eight acre Brush Mountain Park on California Road, Birdsong Parkland off of Jewett Holmwood Road, four neighborhood playgrounds, Burmon, Honeycrest, Orchard Meadows (in the Doll subdivision), and Eagle Heights passive recreational acreage in various other subdivisions much of which has been classified as Land Conservation Areas, which are registered with the State and require State approval for change of classification. In addition, there are areas within commercial and industrial developments which have been set aside, designated as Conservation Easements which must remain open and undeveloped in perpetuity.

Not considered public parkland, but which must remain open and undeveloped, are over one thousand acres voluntarily contributed by private landowners to the Conservation Easement Program in exchange for property tax reductions depending on the period of time of the easement from ten years to perpetuity. While not physically accessible to the public, this acreage helps to insure the visual openness of the landscape and ultimately reduces the development density.

Land Use Zoning

The Town of Orchard Park has thirteen separate zoning classifications: Industrial (I), Development Research (DR), four varying types of Business-Commercial (B1-B4), four varying densities of Residential land use (R1-R4), an Agricultural Zone (A), which allows farming as well as single family homes and churches, Land Conservation Zone(LC), in which development is precluded, and the floating Senior Residential Zone. Each zoning classification defines the set backs, and bulk regulations, minimum and maximum building footprints, requirements for green space, requirements for landscaping, minimum lot sizes and permitted uses as well as uses allowed only with a special exception use permit.

The Industrial Zone permits small, clean manufacturing and office park uses, including professional offices, lumberyards, warehouses, hospitals or nursing homes, and private schools.

There is one Development and Research district located adjacent to the NYS Rt. 219 Expressway, on Big Tree Road, just west of the Village. The D-R Zone is intended to promote more “high Tech” industrial development as well as a variety of retail uses.

There are four classifications for Business-Commercial uses. Business 1 (B-1) permits plazas, strip malls, and larger business operations, such as business centers, with minimum acreage requirements. B-2



Ralph Wilson Stadium

the Village, including
Brush Mountain Park on California Road,
Birdsong Parkland off of Jewett Holmwood Road, four neighborhood playgrounds, Burmon, Honeycrest,
(Pawtucket Road), undeveloped

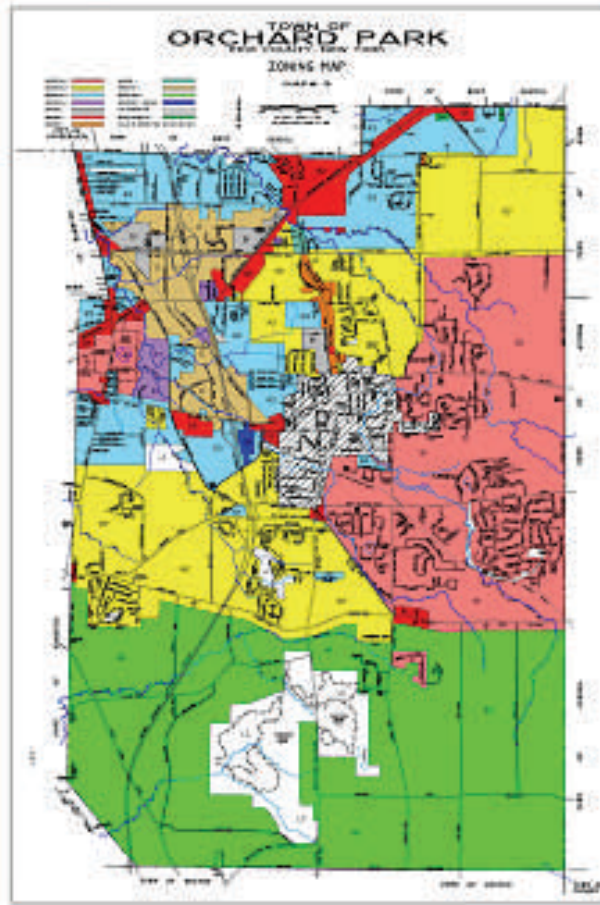


Bryant & Stratton College

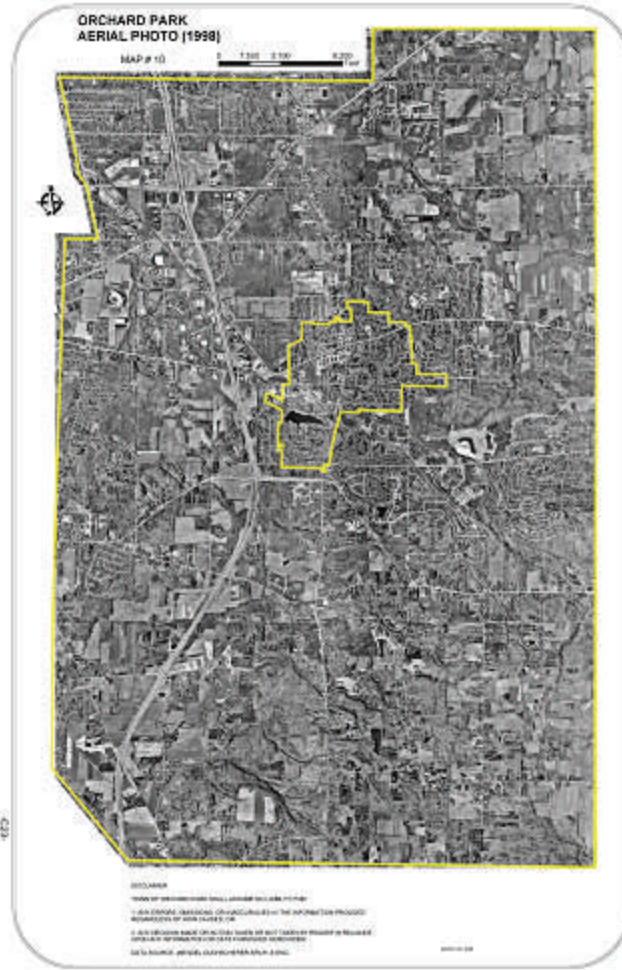
Town of Orchard Park Zoning				
District	Allowed Uses	Pertinent Bulk Regulations		
A-1 Agricultural	Agricultural uses (dairying, forestry, greenhouse, hatchery, horticulture, livestock raising, paddocks, truck farming). Churches, one-family dwellings. By Special Permit: Golf course, private recreation club, public stable, retail nurseries, riding academy, tennis court and home occupations.	Min. Lot Size:	Min.	54,500 sq.ft.
		Lot Width:	Min	160 ft.
		Setback:	Max. Lot	75 ft.
		Coverage:	Min. Floor	7%
		Area:		1200-1500 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:	Min.	25,000 sq.ft.
		Lot Width:	Min	120 ft.
		Setback:	Max. Lot	60 ft.
		Coverage:	Min. Floor	12%
		Area:		1800 sq.ft. 1400
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:	Min.	20,000 sq.ft.
		Lot Width:	Min	110 ft.
		Setback:	Max. Lot	50 ft.
		Coverage:	Min. Floor	12%
		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.:	1-family	2-family
		Lot Size	14,500 sf.	24,000 sf.
		Lot Width	100ft. 40	125ft.
		Setback	ft. 1,100-	40 ft.
		Floor Area	1,400sf.	2,000 sf.
		Max Lot Cover	15%	15%
				Multi-family
				10 acres
				NA
				50 ft.
				800 sf./unit
				20%
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.:	1	
		Lot Size	3,000 sf.	24,000 sf.
		Lot Width	90 ft.	125 ft.
		Setback	40 ft.	40 ft.
		Floor Area	1,000-1,300 sf.	2,000 sf.
		Max Lot Cover	17%	15%
				4 acres
				NA
				50 ft.
				700 sf./unit
				20%
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. 40%
		Max. Lot Coverage:		
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:	Min.	None
		Lot Width:	Min	80 ft.
		Setback:	Max. Lot	50 ft.
		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 promises, and supermarkets.	Min. Lot Size:	Min.	None
		Lot Width:	Min	80 ft.
		Setback:	Max. Lot	50 ft.
		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 development regulations. Figure 2

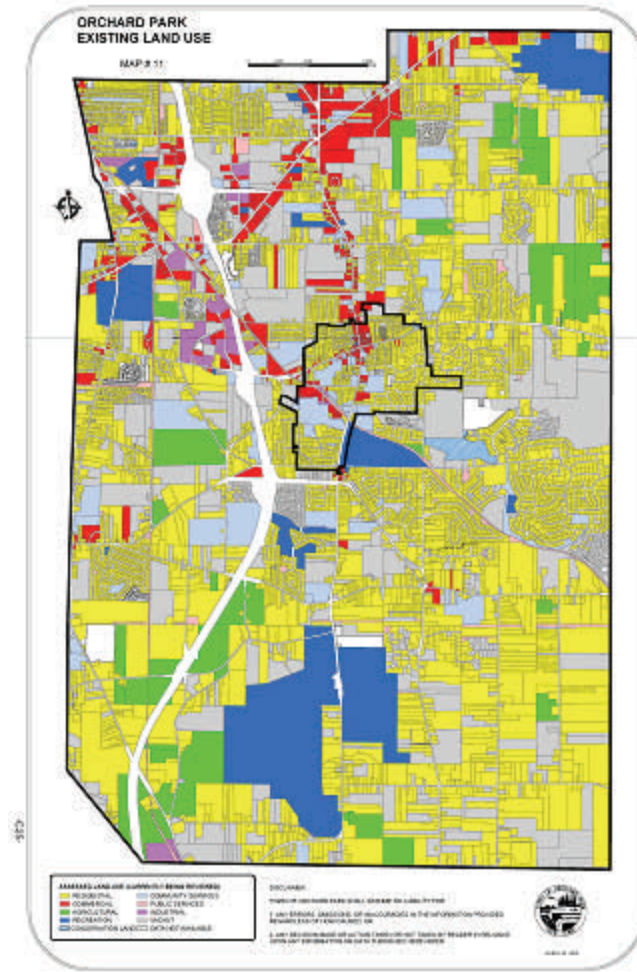
Town of Orchard Park Zoning				
District	Allowed Uses	Pertinent Bulk Regulations		
B-4 Commercial	Medical, private, professional and public offices, retail comprising less than 1/3 rd of the total floor area. No special exception uses. Outside storage and parking in the front yard are prohibited.	Min. Lot Size: Lot Width: Setback: Coverage:	Min. Min. Max. Lot	None 80 ft. 50 ft. 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: Lot Width: Setback: Coverage:	Min. Min. Max. Lot	1 acre ft. 40% 100 50 ft.
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: Lot Width: Setback: Coverage:	Min. Min. Max. Lot	40,000 sq. ft. 150 ft. ft. 50 40%
*L-C 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 Size: Min. Lot Width: Setback:	Min. Min.	3,600 or 5,000 sf. per dwelling unit depending on the size of the units. 100 ft. 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.) Figure 2.				



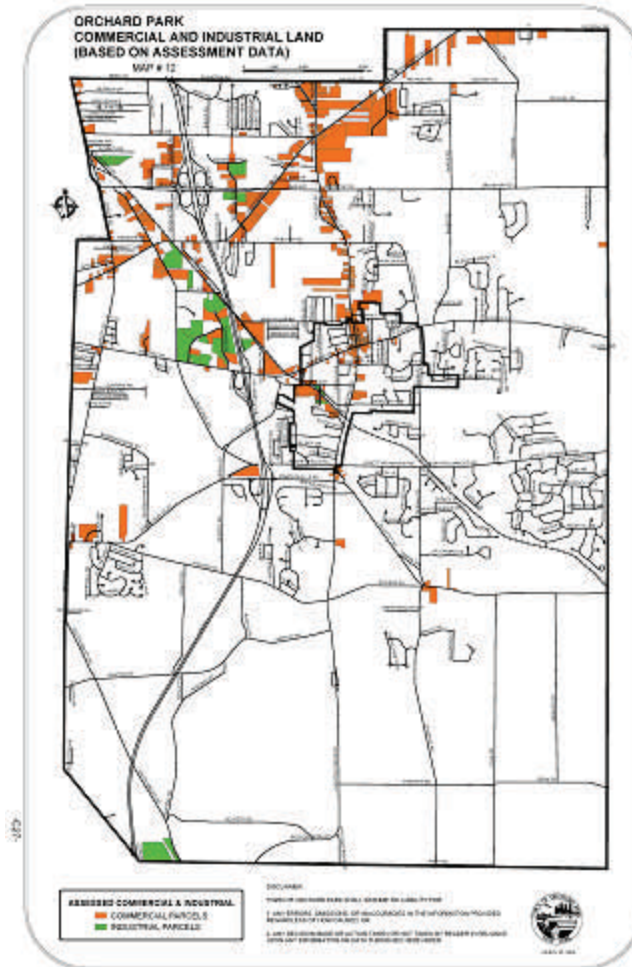
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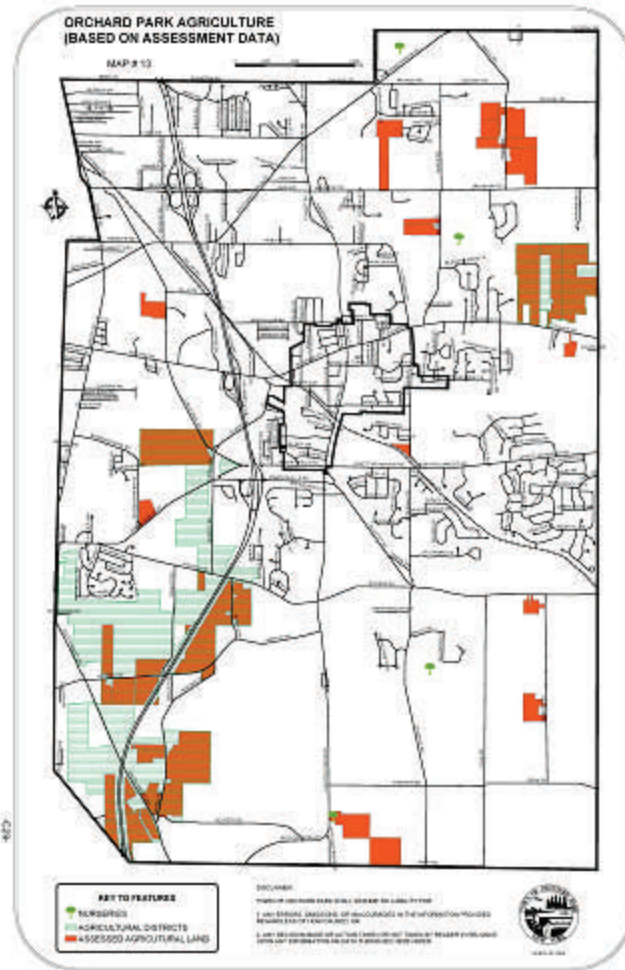
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and B-3 allow a variety of business and commercial uses. The B-3 specifically prohibits certain retail uses, such as automotive related applications, restaurants, and supermarkets. B-4 is intended for offices, although limited retail sales are permitted incidental to an office use.

In the Residential Zones, the R-1 and R-2 require larger lots and permit single family homes, churches, farms, parks, and schools. Home occupations are not allowed. The R-3 permits the same uses as R-1 and R-2, but also allows tourist homes, two-family homes and home occupations. R-3 also allows multiple dwellings, town houses, and home occupations by special exception approval. The R-4 Zone allows all of the R-3 uses and adds multiple dwellings and town houses. The Agricultural Zone requires one acre lots for single family residential occupation and additionally permits golf courses, stables, and home occupations only with special exception approval as well as the aforementioned permitting of farming and churches.



Senior Residential Living

In addition, the Town of Orchard Park has one floating zone for Senior Residential Housing (SR), which is intended for the construction of affordable senior housing. This zone is permitted only in R-3 or R-4 areas or adjacent to these zones if in a Business zone. Special exception approval is required by the Town of Orchard Park Board.

The Land Conservation District prohibits development to insure open space. With special exception approval this area may include golf courses, athletic fields, and other similar outdoor recreational uses, such as trail development.

The Town of Orchard Park has several regulations and codes related to the land uses and zoning. Section 144-44 of the Town of Orchard Park Codes and Ordinances sets the requirements for commercial building permits and Certificates of Occupancy and mandates site plan review to be approved by the Town of Orchard Park Board.

These applications must first be reviewed by the Conservation Board, the Planning Board, and the Town Engineer for recommendations. Often the Recreation Commission, the Trails Task Force, the Historic Preservation Board, and the Open Space Preservation and Farmland Protection Task Force are consulted for recommendations. Required submittals must include a landscape plan meeting code requirements for size, type, and mix of trees and landscaping and be signed and stamped by a registered landscape architect. Multi-family and town house developments have similar requirements and must provide plans for a homeowners' association for review, if applicable.

Subdivision review is regulated through Section 121 of the Town of Orchard Park Code and Ordinances. The authority to regulate subdivisions was given to the Orchard Park Planning Board with The Town Board acting in an advisory capacity. The Code defines a subdivision as any land division for the purposes of selling a lot where a new street will be built or division into five or more lots. The Planning Board requires pre-submittal, preliminary, and final plat submittals and may require a developer to reserve land for public use or for roads. Land may be required for parks or a fee-in-lieu of land may be accepted.

There are several other significant Town regulations relating to land use. Chapter 66 of the Code has Flood Damage Prevention measures, Chapter 131 covers Vehicles and Traffic ordinances, and other sections

govern Noise, Excavations, Unsafe Buildings, Signage, and Conservation Easements.

Infrastructure

The public water supply in the Town of Orchard Park is provided by the Erie County Water Authority. Water distribution is managed by a series of water districts. In 2004, the Town of Orchard Park completed a Townwide Comprehensive Water Improvements Project which replaced aging water lines, improved fire protection flows and water pressures, and constructed a completely looped water system. The water system is operated and maintained by the Erie County Water Authority through a Lease/Management Contract.



Erie County Water Tower on Lake Ave.

The majority of the Town of Orchard Park has public water service. However, much of the southwest area along South Abbott Road, Newton Road, Draudt Road, Burton Road, and Bunting Road is not on public water lines. In these areas, water is supplied by private wells.

One of the bars to development in the southwest portion of the Town has been lack of a public water supply as well as the Town's decision not to run sewer lines south of Powers Road. Any significant increase in housing density in this area could potentially adversely affect both the quantity and quality of water available to existing residents from their wells.

Therefore, existing private water supplies available from wells must be protected, if further development is considered. When and where appropriate, studies, funded by prospective developers, of the aquifers underlying the Town where there is no public water should be required as part of the SEQR (State Environmental Quality Review) process. The protection and adequacy of private water supplies will be a significant consideration in the approval of any new subdivision proposals.

Sanitary Sewer Service in the Town of Orchard Park is supplied in the northern part of town. Not all of this area is serviced: the eastern ends of Milestrip and Michael Roads do not have sewers. Most areas south of Powers and Ellicott Roads are without sewers and dependent on septic systems. There are a few sewer extensions in this southern area, including subdivisions near the western border, a small extension along Chestnut Ridge Road, Greenmeadow Drive, Bruce Drive, and the Summit at Scherff subdivision.

The majority of the area with sewers is within Erie County Sewer District Three, except for a number of small sewer districts, operated by Orchard Park, throughout the northern part of the Town. The Erie County Sewage Treatment Agency provides trunk sewer service to the Town of Orchard Park, transmitting sewerage for treatment to the Agency's Wastewater Treatment Facility on Lake Erie. The Agency operates and manages the sewer lines within Erie County Sewer District Three. The Town operates and manages the other Sewer Districts. Sewer districts themselves are self-supporting entities with the power to assess appropriate service fees and levy local sewer charges.

In late 2006, through the first half of 2007, the County Sewer Authority has approached Erie County municipalities, encouraging them to become part of the County-managed system. Some communities, principally those with older, failing infrastructure, have responded favorably to the inclusion in the larger system, knowing that the cost of replacements and improvements to their existing systems will be amortized over the entire included area, thus potentially costing their local residents less in maintenance and operating costs.

The Town of Orchard Park has been approached and is carefully weighing the pros and cons of assimilation into the larger system, studying such issues as age and condition of the current Town infrastructure, the potential application and utilization of our current financial reserves in the proposed program, the cost analysis of current assimilation, and the potential opportunity for assimilation in the future.

Solid Waste disposal of residential refuse is provided by a private company contracted to the municipality. Business and industrial properties are not serviced by the Town, and each privately contracts for solid waste disposal. The Town Highway Department, in the Town outside the Village, collects yard waste, except grass, such as leaves and branches and converts it into composted mulch and wood chips that is available to the public. This organic process takes place at the newly developed Milestrip Road Compost Site. Hundreds of thousands of dollars have been and are being saved by diverting organic materials from the usual solid waste stream. Additionally, substantial revenues are being realized by the Town by selling, for modest sums, the products generated in the Composting Site to residents and contractors. Another important component of solid waste management within the Town is curbside separation and collection of accepted recyclable materials, which is required by Town and State law. Diversion of these materials from the normal tipping process also saves large sums of money and enables the community to provide low-cost refuse service.

The Town is currently exploring the renewal of our refuse and recycling contract for an additional period, as provided for in the contract, and is exploring creative ways to enhance and upgrade the current curbside recycling program, with the goal of increasing the removal and reuse of potential resources from the solid waste stream, while controlling costs by reducing tipping fees and selling reusable commodities.

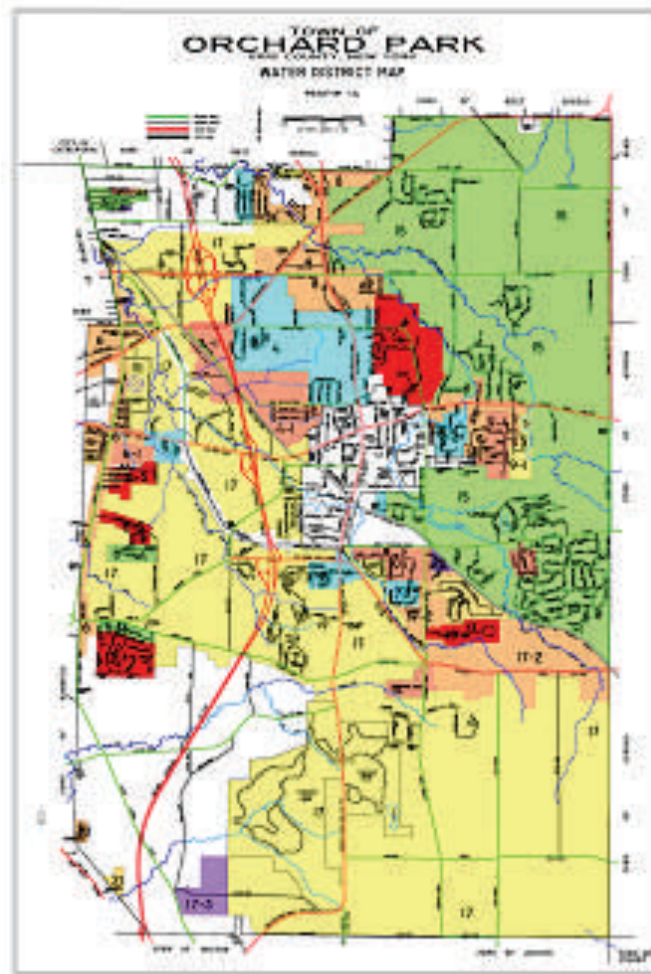
Utility service is provided within the Town by New York State Electric and Gas, for electricity, and National Fuel, for natural gas. The Town of Orchard Park has a Franchise Agreement for cable service in the Town.

Transportation Infrastructure

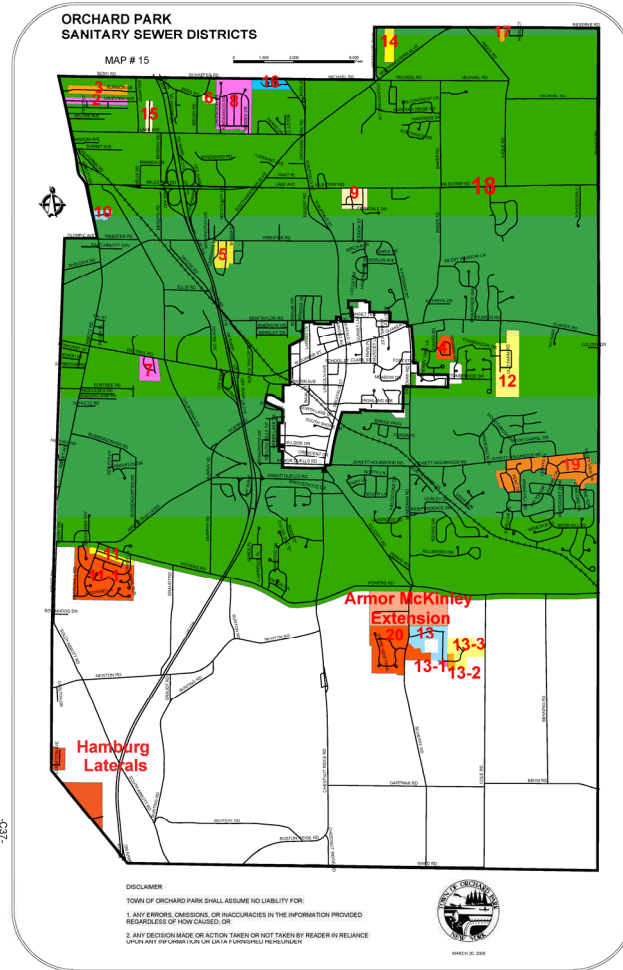
Road System: Interstate, State, County, and local roads form the transportation network within the Town of Orchard Park. US Route 219, a divided highway with limited access ramps, connects into the Federal Interstate Route 90. Major access to Route 219 is at NY Route 179, (Milestrip Road), NY Route 20A (Big Tree Road) and Armor Duells Road. Other State roads are NY Route 277 (Buffalo Road), which runs north and south through the center of the Town and Village, NY Route 20 (Southwestern Boulevard), which is a four lane highway running east and west through the commercial and business district in the northern part of Town, and NY Route 187 (Transit Road), which runs directly north and south, and which forms the border with neighboring towns to the east. These roads form the major north-south and east-west corridors through the Town.

The rest of the roadways are split between the Town and Erie County. Some of the more heavily traveled roads are County roads, including Milestrip Road, California Road, Abbott Road, and Jewett Holmwood Road. The major Town roadways and roads internal to subdivisions total over ninety five miles and are fully operated, maintained, and plowed by the Town of Orchard Park Highway Department.

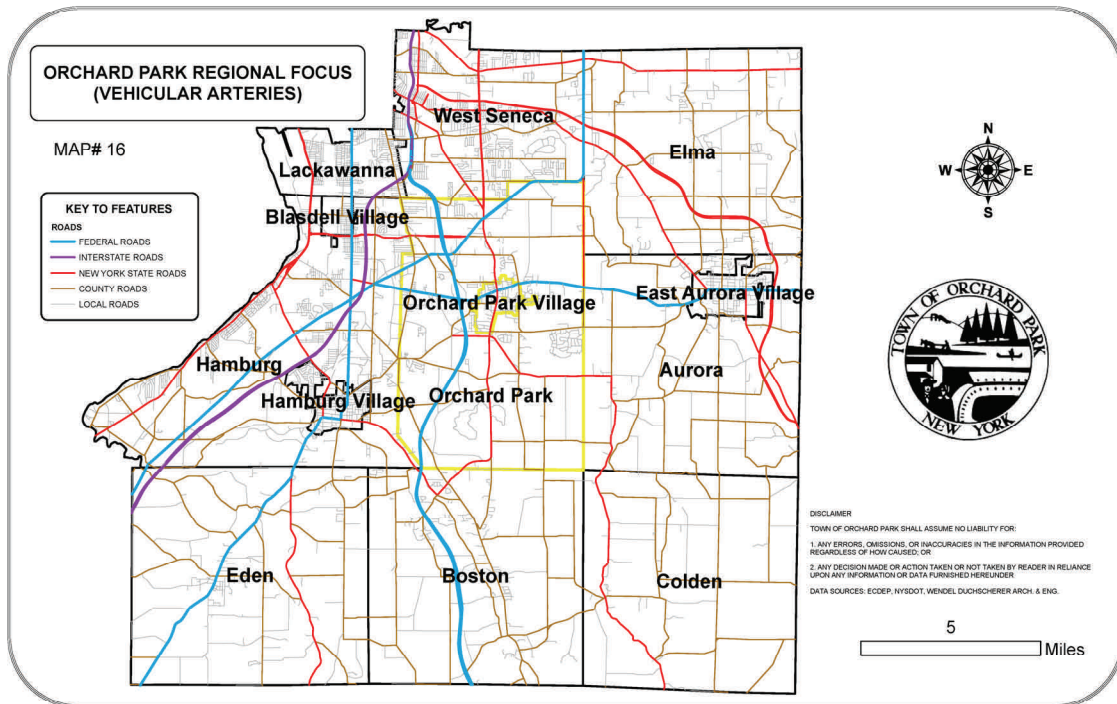
Public Road Transportation: The major public transportation is bus service provided by the Niagara Frontier Transportation Authority (NFTA), which has two routes that pass through the Town of Orchard Park. Since 1980, when the percentage of workers driving alone to work was 77 with 2% using public transportation, until 2000, when more than 82% drove to work alone and 1% used public transportation, bus service has declined in the Town. This trend is expected to continue despite increasing fuel costs. A “Park and Ride” parking area was



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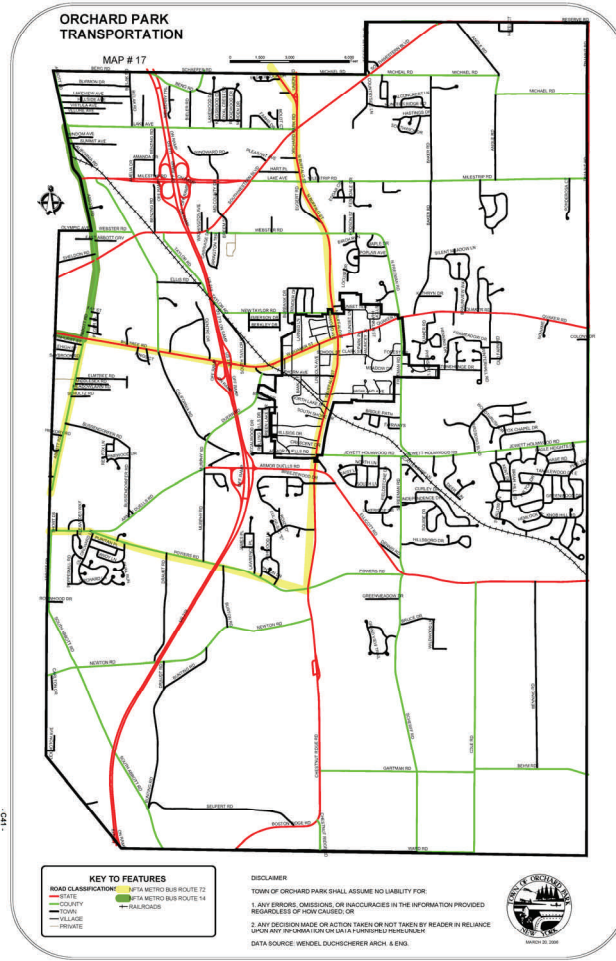


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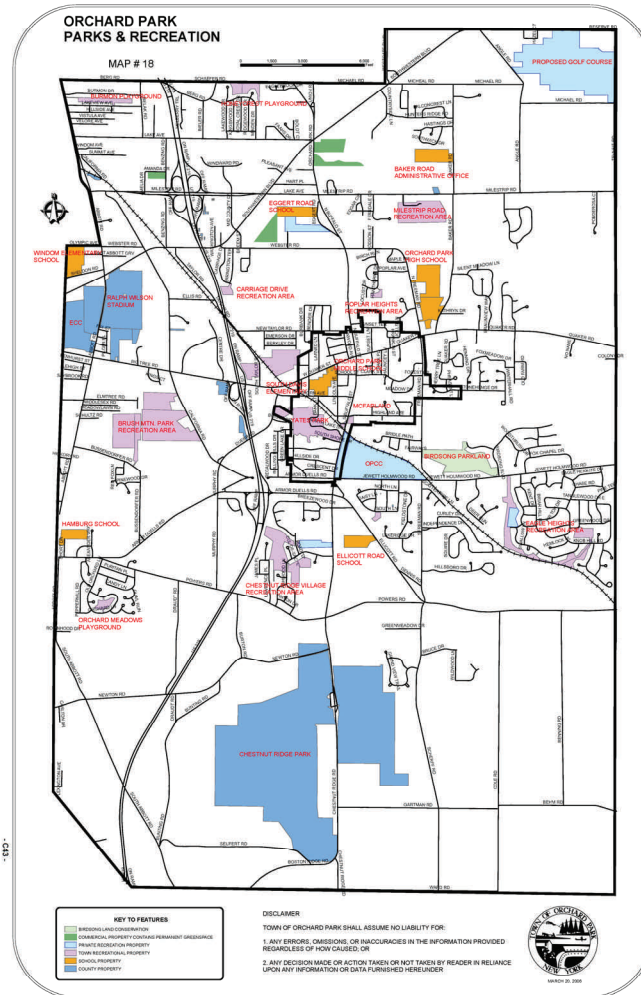


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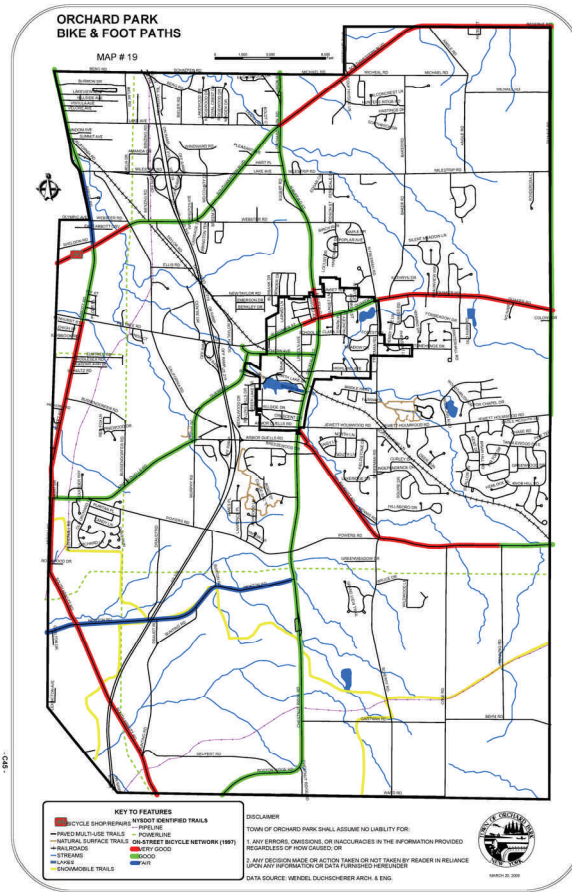
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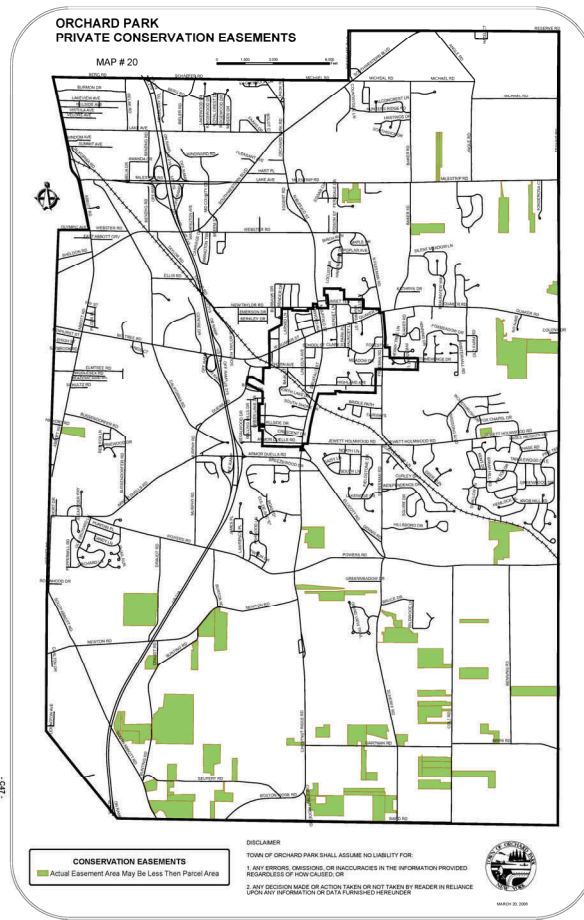
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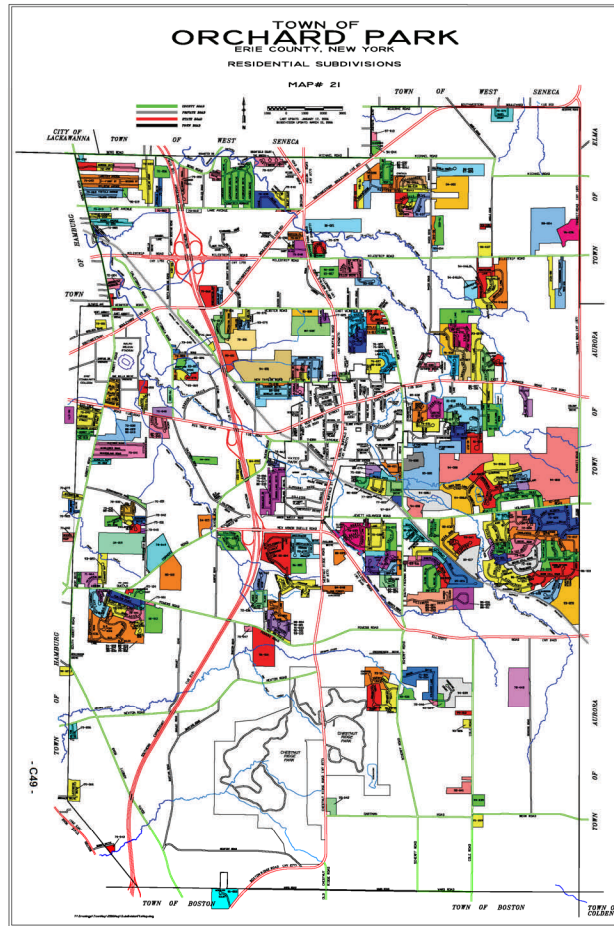
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constructed in 2002 adjacent to the Route 219 access on Big Tree Road to encourage car pooling.

Rail Transportation: The Buffalo Pittsburgh Railroad runs on a northwest/southeast route through the central part of the Town. The usage of the track is light. No business within the Town currently uses the rail line,

except for occasional shipments to 84 Lumber and Thruway Builders Supply. The railroad right-of-way for the line is still in place. Citizens on the Orchard Park Trails Task Force have expressed interest in converting the rail corridor to a recreational trail if the line is ever abandoned. An earlier plan to implement rail transportation to stadium events never materialized.

Population Trends and Demographics



Vistula Ave. Residence

Over the past twenty years, the population of the Town of Orchard Park has grown slowly, but steadily, in comparison to Erie County which is experiencing a population decline. The 2000 US Census records the Town population at 27,634, which represents a 14% increase since 1980. Growth in households has been strong. However, household size is decreasing. The average household size in 2000 was 2.67 compared to 3.66 in 1970, while the number of households in 1970 was 16,246, and in 2000 had grown to 24,343. Projection from the Greater Buffalo-Niagara Regional

Transportation Council

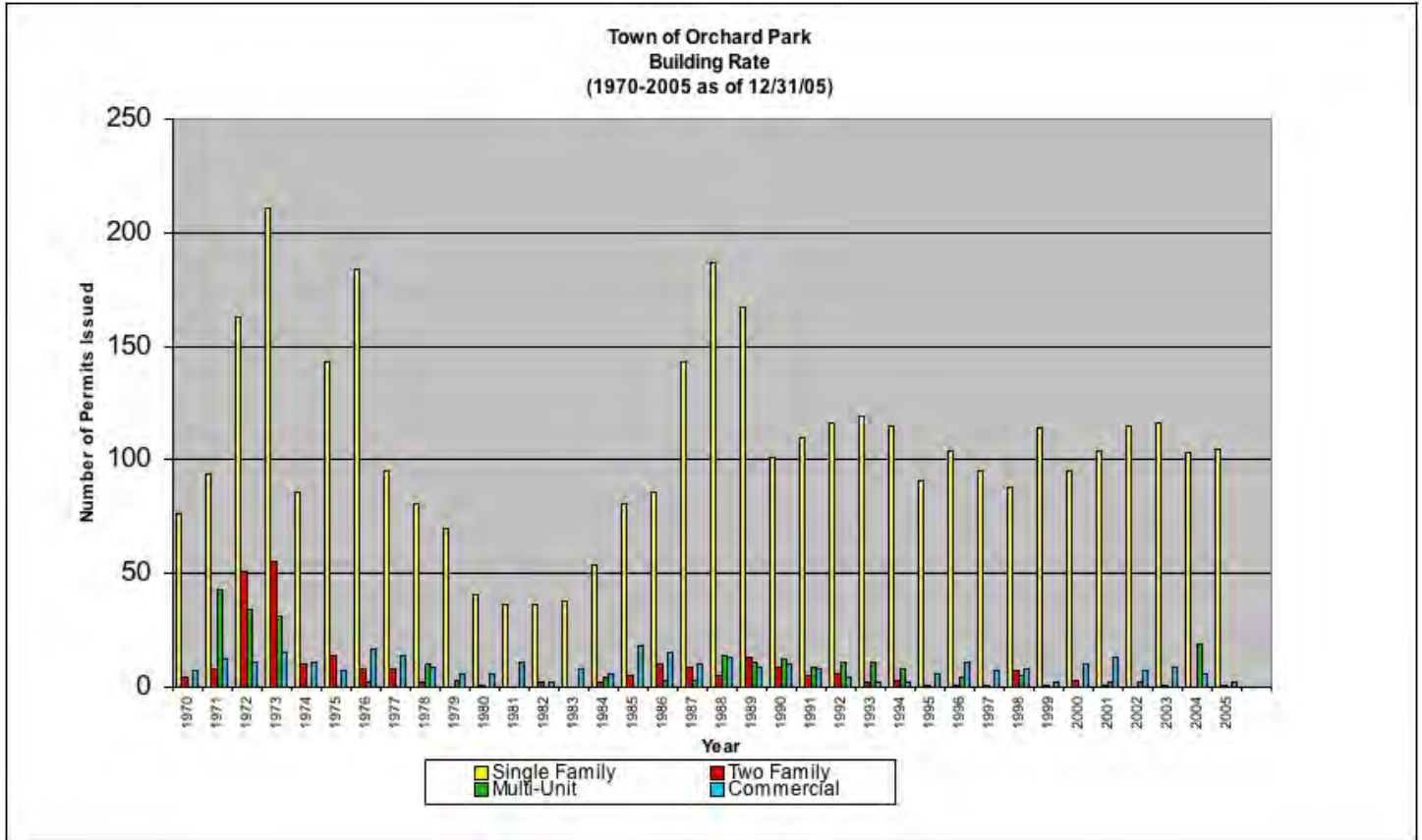
(GBNRTC) indicates a continued population growth in Orchard Park between 2000 and 2020 of 15.2 %. The 2000 Census profile of general demographic population characteristics reports 97.6 % of the population as Caucasian, 1.1 % as Asian, .5 % as Black or African American, 1 % as Hispanic, and .1 % as Native American. There is a mix of 51.9 % males and 48.1 % females.



Yates Barn

The trends in population over the last thirty years show that Orchard Park is not only a growing community, but an aging one as well. Since 1990, the number of seniors has increased by 44 %, and people sixty-five or over represent 16 % of the population. There has also been an increase over the past ten years in the number of children under eighteen. Currently this age group accounts for 25% of the Town's population.

The majority of the population live in residential, single-family homes. Residential development is steady, and census data shows 1,440 net new units of housing added in the Town between 1990 and 2000. (See Fig. 9, page C52.) Approximately 21% of all occupied housing is occupied by renters. According to a survey of rental housing, the least expensive rent is \$450 per month plus electricity. There appears to be a low supply of affordable housing. Most apartments in the Town rent at significantly higher rates. The lack of affordable housing is a particular problem for the senior households. There are two lower-rent senior housing complexes in Orchard Park, Angle Acres and Carnation Housing. There are several other senior residential housing facilities ranging from senior apartments to assisted living and nursing care. Presently, there are also plans to



Town of Orchard Park - Building Rates (1970-2005 as of 12/31/05)				
YEAR	Single Family	Two Family	Multi-Unit	Commercial
1970	76	4	0	7
1971	94	8	43	12
1972	163	51	34	11
1973	211	55	31	15
1974	86	10	0	11
1975	143	14	0	7
1976	184	8	2	17
1977	95	8	0	14
1978	81	2	10	9
1979	70	0	3	6
1980	41	1	0	6
1981	36	0	0	11
1982	36	2	0	2
1983	38	0	0	8
1984	54	2	4	6
1985	81	5	0	18
1986	86	10	3	15
1987	143	9	3	10
1988	187	5	14	13
1989	167	13	11	9
1990	101	9	12	10
1991	110	5	9	8
1992	116	6	11	4
1993	119	2	11	2
1994	115	3	8	2
1995	91	1	0	6
1996	104	1	4	11
1997	95	1	0	7
1998	88	7	5	8
1999	114	1	0	2
2000	95	3	0	10
2001	104	1	2	13
2002	115	0	2	7
2003	116	1	0	9
2004	103	0	19	6
2005	105	1	0	2

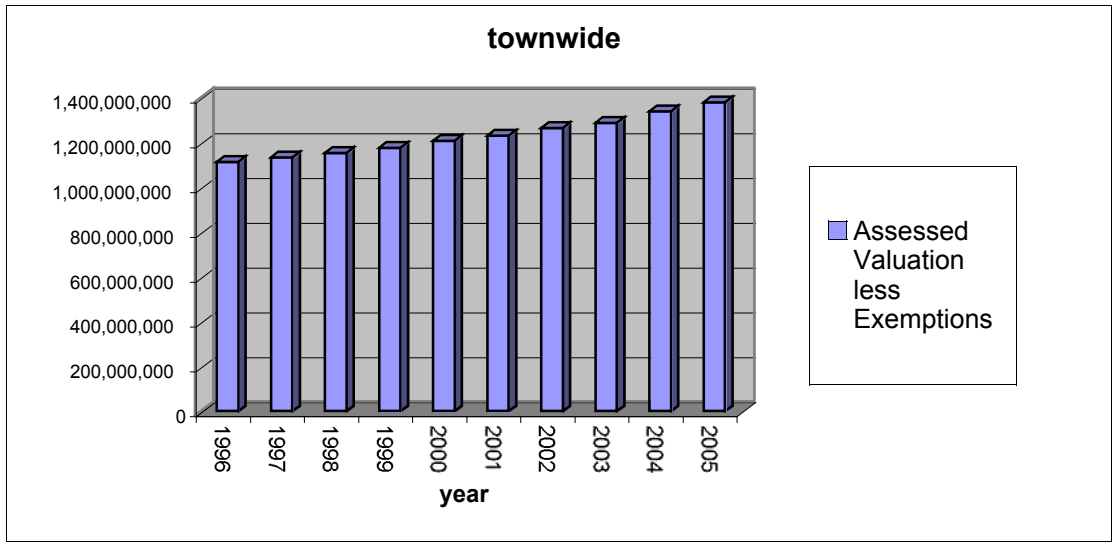
**TAXABLE ASSESSED VALUE TABLE
2005 & 2004**

2005	TOTAL ASSESSED VALUE	VETERANS EXEMPTIONS	SOLAR WIND, FIRE FIGHTER, CLERGY, DISABILTY, PARAPLEGIC EXEMPTIONS	AGRIC & BUSINESS EXEMPTIONS	WHOLLY EXEMPT PROPERTY (Includes IDA Property)	TOWN OLD AGE EXEMPTIONS	TOWN TAXABLE ASSESSED VALUE	ASSESSED VALUE EXPRESSED AS A %
VILL.OP	\$171,735,213	\$4,274,032	\$66,350	\$81,246	\$24,827,500	\$1,431,204	\$141,054,881	10.2390%
TOWN OUTSIDE	\$1,577,821,911	\$33,409,207	\$2,479,717	\$19,868,667	\$275,546,868	\$9,954,254	\$1,236,563,198	89.7610%
TOWNWIDE	\$1,749,557,124	\$37,683,239	\$2,546,067	\$19,949,913	\$300,374,368	\$11,385,458	\$1,377,618,079	100.0000%

2004	TOTAL ASSESSED VALUE	VETERANS EXEMPTIONS	SOLAR WIND, FIRE FIGHTER, CLERGY, DISABILTY & PARAPLEGIC EXEMPTIONS	RAILROAD, AGRIC & BUSINESS EXEMPTIONS	WHOLLY EXEMPT PROPERTY (Includes IDA Property)	TOWN OLD AGE EXEMPTIONS	TOWN TAXABLE ASSESSED VALUE	ASSESSED VALUE EXPRESSED AS A %
VILL. OP	\$171,435,055	\$4,719,180	\$66,380	\$199,220	\$24,662,000	\$1,359,433	\$140,428,842	10.4886%
TOWN OUTSIDE	\$1,539,282,986	\$34,769,444	\$2,459,521	\$14,832,448	\$278,907,468	\$9,870,291	\$1,198,443,814	89.5114%
TOWNWIDE	\$1,710,718,041	\$39,488,624	\$2,525,901	\$15,031,668	\$303,569,468	\$11,229,724	\$1,338,872,656	100.0000%

Assessed Valuation less exemptions

1996	1,111,947,225
1997	1,133,159,056
1998	1,152,989,863
1999	1,176,418,719
2000	1,206,776,361
2001	1,230,502,226
2002	1,263,334,927
2003	1,286,140,827
2004	1,338,872,666
2005	1,377,618,079



Assessed Valuation less exemptions

1996	973,614,972
1997	994,086,254
1998	1,014,152,408
1999	1,037,425,435
2000	1,067,728,742
2001	1,091,968,698
2002	1,123,930,720
2003	1,146,364,452
2004	1,198,433,814
2005	1,236,563,198

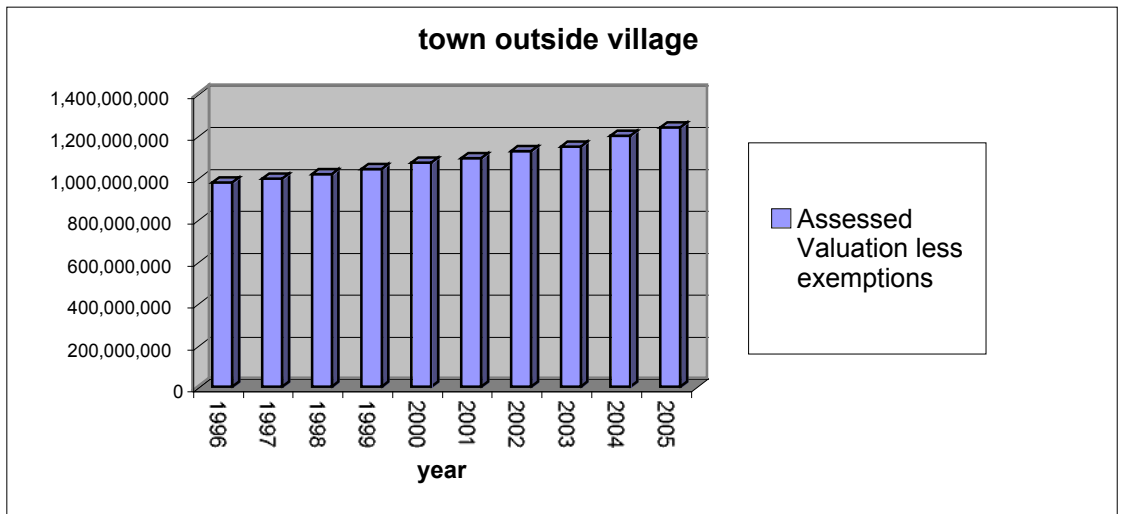
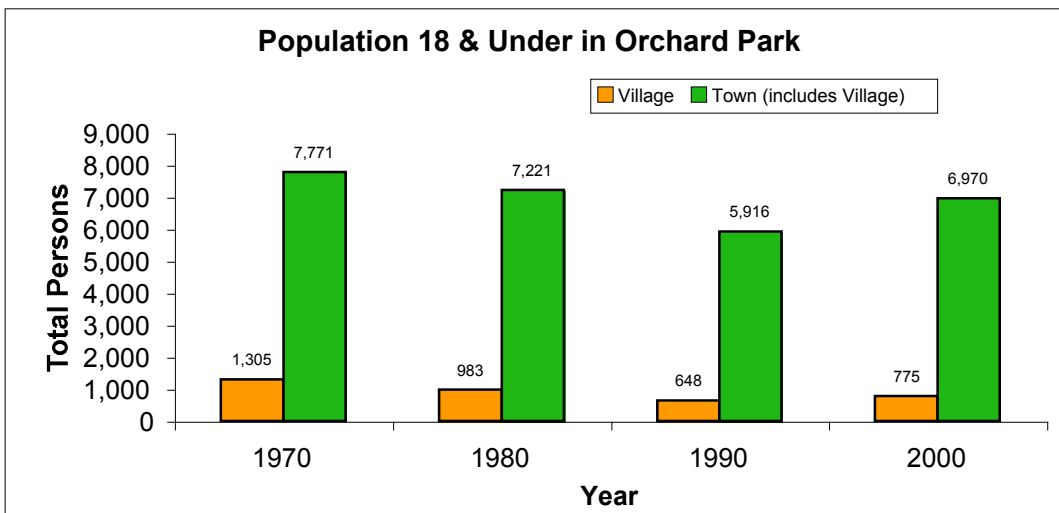
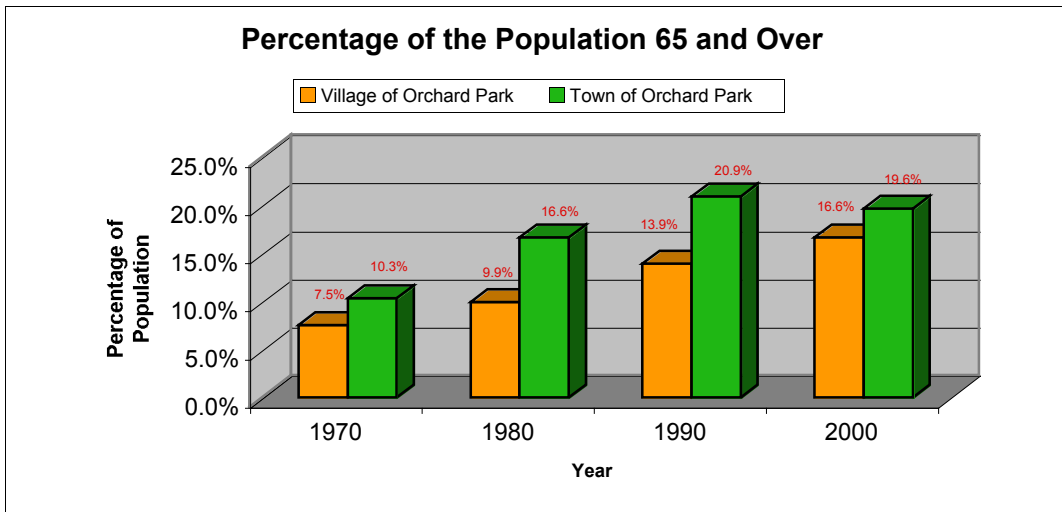
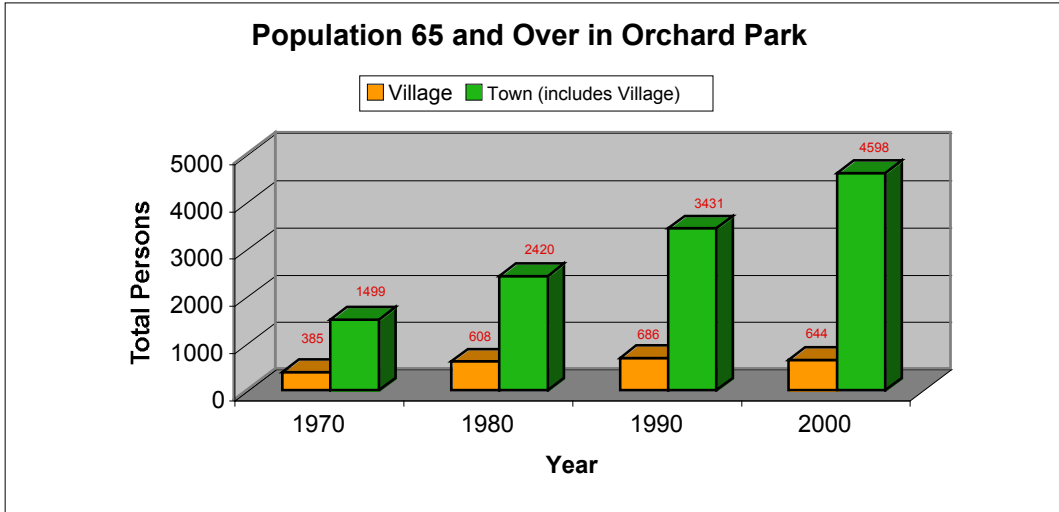


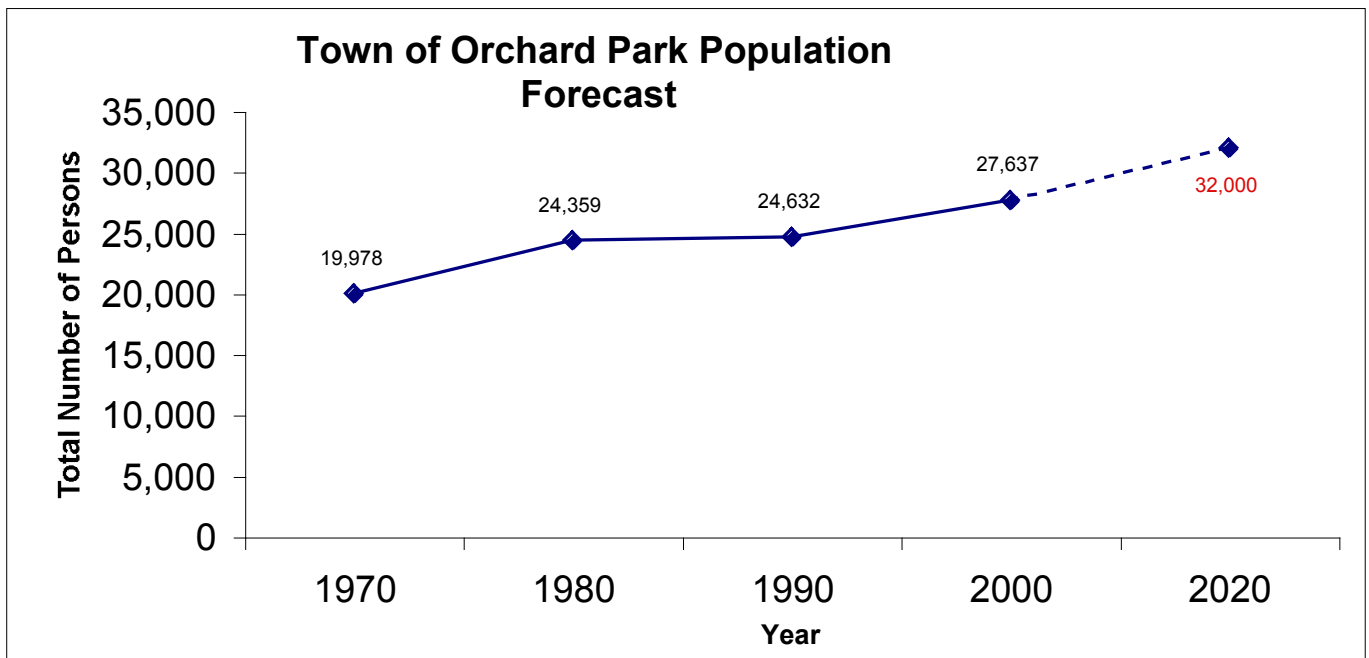
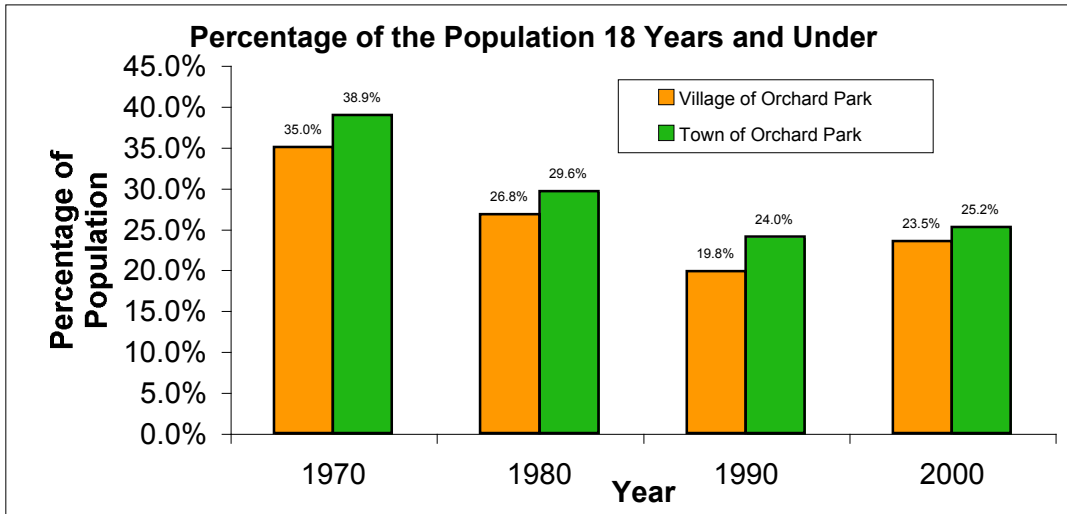
TABLE 1 Orchard Park Population, 1970-2000							
	1970	1980	% Chg. 1970-80	1990	% Chg. 1980-90	2000	% Chg. 1990-00
Town (excludes Village)	16,246	20,688	27.3%	21,352	3.2%	24,343	14.0%
Orchard Park Village	3,732	3,671	-1.6%	3,280	-10.6%	3,294	0.4%
Orchard Park (Town & Village)	19,978	24,359	21.9%	24,632	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.				Figure 8.			

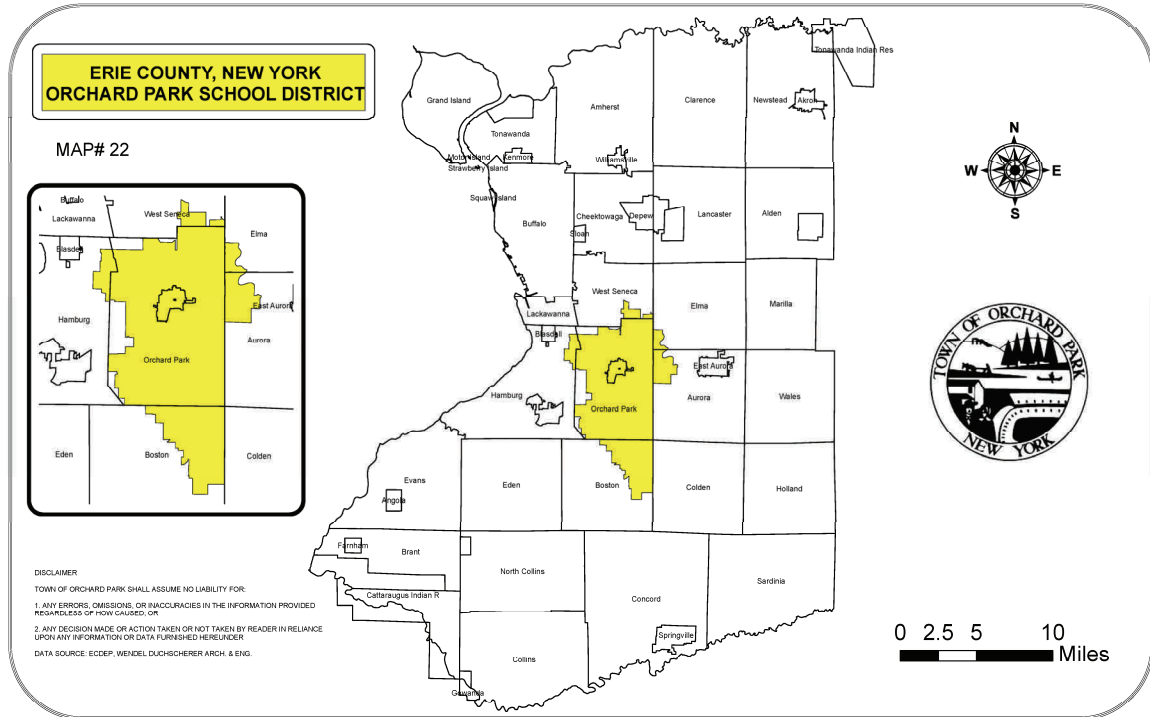
TABLE 2 Orchard Park Households, 1970-2000							
	1970	1980	% Chg. 1970-80	1990	% Chg. 1980-90	2000	% Chg. 1990-00
Town (excludes Village)	4,404	6,614	50.2%	7,493	13.3%	8,859	18.2%
Orchard Park Village	1,149	1,369	19.1%	1,365	-0.3%	1,418	3.9%
Orchard Park (Town & Village)	5,553	7,983	43.8%	8,858	11.0%	10,277	16.0%
Source: US Census Bureau.				Figure 9.			

TABLE 3 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.			Figure 10.	

TABLE 4 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. Wendell Duchscherer forecast based on 1990-2000 trends.				Figure 11.







-C59-

[Click to download the 11x17 map version](#)

develop a large senior residential complex on Big Tree Road at California Road, which will offer facilities for completely independent living, extending to skilled nursing care.

The Town of Orchard Park has a relatively diverse employment base. Major employment sectors include education, manufacturing, services. According to information from the Orchard Park Chamber of Commerce, the largest employers are the Orchard Park Central School District and Erie Community College South. Together, these two institutions employ approximately one thousand people. Other major employers are residential health care facilities and a number of small manufacturing industries located in the two industrial parks in the Town.

The parallel between jobs available in the community and industries where residents work suggests that the local market is providing the opportunity for employment to the local residents. The major job trends from the census data demonstrate increasing employment in “services and retail” and reductions in manufacturing. Agricultural activity is an important part of the local history and character of the agricultural lands have been identified as a major component of the Town’s open space. According to data from the Open Space Preservation and Farmland Protection Task Force, there are fifty-seven active farm properties in the Town. The majority of farms are truck farms, producing fruits, vegetables, and grains. Other types of farming include livestock, dairy products, horse stables, and nursery stock. The Town participates in the New York State Agricultural District Program. There are tax exemptions for farms and conservation easements with tax reductions for property owners who agree to keep specific acreage undeveloped. Ultimately, farming is an economic activity, which cannot continue if it is not profitable for the owner. Farming does not receive any economic development assistance typically available to other business activities. The Task Force has recommended that it should and is exploring economic incentives. It must also be acknowledged that in some cases, the choice may be to preserve farm lands as open space rather than active farms.

Goals and Objectives

For any planning document to be successful and continuously useful, it must be general and flexible enough to meet the growing needs of the community. For that reason, included here is a general list of goals and objectives, presented in bullet-point form in no order of relative importance. This list was compiled after much public input and thoughtful reflection by the Town Board. It is thought to reflect the concerns and desires of the citizens of Orchard Park at the time of its composition.

Goal: **Preserve Community Character**

Recognize the unique and different characters of the Town and Village

Maintain the integrity of the Town's residential neighborhoods by using all available means to preserve the quality of residential life in all sectors of Orchard Park. The cumulative effects of environmental, aesthetic, safety, and related issues must be foremost in the decision-making process of future development proposals.

Protect environmental features, such as wooded lands, creek beds, and parks.

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

Insure that new development is compatible with the character of adjacent existing development. Consider design overlay districts where appropriate.

Encourage the use of buffers between differing adjacent uses.

Carefully manage growth by implementing an appropriate balance between residential, commercial, and industrial development and open space preservation.

Where appropriate, promote the reuse and rehabilitation of existing buildings before building new ones.

Encourage the filling of existing developments before permitting development of new lands in the Town.

Insure that roadway projects are sensitive to community character issues, and that negative impacts of any road 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 work to share facilities to control the costs of programs.



Bauer Service Station



Arthur's Hardware

Goal: 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.

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.



Orchard Park Farm



Birdsong Parkway

Goal: 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.

Provide greenway corridors to protect ecological resources.

Protect the viability and environmental quality of all the Town's creek watersheds.

Protect the water quality in Freeman Pond, Green Lake, and other public water areas.

Goal: Provide a Safe and Efficient Transportation Network that Compliments the Existing Town Atmosphere

Increase the opportunities for bicycling and walking in the Town to reduce automobile dependency and promote healthy recreation.

Working with local, county, and state jurisdictions, provide walkways and on-street bicycle paths in appropriate areas and improve the shoulders of roads in rural areas to enhance walking and bicycling opportunities.

Identify and connect open space corridors for use as bicycle paths and walkways

Link community assets and destinations with pathways to improve connectivity.

Address environmental impacts caused by roadway expansion.

Provide safe access to schools, parks, and community centers for citizens of all ages.

Goal: Maintain the Existing High Quality of Life in the Community

Enhance the recreational opportunities within the community 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 on existing and planned neighborhoods in the Town.

Establish design standards for new commercial development to insure that it is appropriate in scale, style, streetscape, and green space.

Encourage affordable housing opportunities for seniors and low-to-moderate income residents.

Promote controlled and orderly development, incorporating public involvement in the planning process.

Appropriately buffer commercial and industrial land uses from residential areas.

Encourage cooperation and coordination among the Town, the Village, and the 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.

Insure 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.

Work toward the establishment of a town-wide drainage district, prioritize public drainage concerns, begin to resolve regional drainage problems that may have arisen prior to the creation of the Town's Engineering Department and the implementation of current construction standards.

Explore regional projects and opportunities.



Burmon Playground



Freeman Road Horse Farm

Continue to upgrade code enforcement of those property owners resisting the Building Inspector's requirements to maintain properties according to the approved codes.

Goal: 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 area as a central business hub of Orchard Park, and support its integrity and economic viability.

Support measures to preserve and enhance the existing "small town" design and character of the commercial districts abutting 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 ambiance of the community.

Maintain and improve convenient access to the commercial corridors in the Town.

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 and the tax base.

Support agriculture and agricultural businesses, recognizing their importance to the community.



Orchard Park Commerce

Goal: Recognize Regional Assets Which Contribute to the Quality of Life in Orchard Park.

Recognize the importance of this list of regional assets, including, but not limited to, the following: Chestnut Ridge Park, Ralph C. Wilson Stadium, Erie Community College, Bryant and Stratton, The Jolls House, The Quaker Meeting House, The Bicycle Pedaling History Museum, the Western New York Historical Society Train Depot, the Orchard Park Library, the Milestrip Recreation and Compost Center, neighborhood municipal parks, historic homes, excellent restaurants, and commercial shopping establishments.

Promote the community as a place to shop, eat, and do business while visiting the Town's attractions.

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

Goal: Recognize and Promote All Departments of Town Government as Having Public Service and Assistance to Citizens as the Primary Objectives.

(Please see the section of the Comprehensive Plan entitled Government Services)



Quaker Meeting House c.1820

Observations, Ongoing Programs, and Proposed Programs under Consideration

(The following information has been generally compiled through observations of the evolution and history of the community, from the recently written Land Use Study, and from multiple conversations with municipal officials and community residents.)

- The Town of Orchard Park is considered a second ring suburb of the City of Buffalo. The geographic center of the Town is the Village of Orchard Park. Shared governmental services are municipal office space, a police force, and recreational programs. Where there are different but similar service-providing departments, such as Town Highway and Village Public works, there is frequent cooperative interaction. In addition, the Town Assessor also provides assessment roles and services to the Village as well as the Town. There has been long-standing and close cooperation between the Town and Village as each of these municipalities serve their residents.
- The current land use of the Town represents a mixture of rural (farm), residential (single, two-family, and multi-family), commercial (local and regional), industrial (light and clean), recreational, and public/semi-public uses. Growth in the Town has begun to impact both rural and vacant lands located in the northeast and southern portions of the community.
- Commercial development has centered along Southwestern Boulevard (US Route 20), North Buffalo Road from the Village to the West Seneca boundary, Milestrip Road (county) west of Southwestern Boulevard to the Hamburg boundary, principally around the US 219 interchange. In general, commercial development, outside the Village within the Town, has located within the north and northwest segments of the community.
- Industrial development is located in the two industrial parks in the Town and generally along the Route 219 corridor.
- Residential building permits have been generally steady over the last sixteen years, averaging a little over 100 permits per year. Although building rates have maintained a steady rate, the population of the Town has only modestly increased over the past decade and a half, due, in part, to decreases in household sizes and other societal changes.
- The Town, within the last decade, has established an ongoing, five-year Capital Development Plan, which is reviewed and prioritized, as projects are completed, on a semi-annual basis. This listing incorporates roads, recreation, municipal facilities, and any and all projects of a public nature.
- There is a five-year projected and delineated program of town road renovation and/or rebuilding on a rotating basis.



North Buffalo and Southwestern Blvd.

- For the past two decades, the Town has been developing open space and recreational policies which incorporate the desire to preserve open space for public and private use and to provide for the growing community demand for an increasing number and variety of recreational opportunities, both team (ie: baseball, football, soccer, lacrosse, etc) and individual (ie: trails and exercise ways).



Little League & Soccer Pavilions

- The Town residents and public officials continue to demonstrate a desire for trails that would increase recreational opportunities and provide an alternative to motor vehicle travel. Orchard Park has implemented and is further developing a multi-use trail system throughout the Town to connect residential areas with recreation land and similar points of interest. The NYS DOT continues to expand non-motor alternatives along State Roads with recent sidewalk and bicycle lane additions within the community. Trails have now become standard requirements for subdivisions when possible and are installed under Public Improvement Permit. One particularly important component of trail development within the community is the acquisition and development of the railroad right-of-way corridor, if it becomes available. This property would connect the Orchard Park Library, Village sidewalks and shops, six Town parks, and State bike and sidewalk trails.

- The Town has recently extended a waterline in the southern area of Town, which was requested and funded by the residents, but generally resists the creation of sewer districts in the southern region of the community as one method of slowing residential development in that area of Town. It has generally been the policy of the Town not to extend sewers.



Birdsong Parkway

- The Town has completed a six million dollar water system upgrade and has contracted with the Erie County Water Authority to provide water service to the community in the most cost-effective manner.
- The Town has undertaken a drainage study to identify as many problem areas as possible, to determine which of these problem areas are of a public nature, and to establish and remediate proposed solutions where appropriate. The most economically responsible and effective suggestions are given the highest priority and addressed on community-needs basis. Several alternative general proposals are being developed by the Drainage Committee as solutions to identified issues. The Town must now address the Federal mandates of the Storm Water Phase II regulations, which are administered through the New York State Department of Environmental Conservation and require municipalities to regulate the quality and quantity of storm water with local funding in place to pay for required improvements and additional maintenance. Additionally, the Town is currently establishing drainage districts as each new subdivision is developed. Future and existing subdivisions are to be grouped into seven different drainage basins as recommended by the Town Wide Drainage Study (Parsons, 2006).
- The Town considers the issues surrounding the improvement of drainage situations to be of the highest

importance and will continue to strive vigorously for the resolution of public drainage problems and assist in the identification of private problems. As an example, the Town has recently entered into a contract for the purchase of “Quaker Settlement”, a 38 acre parcel located southeast of the intersection of Abbott and Big Tree Roads. This land is contiguous to other Town-owned land and will be instrumental in the resolution of drainage issues in the Bussendorfer area and on the roads south and off of Abbott, south of Big Tree Road.

- Recently, Erie County has proposed an assumption of responsibility regarding the Town’s sewers. The proposal is currently undergoing in depth scrutiny, consideration, and cost analysis.
- The Town has been exploring the development of overlay and floating zones as ways to address growing concerns. An architectural overlay zone is being considered for the area of North Buffalo and Orchard Park Roads, as a method to preserve community ambiance and character. Floating zoning addressing low-cost senior citizen housing or high-density residential housing is being explored and evaluated in response to frequent requests for living opportunities which require little to no homeowner maintenance.
- Realizing that there are areas of different types of development in conflict with each other, as a result of community building before the establishment of zoning regulations in the 1950s, the Town has recently begun exploring the requirement of buffer areas between development of differing zoning classifications, with the intention of protecting each zone from the other, while maintaining the flexibility of design that will create the least negative economic and geographic impact possible.
- The Town established a mandatory program for curbside pickup of recyclables in the early 1990s, which became a model for ensuing New York State legislation. The Town has also accomplished the long-held dream of developing a composting facility, which separates organic waste, such as woody plants and leaves, from the solid waste stream, thus saving disposal costs, and produces excellent organic, gardening materials which generate revenue for the continued and expanded operations of the center.
- The Town is currently studying the significant expansion of multiple types of recreation facilities at Brush Mountain Park, Milestrip Road Sports Complex, and other town-owned recreation locations. Included within this expansion exploration are funding options which will minimize community impact and which will be designed to be acceptable to area taxpayers.
- The goals and objectives of the Town have generally remained the same as they were when the Town Comprehensive Plan was updated in the mid 1980s, with increased emphasis on preserving open space where possible, providing increased recreational activities to all segments of the community, and maintaining an appropriate balance among residential, commercial, and industrial development. Principally, the municipal organization remains dedicated to the flexibility necessary to appropriately respond to community desires and needs, while maintaining fiscal stability.
- Since it has always been the policy of the Orchard Park Town Board to maintain as much rural ambiance as possible and to reduce visual distraction along traffic corridors, for safety and aesthetic reasons, the Town



Brush Mountain. Park on California Road

has continued to update the sign ordinance imposing stricter regulations on visual advertising. Concurrently, there is a concerted, energetic effort on behalf of the communities of the South towns to achieve state and federal Historic Byway status for state route 219, running south from West Seneca. The principle impetus for this effort originated and remains in Orchard Park and is very strongly supported by the Town Board.

- In the 1990s with the particular leadership of Supervisor Dennis Mill, the Town petitioned the State to enact enabling legislation to permit the establishment of the Tax Stabilization Fund in Orchard Park. Appropriate monies included in this reserve can come only from sources other than direct taxation, such as mortgage transfer tax, sales tax, and state aid and can be used only to reduce that portion of the Town property tax increase of any year which is over 2.5%. Further, the Town Board is committed to maintaining the Fund as long as possible by reimbursing it when possible with unexpended budget revenues or monies acquired in ways other than direct property tax.
- In the 1990s, The Town incorporated the DARE (Drug Abuse Resistance Education) Program into its Police Department. Conducted annually by an Orchard Park Police officer in six community elementary schools at the fifth grade level, the program has graduated thousands of better prepared and informed students since its inception over a decade ago.
- After a year and a half of study, planning, and training, the Town initiated Youth Court in 1995, staffed exclusively by trained Orchard Park students from middle to high school age. Youth Court is voluntary, requiring parent or guardian involvement, and continues to provide an effective alternative to Family Court for community children in trouble from ages seven to sixteen. Only the third court of its kind in Erie County at the time of its establishment, the Orchard Park Youth Court has served as a model for other communities in the proliferation of community youth courts throughout the region.
- With the rapidly accelerating costs of health care and benefit packages for municipal employees, the Town Board has been creatively exploring and implementing alternative programs which are both cost-saving and preservative of appropriate and necessary employee benefits.
- Orchard Park is a community of contrasts: topographically it runs from flat farmlands and residential areas to the highlands formed by the third escarpment south of and running parallel to Lake Ontario. The residential opportunities of Orchard Park run the gamut from single family homes to multiple unit complexes, housing the very young to the very old in varied matrimonial states and health conditions. The population of Orchard Park, while predominantly Caucasian of European decent, also consists of Asian, Indian, Middle Eastern, African American, and other ethnicities. Economically, the Town is home to residents of very modest means and fixed incomes to the wealthy, with living styles from densely populated areas of smaller homes to very large single residences located within extensive acreage. In between, there are a growing number of residential subdivisions representing a cross-section of financial accomplishment and living choices. The residential areas are complemented by industrial and commercial development, designed to meet community needs and to maintain a stable tax balance. It must be emphatically stated that the officials of the Town of Orchard Park appreciate the unique contributions of all areas of the community and work to demonstrate this appreciation, respect, and value by striving to their utmost ability to provide facilities and uniform, thoughtful, and courteous services to everyone within Orchard Park.



Yates House on Jewett Holmwood Road

Recommendations

The following recommendations are a combination of those found in the Land Use Study by Wendel Duchscherer and those of the Town Board based on input from the public. These concepts are not presented in order of importance, but comprise a list of issues to be considered, studied, and ultimately implemented.

With the adoption of this Comprehensive Plan Update, a community group made up of the Town Board and its appointees shall convene to organize, prioritize, and begin to study and recommend specific implementation language, methods, and tools to accomplish the institutionalization of these recommendations.

Promote and strengthen the historic preservation regulations for the Town. The use of grant monies for public and private restorations and preservation of appropriately classified structures should be explored by the Historic Preservation Board.

Public transportation issues around Ralph Wilson Stadium should be a continued focus. Zoning in the stadium area should be commercial and/or industrial with the exception of the existing residences.

To control infrastructure, no automobile transportation improvements should be made in the area of Chestnut Ridge Park.

Utilize the Green Print Maps, generated by the Conservation Board and the Open Space and Farmland Protection Task Force, the Land Use Study, generated by Wendel Duchscherer, and other Town studies to make zoning decisions.

Review petitioners' requests requiring rezoning adjacent to residential districts on a case by case basis, providing appropriate buffering between districts; the smaller the buffer area, the denser the buffering material required.

Recognize that the heaviest business activity in the Village is along North Buffalo Street to the northern edge of the Village, and that very light business activity is located to the south of Clark Street. Work to preserve a blending of zoning with the Village by implementing retail (B-2) zoning near the northern border of the Village on North Buffalo Street and phasing into lighter business activity (B-3 and B-4) on North Buffalo Street up to the northern branch of Smokes Creek. Promote and implement light business (B-3 or B-4) zoning south of the Village border on South Buffalo Street, since the Town has little to no retail activity south of the Village border in that area.



Village Four Corners

Assist the revitalization and viability of the Village by promoting commercial redevelopment close to the

northern border of the Village along North Buffalo Street; specifically the redevelopment of the Jubilee Plaza and the Saville Plaza and the development of distinguished retail establishments in the old Kohl's property.

Review all transition areas between differing zones and municipalities, including the borders of the Town and Village, and amend zoning, design requirements, and possibly municipal boundaries to resolve conflicts.

Subdivision requirements should include improved regulations for buffers between industrial, commercial, and agricultural properties.



Luxury Apartments on N. Buffalo near Southwestern Blvd.

Use design overlay zoning to restrict inappropriately scaled commercial development.

Encourage redevelopment/revitalization in business districts through tax incentive programs where possible.

Protect the open land in the area of Orchard Park south of Powers Road and the eastern portion of Ellicott Road with increased minimum lot sizes and prohibition of further sewer extensions with particular emphasis on capacity issues and development issues.

The Town code (subdivision regulations) should encourage community gathering places in all new developments.

Improve walkability and access for bicycles in all school locations. Connections need to be made from schools to the Village and/or nearby residential areas.

An agricultural and open space protection plan should be completed, with the Farmland and Open Space reports appended to the Town Comprehensive Plan.

Agricultural protection should be considered in the following areas:

A. Northeast sector of Town

- 1.) Create new flexible zoning regulations that would enable the preservation of expanded green space in a residential subdivision.
- 2.) Incorporate farmland into the open space, environmental corridor preservation plan.

B. Southern area (southwest corner)

- 1.) Permit no sewer infrastructure extensions.
- 2.) Create a new agricultural zoning district as needed.
- 3.) Maintain state agricultural districts.
- 4.) Create economic development incentives for farms.
- 5.) Investigate purchase-development-rights programs and consider only if state matching funds are available.

C. Southern area (southeast corner)

- 1.) Maintain the rural-agricultural zoning district.
- 2.) Encourage agricultural conservation easements.

D. Other agricultural support

- 1.) Continue to sponsor farming activities, such as farmers' markets, special events,

educational programs, grant assistance, etc.

- 2.) Investigate the concept of local right-to-farm laws.
- 3.) Maintain the Open Space Preservation and Farmland Protection Task Force.
- 4.) Investigate and develop rules and regulations for a floating farming zone, which may be superimposed upon the residential zones where appropriate.

Establish new design guidelines and regulations in subdivision and site plan regulations for areas where there are hydric soils.

Develop a revised open and green space plan (green print) utilizing the research of the Open Space Preservation and Farmland Protection Task Force appended to this document, incorporating suggested provisions for green space and open space preservation, such as the conservation easement program overseen by the Conservation Board, etc.



Entrance at Armor Knolls

Create a stream corridor overlay map identifying major stream corridors, especially Smokes and Eighteen Mile Creeks with regulations to preserve and protect these streams from the negative impacts of development, such as establishing minimum building and paving setbacks, etc.

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

The SEQR (State Environmental Quality Review) process enables a town board to designate geographic areas within a town as “Critical Environment Areas (CEAs). The Town should study and consider the application of this designation to any and all areas which are threatened by degradation due to further development. In conjunction, the Town should study and implement, where appropriate, a Watershed Easement Ordinance (buffer) to protect designated CEAs.

The Town must continue the tree planting program established for residential lots in subdivisions and maintain the position of Municipal Arborist to oversee and enforce the program in conjunction with the Conservation Board and Tree Conservancy.

Continue to study and identify water quality issues in Green Lake with actions taken when appropriate to maintain water quality.

Promote the establishment within the community of connectivity among neighborhoods and areas by the development of trails for non motorized travel. (See appended Trails Task Force Report.)

Avoid sidewalks in rural areas of the Town, but consider other on-road and off-road features, such as wide shoulders, etc., to accommodate non-automotive traffic.

Promote cooperation between the Town and School District to resolve parking problems at the schools, especially for large community events.

The Town, under the direction of the Highway Superintendent, should maintain its continuous five-year reconstruction and paving of local roads program.

The Town must continue to identify drainage problem areas, investigate the establishment of a town-wide drainage district, and correct those problems that are of a public nature, including those caused inadvertently before the establishment of the Town Engineering Department.

Recreational opportunities must continue to be coordinated among the Town, Village, and School District. Special focus for recreation programs should be placed on children and seniors, as they are the fastest growing population segments. Activities must be evaluated yearly. In potential residential growth areas, such as the northeast region of the Town, recreational needs should be monitored to evaluate the appropriateness of additional facilities.

Restrict B-1 zoning along North Buffalo Street to only the areas currently identified with this classification.

Since it is a major corridor through Orchard Park, explore the establishment of an overlay zone for Southwestern Boulevard with attention to such aspects as access management, landscaping, aesthetics, buffers, architecture, etc.

Architectural guidelines in the Town along North and South Buffalo Streets should compliment Village standards.

The Town needs to work with the County to monitor and proactively respond to senior housing needs.

The Town should continue to participate in achieving methods by which to provide water cooperatively to other Southtowns communities.

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 established that can look at the needs of the Southtowns area, identify cooperative efforts, and work together to achieve common goals and objectives.

Since there is limited acreage for commercial and light industrial use in the Town, (see maps prepared by Lauer and Manguso, summer, 2005) careful consideration should be given before allowing conversions of these lands to other uses. Industrial and commercial lands will continue to provide tax revenue to relieve the requirement for greater tax increases necessitated by providing services to a growing residential population. Any conversion of commercial or industrial land to another classification should be offset by providing alternate land as a replacement where appropriate.

The Town should continue the implementation of the “Campus Plan” in the area of the library as funds



Family Cemetery on Newton



Presbyterian Church

become available. Grant monies should be investigated. (Campus Plan appended.)

The Town should continue to support and promote the curbside recycling program and encourage and investigate the development of additional markets for expanding types of solid waste materials in conjunction with the Town's designated waste hauler.

The Town should support and work to expand the capacity of the municipal Compost Center on Milestrip Road while maintaining the quality of the products that are produced in and distributed from the site.

The Town should continue to insure that quality-of-life issues, such as lighting, noise, odors, drainage, air quality, etc., will be carefully evaluated and researched through the State Environment Quality Review (SEQR) process during the planning phase of all submitted development petitions.

The Town should actively participate in discussions with the County in planning the future of Chestnut Ridge Park.

Because it has always been the policy of the Town to preserve the scenic and natural beauty of the Town, to preserve, as much as possible, the Town's traditional rural ambiance, and to reduce distractions along traffic corridors, the Town has and will, for aesthetic and safety reasons, continue the long-standing prohibition of the construction of billboards, and has also established the continued height, size, location, and other standards for sign structures. Concurrently, there is a concerted and energetic effort on behalf of the communities of the Southtowns to achieve State and Federal Historic Byway status for State Route 219, running south from West Seneca. The principal impetus for this effort originated and remains in Orchard Park and is very strongly supported by the Town Board.

The Town must develop a mechanism for architectural review and binding requirements for proposed commercial and industrial projects. A set of standards must be adopted which will be in harmony with municipally desired design features. Currently, this function is addressed by interested members of the Town and Planning Boards, but requires additional codification to achieve the legal standing of other official design codes.

To appeal to the aesthetic appearance and to create a less obtrusive ambiance of commercial and industrial developments, as well as to meet the needs of the owners, review of signage requirements and permitted sizes, colors, designs, etc. must be undertaken and appropriate regulations adopted.

Because a balance between aesthetics and safety is necessary, the Town must review its lighting standards and adopt formal regulations which meet both concerns and which will be uniformly imposed by both the Town and Planning Boards in commercial, industrial, and residential areas.



Ultimately, a Zoning Commission should be impaneled to review issues and advise the Town Board with updates and additional inclusions to the Comprehensive Plan. Its establishment by the Town Board will be undertaken following recommendations as to its composition and member tenure by the committee established to prioritize and recommend implementations of the concepts included in this Comprehensive Plan Update.

Strategies and Tools

(Measures, Programs, Devices, and Instruments to Accomplish Goals)

This section of the Comprehensive Plan shall consist of a listing of strategies and tools which are in common use throughout New York State and which are presented here as potentially useful in Orchard Park in implementing our objectives and achieving our goals as previously identified. The list is by no means exhaustive and will be updated and expanded from time to time as community needs demand and as government creativity evolves. Since each goal or objective can be achieved by a combination of the following ideas and since any one definition or method of action may be used to achieve one or more goals, the following descriptions will just be a listing or menu of ideas from which to choose when considering action to implement or achieve a particular goal.

- 1. Agricultural Land Protection.** Any law, regulation board, or process that has as its objective the preservation of farming on land dedicated to agricultural use. Examples include agricultural zoning, farmland preservation boards and legislation, property tax relief for farmers.
 - 2. Agricultural Zoning District.** An agricultural zoning district is a designated portion of the Town where agricultural uses are permitted as-of-right and non-farm land uses are either prohibited or allowed subject to limitations or conditions imposed to protect the business of agriculture.
 - 3. Architectural Review Board.** An architectural review board is a body that reviews proposed developments for their architectural congruity with surrounding developments and either renders an advisory opinion on the matter or is authorized to issue or deny a permit. Its review is based upon design criteria or standards adopted by the Town.
 - 4. Buffer (Screening).** A buffer is a designated area of land that is controlled by local regulations to protect an adjacent area from the impacts of development. It is most commonly implemented between zones of differing uses and may consist of plant materials, fencing, etc. In general, the narrower the buffer area, the denser the screening materials need to be. The definition of screening is placing landscape features, such as trees, bushes, shrubs, or man-made screens, such as fences or berms, to reduce the impact of development on nearby properties.
 - 5. Cluster Subdivision (Conservation Subdivision).** A cluster subdivision is the modification of the arrangement and size of lots, buildings, and infrastructure permitted by the zoning law to be placed on a parcel of land to be subdivided. This modification results in the placement of buildings and improvements on a part of the land to be subdivided in order to preserve the natural and open quality of the remainder of the land. The density of development (number of units permitted) is not changed, but the required usual lot size is reduced and structured together in order to preserve the balance of the parcel in an open state.
 - 6. Conservation Easement.** A conservation easement is a voluntary agreement between a private landowner and the Town to restrict development, management, or use of the land. The Town holds the interest and is empowered to enforce its restrictions against the landowner for the duration of the easement. Easements may be granted by the Town Board following a public hearing on properties of over a minimum number of acres, for specific periods of years up to perpetuity. In consideration for not developing the land, the private owner is granted a reduction in property taxes for the duration of the easement. Violation of the terms of the easement by the property owner will result in financial penalties to be imposed. The specific number of years, tax relief, and penalties are part of the Town's local law.
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7. **Conservation Over-Lay Zones.** In conservation overlay zones, the Town adopts more stringent standards than those contained in the underlying zoning districts as necessary to preserve resources and features in need of conservation or preservation.
 8. **Critical Environmental Area (CEA).** A CEA is a specific geographic area designated by the Town or higher governmental jurisdiction as having exceptional or unique environmental characteristics. In establishing a CEA, the fragile or threatened environmental conditions in the area are identified so that they will be taken into consideration in the site-specific environmental review under the State Environmental Quality Review Act.
 9. **Cumulative Impact Analysis.** In conducting an environmental review of a proposed project, its negative impacts on the environment may be considered in conjunction with those of nearby or related projects to determine whether, cumulatively, their adverse impacts are significant and require the preparation of an Environmental Impact Statement. If the findings demonstrate a negative cumulative impact, a project may be curtailed or modified to reduce or eliminate the cumulative impact.
 10. **Deed Restrictions.** A covenant or restriction placed in a deed that restricts the use of the land in some way or the materials to be used in development. These are often used to insure that the owner or developer complies with a condition imposed by the governing body, either the Town or governing association.
 11. **Design or Development Overlay Zone.** An overlay zone is a geographic area in the Town within which there may be more than one zoning designation, and within which certain identified common characteristics are required in addition to all the other characteristics required in the individual zones. Such zones would include aspects of architectural design, streetscape features, green space issues and planting materials, parking requirements, and relative size and scale of buildings.
 12. **Floating Zone.** A floating zone is a zoning district that is added to the zoning law but that “floats” until an application is made to apply the new district to a certain parcel within an already existing zone. Upon the approval of the application, the zoning map is amended to apply the floating district to that parcel of land. The application of floating zones does not set precedent within any zones, and all applications for floating zones are to be considered on their individual merits. These zones are used most often in areas of housing not specifically addressed in the existing residential zones; eg. low income housing, senior housing, condominiums, or town houses.
 13. **Historic District.** An historic district is a regulatory overlay zone within which new developments must be compatible with that of the architecture of the historic structures within the district. Alterations and improvements of historic structures must be made with minimum interference with the historic features of the building. The Town establishes standards that a historic preservation commission or board uses to permit, condition, or deny projects proposed in historic districts.
 14. **Historic Preservation Commission or Board.** An historic preservation board or commission is established to review proposed projects within historic districts for compliance with standards established for new development of alteration or improvement of historic buildings or landmarks.
 15. **Implementation Plan or Measures.** Implementation plans coordinate all the related strategies that are to be carried out to achieve the objectives contained in the comprehensive plan. An implementation plan answers the questions: who, what, where, when, and how.
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16. **Infrastructure.** Infrastructure includes utilities and improvements needed to support development in the community. Infrastructure includes water and sewage systems, lighting, drainage, parks, public buildings, roads and transportation facilities, and utilities. The extension of infrastructure must be carefully considered when deliberating on the expansion of residential, commercial, and industrial subdivisions. For example, the ability of adequate operation of treatment plants must be of prime concern when extending sewer lines.

17. **Inter-municipal Agreements.** Inter-municipal agreements are compacts among municipalities to perform functions together that they are authorized to perform independently. By joining with other municipalities, the Town is able to take advantage of the economies of scale and offer a savings to its residents. Community water supply and combined purchasing are examples.

18. **Land Trust.** A land trust is a not-for-profit organization, private in nature, organized to preserve and protect the natural and man-made environment by, among other techniques, holding conservation easements that restrict the use of real property.

19. **Land Use Regulation.** Local land use regulations are laws enacted by the Town for the regulation of any aspect of land use and community resource protection, including zoning, subdivision, special use permit or site plan regulation, or any other regulation that prescribes the appropriate use of property or the scale, location, or the intensity of development.



The Orchard Shopping Plaza

20. **Landmark Preservation Law.** A landmark preservation law designates individual historical or cultural landmarks for protection. It controls the alteration of land marks and regulates some aspects of adjacent development to preserve the landmark's integrity.

21. **Moratorium.** A moratorium suspends the right of property owners to obtain development approvals while the Town Board takes time to consider, draft, and adopt land use regulations or rules to respond to new or changing circumstances not adequately dealt with by the current laws. A moratorium is sometimes used by a community just prior to adopting a comprehensive plan or zoning law or a major amendment thereto.

22. **Over-Lay Zone.** An overlay zone or overlay district is a zone or district created by the Town for the purpose of conserving natural resources or promoting certain types of development or providing continuity to an area. Overlay zones are imposed over existing zones and contain provisions that are applicable in addition to those contained in the zoning law.

23. **Planned Unit Development.** A planned unit development is an overlay district that permits land developments on several parcels to be planned as single units and contain both residential and commercial uses. It is usually available to landowners as a mixed- use option to single uses permitted as-of-right by the zoning ordinance.

24. **Recreational Zoning.** Recreational zoning is the establishment of a zoning district in which private recreational uses are the principal permitted uses. The types of recreational uses permitted include swimming, horse back riding, golf, tennis, and exercise clubs open to private members or to the public on a fee basis. The proposed golf course on Transit and Southwestern Boulevard is an example as are Hickory Hill, Eagle Ridge, and the Orchard Park Country Club.

25. **Restrictive Covenant.** A restrictive covenant is an agreement in writing and signed by the owner of a parcel of land that restricts the use of the parcel in a way that benefits the owners of adjacent or nearby parcels. (See: Conservation Easements.)

26. **Zoning Map.** This map is approved at the time that the Town approves a zoning ordinance. The zoning map, implemented through the text of the adopted zoning law, constitutes a blueprint for the land use development of the Town over time.

Town of Orchard Park Government Services and Functions

Government Services

A municipality's Comprehensive Plan is basically a land use document. However, this planning tool of community vision would be incomplete without a section of government services provided by the elected officials, municipal departments, appointed citizen boards, committees, task forces and commissions. Included herein are brief descriptions and general lists of duties of the entities within the Town government.

Supervisor

The elected Supervisor works with all departments, staff, appropriate government agencies, and the elected Town officials (Town Board, Highway Superintendent, Town Judges, Tax Receiver, and Town Clerk), as the Chief Administrator of Town government. This includes fiscal management of the Town's physical assets and programs, administration and management of Town Departments and personnel, setting of Town Board meetings and agendas with the input of the elected officials, initial preparation of the Town's annual budget, and coordination of the day-to-day functioning of the government.

Town Board

The four elected Board members, serving at large, with the Supervisor make up the governing body, and board of directors, and share the goal of achieving the highest quality of life for the residents of the community. Board members work with the Supervisor in preparing the final budget and tax levy for town services. Each Board member serves as a liaison to the various advisory boards, committees, task forces, and specific disciplines within Town government, reporting back to the entire Board. The Town Board sets all Town policy and oversees all decision making for capital budgets and long range plans, zoning and land use decisions, adoption of local laws and ordinances, appointments of all town employees and volunteers to positions within the government, wage scales and employees benefits, purchasing, insurance coverage, contracts with the Town, claims against the Town, and any and all activities conducted by the government. In its work, the Town Board is aided by the recommendations, after thoughtful and professional study, by Town departments and volunteer boards, committees, task forces, commissions, etc. The Town's final, binding authority is paramount in all issues except residential subdivision projects overseen by the Planning Board, Zoning Board of Appeals decisions, tickets written by the Police Department, decisions of the Courts, and land assessments determined by the Assessor.

Administrative and Business Functions

The Supervisor's Office is responsible for the day-to-day, administrative, business, and management functions of the Town. The Supervisor's staff oversees human resources activity for all employees, including payroll, benefits packages, compliance with Civil Service and labor laws, personnel record keeping, workmen's compensation claims, and labor contracts. All financial matters, including banking, investment and borrowing, budget preparation, oversight of purchasing and payments of invoices, all accounting functions, bookkeeping,

and financial record keeping are done by the Supervisor's staff. In addition, the Supervisor's Office oversees all computer and information technology (IT) support and functions, as well as daily maintenance and operation of the physical plants of the Municipal Building, Heintz-Yates Park building and Senior Center. The Supervisor's Office is also responsible for the daily oversight of the garbage contract, cable franchise agreement, management and compliance with grants, the Ethics Law disclosure notifications, municipal insurance, risk management, fixed assets record keeping, and General Accounting Standards Board, Requirement 34 (GASB 34, which requires the establishment of the listed inventory of the Town's physical assets of over \$5000 in value.)

Animal Control Department

The Animal Control Department is responsible for enforcement of the Town and State laws regarding animal control for both domestic and wild animals in the Town. The Animal Control Officers conduct daily patrols within the Town. The Animal Control Department operates a clean, modern, animal shelter to treat animals in a humane manner. In addition, the Animal Control staff oversees dog licensing, inspection and compliance with Multiple Dog Permits, distribution of larvicides in West Nile Virus prevention program, and Canada goose management permits. The Animal Control Officer has the authority to issue violation notices and court appearance tickets to those found in violation of Town and State regulations regarding animal control. The Animal Control Department operates with the close cooperation of the Police Department.

Assessment Department

The mission of the Assessment Office is to provide the taxpayers with fair, impartial, and equitable assessments. This department provides assessment and exemption information and assists the public in filing exemption applications for a wide range of exemption categories including Veterans, Seniors, STAR, Agriculture, Volunteer Fire service, Disabled, and Conservation Easements. All parcel maps, property transfers, property splits and merges are recorded in the Assessment Department. Information regarding each individual property, including buildings sizes and footprints, photos, land classifications by use, and property owners are among the records the Assessment Department is responsible to update annually.

The Assessor is appointed by the Town Board for a seven-year term, as per New York State Law, and is responsible for filing the annual Tax Roll for the Town and Village. The Assessor sets all values on property, approves all exemptions provided within the law, and defends assessment challenges. In addition, the Assessor meets with the general public in informational meetings to explain the laws and requirements of equity and fair market value in Assessing. The Assessor and staff interact daily with the Building Inspector and the Tax Receiver in adding new construction to the Tax Roll.

Building Inspection & Code Enforcement Department

The Building Inspection and Code Enforcement Department issues all permits for new building construction, additions, remodeling, swimming pools, fences, sheds, parking lots, stables, excavation and fill, signage, and drainage for all residential, commercial, and industrial projects. The department staff is responsible for the review of all projects and site plans, for enforcing compliance with zoning requirements, New York State Building Codes, Fire Codes and Safety Codes, and Town Codes. All violation notices, court appearance notices, demolition and cleanup orders are implemented by the Building and Code Enforcement Department. This office provides information to those seeking knowledge about building construction, site preparation, what is or is not permitted, and how to apply to the various regulatory Boards and Agencies within and external to Town

Government. This Department works on a daily basis with Assessment, Engineering, Planning, and the Town Clerk.

Courts

The Department of Justice Courts includes two elected judges and appointed court clerks. It is responsible for the adjudication of all criminal and civil matters and traffic violations, including prosecutions with other law enforcement jurisdictions, the collection of all fine monies, and all record keeping, which is overseen by the judges and staff. The Courts work closely with the Police Department, the Erie County Sheriff's Department, the New York State Troopers, the Erie County District Attorney's Office, the Town Prosecutor, the Town Animal Control Officers, the Town Building and Code Enforcement Officers, and the Town Youth Court in the execution of its responsibilities.

Engineering Department

The Engineering Department is primarily responsible for the professional management, development and oversight of all public works, town sewer, water, and road infrastructure, street lighting, storm water management systems, municipal building construction, and construction of other municipal facilities such as the Compost Site, and new park development. The Engineering Department works closely with the Town Board and other Departments in the long range Capital Planning process.

In addition, subdivision development, multiple dwelling complexes, large commercial site development, and industrial site development are required to receive engineering review and comment from the design stage to final construction. Feasibility and design studies, reports, surveys, cost estimates, and grants, which fund municipal projects, all contracts for capital improvement projects, hearings, environmental reviews under NYSEQR, infrastructure complaint investigations, and public participation meetings are overseen by the Engineering Department.

The Engineering Department also maintains all Town of maps, engineering records, and infrastructure records, including zoning maps, street maps, flood plain and topographic maps, and all studies, reports, and surveys prepared for the Town.

The Sewer and Water Crew Chief reports directly to the Town Engineer regarding the day-to-day maintenance of Town owned sewers and the capital improvement of Town owned water facilities. The Engineering Department interacts daily with the Planning Office, the Building/Code Enforcement Office, and the Planning and Conservation Boards, and Recreation Commission. The *ad hoc* advisory groups, such as the Trails' Task Force, the Open Space Preservation and Farmland Protection Task Force, and Zoning Commission, rely on the resources and input of the Engineering Department.

Highway Department

The Highway Department, is headed by an elected Highway Superintendent, who is fiscally and physically responsible by NYS Town Law for the operation and maintenance of all town roads, rights of way, bridges of over 24 foot span, culverts, and related infrastructure rebuilding as necessary with road overlays or complete road reconstruction, and maintenance of road drainage systems. The Highway Department installs all signage on town roads, including traffic control signs, speed limits, and street names. The Highway Department is responsible for the purchase and maintenance of all vehicles and equipment used by the Department for road repair, snow removal and sanding/salting, leaf pickup, brush and tree removal, and Highway Department purposes.

In addition to the above responsibilities, the Highway Superintendent is also assigned other areas of oversight by the Town of Orchard Park Board for annual maintenance and repairs of the many Town Parks, their facilities, playground equipment, playing fields, buildings, mowers and other parks equipment, annual maintenance and operations of the Composting Site Facility and all its equipment, management of the annual municipal beautification and landscaping plantings, tree planting and forestry functions, including the mowing and maintenance of all town detention basins and town rights of way. The Highway Department also investigates complaints relevant to the many areas assigned to them. The Highway Department is required to provide specialized training and safety programs for its employees.

Legal Department

The Legal Department is composed of the Town Attorney, the Deputy Town Attorney, and the Town Prosecutor. This office is charged with handling all legal issues that deal with the Town. These issues may include a wide range of topics from the execution of contracts to researching and drafting ordinances and local laws, to handling litigation, securing easements, filing deeds, and any other legal issues. The Town Attorney is present at all the Town Board meetings to advise the Board. The Deputy Town Attorney advises the Planning Board and Zoning Board of Appeals and attends their meetings. The Prosecutor prosecutes all offences in the Town, including violations of Town Ordinances and Vehicle and Traffic Laws and all other offences heard in the Town Courts.

Planning Department

The Planning Office supervises and coordinates the Town's development planning activities. The Planning Coordinator supervises the office and works closely with the Engineering Department, the Building Inspector's Department, the Town Board, and the public. The Planning Department prepares agendas and minutes for the Conservation Board, the Planning Board, and the Zoning Board of Appeals. The Planning Department staff attends appropriate Board meetings and provides support and guidance to the Board Chair and members regarding all projects being privately developed in the Town. As a facilitator for development projects, the Planning Coordinator shepherds plans through the review process, provides necessary materials and guidance to petitioners, and maintains tracking and records of each project. The Planning Department is the clearing house for developers, property owners, private engineers, the business community, government agencies, and the public regarding the Town laws, regulations, and standards pertaining to planning and zoning matters and land use. The Planning Department is responsible for coordination of all State Environmental Quality Review (SEQR) for projects in the Town and the final inspection of all properties for release of landscape bonds being held by the Town.

In addition, the Planning Coordinator advises the Town Board by making recommendations regarding land use and zoning issues, proposed Town Code changes, and various elements of major development policies through field examinations, map studies, and evaluations of economic, population, and other social and environmental trends and conditions.

Police Department

The Town Police Department is the primary law enforcement agency within the Town operating full time, twenty-four hours a day, seven days a week, year round. The Department includes four shifts of patrol officers, a Detective Bureau, and a Command Officers unit, all under the supervision of the Police Chief. The principle mission of the Orchard Park Police Department is to reduce crime, preserve citizen rights, protect persons and property, maintain order in public places, and solve problems, for the good of the public.

The Police Department is a fully accredited Police Department. The Department engages in regular required training of all police personnel. It assists other law enforcement agencies at the local, county, state and federal level. The Police Department works closely with the Courts, the Town Prosecutor, and the Erie County District Attorney in dealing with suspected offenders. It provides community policing initiatives such as the DARE (Drug Abuse Resistance Education) program, the use of the Canine Officer, the active participation in the Youth Court, and the involvement of the DARE Officer in the Community Youth Council. In addition, the Police Department provides police coverage during events held throughout the year at Ralph Wilson Stadium. The Department also operates a highly trained special Emergency Response Team (ERT), which handles unique law enforcement incidents in the Town.

Recreation Department

The Recreation Department consist of a full time Recreation Director and seasonal staff who work to provide a diversified recreational program to meet the evolving needs of all ages of Town of Orchard Park residents. The Recreation Department staffs and operates a diverse list of recreational activities year round, using the Town facilities and parks, the Orchard Park Central School District facilities, and other regional recreation facilities as needed. The Town Recreation Department works with the Highway Department Parks and Grounds staff to operate programs at the nine Town -owned neighborhood parks and playground facilities which include tennis courts, basketball courts, playground equipment, baseball diamonds, playing fields, picnic shelters, a skate boarding park, and Green Lake Beach and Boat Launch. Several times each year the Recreation Department sponsors community recreational events in the parks such as the Fall Festival, Winter Festival, and Kids Day.

In addition to the many recreational programs run by the department, there are private use and parent sponsored recreational programs and events with which the Recreation Department assists, including Orchard Park Little League Baseball, Little Loop Football, the Orchard Park Soccer Club, Orchard Park Lacrosse, Orchard Park Little League Basketball, Orchard Park Rugby, Lions Club Fishing Derby, Orchard Park Jaycees Easter Egg Hunt, Quaker Days, Tommy's Run, and the Village of Orchard Park Ice Cream Social and Holiday in the Park.

The Recreation Department is working with the Recreation Commission and the Town Board to develop a Town Master Recreation Plan as well as specific plans for the development of facilities at various town parks. (Among those things considered will be a municipal pool, a new and expanded senior and/or community center, a splash pad, and additional playing fields for various sports with attendant support and concession stands. Partnering with the schools and private recreation groups to meet mutual needs has helped to meet some short range recreational needs, but continued dialogue, creative thinking, and public participation are necessary to develop the long range visions of the Master Recreational Plan.)

Senior Center

The Senior Center, under the direction of a Recreation Specialist, offers programs, services, and activities designed for the mental, physical, and social well being of the senior aged population over fifty-five years of age. The Center publishes a monthly newsletter and calendar of on-site programs, educational classes, and events. The Recreation Director also organizes day trips, sponsors competitions, holds seasonal and holiday social celebrations, and is responsible for the on-site service of a daily meal, Monday through Friday, in partnership with the Erie County Senior Services Nutrition Program. In addition, the Senior Center houses the dispatch for the Rural Transit Van Service.

Tax Receiver's Department

The Tax Receiver's Department is overseen by an elected Tax Receiver with statutory responsibility for the collection and receipt of payment of Town, School, and County Tax levies on all properties in the Town. The Tax Receiver's Department is responsible for the mailing of the tax bills, collection of the payments, and issuance of receipts for payment, addition of late payment fines and record keeping of all information related to the various property tax levies for the Town.

In addition, the Town Board has assigned the responsibility to the staff in the Tax Receiver's Department for the collection of Refuse and Garbage charges, selling of recycling bins, collection of all Building Permit Fees, Tree Planting Fees, Fire inspection Fees, Zoning Board of Appeals Fees, and Compost Site Fees.

Town Clerk's Department

The Town Clerk's Department is directed by an elected Town Clerk with the responsibility for all record keeping for the Town. This includes all records of births, deaths, and marriages that take place in the Town, all Town Board Meeting Agendas and Minutes, Public Hearings, and other official Town business. The Town Clerk's office staff also issue licenses and collect fees for Dog Licenses, New York State Hunting and Fishing Licenses, Marriage Licenses, Death Certificates, Excavation Permits, Stable Permits, Peddlers Permits, Parking Lot Permits, Public Hearing Fees,

Public Improvement Permit Fees, Highway Right of Way Permit Fees, Subdivision Fees, and Landscape Bonds or Fees. The Town Clerk's Department is also responsible for the publication of all official legal notices for the Town, all bid publications, bid deposit fee collection, and bid opening records.

In addition, the Town Board has assigned to the Town Clerk's Department the responsibility for the ordering, purchasing, and distribution of general office supplies for all Town Departments and the postage and mailing for all Town Departments.

The Town Clerk is also responsible for all Town, County, State, and Federal elections, including primary, special, hiring, and training of Election

and general elections. This includes responsibility for Inspectors, securing and payment for use of all polling locations, reporting of election results, and responsibility for purchase and repairs of all voting machines. This Department also gives assistance to other municipalities for their elections, including the Orchard Park Central School District, the Orchard Park Fire District, and the Village.

The Town Clerk's Department is the general clearing house for residents seeking information regarding the governmental process and directions for answers to specific questions about the Town of Orchard Park. This Department works interactively with all Town Departments and services.



Dining at Eckl's



Nativity of Our Lord Roman Catholic Church

Appointed Advisory Boards, Commissions, Committees, and Task Forces

Assessment Review Board

The members of the Assessment Review Board are each appointed by the Town Board to a five-year term, with one member's term expiring annually. This Board, consisting of community members with real estate, assessing, and legal backgrounds, are given specific and extensive training for the service they provide to the Town. This Board is the hearing body for members of the public who file grievances regarding the assessment value placed on their property by the Town Assessor. After hearing the grievance, the Assessment Review Board has the authority to accept or deny the grievance. When accepting an assessment grievance, the Board may set the assessment on the property. The Assessment Board meets annually, prior to the filing of the final tax roll each year. This Board is authorized and regulated pursuant to New York State Real Property Laws.

Conservation Board

In 1971, the Town Board established a Conservation Advisory Board, which functioned as an advisory committee. The Conservation Board was authorized by Town ordinance in 1981, pursuant to New York State enabling legislation. The Conservation Board consists of seven members appointed by the Town Board. Each member serves for a two-year term, with three members' terms expiring in even years and four members' terms expiring in odd years. This volunteer board serves for the purpose of generating and reviewing proposed environmental ordinances intended to become part of local Town Law, to review, amend, and approve required landscape plans submitted as part of required documents for business, commercial, and industrial development projects, and to review and recommend to the Town Board on requests for Conservation Easements. In the past, this Board completed an open space inventory, which was updated several years ago. It has researched and produced a Town Open Space Plan and has recently worked on the establishment of the Town Green Print.

Computer and Information Technology Advisory Committee

In 1999, as a response to the fast changing advances in technology and Y2K issues, the Town Board established the *ad hoc advisory* Computer Task Force. This group has evolved into a volunteer standing committee of members with private sector expertise in the field of information technology (IT.) They serve at the pleasure of the Town Board and meet on an as-needed basis when requested by the Town Board to evaluate present Town systems, to recommend the most efficient cost effective upgrades as needed, and to inform the Town Board of the latest advancements in IT that may be applicable for town use. The Town Geographic Information System (GIS) Computer Support/ Network Specialist works closely with this committee.

Economic Development Committee

Established in the 1980's in response to the creation by municipalities of Industrial Development Agencies, the Economic Development Committee, is jointly appointed annually by the Town and Village of Orchard Park Boards and serves both Town and Village interests. The committee is composed of Town and Village residents, including a liaison from the Orchard Park Chamber of Commerce, and works to find creative ways to attract and retain commercial, business, and industrial development to Orchard Park. The Economic Development Committee provides information and assistance to interested parties and, when appropriate, undertakes promotional programs or other special projects to improve and enhance the business climate in Orchard Park.

Ethics Board

This volunteer Board is appointed by the Town Board and authorized by Town and New York State Law. The five members Ethics Board must include one Town of Orchard Park employee and four residents of the Town. Each member serves for a five- year term with one member's term expiring annually. The Ethics Board is responsible for the review of the Annual Financial Disclosure Forms filed each year by members of Town government, whether salaried or volunteer. The Ethics Board reviews all questions of ethical behavior brought before it and renders opinions and recommendations, both advisory and disciplinary.

The Ethics Board, after two years of diligent and thoughtful research, recommended amendments and expansion of the Town Ethics Code, which were adopted by the Town Board in 2003.

Historic Preservation Board

In 2003, the Town adopted a Historic Preservation Law which established the Historic Preservation Board. This seven-member volunteer Board as defined by the law, consists of one architect, one historian, one real estate professional, one building contractor or engineer, and three Town of Orchard Park residents.

Each serves for four year terms, with three expiring at the same time and four expiring two years later. The Historic Preservation Board is charged with the protection and enhancement of the landmarks and historic buildings in the Town of Orchard Park that represent distinctive elements of Orchard Park's historic, architectural, and cultural heritage. This Board may recommend the designation of a property or group of properties as an historic site, subject to Town Board approval, as a Town Landmark. In addition, the Historic Preservation Board assists property owners seeking Town, State, or National Historic Landmark designations, reviews all applications for building permits on Landmark designated properties, and grants approvals prior to the issuance of building permits. In addition, the Historic Preservation Board is charged with the task of taking a photographic inventory and historic survey of old buildings in the Town and keeping all records of those properties which are identified as significant.

Insurance Advisory Committee

The Insurance Brokers Advisory Committee is an *ad hoc* group of Orchard Park residents who are in the insurance business, appointed annually by the Town Board. This committee advises the Town Board about the selection of carriers, coverage and deductibles, self insurance, and other insurance matters involving required property, auto, liability, and workers compensation insurance coverage. The committee meets on an as- needed basis to seek and review quotes from insurance companies, to review claims against the Town, and to assist in risk management. The Insurance Advisory Committee meets annually with the Town Board prior to the expiration of annual insurance policies, to report on claims history and to make recommendations for the upcoming insurance policy year.

Library Board

This Town Board appointed Board of five works closely with the head librarian and the Friends of the Orchard Park Library as the governing body of the Orchard Park branch of the Buffalo and Erie County Library system. Each Library Board member is an Orchard Park Town or Village resident and serves for a five year term, with one member's term expiring each year. Although the operating budget for the Orchard Park Library is funded by the County, the building itself is owned by the Town. The Library Board takes a proactive approach

in managing the library, has established an endowment fund, and is continually evaluating library needs and improvement to stimulate usage and insure that the library is a provider of use-friendly community resources. The Library Board makes recommendations to the Town Board for capital improvements to the Library building and grounds.

Open Space Preservation and Farmland Protection Task Force

The Open Space Preservation and Farmland Protection Task Force is an *ad hoc* volunteer advisory group established in 1998 and appointed by the Town Board as a subcommittee of the Conservation Board, consisting of a member of the Conservation Board, the Town Board, the Planning Coordinator, and members of the public interested in open space and farmland preservation, and has had a representative from the Erie County Department of Environment and Planning. It has designed, distributed, tabulated, and interpreted the results of an extensive survey questionnaire regarding open space and farmland preservation in the Town. At the further direction of the Town Board, the Task Force has done a careful inventory of open space and farmland, mapping these resources, and is currently examining methods by which these areas may be preserved and/or acquired. Their findings and recommendations will be presented to the Town Board.

Planning Board

The Planning Board, established in 1948 pursuant to New York State and Town Law, consists of seven members and one alternate member appointed by the Town Board. The members serve for seven-year terms, with one member's term expiring annually, except for the alternate member, who is appointed annually for a one year term. The Planning Board reviews all development projects and subdivision developments which take place in the Town, and makes recommendations on all commercial, industrial, and business development to the Town Board. The Planning Board has full approval authority, and binding jurisdictional authority regarding all residential subdivision developments, on which the Town Board may make recommendations. This Board is also charged with generating and reviewing proposed ordinances intended to become part of local Town Law, reviewing and recommending on proposed zoning changes, and reviewing, from time to time, existing zoning codes with recommendations for updating and appropriate changes. This Board works closely with the Conservation Board, the Town Board, the Engineering Department, and the Planning Department.

Public Safety Committee

This seven-member *ad hoc* volunteer committee is appointed annually by the Town Board to review issues of public safety. Requests regarding the placement of stop signs, no parking restrictions, speed limits, traffic signals, intersections, traffic issues, and other areas where public safety is a concern are referred to the Public Safety Committee for review and recommendations to the Town Board. Members of the committee usually include volunteer firemen, residents, and those with vehicle and traffic law knowledge. The Public Safety Committee works closely with law enforcement, fire departments, and other relevant agencies. The Police Chief acts in an advisory role and as liaison to the Town.



Orchard Park Country Club

Recreation Commission

The seven-member Recreation Commission was established pursuant to Town Law by the Town Board in 1998. Prior to this, a Recreation Committee, which met on an as-needed basis to advise the Town Board, completed an initial survey of Town residents to assess recreational activities and needs in Orchard Park and advised the Town Board of the need for a Recreation Commission. Members of the Recreation Commission are appointed to seven-year terms by the Town Board. Annually, one member's term expires on a rotating basis. The Commission's main function is to develop a master plan for recreation, including parks, facilities and programs, which meet the present and future needs of the community. The Commission is charged with providing well-researched and well-thought out recommendations to the Town Board to enhance and expand recreation. The members of the Commission work closely with the Recreation Director, the Town Board, the Engineering Department, the Parks and Grounds Superintendent, the Planning Board, and the Trails Task Force. In addition the Commission works to develop partnerships with various volunteer recreational groups to assist the Town in providing recreation as deemed appropriate by the Town Board.

Route 219 Scenic Byways (Joint Towns of Orchard Park, Boston and Concord) Committee

The Scenic Byways Committee is an *ad hoc* group with representatives appointed by the Town Boards of each community through which NYS Route 219 travels. The committee was spearheaded by the Town of Orchard Park and is focused on recognizing and developing this highway as the "Gateway to the Southtowns" and on receiving the designation from New York State as a Scenic Byway. In seeking this designation, the central themes are the scenic, recreational, historic, and tourism qualities of traveling on this byway. A marketing plan will be developed, which will highlight the multitude of local and regional festivals, wildlife and fisheries, landforms, and unique seasonal attractions, to benefit local economies.

Trails Task Force

The Trails Task Force, an *ad hoc* advisory committee established in 2001, by the Town Board, is empanelled to recommend guidelines for the implementation of trails, jogging paths, "rails to trails", walkways, and other means of paths for walkability in the Town. Location, connectivity, public opinion, and financing are part of its research. When deemed appropriate, the Task Force makes recommendations to the Recreation Commission for its consideration.



Community Recreation Area

Tree Conservancy

This volunteer group appointed by the Town Board in 1998, operating as a subcommittee of the Conservation Board, consists of members of that Board, a member of the Town Board, the municipal arborist, and the Highway Superintendent, and a member of the Village Board. It developed and proposed the adopted Right of Way Tree Ordinance, which regulates natural materials on town owned land and along town roadways. It also established the mechanism and criteria for the Town Tree inventory completed in 2003, which records the numbers, varieties, conditions, ages, and locations of trees on municipal land and along town roads. It has established a tree-planting plan for Birdsong Parkland and coordinates the establishment of the Town Arboretum

in that park. Along with the Conservation Board, the Tree Conservancy is concerned with street and park tree selection, urban forestry issues and tree care. As a result of the Tree Conservancy recommendations, the Town has an established annual tree planting program on municipal rights-of-way through which it installs new trees and replaces dead ones. The Tree Conservancy meets on a bi-monthly basis or more frequently as needed.

Youth Board

The members of the Youth Board are appointed annually by the Town Board and usually include the Town Youth Director, the Police Chief, and representatives from the Orchard Park School District, the Youth Court, and other local agencies that serve the youth of Orchard Park. This volunteer group meets regularly as scheduled by the Youth Director to discuss issues and needs pertinent to the coordinated delivery of youth services. The Youth Board also oversees the Youth Court.

Zoning Board of Appeals

The five-member Zoning Board of Appeals was established by the Town pursuant to New York State Law in 1941. The members are appointed by the Town Board to five-year terms, with one member's term expiring annually. An alternate member is appointed with a three-year term. The Zoning Board of Appeals hears and deliberates on cases from citizens seeking relief from the Town ordinances. Decisions of this Board, resulting from petitioner appeals, are based on strict criteria defined by the State and are legally binding. Should the Town Board disagree with a decision of the Zoning Board of Appeals, the remedy is by court action. This Board may advise the Town Board regarding zoning and development issues as they deem necessary. In addition, the Zoning Board of Appeals has the authority to approve the location of cell towers as per Town of Orchard Park Code.