Appendix A

Study Area Maps

Town of Tonawanda
Waterfront Land Use Plan Update
Miles
0 0.5 1 2
Town of Wheatfield
Town of Pendleton
City of North Tonawanda
Town of Grand Island
City of Tonawanda
Town of Amherst
Study Area
Town of Tonawanda
Village of Kenmore
Niagara
River
Province of Ontario
City of Buffalo
Town of Cheektowaga
Lake Erie
324
190
990
290
265
266
384
5
198
33
62
Map 1: Regional Location
Legend
Municipal Boundaries
Expressways
State Roads
Waterbodies
Data Source: NYS GIS Clearinghouse, Town of Tonawanda, CPL. Map Prepared: Tuesday, May 28, 2013
Clark Patterson Lee
DESIGN PROFESSIONALS

Town of Tonawanda
Waterfront Land Use Plan Update
Miles
0 0.125 0.25 0.5
Town of Grand Island
RIVER RD
NIAGARA ST
ADAM ST
FLETCHER ST
WHEELER ST
KOHLER ST
MAIN ST
City of Tonawanda
ROGERS AVE
HINDS ST
Isle View Park
Riverview Solar Technology Park
Tonawanda Landfill
Seaway Landfill
Grand Island Bridge
North Youngmann Commerce Center
Fire Tower Industrial Park
FIRE TOWER DR
GRAND ISLAND BLVD
CREEK RD
ENSMINGER RD
Study Area
Cherry Farm
Huntley Fly Ash Landfill
Sheridan Park
TWO MILE
COOPER AVE
PARK DR
SHERIDAN DR
Niagara River World
Niagara River
Kaufman Playground
JAMES
SAWYER
RIVERVIEW BLVD
Town of Tonawanda
WOODWARD AVE
Huntley Generating Station
Dunlop Tires
KENMORE AVE
MILITARY RD
WILBER AVE
DuPont
General Motors
Aqua Lane Park
IRENE
VULCAN ST
ROESCH AVE
Village of Kenmore
EDGAR AVE
ROSWELL ST
Old Town Park
ESSER AVE
Strawberry Island Park
City of Buffalo
NIAGARA ST
TONAWANDA ST
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Map 2: Study Area
Legend
Municipal Boundaries
Parcels
Expressways
State Roads
Local Roads
Waterbodies
Trails
Parks & Open Space

Town of Tonawanda
Waterfront Land Use Plan Update
Miles
0 0.125 0.25 0.5
Town of Grand Island
City of Tonawanda
Town of Tonawanda
Village of Kenmore
City of Buffalo
Study Area
Study Area
Niagara River
Two Mile Creek
Grand Island Bridge
RIVER RD
NIAGARA ST
ADAM ST
FLETCHER ST
WHEELER ST
KOHLER ST
MAIN ST
ROGERS AVE
HINDS ST
FIRE TOWER DR
GRAND ISLAND BLVD
TWO MILE CREEK RD
ENSMINGER RD
COOPER AVE
PARK DR
SHERIDAN DR
RIVERVIEW BLVD
WOODWARD AVE
JAMES
SAWYER
KENMORE AVE
MILITARY RD
WILBER AVE
EDGAR AVE
IRENE ST
ROSWELL AVE
VULCAN ST
ROESCH AVE
ESSER AVE
ONTARIO ST
TONAWANDA ST
266
265
324
190
290
325
Map 3: Natural Features
Legend
Municipal Boundaries
Waterbodies
Creeks and Streams
Floodplains
NYS DEC Wetlands
Federal (US FWS) Wetlands
Elevation Contours (2-foot)
Data Source: NYS GIS Clearinghouse, USFWS, Town of Tonawanda, CPL.
Map Prepared: Tuesday, August 20, 2013
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Town of Tonawanda
Waterfront Land Use Plan Update
Miles
0 0.125 0.25 0.5
Town of Grand Island
City of Tonawanda
Study Area
Niagara River
Toll Plaza
Grand Island Bridge
RIVER RD
NIAGARA ST
ADAM ST
FLETCHER ST
WHEELER ST
KOHLER ST
MAIN ST
ROGERS AVE
HINDS ST
FIRE TOWER DR
GRAND ISLAND BLVD
TWO MILE CREEK RD
COOPER AVE
ENSMINGER RD
PARK DR
SHERIDAN DR
RIVERVIEW BLVD
WOODWARD AVE
JAMES
SAWYER
KENMORE AVE
MILITARY RD
EDGAR AVE
IRENE
ROSWELL ST
VULCAN ST
ROESCH AVE
ESSER AVE
ONTARIO
City of Buffalo
NIAGARA ST
TONAWANDA ST
68,859 (2008)
8,683 (2008)
1,312 (2008 E)
73,623 (2008 E)
46,332 (2008 E)
25,912 (2008 E)
5,916 (2008 E)
9,224 (2008 E)
14,680 (2008 E)
8,056 (2008 E)
6,983 (2008)
46,332 (2008)
7,302 (2008)
Map 4: Transportation Network
Legend
Municipal Boundaries
Interstate
Expressway
Collector
Minor Arterial
Principal Arterial
Local Streets
Truck Routes
TollPlaza
Street Signals
Rail Crossings
Waterbodies
1,234 (2008) Traffic Volumes
(2008 E) = estimated
Data Source: NYS GIS Clearinghouse, Town of Tonawanda, GBNRTC, CPL.
Map Prepared: Tuesday, August 20, 2013
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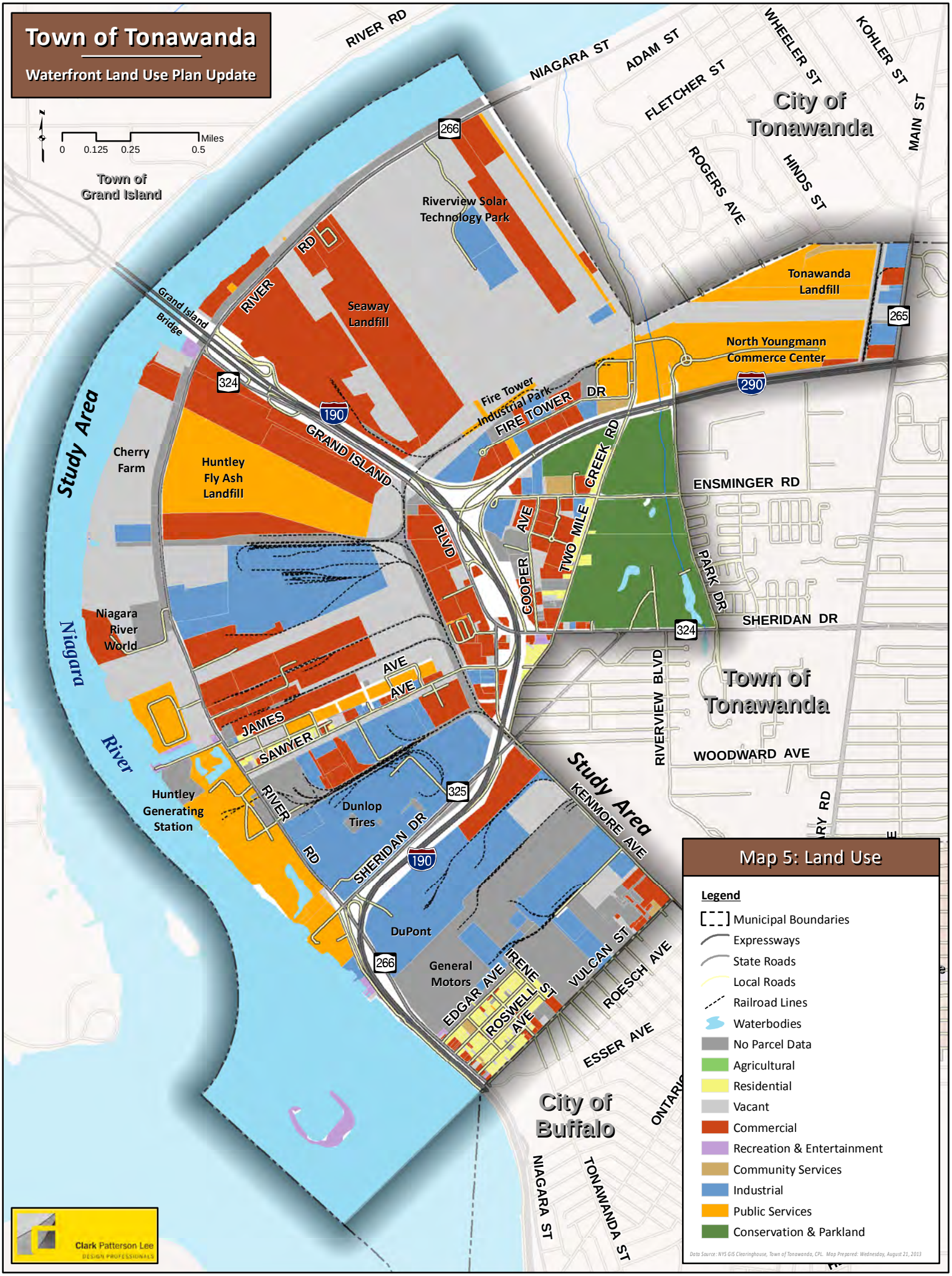
Town of Tonawanda

Waterfront Land Use Plan Update

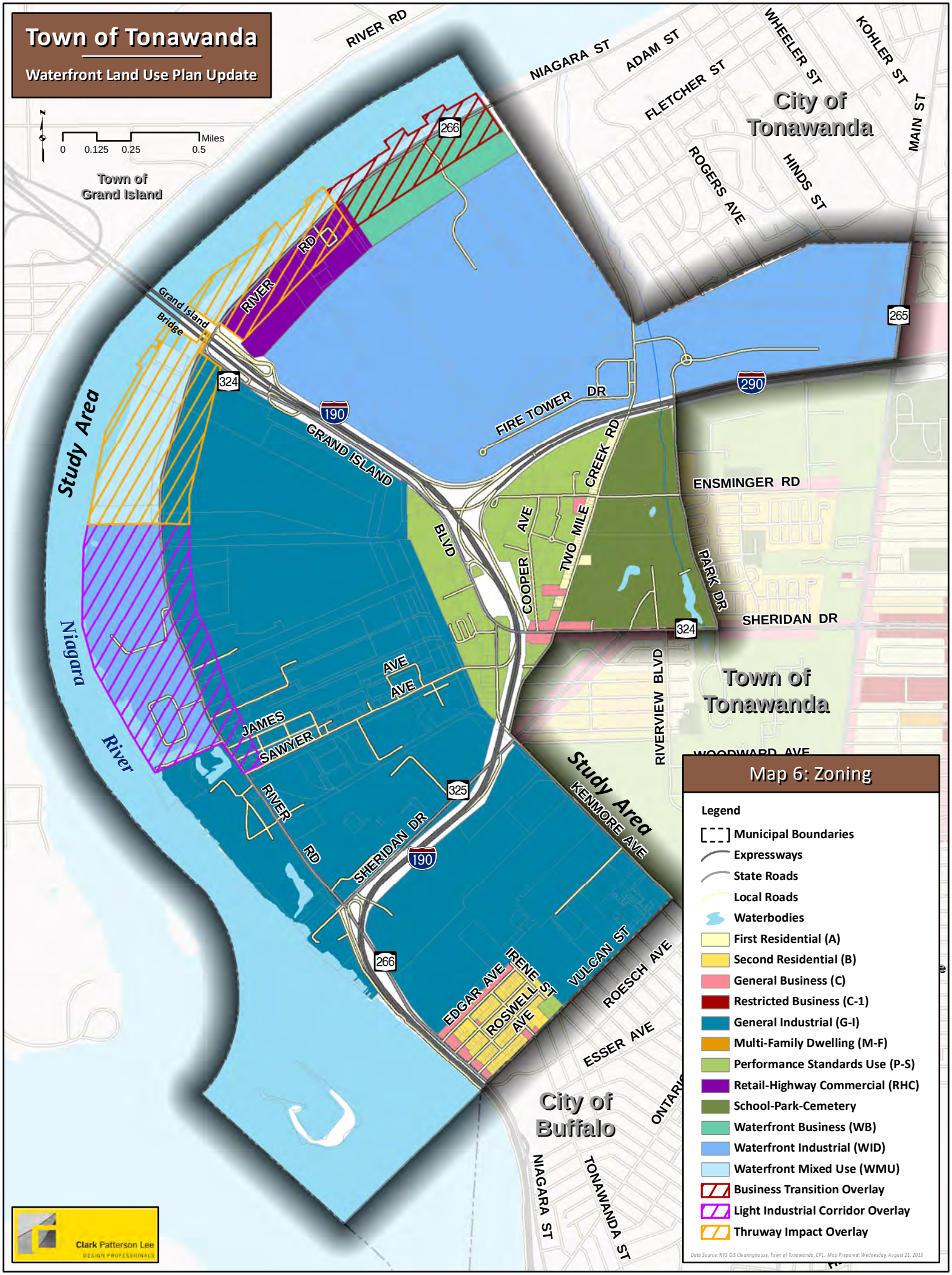


Map 5: Land Use

Legend

- Municipal Boundaries
- Expressways
- State Roads
- Local Roads
- Railroad Lines
- Waterbodies
- No Parcel Data
- Agricultural
- Residential
- Vacant
- Commercial
- Recreation & Entertainment
- Community Services
- Industrial
- Public Services
- Conservation & Parkland

Data Source: NYS GIS Clearinghouse, Town of Tonawanda, CPL. Map Prepared: Wednesday, August 21, 2013


Town of Tonawanda
Waterfront Land Use Plan Update
Miles
0 0.125 0.25 0.5
Town of Grand Island
City of Tonawanda
Town of Tonawanda
City of Buffalo
Study Area
Niagara River
Grand Island Bridge
RIVER RD
NIAGARA ST
ADAM ST
FLETCHER ST
WHEELER ST
KOHLER ST
MAIN ST
ROGERS AVE
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GRAND ISLAND BLVD
FIRE TOWER DR
TWO MILE CREEK RD
COOPER AVE
ENSMINGER RD
PARK DR
SHERIDAN DR
RIVERVIEW BLVD
WOODWARD AVE
KENMORE AVE
JAMES AVE
SAWYER AVE
SHERIDAN DR
EDGAR AVE
IRENE ST
ROSWELL AVE
VULCAN ST
ROESCH AVE
ESSER AVE
ONTARIO
NIAGARA ST
TONAWANDA ST
266
265
290
190
324
325
Map 6: Zoning
Legend
Municipal Boundaries
Expressways
State Roads
Local Roads
Waterbodies
First Residential (A)
Second Residential (B)
General Business (C)
Restricted Business (C-1)
General Industrial (G-I)
Multi-Family Dwelling (M-F)
Performance Standards Use (P-S)
Retail-Highway Commercial (RHC)
School-Park-Cemetery
Waterfront Business (WB)
Waterfront Industrial (WID)
Waterfront Mixed Use (WMU)
Business Transition Overlay
Light Industrial Corridor Overlay
Thruway Impact Overlay
Data Source: NYS GIS Clearinghouse, Town of Tonawanda, CPL. Map Prepared: Wednesday, August 21, 2013
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Waterfront Land Use Plan Update