

Town of West Seneca Draft Vision Map 1

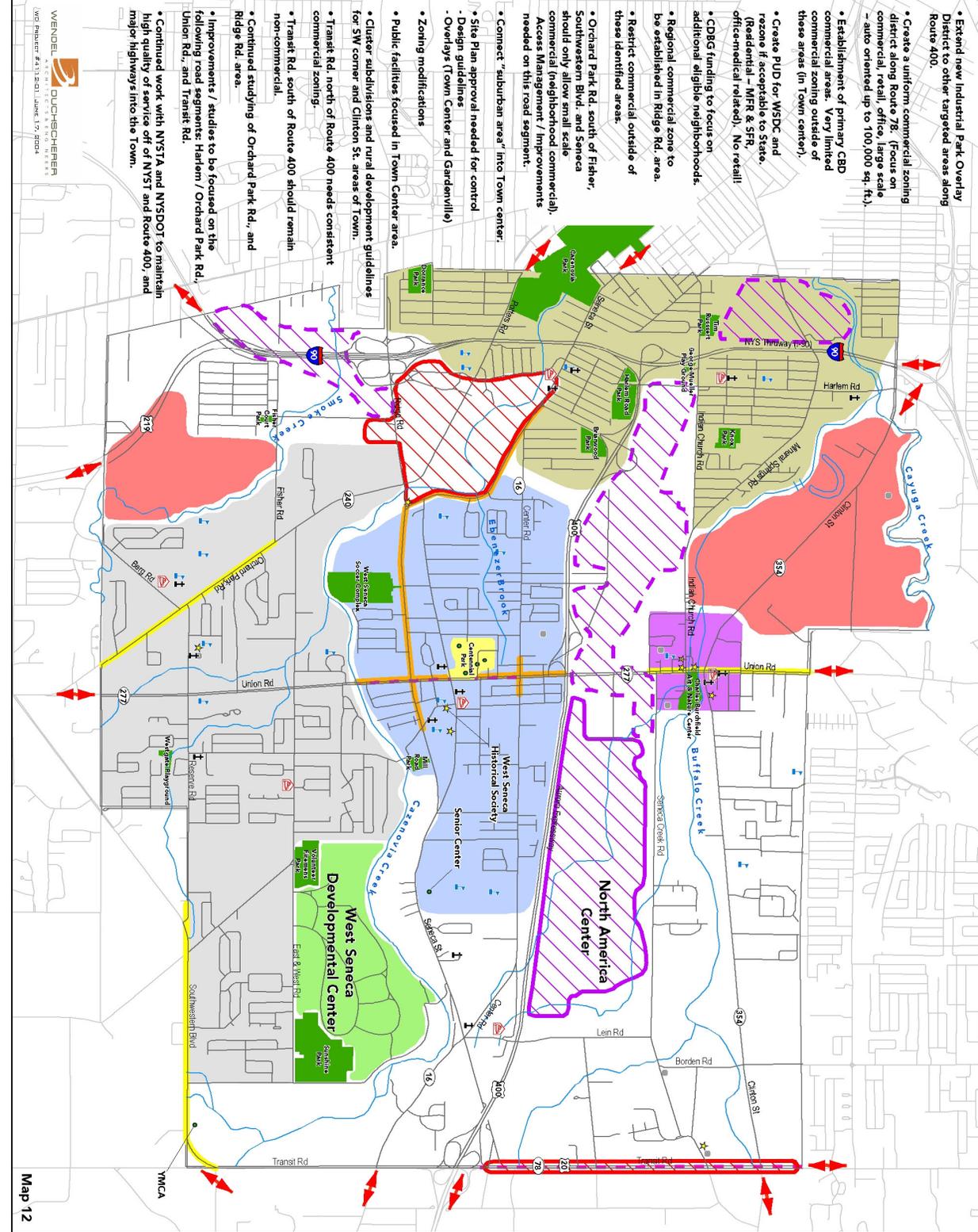


Existing Features

- Roads
- Streams
- Church
- Cemetery
- Fire Hall
- School
- Local Cultural/Historical Significance
- Other
- Parks

Proposed Features

- Primary Commercial Corridors (CBD)
- Secondary/Local Commercial Corridors
- Access Management Needed
- Major Routes Into Town
- Town Areas
- Town Center
- Gardenville Heritage Area
- Mixed-Use Planned Unit Development
- Suburban
- Community Development & Rehabilitation
- Growth Pressure Areas
- Maintain Town Facilities
- Overlay Districts
- Industrial
- Extended Industrial
- Regional Retail - Auto



- Extend new Industrial Park Overlay District to other targeted areas along Route 400.
- Create a uniform commercial zoning district along Route 78. (Focus on commercial, retail, office, large scale - also oriented up to 100,000 sq. ft.).
- Establishment of primary CBD commercial zoning outside of these areas (in Town center).
- Create PUD for WSDC and rezone if acceptable to State. (Residential - MFR & SFR, office-medical related). No retail!
- CDGC funding to focus on additional eligible neighborhoods.
- Regional commercial zone to be established in Ridge Rd. area.
- Restrict commercial outside of these identified areas.
- Orchard Park Rd. south of Fisher, Southwestern Blvd. and Seneca should only allow small scale commercial (highschool commercial). Access Management / Improvements needed on this road segment.
- Connect "suburban area" into Town center.
- Sites plan approval needed for central - Design guidelines - Overlay (Town Center and Gardenville)
- Zoning modifications
- Public facilities focused in Town Center area.
- Cluster subdivisions and rural development guidelines for SW corner and Clinton St. areas of Town.
- Transit Rd. north of Route 400 needs consistent commercial zoning.
- Transit Rd. south of Route 400 should remain non-commercial.
- Continued studying of Orchard Park Rd. and Ridge Rd. area.
- Improvements / studies to be focused on the following road segments: Harlem / Orchard Park Rd., Union Rd., and Transit Rd.
- Continued work with NYSIA and NYS DOT to maintain high quality of service off of NYSI and Route 400, and major highways into the Town.

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