

WEST SENECA TOWN OFFICES
4620 Seneca Street
West Seneca, NY 14224

TOWN BOARD PROCEEDINGS
Public Hearing: Comprehensive
Plan update – March 22, 2016

Supervisor Sheila M. Meegan called the meeting to order at 7:05 P.M. with 30 seconds of silent prayer followed by the Pledge of Allegiance led by Councilman Eugene Hart.

ROLL CALL:

| | | | |
|---------|---|------------------------|------------|
| Present | - | Sheila M. Meegan | Supervisor |
| | | Eugene P. Hart | Councilman |
| | | William P. Hanley, Jr. | Councilman |
| Absent | - | None | |

Supervisor Meegan read the Fire Prevention Code instructing the public where to exit in case of a fire or an emergency.

Motion by Supervisor Meegan, seconded by Councilman Hart, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

John Steinmetz of Steinmetz Planning Group began the presentation by stating the town is trying to do things differently to get a better result and the current Town Board is exercising a transformational approach to government. They have a broader outlook when considering repairs and reconstruction and they engage professionals such as economic development consultants, architects and planners in addition to engineers, so the end product reflects the current and future needs of the community. Mr. Steinmetz stated in order to be transformational the town needs a vision and the Comprehensive Plan is using words and pictures to articulate West Seneca's vision, including transforming auto-oriented roads to walkable and other land use changes. A Comprehensive Plan promotes the health, safety and welfare of a community and provides background information to guide decision making, framework for programs, development and investment (public and private). Having an updated Comprehensive Plan greatly increases the town's chances to receive funding at the state and federal level. Mr. Steinmetz emphasized that completion of the Comprehensive Plan marks the beginning of the work to be accomplished. He reviewed the schedule of meetings and workshops held since the kick off of the project in April 2014 and noted there will be a 30-day public comment period until the end of April, at which time the town can then choose to make revisions and consider the plan for adoption. Mr. Steinmetz further outlined the highpoints of the draft plan recommendations that resulted from the discussions. One element is a policy framework that acts as a guide to achieve the community's vision. It has four elements - vision, policy, objectives and an action plan. Mr. Steinmetz read West Seneca's vision statement and listed the seven issues the community has identified as critical - community identity and livability; environmental quality and sustainability; safe and attractive neighborhoods; economic development and reinvestment opportunities; safe, connected, and multi-modal transportation systems; healthy, active lifestyles; and sound governmental decision-making and regional partnerships. Under each of these topics are objectives and action plans to accomplish them and there is a community development strategy that will serve as a future land use decision-making tool.

PUBLIC COMMENTS

Terry Krollman questioned how surrounding communities are being addressed and how they will interact with the proposed changes to Union Road.

Councilman Hart responded the committee prioritized the items and determined the town center will be the first step, but it is part of the plan to address each of the communities in West Seneca and that will be the next step. He explained the lack of a town center is a result of the town founders; the Ebenezers did not believe in village/town centers. The point of the plan is to create economic opportunity that will help the town going forward by increasing the tax base and attracting small businesses. They will also look at the Seneca Mall site – one of the single, biggest, quickest opportunities to increase the tax base. Councilman Hart stated the current Town Board does not intend to allow that situation to exist much longer and municipalities have powers in these circumstances which they may choose to exercise. He further stated the public announcement/Code Red system will be used to notify residents of further meetings.

Mike Burzynski questioned why residents were not notified by Code Red for the Union Fire Department vote.

Councilman Hart stated he lives in Fire District #2 and mailings were sent among other methods of notification. He further noted that fire districts are independent of the town in the same way the school district is. Taxes for both are collected by the town and then given to the respective entities.

Ray Nalewajek questioned how much coordination there has been with NYS with regard to Union Road and if they have a master plan that will affect West Seneca's plans for the roadway. Mr. Nalewajek further questioned who will fund traffic studies for this area.

Mr. Steinmetz responded the town will be in discussions with NYS concerning Union Road and the next step will be to engage them to conduct a traffic study and do an analysis.

Village of Williamsville Mayor Brian Kulpa was in attendance at the public hearing and commented on their current project. He stated NYS will first want to see the town's Comprehensive Plan and the town will then express their desire to make changes to Union Road. At that point the state will ask the not-for-profit Greater Buffalo – Niagara Regional Transportation Council (GBNRTC) to conduct a traffic study. The council will provide the community and state with counts and modeling for the road in question. After this is accomplished, the town can work with the state to identify grant money or state capital money to be used to improve Union Road. He further stated that while Union Road is a state asset it runs through the community and West Seneca deserves to have the state put money into the road to make it as good for the town as it can be. Mayor Kulpa noted that West Seneca will be the leader in effecting change on the Union Road corridor. He also stated that having the Comprehensive Plan in place will give the Town Board ammunition to go to the state and ask for the changes and improvements. Without a municipality's plan as a guide, NYS does whatever they want to do with a road.

Jeanmarie Cieslica referred to the natural resources and sustainability section of the Comprehensive Plan and the objective of preserving areas of rural character and open space. She questioned if actions will include private properties or just town properties. Ms. Cieslica also referred to the proposed development of the WNYDDSO space as mixed use and questioned whether alternative plans were proposed to preserve the area as park space. She commented on the lack of proposals for wildlife preservation and stated development of land in the area of East & West Road affects the existing wildlife, resulting in greater occurrences of car/deer accidents and the migration of deer into neighborhoods. Ms. Cieslica wanted to see a wildlife management plan added to the Comprehensive Plan to take these items into consideration, noting people that live in this area enjoy the wildlife.

Mr. Steinmetz responded at this point the Comprehensive Plan did not identify specific places for preservation other than Leydecker Woods. As key sites present themselves they will be reviewed and the town will engage in those discussions. Mr. Steinmetz further stated they have not done schematic plans to reconfigure the WNYDDSO site.

Councilman Hart stated extensive efforts have been made regarding the WNYDDSO site and they hope NYS will remediate the property. The new tree ordinance will also impact future development.

Evelyn Hicks, Chairwoman of the West Seneca Environmental Commission, stated the commission engages in conversations with the Town Board on these issues on a regular basis and with their assistance and support the commission is moving forward. They would like the town to consider a zoning overlay district along the creeks and they are watching the City of Buffalo as they implement a Green Code. She stated they may use this as a model for West Seneca, but noted the commission is not looking to take people's property. Mrs. Hicks commented on the many discussions of the Planning Board during the site plan review process and not allowing development into the flood plain because of the negative ramifications. There also exists a level of protection along the waterways, the Riparian Corridor, which limits development. The town has accepted property from landowners as a donation and incorporated conservation language and deed restrictions. Further, the town has been awarded two grants from the National Fish & Wildlife Foundation for restoration work. Mrs. Hicks stated the current Town Board is the most supportive of any past Town Board and commented that while no specific wildlife plan is in writing, there is a natural resource plan at this point that was developed in 1999 and updated in 2006. The theme of protecting natural resources and wildlife runs through every section of the proposed Comprehensive Plan. Mrs. Hicks commented that NYS designated 123 acres at the WNYDDSO site as the Cazenovia Creek Wildlife Management area. The town does not currently control this area and she would like to invite the state to discuss their intentions. She stated that "mixed use" has not been defined and discussions and planning will need to happen. The value of that property is a negative \$12 million due to the presence of asbestos and the area will be a Brownfield site.

Joanne Czechowski stated there are many things to accomplish to make a new West Seneca and she questioned the timeframe.

Councilman Hart responded it will take years, but some things will happen quickly (i.e. rezoning and economic development) and the Town Board will be going to NYSDOT to start discussions about enhancements to Union Road. He further commented on a current example of the town enforcing new architectural standards in the proposed Tim Horton's on the corner of Union Road and Indian Church Road. The initial proposal was refused due to the "square box" design. The revised plans look similar to the Burchfield Nature and Arts Center and the bank across the street.

Bill O'Rourke referred to the old Tops building on Ridge Road and questioned if the town has any control when a building is abandoned because another is built.

Supervisor Meegan responded that Tops never owns the buildings they occupy, they rent them. The building and property is owned by S & R and they have replaced the parking lot and made some cosmetic updates. In addition, the new Verizon store has further enhanced the property. Supervisor Meegan stated the current Town Board has done what they can to mitigate the eyesore and dismal state that was left when Tops moved to their current location; however, if there are no code violations there is nothing the town can do. Going forward, the Town Board would like to have incentives/financial assistance for businesses to change and meet architectural standards.

Councilman Hart explained that the plan is to work with Erie County for a 10 year reduction in taxes to allow a business to afford the updates.

Jeanmarie Cieslica questioned if the town plans to work with Assemblyman Kearns on vacant properties.

Councilman Hart responded that Town Board members work with Assemblyman Kearns all the time and since he became a councilman the number of vacant homes is down from 90 to 58. The town is also in the Homestead Program with Erie County and they have flipped two vacant properties and demolished four.

Maryann O'Rourke referred to the color of Techno Phobia at the corner of Berg Road and Orchard Park Road and the used car dealership across the street. She questioned if the town can prevent another unattractive corner.

Mrs. Hicks responded the former car dealership property is under new ownership and the owner has applied to the Zoning Board multiple times for approval of improvements to the property including the fence and painting. The work is still in the process and the property will look better when it is complete.

In response to an inquiry on the status of the property next to Country Peddlers, Councilman Hart stated they are in litigation. The process of addressing code violations starts with notifying a property owner with a letter stating the violation. If the noncompliance continues, the owner receives another violation letter followed by a citation requiring a court appearance. At that point the courts take over.

Councilman Hart referred again to the property at Ridge Road and Orchard Park Road and asked legal counsel if the Town Code could be changed to give the Town Board powers to address the issue of leaving an eyesore behind. He further questioned if the town can license property managers.

Attorney Charles Grieco stated the Town Code could be amended to address the issue of leaving behind an eyesore from a property maintenance standpoint or a development approval standpoint for the new property. Mr. Grieco did not see any reason the town could not license property managers.

Bob Rigby questioned if the town has a grantwriter to apply for assistance.

Supervisor Meegan responded that Connie Miner is the town's grantwriter and she has helped the town secure grants for the library project, police expansion project, ice rink repairs and the FEMA money recovered.

Councilman Hanley stated they brought in many experts, including high profile developers, to advise the town how to be successful in bringing development into West Seneca. The participants expressed the need to improve the town entrances to make it more attractive. Councilman Hanley further commented on the lighting project and stated the town has completed phase 1 of lighting changes which involved installing 900 LED lights throughout the town. Phase 2 will be to change 3500 street lights and as a result of this different type of lighting the town will experience a savings. There will be a 5 - 6 year payback on this project and then electricity use will go way down.

Maryann O'Rourke questioned if the town could cooperate with neighboring districts on abandoned homes to save time and money on efforts already being made.

Mr. Grieco commented on the Buffalo Erie Niagara Land Improvement Corporation (BENLIC), a not-for-profit corporation created under the Land Bank Act that is a regional approach to the problem. It is a local public authority that has more powers than individual municipalities to acquire, improve and sell distressed, vacant, abandoned and/or tax delinquent properties.

Councilman Hart responded this is a state and nationwide issue and West Seneca has a Housing Inspector who executes the plan.

Supervisor Meegan commented that West Seneca has many shared services already in place including an assessor and electrical inspector. They also chose to outsource the Engineering Department as a cost savings to the town.

Bill O'Rourke commented on the abysmal state of the bridge over Smokes Creek on Berg Road.

Supervisor Meegan responded that is a county road located in the Town of Orchard Park and she will contact the county with his comment.

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Mr. Steinmetz stated the public comment period will remain open and any further comments or questions should be forwarded to the Town Clerk's Office.

ADJOURNMENT

Motion by Supervisor Meegan, seconded by Councilman Hanley, to adjourn the meeting at 8:30 P.M.

Ayes: All

Noes: None

Motion Carried



JACQUELINE A FELSER, TOWN CLERK



Questions &
Comments?



Next Steps

1. Receive comments for 30 days
2. Complete SEQR Review
3. Town Board may adopt as early as end of April



Community Development Strategy (CDS)

Priority Action Plan

The table on the following page is a list of priority action items as identified by the Steering Committee as part of this Comprehensive Plan Update. The items are listed in order of priority. The items are listed in the form of a recommendation. The items are listed in the form of a recommendation. The items are listed in the form of a recommendation. The items are listed in the form of a recommendation.

The table is organized by policy area and provides basic information on the priority action items for ease of reference. Each column includes:

- » **Policy:** The policy area under which the action item can be found in the Policy Framework.
- » **Action Item:** A description of the specified action item as part of the Priority Action Plan.
- » **Page:** The page number of the Plan where the action item can be found within the Policy Framework, as well as the objective that it contributes to for that policy area.
- » **Partner(s):** Any group, agency, organization, or board that the Town may desire to partner with in order to implement the specific action item.

In the following pages of this section (pages 68 - 75), the Plan seeks to provide additional information and guidance to the Town of West Seneca on the implementation of the Action Items listed as part of the Priority Action Plan.

PRIORITY ACTION PLAN

| Policy Area | Action Item | Page | Partner(s) |
|---------------------------------------|--|-------|---|
| Community Identity & Livability | Increase the number of single-family detached units in the Town of West Seneca. Consider the following: 1. Increase the number of single-family detached units in the Town of West Seneca. 2. Increase the number of single-family detached units in the Town of West Seneca. 3. Increase the number of single-family detached units in the Town of West Seneca. | 37, D | NYSDOT, EDCDDT, Developers, Property Owners |
| Neighborhoods | Maintain the revitalization activities in neighborhoods by researching and securing funding sources (EDDS, Homehead Program, NY Consolidated Funding Process, etc). | 41, A | Property Owners, Developers |
| Economic Development & Reinvestment | Support small, local businesses looking to expand or locate in town | 43, D | Chamber |
| | Enhance tourism and community marketing efforts by working with local economic development resources | 43, F | Chamber, EDCDA |
| | Develop a Bicycle and Pedestrian Master Plan that incorporates and analyzes existing and potential pedestrian, bicycle, and transit routes for improved connectivity and access. | 45, A | Consultant, NYSDOT, EDCDDT, NYTA |
| Transportation, Access & Connectivity | Develop a direct access connection to North Amherst Drive Industrial Park from Route 400 | 45, D | NYSDOT, Developers |
| | Consider adopting standards that require minimum accommodations for pedestrians, such as sidewalks, crosswalks, benches, shade trees, walking paths, and ramps. | 45, A | Farming Board, Zoning Board |
| Public Health & Wellness | Develop a community center that includes recreational, professional, and educational accommodations such as a gym, pool, meeting rooms, classrooms, etc. | 47, A | Youth Center, Community Groups |
| Governmental Partnerships | Market the Town Hall Campus as a multi-service complex to residents | 47, B | Chamber |
| | Work with local, county, and regional economic development agencies to coordinate programs and projects | 49, B | Local, County, State Agencies |
| Community Development Strategy | Establish Seneca and the area surrounding Town Hall as a stronger "Town Center" | 51, A | Community Groups |
| | Encourage and support the application of a mixed-use development approach in areas where the CDS indicates an increased density may be desirable | 51, A | Developers, Farming Board, Zoning Board |

Community Development Strategy (CDS)

Creeks & Greenways

The major creeks within the Town are highlighted in **dark blue** on the CDS Map. The portions of the area highlighted in green indicate the greenways or priority preservation areas along the waterways (the Town's existing floodplain corridors are marked with the Water Features). The extent of including local creeks and their respective flood zones in the CDS is to illustrate the significant areas of bird cover and connections that these creeks and greenways create within the Town.

Not only are these features important for their aesthetic and environmental value, but also for their potential to connect residents and visitors to the greenpace of the Town. These blueways and greenways provide opportunities for off-road east-west connections that could accommodate pedestrians, bicycles, and even kayakers across West Seneca.

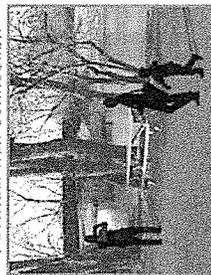
Currently there are only a limited number of designated public access points to the creek corridors:

- 1) The trail and park located at the Charles E. Buchfield Art and Nature Center;
- 2) The Loyalsock Woods area along Cazenovia Creek;
- 3) The DEC fishing access point at 880 Hazlet Road.

The images at right show the existing conditions of Buffalo Creek, located along Indian Church Road and the addition of a trail (bottom). The development of a comprehensive trail system along both Buffalo Creek and Cazenovia Creek, as well as between the previously mentioned public park areas would help to protect and enhance the greenways and blueways



Existing Buffalo Creek



Potential Trail Connection

Photo Simulation ©D. 2016

throughout West Seneca, while also improving public access to them.

It is also recommended that the Town utilize floodplain protection policies, above and beyond that of the DEC's existing regulations to limit future development along the creeks. The intent of this would be to protect the floodways and floodplains from further development and encroachments, from further development and encroachments, while also protecting the land from the implementation of a trail system as previously mentioned.

One way the Town can achieve this is by adopting a Floodplain Overlay (FPO) District. A sample purpose statement for a FPO District has been included below.

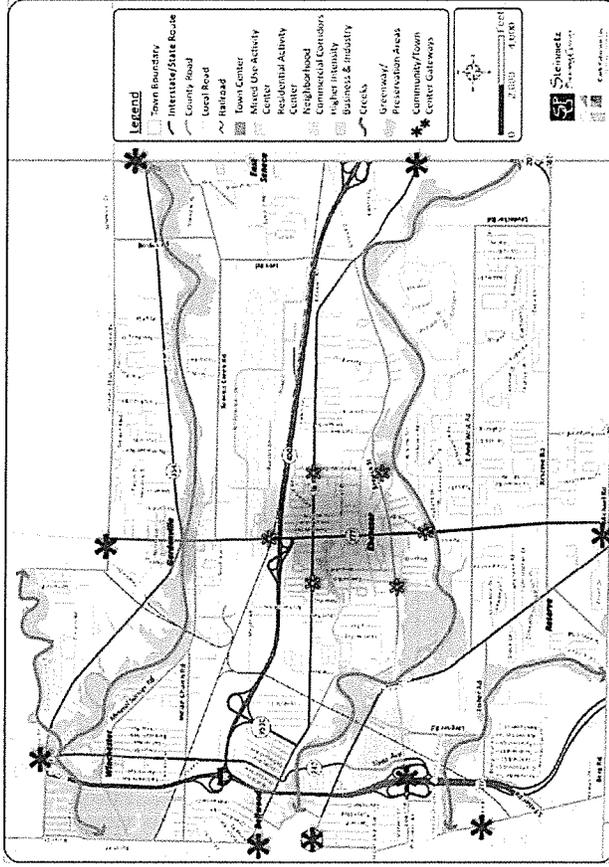
Floodplain Overlay (FPO) District

Existing floodplains are an important natural resource that provide a variety of ecological, cultural and recreational services. Floodplains also provide a natural buffer against the public health, safety and general welfare of the Town. In order to protect the public health, safety and general welfare of the Town, it is necessary to regulate the use of floodplains and adjacent areas by the community. It is the intent of this FPO District to protect public and private property and investments and to maintain the following:

1. Protect the floodway and banks of the floodplains;
2. Maintain the floodway for flood control;
3. Allow the floodway to be used and to be improved;
4. Allow the floodway to be used for recreational purposes;
5. Allow the floodway to be used for agricultural purposes;
6. Allow the floodway to be used for other purposes;
7. Allow the floodway to be used for other purposes;
8. Allow the floodway to be used for other purposes;

COMMUNITY DEVELOPMENT STRATEGY

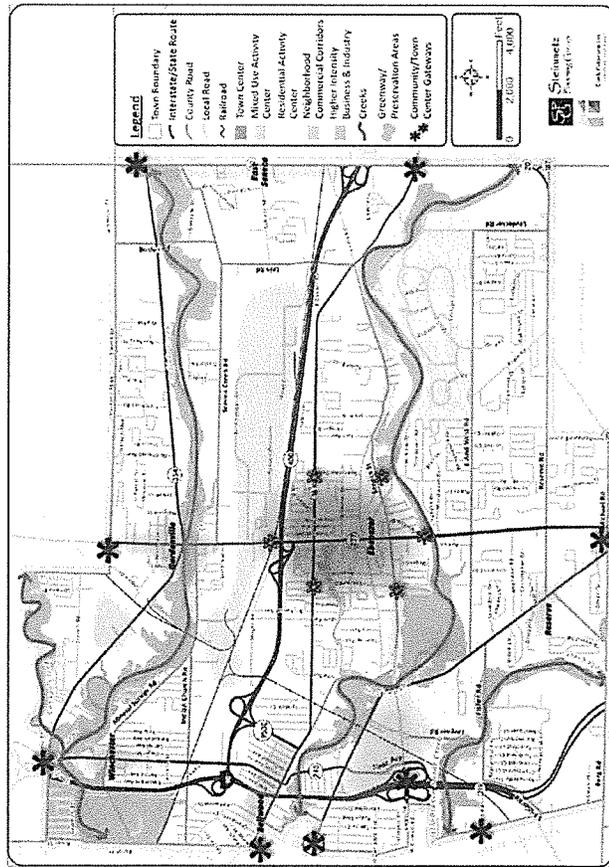
Map 8: CDS



Community Development Strategy (CDS)

Higher Intensity Business & Industry

Map 8: CDS



Gateways

Gateways
The major gateways into the Town are identified by a red star on the CDS map. As part of its effort to redefine the identity of the West Seneca, special consideration should be given to these community arrival points. Gateways are important not only to improve the aesthetics of entering a community, but also to attract passersby and create a positive first impression with visitors.

One of the simplest ways to convey a unified and welcoming community identity at these gateways is to utilize coordinated quality landscaping. The placement and highlighting of these signs should be consistent with the overall branding strategy of the Town, while conveying the local historical and character of the adjacent neighborhood or development. A preference for wooden signs with raised or recessed lettering was expressed by the public as part of the Community Preference Survey.

The physical character of the area surrounding these gateways has a significant impact on how they are perceived by visitors and motorists. As opportunities arise to redesign or renovate the public and private realm surrounding these gateways, the following should give special consideration to the following:

- 1) Appropriate scale and architectural character of buildings visible from the gateway point.
- 2) Additional landscaping, screening, or buffers needed to help minimize visual impacts of undesirable or incompatible uses.
- 3) Traffic calming measures that provide a more aesthetically pleasing and inviting

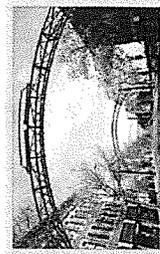
landscape, such as planted medians, roundabouts, brick pavers, street trees, or banners.

- 2) Increased banking for screening and buffering techniques that limit exposure while also contributing to the aesthetics of the streetwall and streetscape.

Town Center Gateways

The gateway to the Town Center are indicated by slightly taller orange stars on the CDS map. These have been elevated, especially as they play an additional key role in helping better highlight and establish the significance of the Town Center. It should be noted that the placement of these gateways is approximate, as the actual transitional gateway point will depend on the implementation of the Town Center concept.

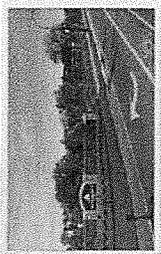
Although all signage and gateway features should be coordinated throughout West Seneca, there is an opportunity for special or additional treatments to these arrival points. The design should celebrate West Seneca and foster a strong sense of community for the heart of the Town.



The Elm Creek neighborhood in Gettysburg, Ohio, illustrates a well-planned gateway featuring a large archway structure, high street lighting, and historic landscaping.



The archway structure at the end of State Street in Gettysburg, Ohio, illustrates a well-planned gateway featuring a large archway structure, high street lighting, and historic landscaping.



The Riverfront area in Gettysburg, Ohio, illustrates a well-planned gateway featuring a large archway structure, high street lighting, and historic landscaping.

COMMUNITY DEVELOPMENT STRATEGY

Community Development Strategy (CDS)

Higher Intensity Business & Industry



View of North America Drive at the Town Union Road at Route 400. (Photo: Google, 2013)

The Town of West Seneca is well-served by Route 400, which runs north-south through the town. The town has a significant amount of available land for continued investment to the east and west of Union Road. These areas are already zoned for manufacturing uses, so the intent of the CDS is to ensure that future development in these areas is consistent with the overall vision and desired character of the town.

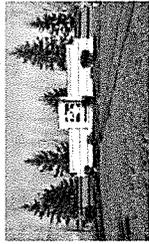
Union Road boasts the Higher Intensity Business Area Industrial Area and provides a gateway to the community from Route 400. It is important that the Town manager learning the intensity and appearance of uses located along this gateway to help provide a more



The business and industrial uses located in these areas are typically large operations that require a significant amount of land area.

usually impeding entrance to West Seneca. More specifically, industrial uses with significant scale, such as large manufacturing facilities, have been accommodated adjacent to the industrial park.

One way the Town may improve access to the North America Drive Industrial Park while reducing truck traffic impacts on Union Road would be to build an entrance/exit ramp directly from route 400 into the site.



The site of the site along North America Drive continues to be a priority of the Town.

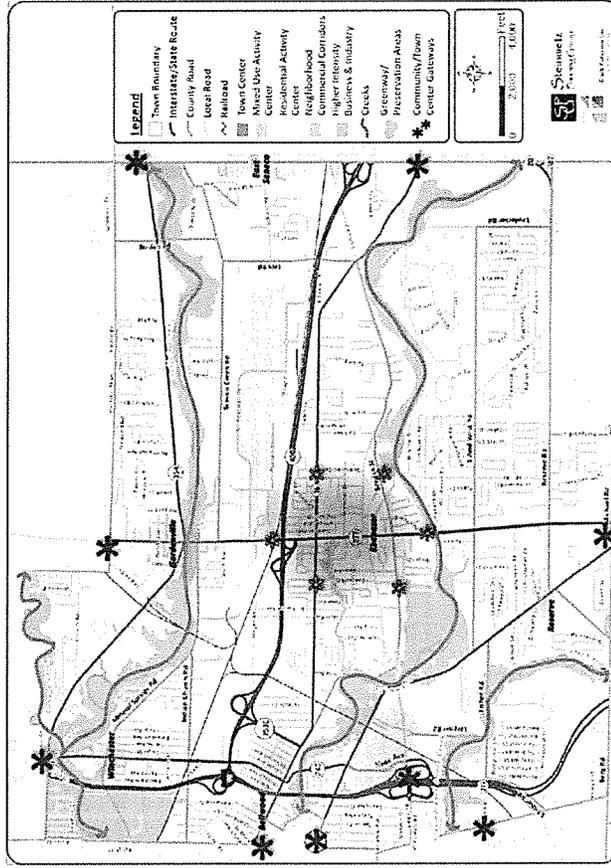
It is also recommended that the Industrial Park Overlay Review District be revised to include specific zoning and use regulations for higher intensity commercial, commercial, or residential neighborhoods.

For example, there are a number of residential homes located along Seneca Creek Road to the north of the North America Drive. In the past, there has been conflict between the residents and new development occurring within the industrial park. As development continues, additional new planning, shading, buffering, and screening, or some combination thereof, should be required to provide an increased visual barrier between the industrial site and the existing neighborhoods.

Gateways

COMMUNITY DEVELOPMENT STRATEGY

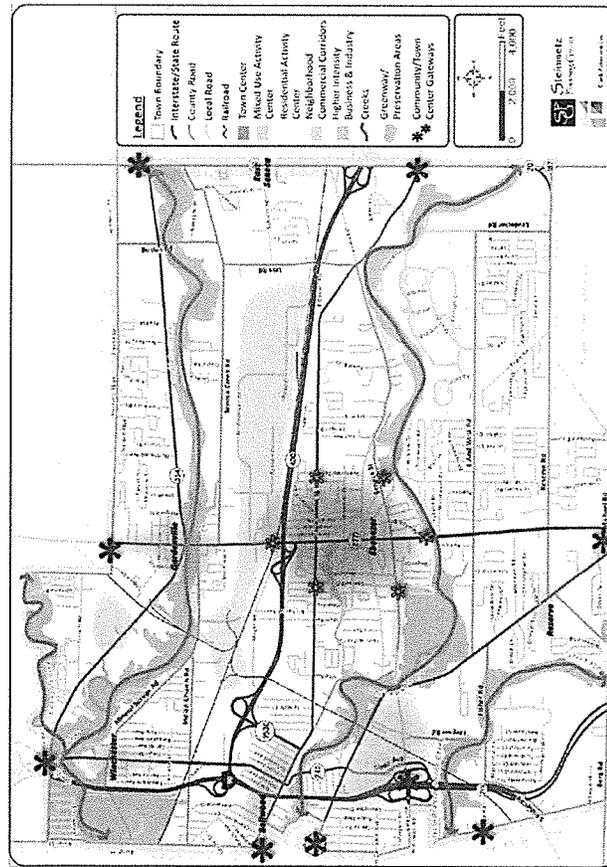
Map 8: CDS



Community Development Strategy (CDS)

Neighborhood Commercial Corridors

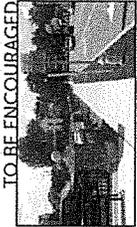
Map 8: CDS



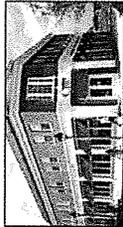
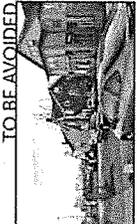
COMMUNITY DEVELOPMENT STRATEGY

- In order to begin to redefine the character of these corridors and promote appropriate commercial development patterns for the MCC, the Town will need to review and revise its local policies. The Town should work to adopt policies that acknowledge the desire for a more pedestrian-friendly and aesthetically pleasing environment while honoring the economic viability of these corridors. The following is a list of policy recommendations that the Town should address over the next decade:
- Reduce off-street parking space requirements for uses to modern standards and encourage the use of shared parking where feasible.
 - Limit the number and spacing of curb cuts at each site and require front set-backs between adjacent sites.
 - Require the location of parking lots to be to the rear or side of buildings as well as requiring adequate landscaping and screening.
 - Ensure building setbacks do not exceed desired limits by establishing a minimum building setback.
 - Encourage the development of human-scaled and visually interesting buildings that reflect the desired character of the area.
 - Develop strategies that calm vehicular traffic and encourage pedestrian, bicycle and e-bike activity.
 - Ensure residential neighborhoods are well-connected to the corridors and their commercial activity nodes via sidewalks and/or bike lanes.

TO BE ENCOURAGED



TO BE AVOIDED



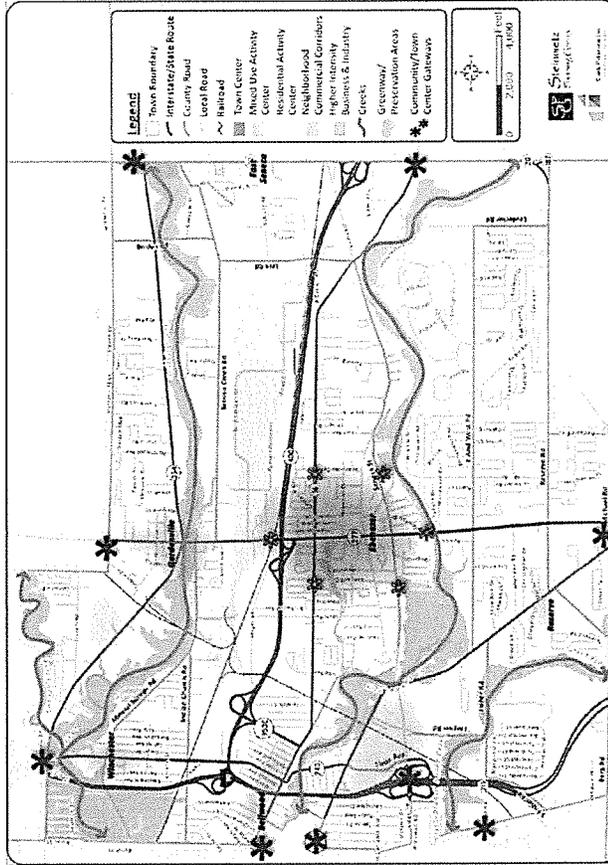
The intent of identifying these MCCs is to identify areas where there is a desire to foster a more traditional, walkable mixed-use commercial development pattern along the corridor that supports the needs of the surrounding neighborhoods. New development and investment should respect the scale of the surrounding environment, while also contributing to the corridor's walkability and connectivity.

Seneca Street Corridors
The two segments of Seneca Street shaded on the CDS map, to the east and west of Union Road, have been included as part of the MCCs because of their combination of commercial uses along Seneca Street in close proximity to well-established residential neighborhoods:

Community Development Strategy (CDS)

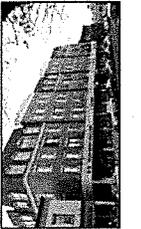
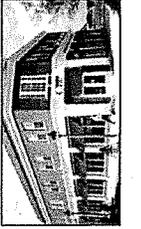
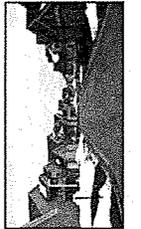
Residential Activity Center

Map 8: CDS



COMMUNITY DEVELOPMENT STRATEGY

- In order to achieve the desired development pattern of the Residential Activity Center, all future development should be consistent with the following objectives:
- 1) Establish neighborhoods that are consistent with the goals of the Residential Activity Center and provide pedestrian activity.
 - 2) Accommodate a variety of housing types, neighborhood amenities, community resources, and public facilities.
 - 3) Ensure residents and community resources are integrated with the neighborhood and are a viable incentive to build there.
 - 4) Create a network of interconnecting streets and boulevards that provide the context for the natural landscape.
 - 5) Ensure natural features and undisturbed areas are incorporated into the open space of the neighborhood.
 - 6) Develop well-designed squares, plazas, parks, landscaped streets, pedestrian, and bicycle paths that are woven into the pattern of the neighborhood and consistent with the local tradition, character, and visual enjoyment of the residents, and
 - 7) Design the public and private rights being exercised to be mutually reinforcing and complementary, not just burdened and frustrated.



Single-Family

Multi-Family

Mixed-Use

As the images above indicate, the Town should encourage the development of smaller-scale, medium-density, visually appealing units. The total mix of residential development types (single-family, two-family, and multi-family) may best be determined based on needs identified in a Town-wide Housing Study. It is recommended, however, that the Town utilize a HUD and clustering approach to ensure proper building size, design, and placement.

A Planned Unit Development (PUD) is a large, integrated development offering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other rights-of-way. Properly written and administered PUDs can offer a degree of flexibility that allows creativity in land planning, site design, and the protection of environmentally sensitive lands not possible with conventional subdivision and land development practices. (S&B APN Planning Advisory Service for more info: www.planning.org/pas)

Residential Activity Center

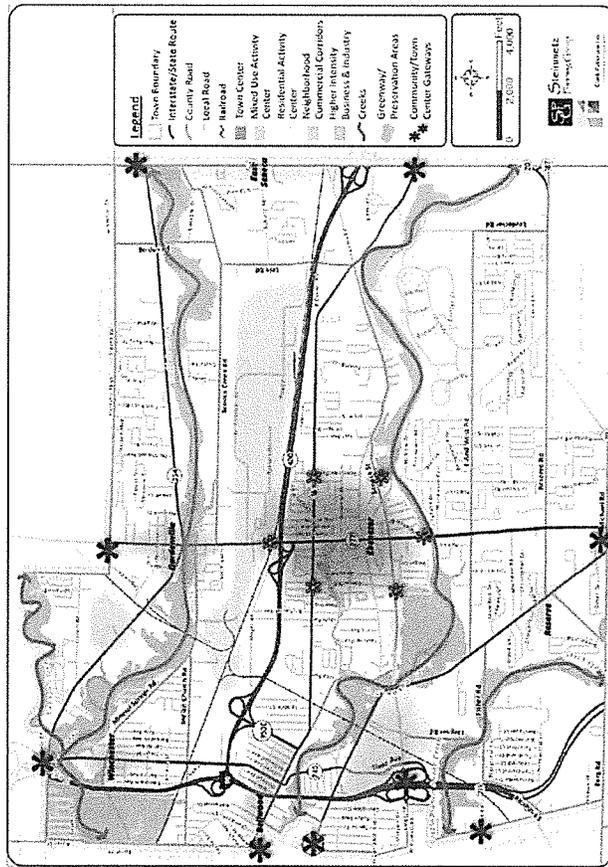
COMMUNITY DEVELOPMENT STRATEGY

Community Development Strategy (CDS)

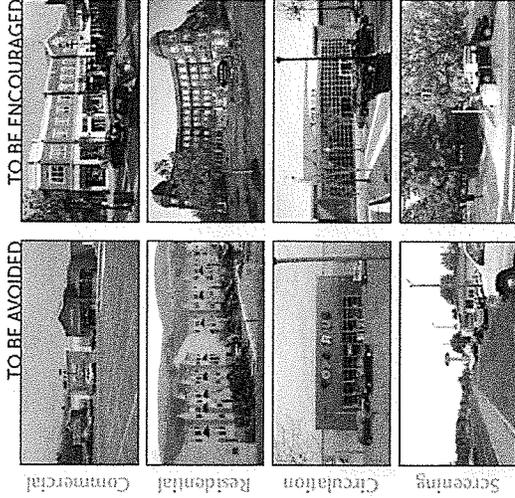
Mixed-Use Activity Center

COMMUNITY DEVELOPMENT STRATEGY

Map 8: CDS



COMMUNITY DEVELOPMENT STRATEGY



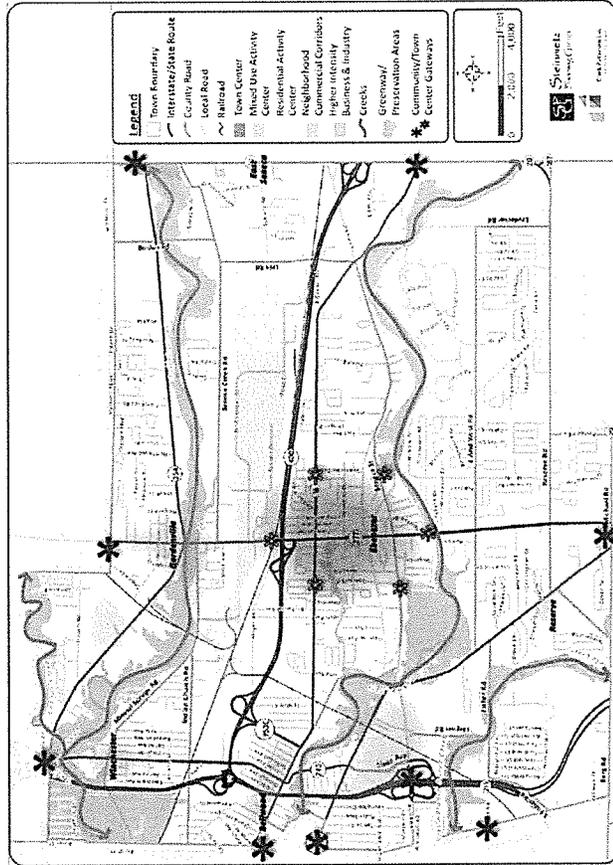
- » In order to accommodate the preferred type and pattern of development in this area, it is recommended that the Town's Zoning Code be updated to reflect the following in the Mixed-Use Activity Center requirements:
 - » Limit the height of buildings to no more than 4 or 5 stories (50 to 60ft).
 - » Create a maximum setback requirement.
 - » Require a minimum of 50 to 60% of the lot facade to be occupied by building envelope, decorative architectural work, or other site amenities such as public art.
 - » Require parking lots to be located to the side or rear of a building.
 - » Ensure parking lots are adequately landscaped (e.g., 30 ft setbacks along car bay of 20 spaces) and screened from adjacent streets or walkways.
 - » Require an internal circulation system that promotes pedestrian and vehicular connectivity to the street, public sidewalk network, between parcels, and through parking lots.
 - » Permit mixed-use buildings that would provide retail space on the lower floors and residential or office above.
 - » Consider building and site design techniques to help create passive, shaded, and permeable blocks within a development.
 - » Develop building and site design standards that promotes a visually interesting and human-scaled architecture and streetscape.

The Town should consider adding a Planned Unit Development (PUD) provision to its code. A PUD would allow the Town and potential developers in creating a Mixed-Use Activity Center that address the needs of the community, and meet the objectives listed on the previous page. For more information on a PUD, please refer to page 59.

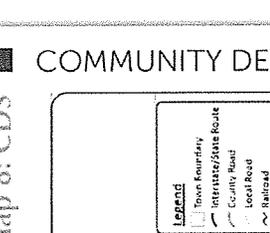
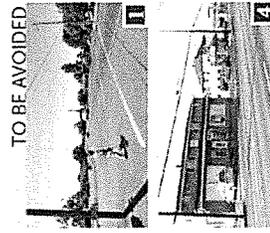
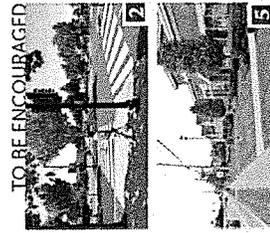
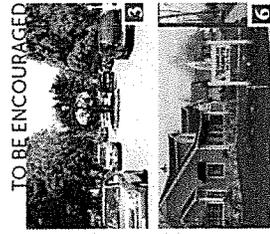
Community Development Strategy (CDS)

Town Center

Map 8: CDS



COMMUNITY DEVELOPMENT STRATEGY



In order to achieve the objective of developing a more walkable Town Center, some of the most deliberate efforts to improve the character of both the public and private realms over time. The following recommendations include efforts that would provide traffic-calming effects as well as improve the aesthetics of the overall streetscape and strengthen the sense of place within the Town Center.

Specific actions items related to the recommendations of the CDS can be found on pages 72-74 of the Priority Action Plan.

Public Realm

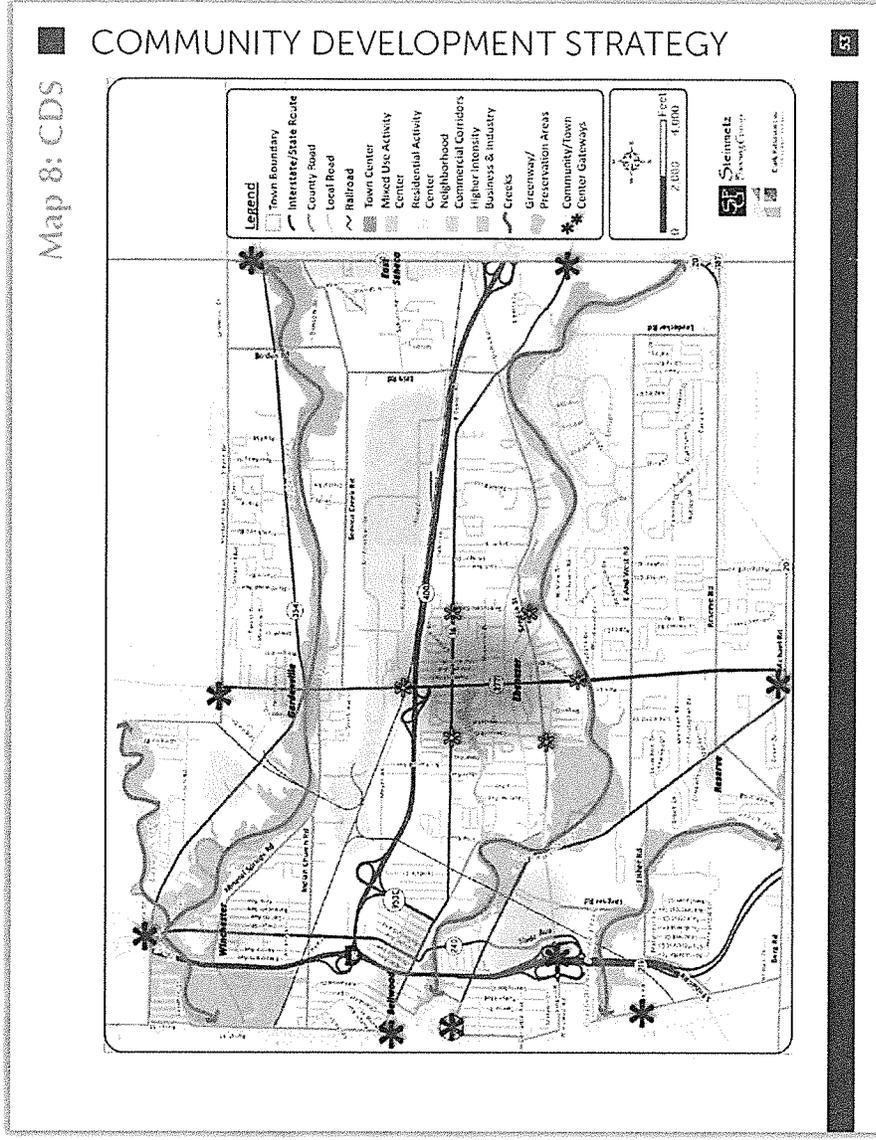
- Provide frequent opportunities to cross Union Road on foot and ensure these crossings are highlighted to ensure better visibility of crosswalks.
- Narrow crossing sidewalks for pedestrians at intersections. (As shown in image 2 and 3)
- Include tree lawn with street trees a minimum of 40 feet apart along both sides of Union Road. (As shown in image 3)
- Reduce the number of lanes or lane widths if feasible by reducing the overall road width or with the placement of a landscaped median. (As shown in image 3)
- Reduce the number of curb cuts and driveways along Union Road.

Private Realm

- Require shared access and encourage shared parking agreements.
- Require parking lots to be located to the rear or side of buildings. (As shown in images 5 and 6)
- Require additional screening of parking lots from Union Road.
- Encourage the development of multi-story, visually interesting buildings.

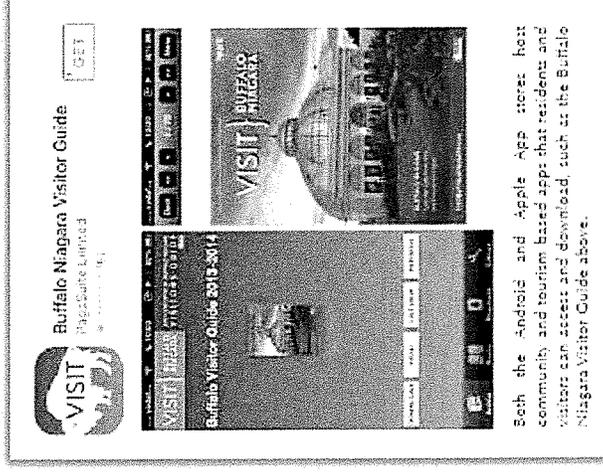
Community Development Strategy (CDS)

- A Town Center surrounding the intersection of Union Road and Main Street
- Seven historic Neighborhood Commercial Corridors
- A Mixed-Use Activity Center in the area bordered by the NYS Thruway, Ridge Road, and the Cazenovia Creek
- A Residential Activity Center located on the former Developmental Center Site
- Higher intensity Business Centers that include the North America Drive Industrial Park
- Greenways, Creeks, and Preservation Areas along the Town's many waterways
- Gateways that serve to welcome residents and visitors into the community and the Town Center



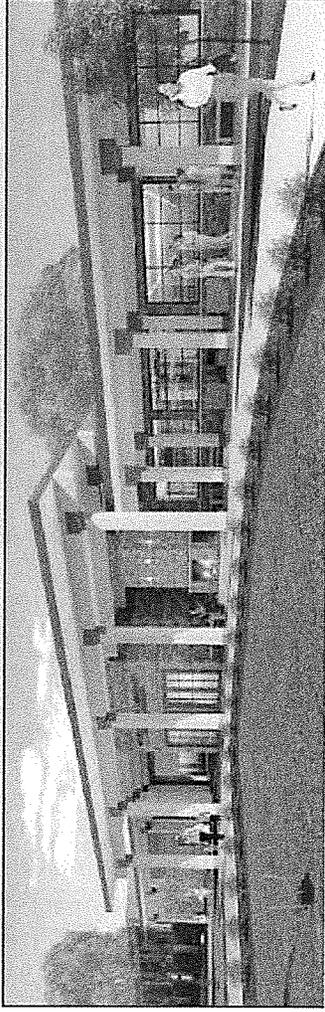
Governmental Partnerships & Decision-making

- Strengthen relationships with surrounding municipalities and public agencies to pursue common goals.
- Work with local, county, and regional economic development agencies to coordinate programs and projects.
- Partner with adjacent municipalities to pursue joint grant opportunities to help fund local and regional projects.
- Work with the Erie County Department of Environment and Planning to discuss regional efforts that may be beneficial to West Seneca.



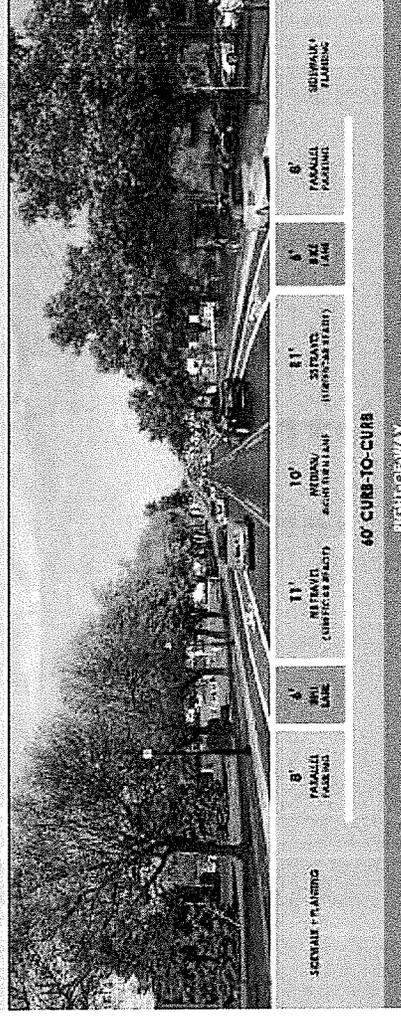
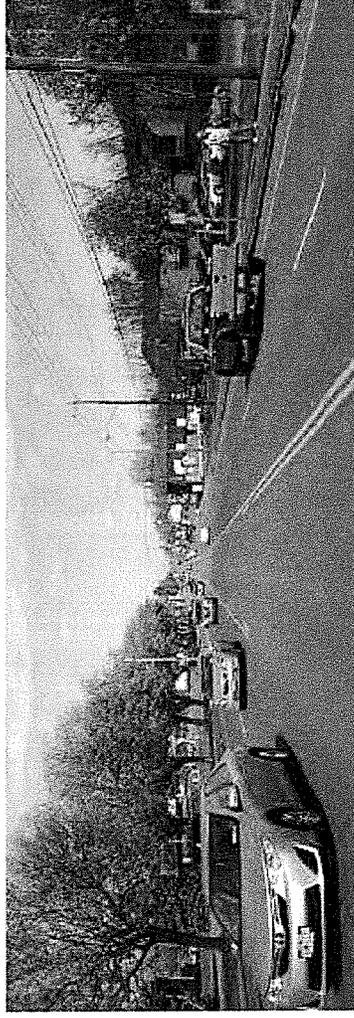
Public Health & Wellness

- Ensure public service operations and Town facilities have adequate space and resources to meet demand for operation.
- Market the Town Hall Campus as a multi-service complex to residents.



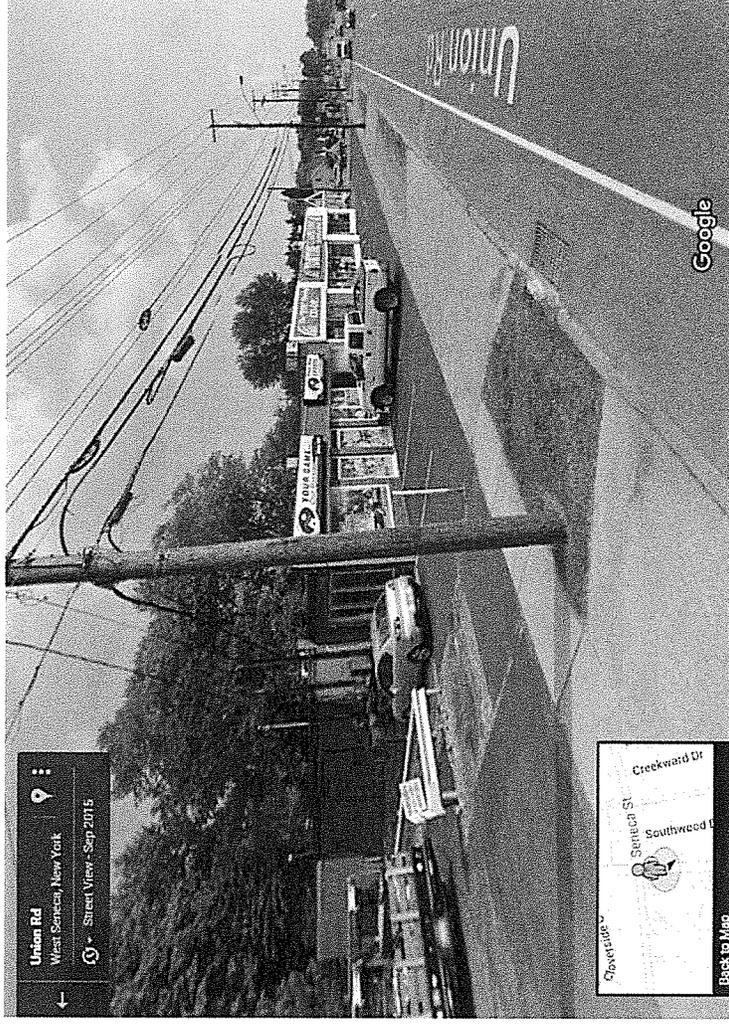
Transportation, Access, & Connectivity

- Implement traffic-calming measures where desired and appropriate.
- Consider traffic calming methods to improve the comfort of the Union Road corridor for all modes of travel.



Economic Development & Reinvestment

- Encourage the redevelopment of underutilized, vacant commercial properties and areas that have suffered from disinvestment.
- Review and address areas in the Town Zoning Code that may restrict opportunities for redevelopment.
- Assist developers with grant applications and funding sources for the purchase and development of vacant or dilapidated buildings.



Neighborhoods

- Consider ways to permit adaptability of existing housing stock to meet changing resident needs.
- Research and draft policy for short-term rental properties or lodging, such as Airbnb and other rental/extended-stay options.



NEWS | POPULAR | VIDEOS | FORTUNE 500

San Francisco to Airbnb: Please Help Us Fight Illegal Hotels

By Kim Kozminski

UPDATED 7/2016, 10:00 AM EDT



San Francisco to Airbnb: Please Help Us Fight Illegal Hotels



San Francisco officials ask home-sharing companies for cooperation in spotting illegal rentals.

Downtown San Francisco stands tall in the background of San Francisco, California, U.S., on Monday, Oct. 5, 2015. (Photo: iStockphoto/Photo Bank)

Public Hearing
March 22, 2016

TOWN OF
WEST SENECA
2016 Comprehensive Plan Strategic Update

Natural Resources & Sustainability

- Strengthen and support the Town's park system.
 - Utilize the vacant rail corridor along the NYS Thruway to link West Seneca to the regional rails-to-trails system

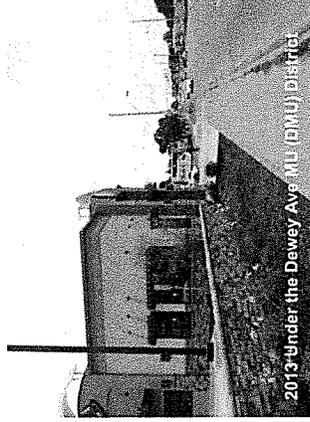
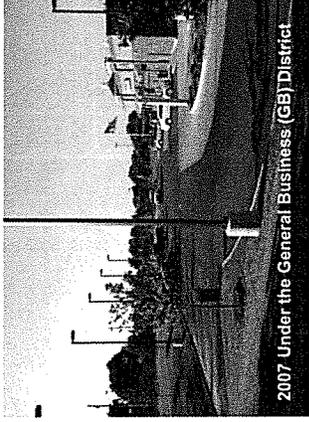


Community Identity & Livability

- Improve appearance of business districts
 - Modify zoning code to improve building & site design requirements

Greece Case Study

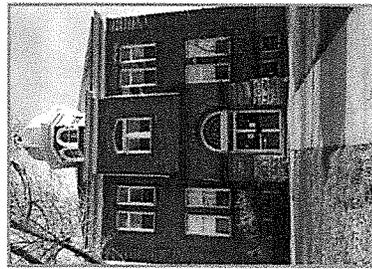
- 2001 Master Plan
- Placeholder for Dewey Ave
- 2006 Corridor Study
- 2007 Traffic Calming Study
- 2011 Mixed Use Zoning
- Implementation



Draft Plan Recommendations

Community Identity & Livability

Our Town will employ high-quality land use planning and design practices to enhance the public and private realms, while preserving our culture, identity and improving livability for all residents. The features of our natural and built environments, streets and blocks define our community character and identity. Therefore, future development and investments attracted by the Town will recognize the value and importance of connectivity, architecture, and well-designed facades in context with the desired aesthetics of the community. Although each neighborhood and district will highlight its own history and character, all should positively contribute to the Town's overall identity and livability.



Objectives

- A: Encourage identity-building efforts, as part of developing a strong community character.
- B: Improve the site design and aesthetics of our shopping and business districts to create inviting environments and increase productivity for new investment.
- C: Ensure the compatibility of new development proposals with neighboring uses.
- D: Stress the importance of placemaking techniques in all new public and private developments.
- E: Encourage additional cultural and tourism-related uses within our neighborhood centers.
- F: Preserve the historical integrity of the Town's buildings, sites, and monuments.

Placemaking (noun) [plei-smei-king]:

Locations by which we define our public spaces at home to enhance their public and special value. Placemaking is more than just providing better urban design; it facilitates creative patterns of use, beyond traditional applications to the physical, cultural, and social databases that define a place and support its ongoing evolution. [See Project for Public Spaces - www.projectforpublicspaces.org]

COMMUNITY IDENTITY & LIVABILITY

Action Items (by Objective)

- 1) Meet with developers, business owners, and residents in annual forums to draft the requirements that need to be met by new construction or remodeling projects.
- 2) Establish an Architectural Review Committee and draft design guidelines to assist the Planning Board in the review of development applications.
- 1) Review and update the Town Zoning Code to improve building and site design controls, sign regulations, and enforcement.
- 2) Provide incentives to commercial property owners to make improvements to their properties through tax incentives, facade programs, community educational forums, etc.
- 1) Formalize a preliminary sketch review process as part of a pre-application conference for new development applications.
- 2) Review and revise Site Plan Review language to provide better approval criteria and a more predictable process for new commercial development and redevelopment.
- 3) Expand the industrial park overlay to other industrial areas of the Town to offer design guidelines and protection of neighboring uses.
- 1) Improve the aesthetics of major north-south corridors (Union Road, Transit Road, Harlem Road, Orchard Park Road) with a streetscape plan that includes but is not limited to landscaping, facade, and right-of-way improvements.
- 2) Require the creation of more pleasant pedestrian connectors and access within development sites (e.g. between stores, parking, etc.)
- 1) Define and strengthen the identity of the original settlements, such as Ebenezer and Gardenville.
- 2) Promote the Catskills/Burchfield neighborhood center as a tourism hub in the community.
- 1) Identify and facilitate the preservation of historic structures, historic American cultural sites, and archaeologically sensitive areas.
- 2) Mark historic sites and buildings with unique plaques denoting their construction date and/or significance.
- 3) Utilize the State and National Historic Registry and their associated programs to help guide and fund the rehabilitation of historic structures.
- 4) Pursue enrollment in the Certified Local Governments program.

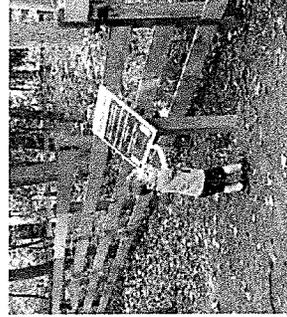
Draft Plan Recommendations

Our Vision

West Seneca will be a place where people, business, and industry come together in support of our community. Our Town will be known for its efforts to maintain and enhance its assets by actively promoting:

- » **Community identity and livability;**
- » **Environmental quality and sustainability;**
- » **Safe and attractive neighborhoods;**
- » **Economic development and reinvestment opportunities;**
- » **Safe, connected, and multi-modal transportation systems;**
- » **Healthy, active lifestyles; and**
- » **Sound governmental decision-making and regional partnerships.**

To achieve a sustainable and successful future, we will implement our Community Development Strategy. This Strategy is designed to revitalize our community fabric through focused investment in a manner that respects our heritage and appeals to future generations.



Rejuvenated Nature & Art Center
Photo: W&A.com, Theresa B.



Corporate Fitness Facility at the North America Center

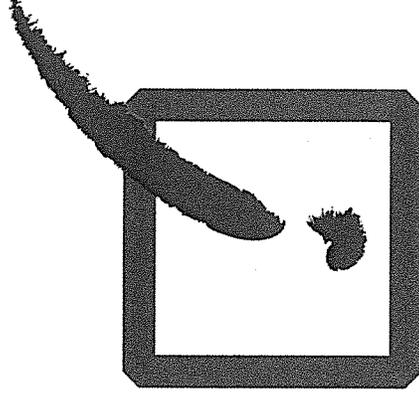


Barabole Drive leading South to Chautauque Creek,
Photo: Google, 2015

How will we get there?

What's in Your Plan?

- **Community Development Strategy & Map** – *"What we want to look like"*
 - Informs future land use decision-making
 - Includes specific regulatory recommendations
- **Priority Action Plan** – *"Our big impact plans/next steps"*
 - In depth summary of 12 catalytic projects
 - Also listed in Policy Framework
- **Conclusion** – *"Final thoughts moving forward"*



Where are we going?

What's in Your Plan?

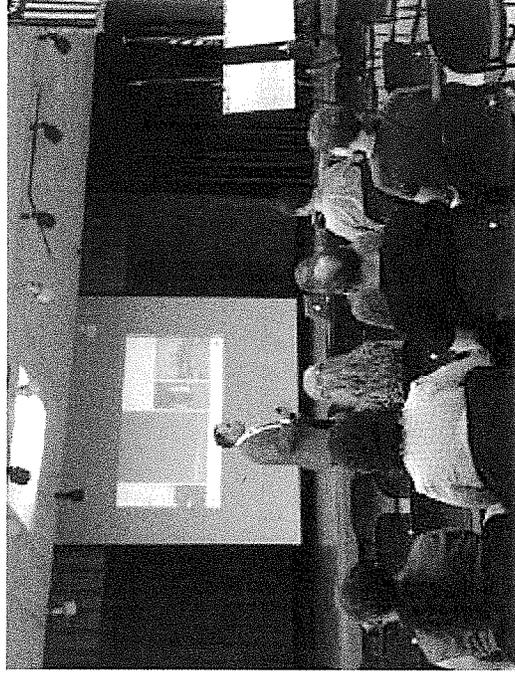
- Vision Statement – *"What do we want to be?"*
- Policy Framework – *"What's important to us?"*
 - ❖ *Community Identity & Livability*
 - ❖ *Neighborhoods*
 - ❖ *Economic Development & Reinvestment*
 - ❖ *Transportation, Access & Connectivity*
 - ❖ *Public Health & Wellness*
 - ❖ *Governmental Partnerships*
 - ❖ *Community Development Strategy*



Where are we now?

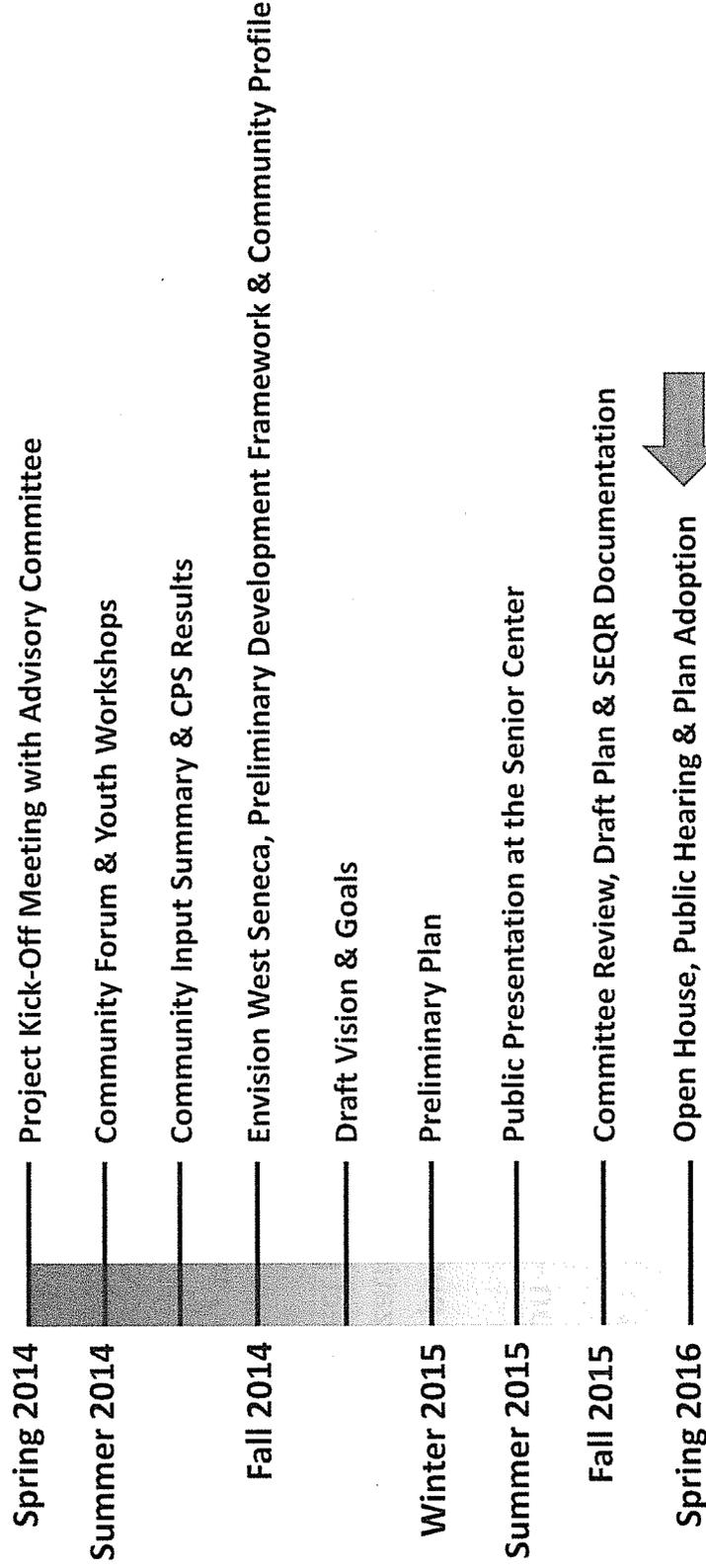
What's in Your Plan?

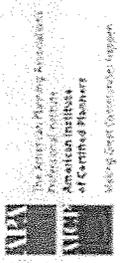
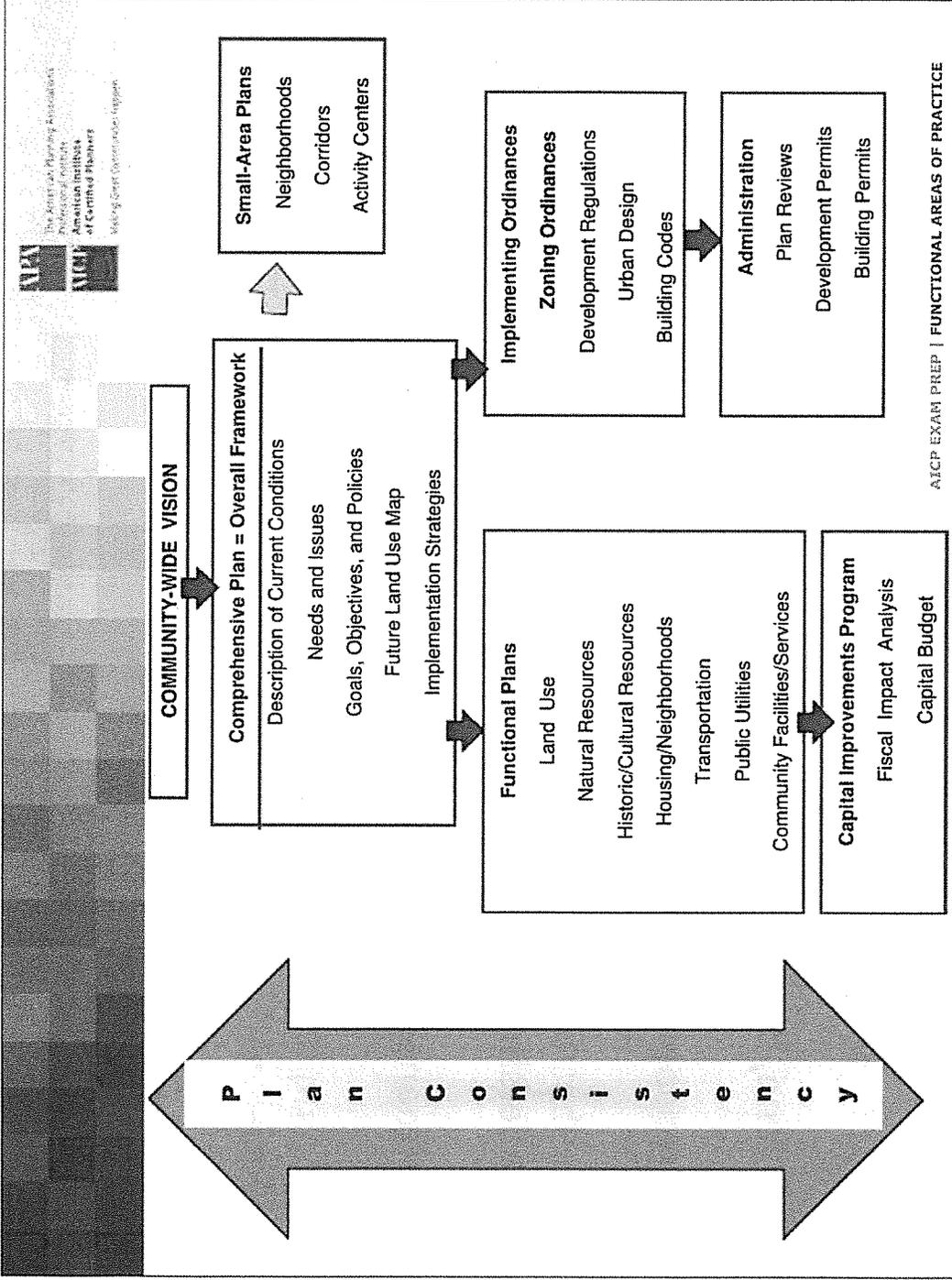
- Introduction – *"The how and why"*
 - Plan purpose
 - Utilization
 - Project process & Public input
- Community Profile – *"Our current conditions"*
 - Demographic data & trends
 - Community Assets
- Implications – *"What does this mean?"*



At the start of the Community Workshop, a brief presentation was given outlining the Comprehensive Planning Process and its benefits.

Our Planning Process

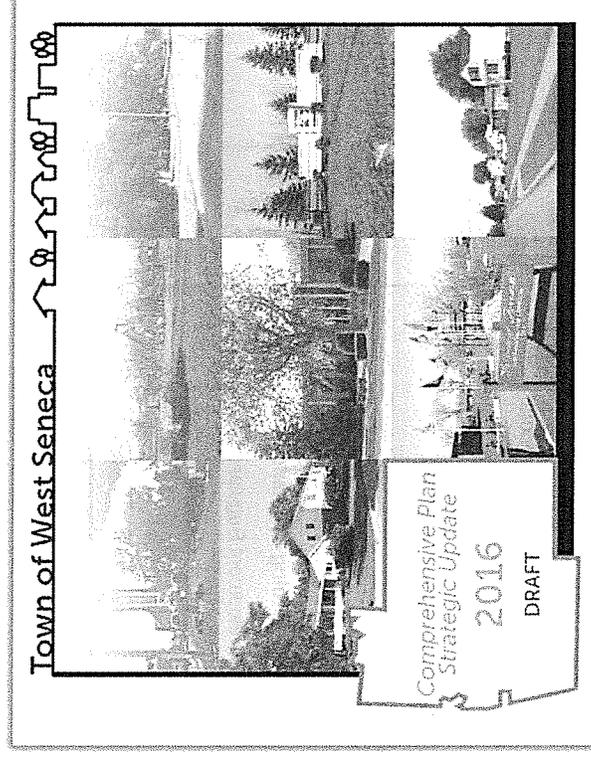




AICP EXAM PREP | FUNCTIONAL AREAS OF PRACTICE

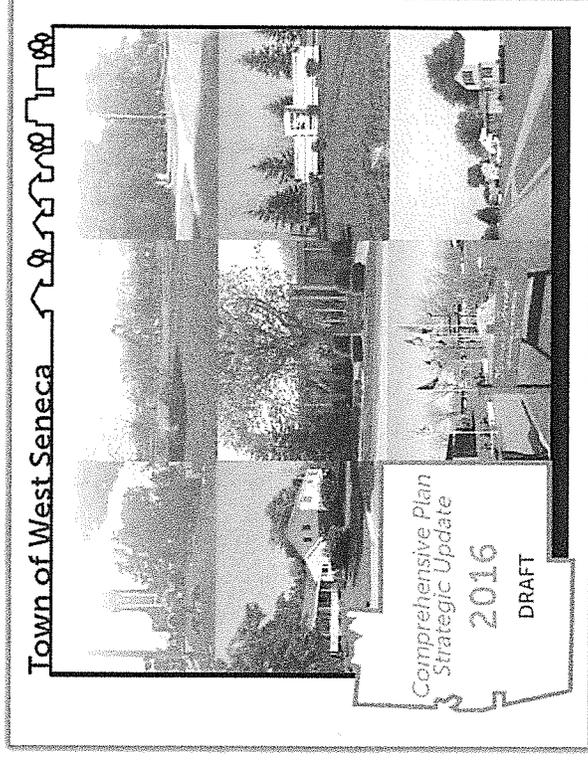
A Comprehensive Plan Is NOT...

- An end, but the beginning of a process
- A reason to expect immediate changes
- A substitute for action or strong leadership
- Permanent or rigid
- Zoning but does inform land use decisions
- Intended to take away rights



What a Comprehensive Plan Does...

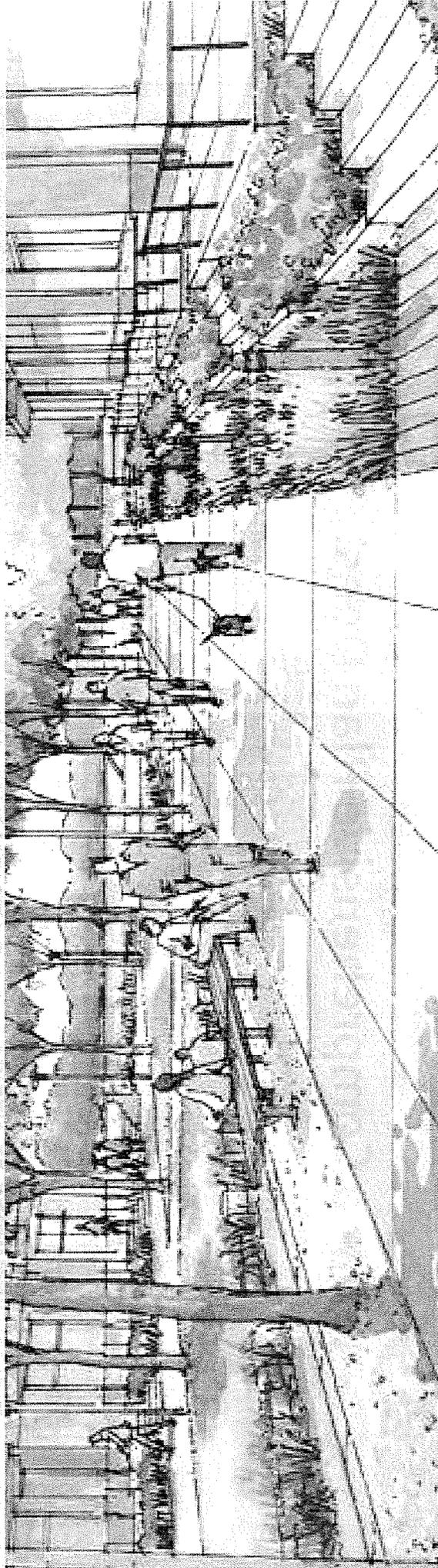
- Provided for by New York State Law
- Promotes the health, safety, & welfare of the public
- Provides background information and policies to assist with decision making
- Framework for programs, development, & investment



~ *Dramatically increases your chances of obtaining funding* ~



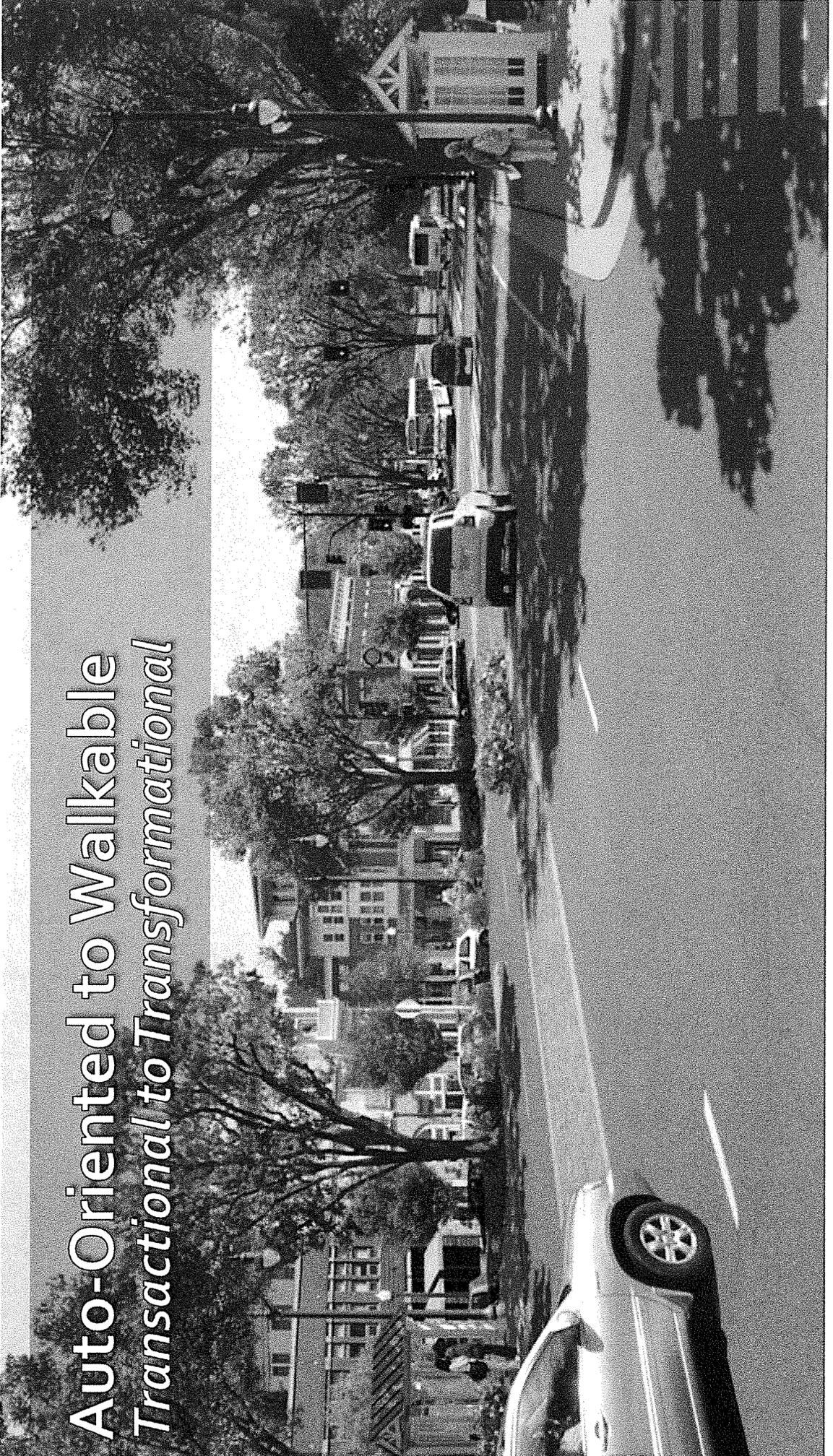
In Order to Be Transformational You Need A Vision For



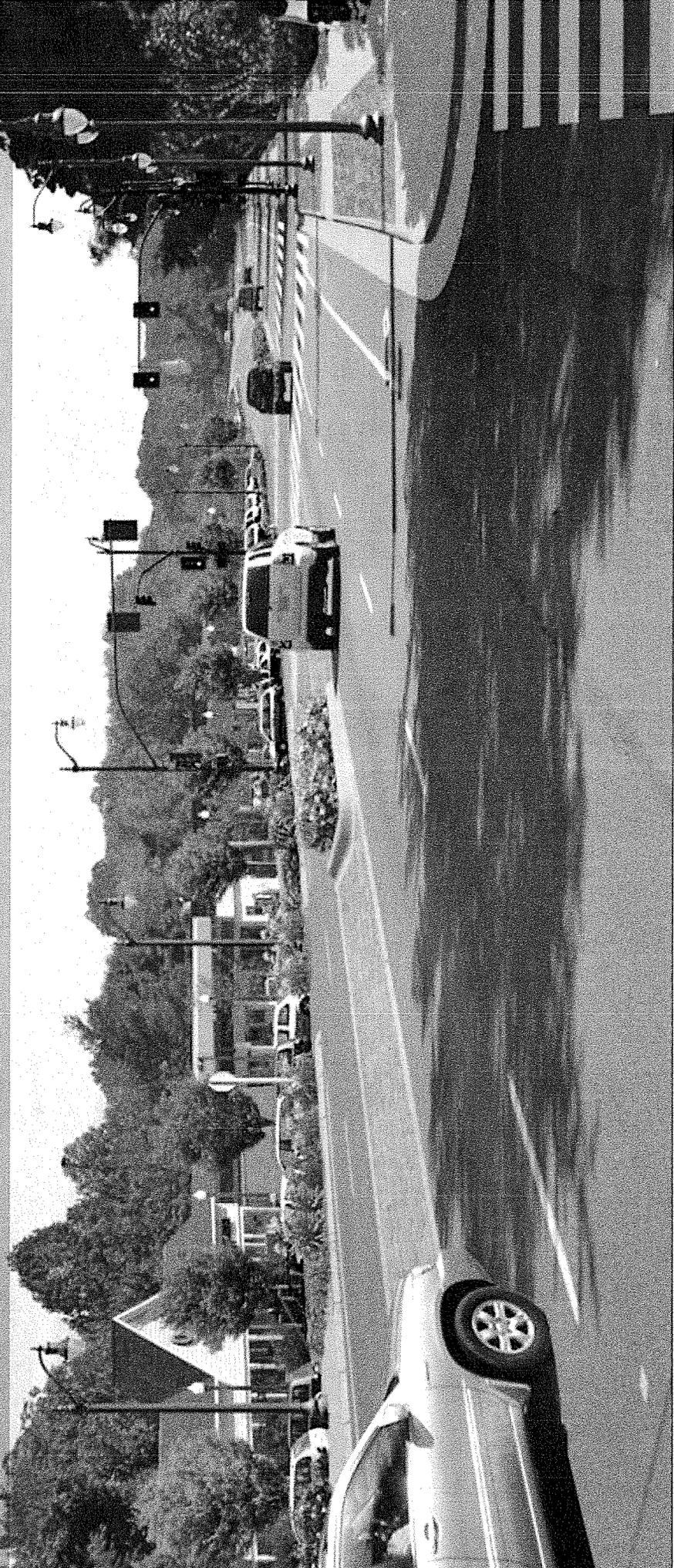
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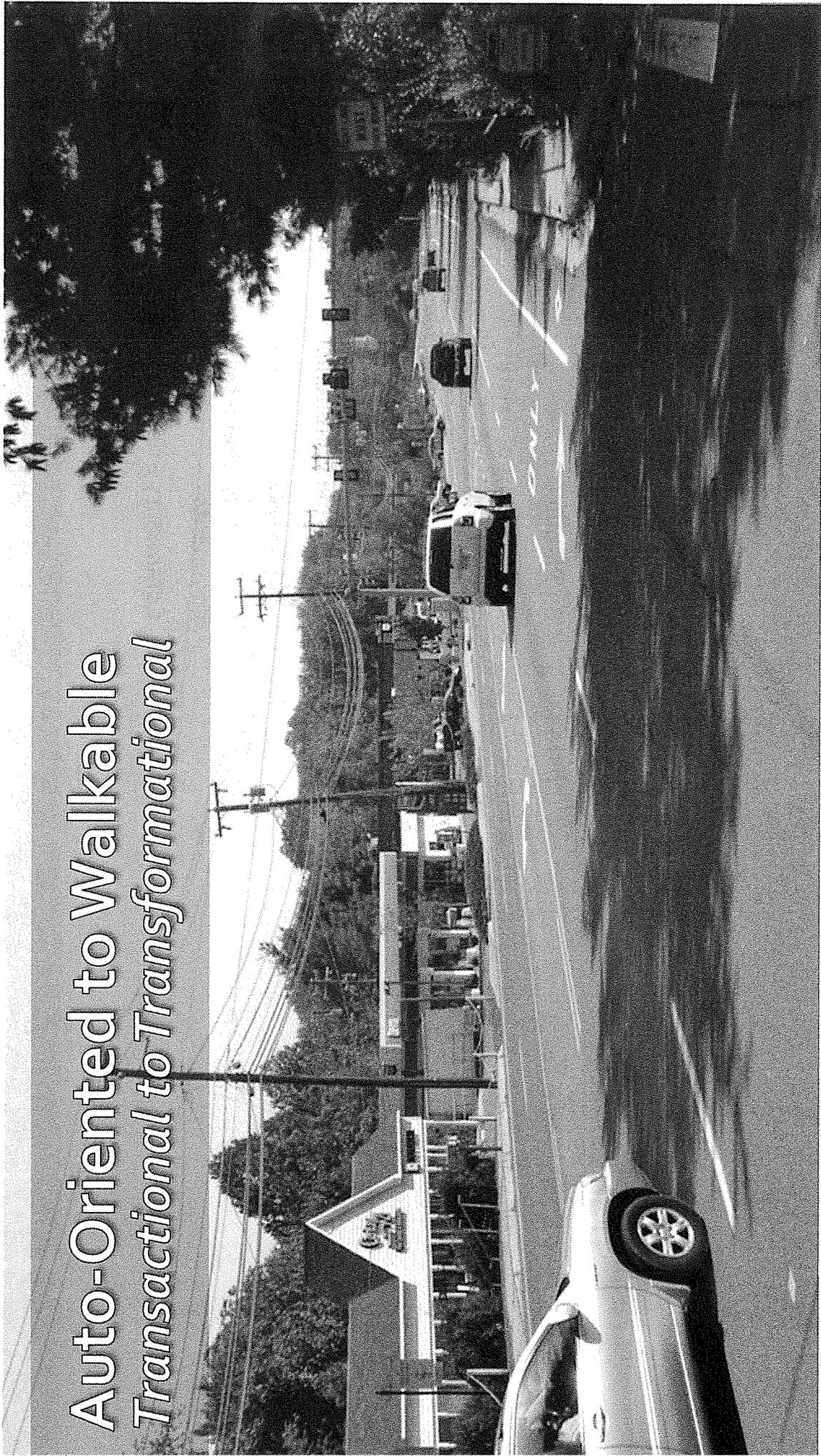
Auto-Oriented to Walkable
Transactional to Transformational



Auto-Oriented to Walkable
Transactional to Transformational



*Auto-Oriented to Walkable
Transactional to Transformational*



What Do Communities Focus On?

Transactional

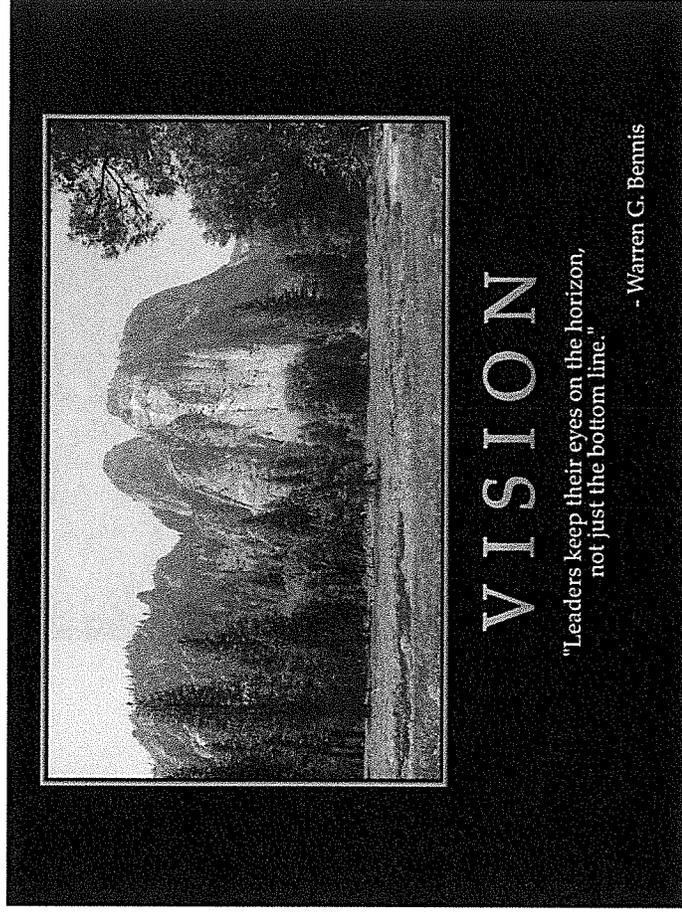
- ✓ Budgeting & Taxes
- ✓ Replacement of existing infrastructure in kind
- ✓ Dotted the "I"s & crossing the "T"s during the administration of development proposals (SEQR)
- ✓ Engineering comments (Drainage, Traffic)
- ✓ Legal Issues

Transformational

- ✓ Budgeting & Taxes
- ✓ Replacement of existing infrastructure in a manner that enhances the community
- ✓ Using the development review process to protect or improve the community (SEQR)
- ✓ Engineering Comments
- ✓ Legal Issues
- ✓ Community Character - Architectural comments
- ✓ Community Priorities - Planner comments

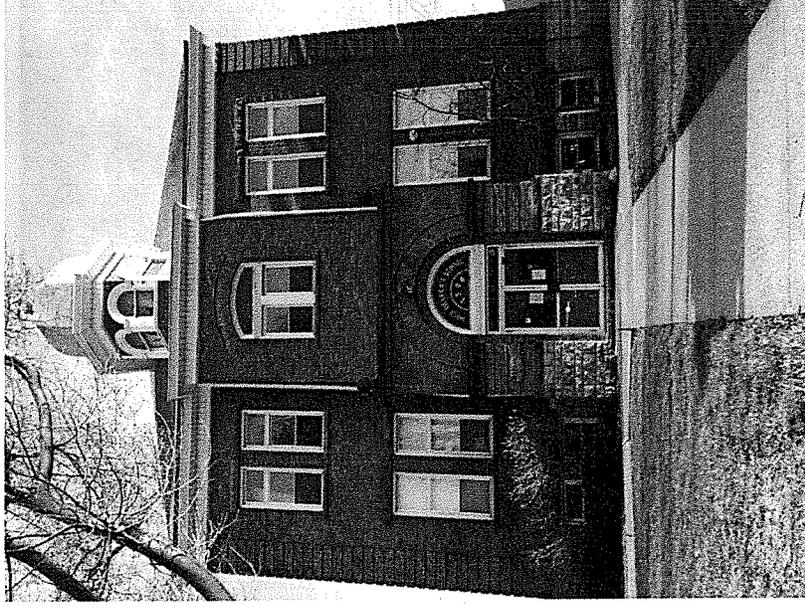
What Is Your Community's Mindset?

- Transactional (aka Managerial)
- Transformational (aka Visionary)



Today's Agenda

1. Comprehensive Plan Overview
2. What's in Your Plan?
3. Your Vision
4. Key Recommendations
5. Next Steps



**“Insanity is doing the same thing over and over and
expecting a different result.”**

~ Albert Einstein



TOWN OF
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 2016 Comprehensive Plan Strategic Update

