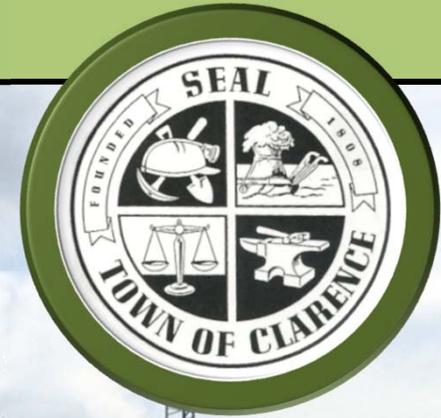




Town of Clarence, New York

State of the Town Address
January 22nd, 2014





Town of Clarence, New York

Planning and Zoning

State of the Town Address
January 22nd, 2015

Master Plan 2015

published in 2001
amended in 2007

CHARACTER INTRODUCTION

The Town of Clarence, named from the English House of Clarence, was formally established in 1808. It encompasses the City of Buffalo and the Towns of Amherst, Lancaster, Alden, and Newstead. The town has historically been a farming community and continues to serve the Buffalo metro area in that regard. Its principal industries throughout the years have been potash mining, gypsum mining, stone and gravel quarries, and most recently home and commercial development centered around the early industries. The Hamlets of Clarence Hollow, Swornville, Wolcottsburg, and Harris Hill all contain remnants of a rich focal point in the town's history.

The Town is a significant part of the foundation of this plan. Although, by preserving the town's rich history, we will not provide a thorough historical analysis. However, we will provide an addendum to this plan who are interested in learning more about this community's rich history as an addendum to this plan.

Regional Setting



The Town of Clarence is located regionally approximately 20 miles northeast of downtown Buffalo. The City of Buffalo serves as the regional center for the Western New York Region. The City of Toronto, Ontario is approximately 65 miles to the northwest of Clarence. The City of Rochester, New York is approximately 50 miles to the East, and the City of Pittsburgh, Pennsylvania is nearly 180 miles to the South.

The Town of Clarence, New York is located in the northeastern part of Erie County. The town measures 8.9 miles long (North to South), by 6.0 miles wide (East to West). The Towns of Lockport to the North and Lancaster to the South surround the Town of Clarence.

Approximately 600 people per year for the last ten years. In our region, the Town of Clarence has experienced a significant increase in population since 1990. This growth has created some problems by the roadway intersections throughout Town. As detailed in the 1990 Census report. According to the report, almost 200 years after the first settlers

Figure 1.5 - Land Use Comparison

Year	Sq. Feet	% of Total Area	Sq. Feet
1990	17,473,500	51.9%	1,611
2001	9,051,117	27.9%	7,300
2007	4,900,464	14.5%	1,200
2015	1,300,413	3.8%	416
Total	32,625,500	100.0%	10,437

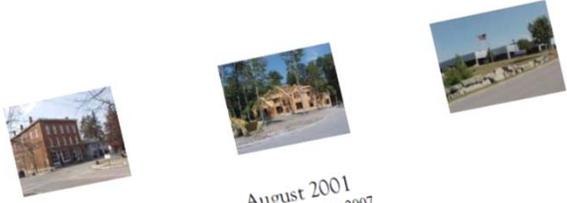
consistently converted for residential use since 1960. An area to some form of residential development since 1960 or 2% of the total area of the Town, the fact that they change and local law amendments. The fact that they will play a major role in forming a foundation for the new policies is critical for the viability of the residential building.

is relatively low (16.0% of the total) in these areas is relatively low. Therefore, any expenses will have future service costs discussed in detail in Chapter 2.

of concerns about the report. They also had concerns about the future of their town to everyone to contribute to its development.

of a new master plan.

Town of Clarence
New York
Master Plan 2015



August 2001
Amended February 2007

TOWN OF CLARENCE
ERIE COUNTY
NEW YORK
CENSUS GEOGRAPHIC UNIT
JANUARY 2010

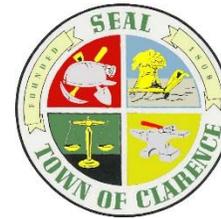


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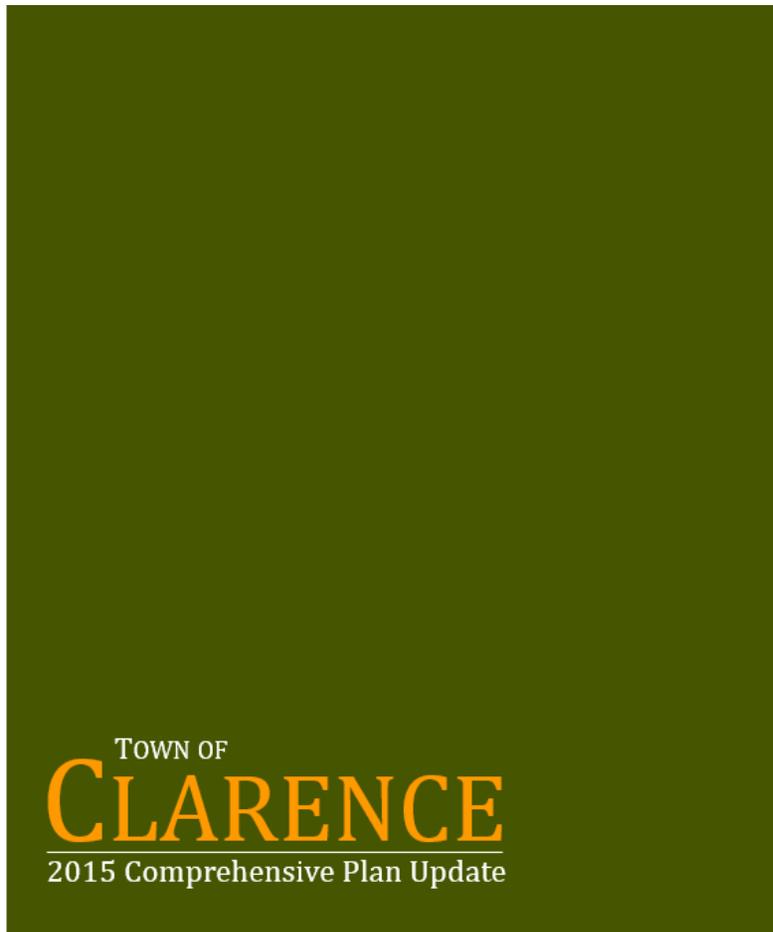
from Master Plan 2015
to Comprehensive Plan 2025



Town of Clarence



Steinmetz Planning Group



TOWN OF
CLARENCE
2015 Comprehensive Plan Update





Town of Clarence, New York

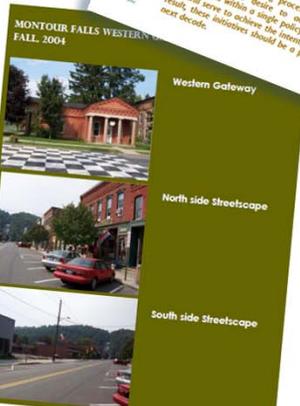
Planning and Zoning

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Design Strategy

MONTOUR FALLS WESTERN GATEWAY & STREETScape
The intersection of West Main Street and South Chenango Street is the western gateway into the downtown Montour Falls. This area boasts the falls as well as a number of historic homes and commercial, and civic buildings and is known as the "Glorious 11". Due to the natural and architectural assets present at this location, the design challenge became how to make a great gateway even better.

- The streetscape of Montour Falls can be divided into four distinct areas.
1. The entire south side is generally devoid of trees and buffering. In addition, the utility poles have been placed along the south side of the street, adding to its poor appearance.
 2. The north side, east of Owego Street has no on street parking and few buildings to provide a sense of connection to the rest of downtown.
 3. The north side, between Owego and Lee Street is the most attractive and well maintained portion of Montour Falls, short lived walking experience.
 4. The north side, west of Lee Street is similar to the south side of Main Street in that it is devoid of trees and buffering.



Villages of Montour Falls & Watkins Glen

	Community	Arts & Culture	Health & Safety	Natural Resources & Sustainability	Government Partnerships
• Consider local economic development coordinator					
• Foster strong relationships with neighboring communities					

This table highlights the key initiatives that were identified throughout the planning process. Each of these initiatives were opportunities with a single policy area. However, if implemented, they were to achieve the intent of additional policy areas. As a result, these initiatives should be a priority for the Village over the next decade.

- Plan streetscape
- Screen parking
- Buffer define, screen and buffer areas to the rear of the building along the north side of Main Street
- Place garbage receptacles and benches
- Relocate utility poles behind buildings

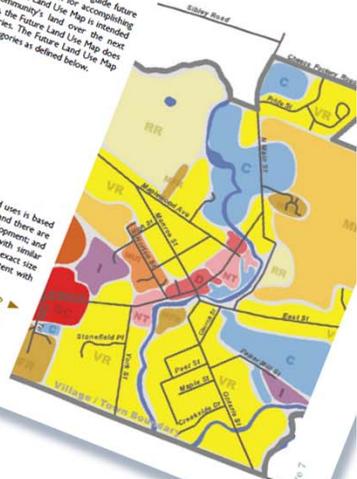


These improvements make the downtown more attractive but also safer for motorists and pedestrians by calming traffic and creating safer crossings. The result will be a place where people can be comfortable while shopping or just taking a walk.

Our Future Land Use Pattern

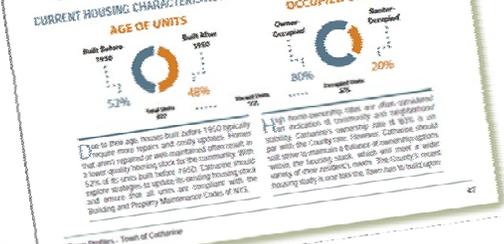
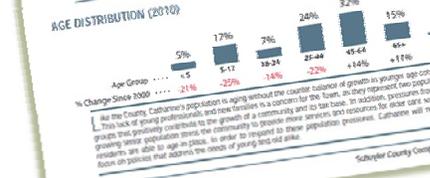
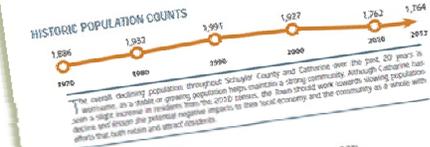
One of the primary roles of a comprehensive plan is to guide future land use decisions for local governments. The tool for accomplishing this is the Future Land Use Map. The Future Land Use Map is intended to be a generalized vision for a community's land over the next decade. Unlike the Village Zoning Map, the Future Land Use Map does not represent clear regulatory boundaries. The Future Land Use Map for Montour Falls consists of 11 use categories as defined below.

- Rural Residential;
- Village Residential;
- Mixed Residential;
- Multi-Family Residential;
- Community;
- Downtown;
- Mixed-Use I;
- Mixed-Use II;
- Neighborhood Transitional;
- General Commercial; and
- Industrial.



It should be noted that any consideration of future land uses is based on an understanding that: 1) land uses typically overlap and there are 2) good land use planning is based upon various types of development and impacts (visual, environmental, traffic, etc.). As a result, the exact size of these areas may change over time while remaining consistent with the overall intent of this plan and the Future Land Use Map.

The graphic to the right is an example of the Future Land Use Map that was created as part of the Comprehensive Plan process. A copy of this map, including a legend of the land use categories can be found on page 53.



Comprehensive Plan 2025

set to release in 2016

thank you for your involvement!

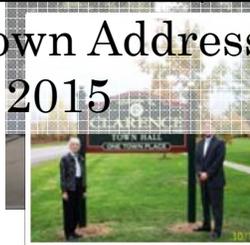




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Clarence 2025 Comprehensive Plan
Community

Like Follow Message

Timeline About Photos Notes More



facebook.com/Clarence2025



Comprehensive Plan 2025
Facebook Page

created and maintained by
Steinmetz Planning Group

PEOPLE

4 likes

Invite your friends to like this Page

ABOUT

This is the official project page for the Town's 2025 Comprehensive Plan Update. Like & follow us to give us your comments and get updates on the project!

<http://www2.erie.gov/clarence/index.php>

Suggest Edits

PHOTOS



NOTES

** Terms of Use for this Page **
December 5, 2014

POSTS TO PAGE

Post Photo / Video

Write something on this Page...

Clarence 2025 Comprehensive Plan
December 9, 2014 · Clarence, NY

Youth Workshops

December 9, 2014 in Clarence High School (Clarence, New York)

As part of the Comprehensive Plan Update process, Steinmetz Planning Group held a Youth Workshop with three classes at Clarence High School to get input from the students on their likes and dislikes about growing up in the Town.

Top "likes" included:

- 1) Community feel and friendliness
- 2) Parks and the bike trail
- 3) The four-corners area

Top "dislikes" Included:

- 1) Want more local restaurants and shops
- 2) Need bike path amenities, such as lighting
- 3) Lacking community center or "town center"





Town of Clarence, New York

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Annual Development Monitoring 2014





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Residential Single Family	2014	2013	% Change
Total number of new units	89	139	-36
Total square footage	300,271	483,738	-38
Average square footage	3,374	3,480	-3
Total Cost	\$32,629,000	\$51,629,000	-37
Average Cost	\$366,618	\$370,432	-1
Total Sewered units	69	116	-41
Total Unsewered units	20	23	-13
Total units within Clarence Schools	65	115	-43
Total units within Williamsville Schools	24	24	0

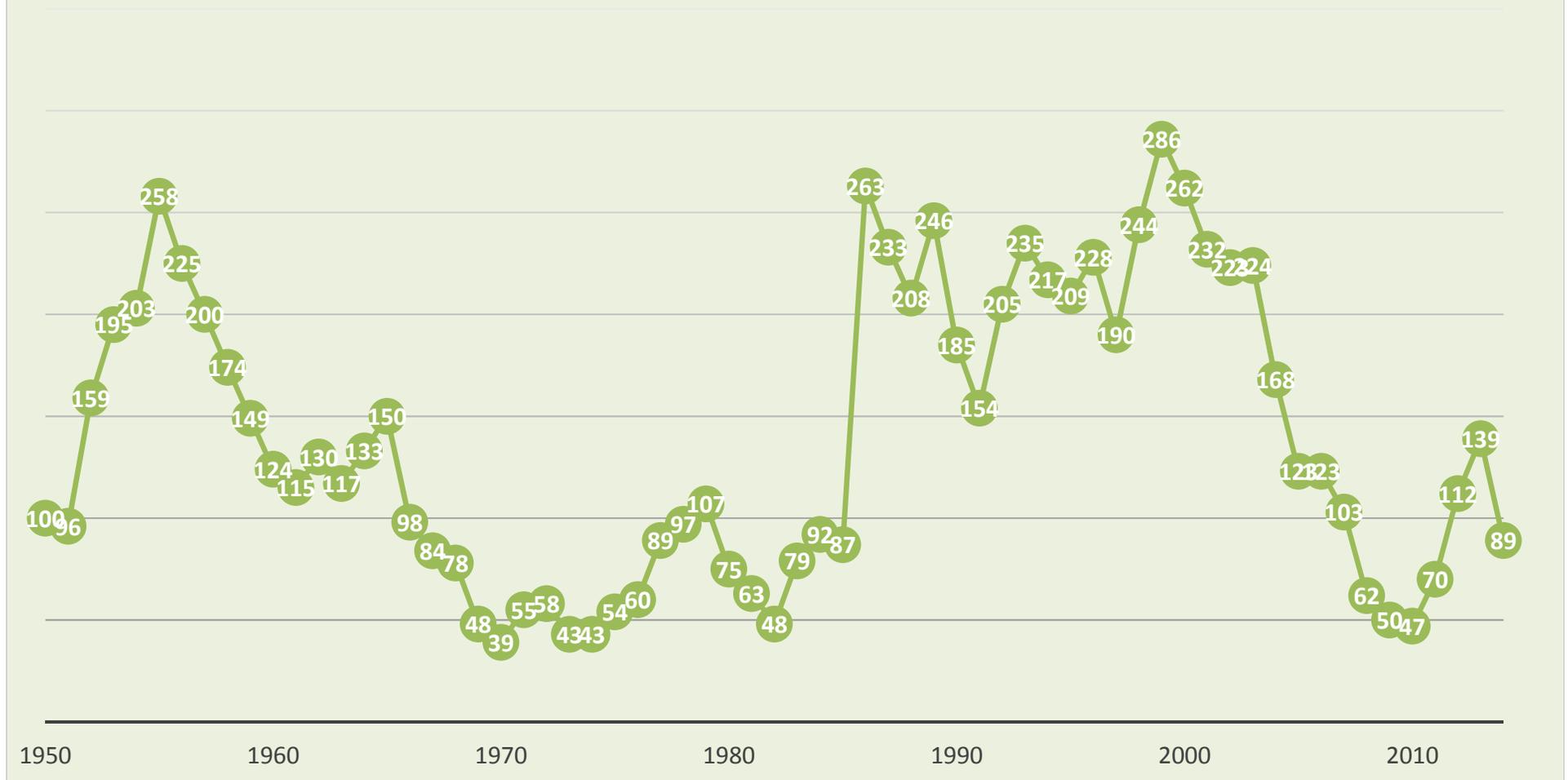


Town of Clarence, New York

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Total Number of Residential Single Family building permits between 1950-2014





Town of Clarence, New York

Planning and Zoning

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Residential Single Family Additions

Total number of permits	37
<hr/>	
Total square footage	20,258
Average square footage	548
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Total Cost	\$1,604,145
Average Cost	\$43,355
<hr/>	
Cost Per Square Foot	\$79.19



Town of Clarence, New York

Planning and Zoning

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Residential Mobile Homes	2014	2013	% Change
Total number of new units	11	30	-63
Total square footage	25,294	64,618	-61
Average square footage	2,299	2,154	+6
Total Cost	\$1,900,000	\$4,671,000	-59
Average Cost	\$172,727	\$155,700	+11
Total Sewered units	11	30	-63
Total Unsewered units	0	0	0
Total units within Clarence Schools	11	30	-63
Total units within Williamsville Schools	0	0	0



Town of Clarence, New York

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Residential 3-4 Family

Total number of new projects	3
Total number of new units	12
<hr/>	
Total square footage	30,103
Average square footage	10,034
<hr/>	
Total Cost	\$2,856,000
Average Cost	\$952,000
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Total Sewered units	3
Total Unsewered units	0
<hr/>	
Total units within Clarence Schools	3
Total units within Williamsville Schools	0



Town of Clarence, New York

Planning and Zoning

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Residential Multi-Family

Total number of new projects	2
Total number of new units	136
<hr/>	
Total square footage	158,461
<hr/>	
Total Cost	\$11,540,000

Projects are Sewered and within Clarence Schools





Town of Clarence, New York

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Residential Development Totals

	2014	2013	% Change
Total number of new permits	105	172	-39
Total square footage	514,129	689,501	-25
Average square footage	4,896	4,008	+22
Total Cost	\$48,925,000	\$63,000,000	-22
Average Cost	\$465,952	\$366,279	+27
Total Sewered units	85	147	-42
Total Unsewered units	20	25	-20
Total permits within Clarence Schools	81	146	-45
Total permits within Williamsville Sch.	24	26	-8



Town of Clarence, New York

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Commercial / Industrial

	2014	2013	% Change
Total number of permits	23	13	+77
Total square footage	221,358	196,972	+12
Average square footage	9,624	15,152	-36
Total valuation	\$10,762,250	\$11,450,000	-6
Average valuation	\$467,924	\$880,769	-47
Total permits Clarence Schools	20	12	+8
sqft	174,085	110,972	+57
value	\$7,585,250	\$5,450,000	+39
Total permits Williamsville Schools	3	1	+200
sqft	47,273	86,000	-45
value	\$3,177,000	\$6,000,000	-47



Town of Clarence, New York

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Commercial / Industrial

Business	Address	Cost	SQ FT	School District
Willow Square (Rock Garden)	9470-9500 Main Street	2,000,000	28,379	Clarence
Gabe's Collision	5817 Transit Road	2,760,000	35,333	Williamsville
Lavocat's Nursery	8441 County Road	300,000	19,008	Clarence
Ledge Creek Development	10120 County Road	650,000	5,282	Clarence
PPS Financial	8660 Sheridan Drive	150,000	1,635	Clarence
Seal & Design	4015 Casilio Parkway	2,500,000	40,000	Clarence
S&S Auto Repair	9727 County Road	75,000	1,575	Clarence
Sylvan Learning of Buffalo	8180 Main Street	43,250	2,054	Clarence
TJ Maxx	4199 Transit Road	55,000	2,890	Clarence
Jimmy Johns	4125 Transit Road	155,000	1,299	Clarence
Marvin's Bar and Grill	7675 Goodrich Road	110,000	4,000	Clarence
Sunoco	8000 Main Street	20,000	3,398	Clarence
Dragon City Restaurant	8595 Main Street	100,000	1,460	Clarence
Triconi Segarra and Associates	8321 Main Street	400,000	19,460	Clarence
Rockledge Professional Park	8175 Sheridan Drive	122,000	1,610	Clarence
KeyBank	4455 Transit Road	300,000	7,600	Clarence
AutoZone	5185 Transit Road	350,000	9,315	Williamsville
Caldon's 3 Dog Country Café	8865 Sheridan Drive	50,000	1,645	Clarence
Office Depot	8040 Main Street	225,000	16,033	Clarence
Victorian Manor	8261 Main Street	180,000	14,757	Clarence
JCPenney	4545 Transit Road	30,000	100	Clarence
Just Pizza	5445 Transit Road	67,000	2,625	Williamsville
Ideal You Weight Loss	8241 Sheridan Drive	120,000	1,900	Clarence
	Total	10,762,250	221,358	

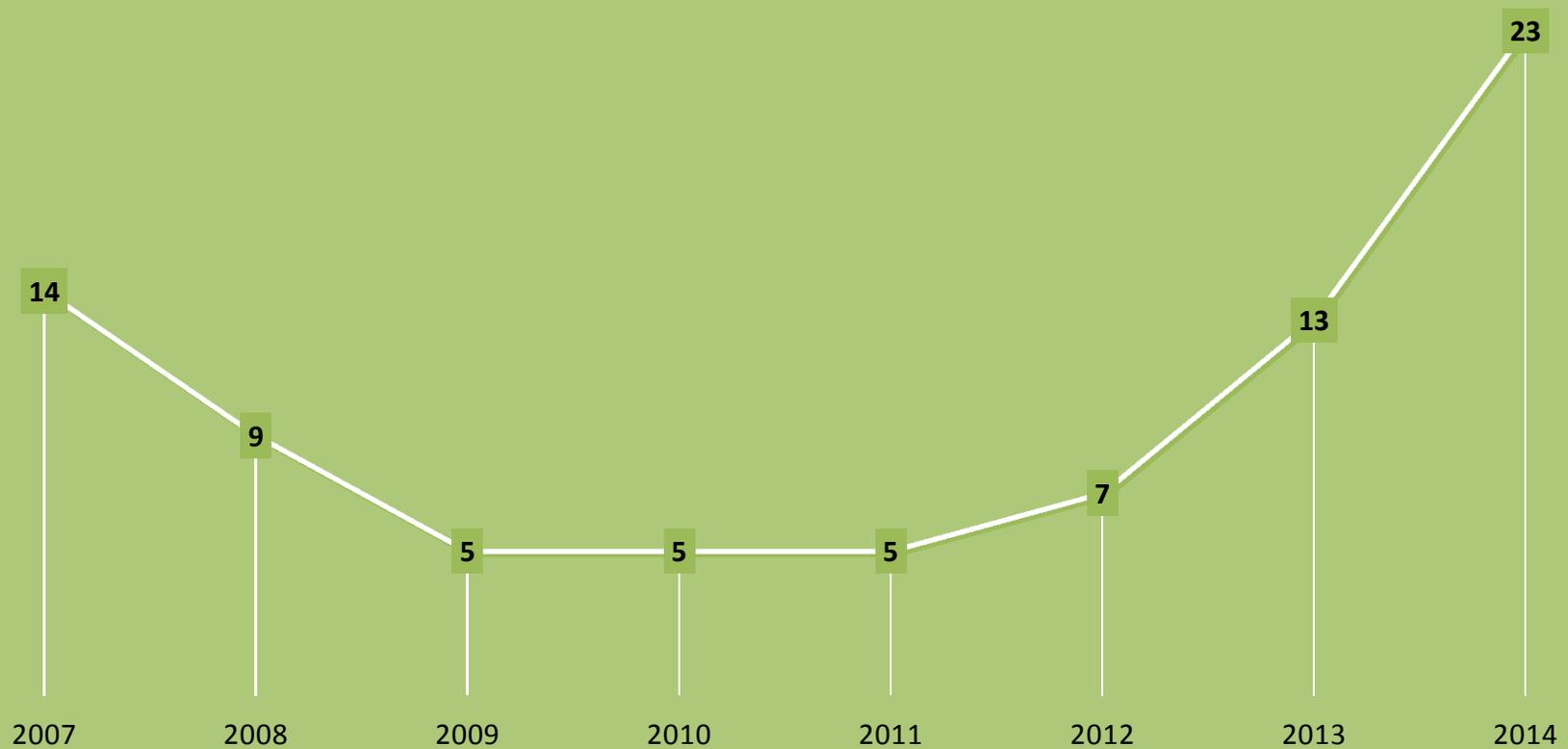


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NUMBER OF COMMERCIAL / INDUSTRIAL BUILDING PERMITS BETWEEN 2007-2014



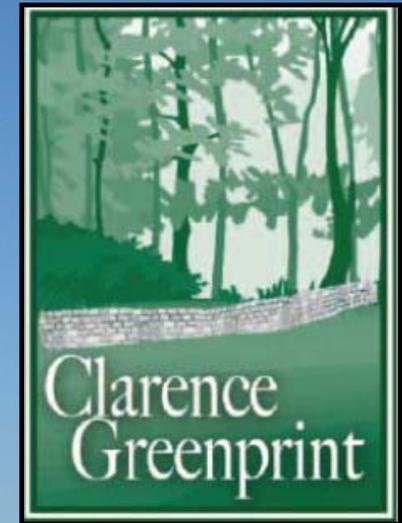


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Greenprint Program Update

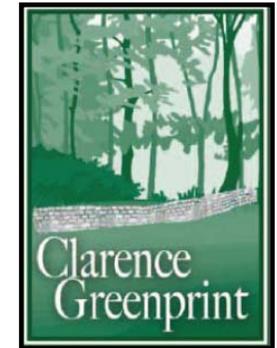




Town of Clarence, New York

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Greenprint by the numbers



Total Greenprint Acreage	1,498
Acquisition	1,010
Purchase of Development Rights	489
<hr/>	
Total Purchase Price	\$10,390,328
Acquisition	\$7,756,680
Purchase of Development Rights	\$2,633,648
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Average Cost Per Acre	\$6,936
Acquisition	\$7,680
Purchase of Development Rights	\$5,386
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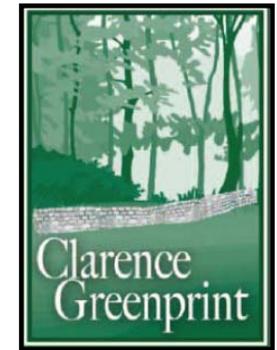
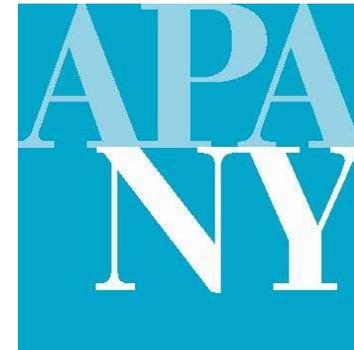
4.5% of Clarence protected forever
and still going strong because of your overwhelming support!



Town of Clarence, New York

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2014 Professional Awards

Planning Excellence Awards for
Implementation

The Clarence Greenprint Program

Town of Clarence, New York

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