

Town of Lancaster
Village of Lancaster
Village of Depew

Joint Comprehensive Plan

What is the Comprehensive Plan?

An organized set of materials and information that identifies goals, objectives, principles, guidelines and policies for the immediate and long-term protection, enhancement, growth and development of a community.

~ Town Law 272-1

~ Village Law 7-722



Benefits of a Comprehensive Plan

- Establish a joint community vision
- Gain a better understanding of assets, issues
- Protect important assets (historic, cultural, natural)
- Develop a strategy for enhancing the communities
- Increase local control (*State agencies must 'consider'*)
- Improve access to grants, technical assistance

Why Keep your Plan Up-to-Date?

Circumstances change!

- Relevance – addressing most important current issues
- Influence – demonstrates community support
- Effectiveness – coordinate with regional planning
 - ~ *New York State Smart Growth legislation*
 - ~ *Erie County “One Region Forward”*
 - ~ *REDC’s and Consolidated Funding Application (CFA)*

Where are we now?

We have completed:

- Inventory of existing conditions
- Findings (from data & public input)
- Vision and Goals
- Initial Recommendations

Findings

Findings: Demographics

- The Town of Lancaster is one of the County's fastest growing communities
- The Town issued an average of 224 new units per year 2011 - 2016
- Growth has been primarily outside the Villages
- The population is about one-third young families, but also about one-third one-person households
- Income levels are strong and poverty rates are low

Findings: Environment

- There are many important environmental features in Lancaster/Depew (streams, floodplains and wetlands)
- Flooding is a concern, particularly along Cayuga Creek and Ellicott Creek
- Remediation of former quarries is a concern
- Interest in new development integrating environmental features, open space into design
- Agricultural protection

Findings: Land Use

- All three communities include a mix of land uses, although residential uses dominate
- Both Villages and western portion of the Town are largely built out
- Lands east of Pavement Road and South of Broadway are more rural in character
- Retail uses are concentrated in the Villages (Central Avenue and Broadway) and Transit Road
- There are significant employment centers in all three communities (Walden Ave, Dresser Road, Commerce Parkway, Genesee Street)
- The quarries and the airport are a unique features

Findings: Housing & Neighborhoods

- There is a mix of housing types, styles and prices
- The densest development is in the Villages, which have been the historic core of the Town
- Citizens appreciate the historic character of the Villages, and the housing stock that contributes to that character
- Hamlets in the town include Bowmansville and Town Line

Findings: Transportation & Circulation

- Congestion along major roadways is a significant concern
- Roadway condition is also a concern
- Additional facilities for walking and biking are needed
- Residents support improved connectivity to Villages
- Many of the roads with the most congestion are County or State roads- not Town controlled

Findings: Utilities

- There is water throughout the Town and Villages
- The western portion of the Town and the Villages are fully sewered
- Sewers are not available east of Pavement Road
- The Town has made improvements to address sewer service problems, but the system has limited capacity to accommodate significant new growth

Findings: Community Facilities

- The Town has excellent community facilities
- Parks are in good condition and valued
- There is a lack of parks in the south of Town
- There is interest in additional trail connections

Findings: Economic Development

- Walden Avenue industrial corridor is an asset
- More could be done to support entrepreneurship
- Public support for business development (new and retention)
- Strong interest in revitalizing Village ‘downtowns’
 - Aesthetic improvements – gateways, streetscaping
 - Mixed use – restaurants, gathering space
 - Walkable/ bikable
 - Retain historic character

Goals

Goal: Community Character

- Protect the diverse community character of the three municipalities, and plan for growth and redevelopment in a manner consistent with regional plans



Goal: Housing

- Provide a diverse, attractive, safe and affordable housing stock



Goal: Recreation and Parks

- Create a linked system of open spaces and recreation opportunities for all residents



Goal: Transportation

- Promote a safe, efficient, multi-modal transportation system



Goal: Environment

- Protect and preserve natural resources in the Town and Villages



Goal: Agriculture

- Protect and enhance the viability of agriculture as a land use and business



Goal: Municipal Services & Infrastructure

- Provide high quality municipal services and infrastructure services



Goal: Economic Development

- Expand the economic base of the three communities and increase local employment opportunities for residents



Vision Statement

The Town of Lancaster, Village of Lancaster and Village of Depew work **cooperatively** to enhance and promote an **excellent quality of life** for their citizens. Residents benefit from high **quality services, attractive parks, well-maintained infrastructure, and a diverse economic base.**

Vision Statement, *continued*

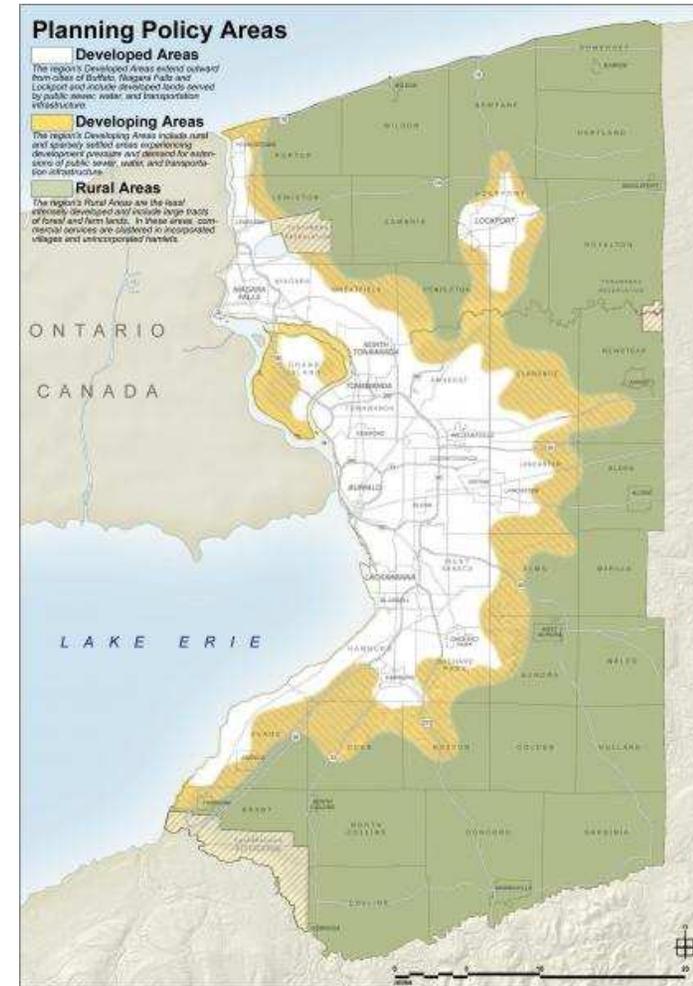
- The **Villages are the vital center** of the community, with a mix of businesses, housing and services, and a variety of events and other civic opportunities.
- The Town outside the Villages transitions from **denser neighborhoods near the Villages** to a more **rural setting in the eastern and southern** portions. The communities encourage growth and redevelopment in and around the Villages and encourage protecting natural resources and agricultural lands in areas without sewers.
- There are **strong residential neighborhoods** with a variety of housing types and densities. There are a wide variety of transportation options. **Trails and sidewalks** link the Villages centers, parks and greenspace to residential neighborhoods.
- There are a variety of **employment opportunities** for light industrial, office and other commercial uses.

Questions?

Recommendations

Recommendations: Community Character

- Villages – focus of redevelopment and investment
- Town near Villages – infill development
- Town east of Pavement Road – maintain rural character (discourage development)



Community Character: Village Centers

Village of Lancaster

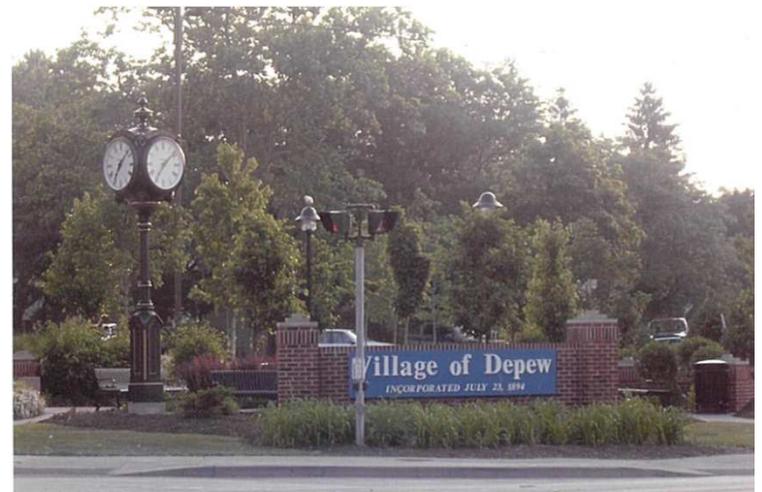
- Streetscaping, improvements to West Main Street
- Infill along North Aurora Street
- Pocket park along Cayuga Creek
- Implement downtown study recommendations
- Promote historic character



Community Character: Village Centers

Village of Depew

- Additional streetscaping and pedestrian enhancements along Broadway
- Wayfinding and gateways to draw people to Veterans Park area
- Improvements to Veterans Park to emphasize Olmsted heritage, serve as a civic center



Recommendations: Major Thoroughfares

“Complete Streets”

- Broadway (Depew)
- Walden
- William
- Pavement
- Others?



Transportation Alternatives

- “Walkability” improvements in Villages
 - Priority: “Safe Routes to Schools”
- Bike parking/ benches/ other amenities
- Transit enhancements
 - Benches at bus stops
 - Work with NFTA on bus routes
- Interconnected street grids (avoid dead-ends)



Trails

- Improve access to parks, activity centers:
 - - Pavement Road - Westwood Park to Heritage Trail
 - - Lake Avenue – Village to Como Lake Park
 - - Central Avenue – Village to High School?



Recommendations: Parks

- Investigate feasibility of a park in southern portion of the Town
- Work with County on improving Como Lake Park



Recommendations: Resource Protection

- Implement Erie County's Watershed Protection Plan
- Inventory major ecological resources
- Revise Site Plan requirements to consider ecological assets
- Promote use of conservation easements for important ecological resources



Recommendations: Agriculture/Food Systems

- Maintain farms in current State Agricultural Districts
- Town Agricultural zoning district
- Work with County and WNY Land Conservancy to explore Purchase of Development Rights (PDR) or Purchase of Ag Conservation Easements (PACE) programs



Recommendations: Economic Development

- Encourage new businesses to locate in existing commercial/ industrial parks
- Consider “pre-permitting” in established business parks
- Provide micro-loans and other entrepreneurial support
- Consider enhanced 485-b tax incentive program

Questions and Comments?

We Need Your Input!

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