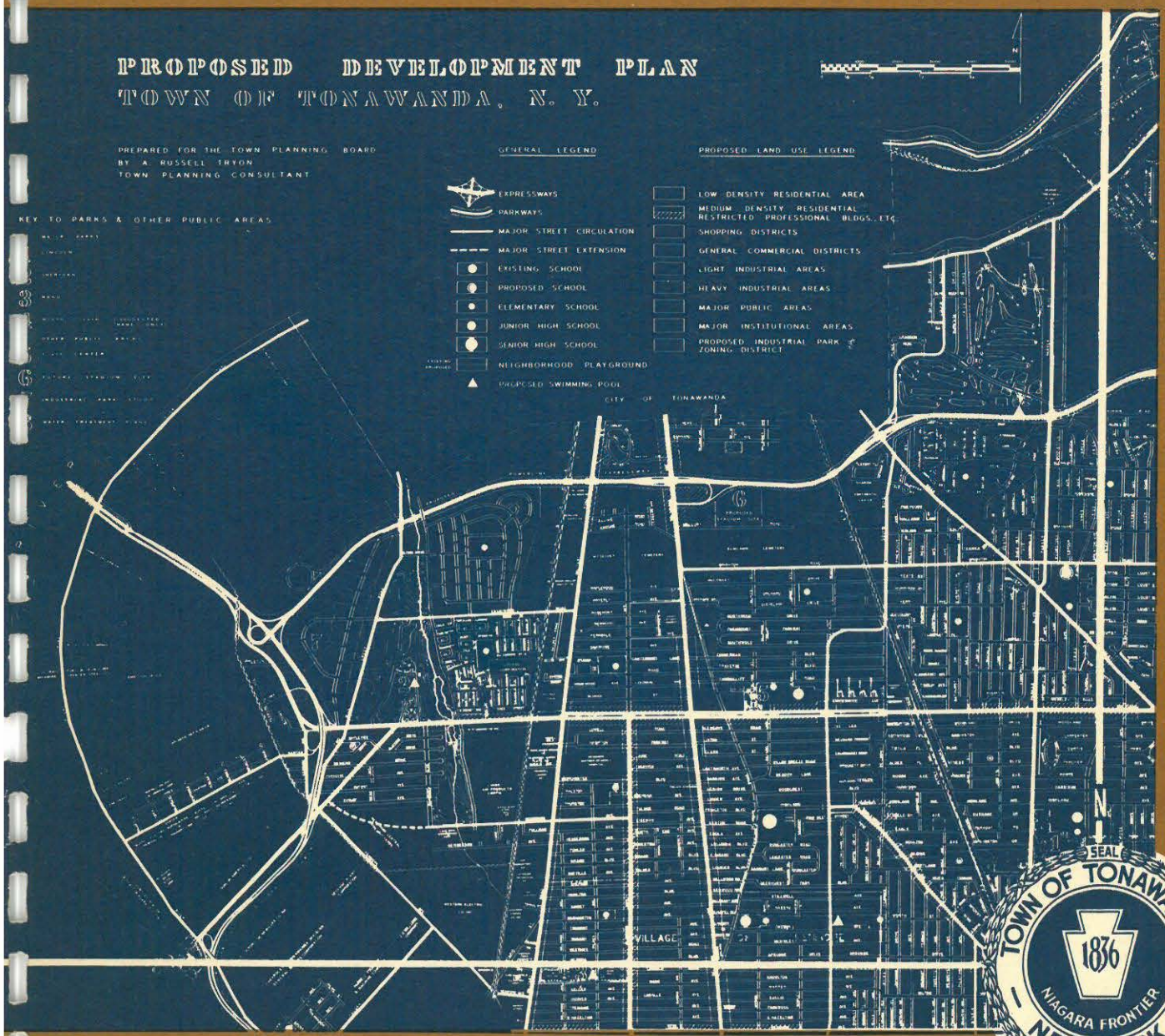
FIFTH ANNUAL REPORT AND REVISED MASTER PLAN · 1955



BY THE TOWN PLANNING BOARD

TOWN OF TONAWANDA, N. Y.

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FIFTH ANNUAL REPORT TO THE TOWN OF TONAWANDA

Town Officials

HENRY J. DEWITT, JR.	supervisor
NORMAN J. FELGER	councilman
WALTER M. KENNEY	councilman
ALEXANDER G. MARTIN	councilman
JUSTIN D. TRABERT	councilman
ROBERT JOHNSON	town clerk
ALFRED R. KREHBIEL	town engineer
O. CLYDE JOSLIN	town attorney
S. E. FOGELSONGER	bldgs. commissioner

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A. Russell Tryon	town planning consultant
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Marguerite Dingeldey	secretary pro tem

Date: September 1, 1955

INTRODUCTION

Periodic Master Plan revision properly done is almost as important to a growing community as having a "Plan" in the beginning. The initial plan properly conceived provides a comprehensive but flexible framework for the orderly expansion of the Town. The preliminary Master Plan published by this Board in 1952 has served this purpose. However as the democratic process of government, heeding the desires of its citizens often finds it difficult to follow the blueprints of its Planning Board, the "Plan" must be periodically adjusted to meet current conditions. New proposals must weigh the possibilities of achievement while at the same time retaining a high standard of quality.

It has been truly said many times that "ideal planning conceptions" are often doomed as dust catchers on the shelf, whereas the same plans tempered with reasonable compromises, stand an excellent chance for success if they are flexible enough to meet the changing conditions which inevitably face the legislators whose decisions can make the PLANS a reality.

This report has been prepared, first to present a Revised Master Plan and second, but by no means of less importance, to list recent accomplishments and progress which realistic municipal planning has made possible. For discussion purposes the report is divided into the following parts:

I Population

II Land Use and Zoning

III Major Trafficways

IV Schools

V Recreation

I. POPULATION

The 1952 Master Plan report made a general forecast that the ultimate population in the entire town would exceed 100,000. In 1950 Federal Census data showed the town to have 55,270 persons. Further examination of building permits and new dwelling units in the Town provided data for the following population figures excluding the Village of Kenmore:

	1950 -	35204
increased -	1951 -	5250
"	1952 -	6580
"	1953 -	5422
"	1954 -	5743
" Jan-Apr	1955 -	1708
		59907

New Town total excluding Kenmore Apr 30, 1955	=	59,907
Est. Village of Kenmore " " "	=	21,000
Total Apr 30, 1955	=	80,907

Based on the above revised population figures 100,000 still appears to be a logical estimate for the ultimate population potential of Tonawanda. Development of the remaining large tracts will provide the principal growth and may push the population to 90,000 by 1960 however, the growth rate should slow down considerably thereafter with the filling in of partially development areas taking a decade or more to become built up. Barring unusual circumstances 1970 should see the Town with its residential potential of approximately 100,000 persons.

Studied in detail, the above growth since 1950, can provide important information for school and recreation planning as well as other public services. The 1952 Preliminary Master Plan divided the Town into thirty neighborhood areas. Not all of the thirty were large enough or so situated as to merit an elementary school, however, estimates indicated that approximately twenty elementary schools would be needed to provide necessary elementary school capacity. Wherever possible elementary school sites have been proposed in central locations within the larger neighborhoods. Proposed recreation areas adjacent to school site further concentrate neighborhood facilities in a central location readily accessible to residents.

In order to analyze growth by neighborhoods new dwelling unit data has been plotted on the existing land use pattern map of June 1, 1952. This map titled Dwelling Unit Growth 1952-1953-1954 shows three types of residential growth rather clearly as follows:

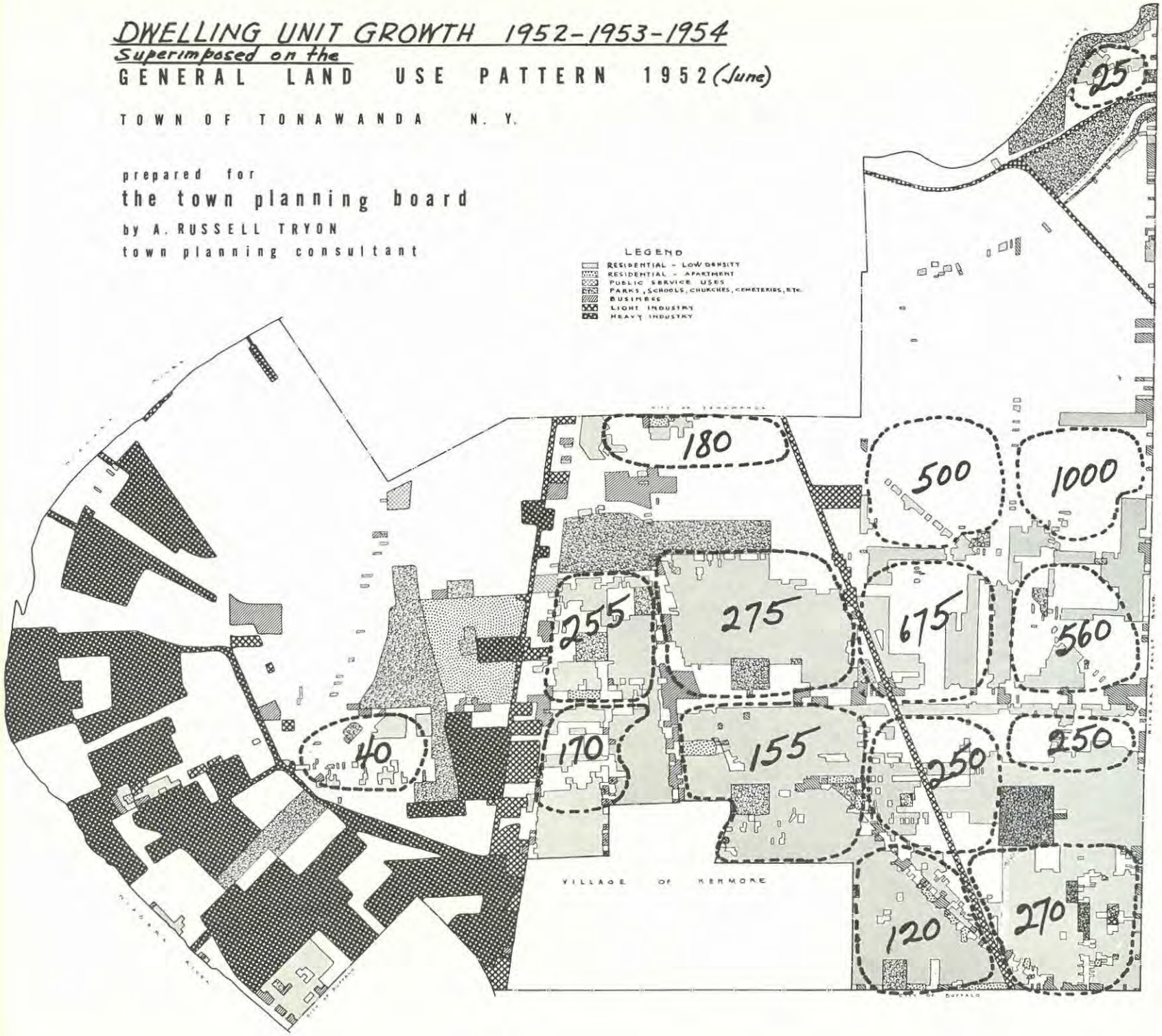
1. Large scale development on vacant tracts in desirable residential sections. The section north of Sheridan Drive and east of Colvin Blvd. is, at present and should continue to be, most attractive to builders. The two neighborhoods between Brighton Road and Sheridan Drive show a steady growth during the three year period. The new Green Acres community between Brighton Road and Koenig Road has surpassed all other areas principally because of its good quality and control by one developer who has concentrated his building program in this area. Areas still vacant to the north should develop in the same manner.

DWELLING UNIT GROWTH 1952-1953-1954
Superimposed on the
GENERAL LAND USE PATTERN 1952 (June)

TOWN OF TONAWANDA N. Y.

prepared for
the town planning board

by A. RUSSELL TRYON
town planning consultant



2. Good residential sections where multiple ownership of vacant land has existed. This type of growth has been steady in the older good residential sections of the Town and should continue until land is no longer available. The two central neighborhoods bounded roughly on the east by the north-south line of Belmont Avenue and on the west by Delaware Avenue show an unusually large number of new dwellings even though the casual observer would have considered them nearly built-up in 1950. This filling in process, plus development of medium sized vacant tracts, is responsible for considerable growth and has moved steadily upward in all sections of this type with the exception of areas west of Military Road.

3. Areas zoned for residential use but bounded by extensive industrial development. Large vacant areas zoned residential to the west of Military Road have been bypassed by developers in recent years. One obvious reason is that home buyers are becoming progressively more selective, and industrial air pollution is a major deterrent to the family looking for a home. Although there has been limited activity in the neighborhood southwesterly from Sheridan Park and along Two Mile Creek Road we believe growth in this area will continue to be spotty and relatively slow. Economically such development is a continuing deficit to Town government because of: Service of extended utilities with minimum users, maintenance and snow removal of streets sparsely built on, excessive mileage for school buses and continuing friction between residential and industrial uses because of smoke, odors, and other nuisances. If a large developer can build up such a section within the time Lincoln Park and Green

Acres have been developed we favor residential develop where the need is sufficient to overcome the disadvantages of such sections. However, we firmly believe that the piece-meal development of such areas puts an unfair deficit on Town finances that might better be spent on increased public services to existing stable development.

good zoning - promotes fine development

professional offices

apartments

SHERIDAN DRIVE

RESTRICTED "C-1

BUSINESS DISTRICT

DEVELOPMENT

semi-public bldgs

II. LAND USE AND ZONING

The land use pattern map which appeared in the Annual Planning report dated June 1953 has been periodically revised to keep abreast with current growth. Analysis of this data reveals the following facts:

1. Growth in Residence, business, and industrial uses is in areas proposed for those uses in the Preliminary Master Plan dated May 1952.

2. Residential growth has continued at a rapid pace in the northeasterly corner of the Town.

3. Other residential growth has been most active in partially built up areas where a fairly high standard of quality had been previously set.

4. Areas proposed for future residential growth west of Military Road have experienced scattered and slow development which is difficult to service with utilities and schools.

5. Although large tracts will be available for heavy industrial development in the western part of the Town as soon as a good water supply is assured, there is a shortage of suitable locations in the Town for good light industrial sites.

6. The restricted Business district (C-1) which was added to the Zoning Ordinance in 1953 has proven itself to be an ideal transition district between residence and general business. Recent growth of administrative and professional office buildings along Sheridan Drive can be cited as an example of the wisdom of this district.

Recommended Changes to 1952 Land Use Plan

1. Residential - change from proposed industrial to residential, areas between the Erie RR - the proposed Powerline Expressway - Eggert Rd. - and bounded on the north by the City of Tonawanda.
2. Commercial - Increase the new restricted business on Sheridan Drive, Elmwood Avenue, Military Road, Niagara Falls Blvd., Kenmore Avenue, and Englewood Avenue (see Proposed Development Plan).
3. Light Industrial - Amend the Zoning Ordinance to include a new "Industrial Park Zoning District". Change areas westerly from Two Mile Creek Road to this new restricted industrial classification as shown on Proposed Development Plan. Special study for this proposal follows:

Study for Future Development of Predominantly Vacant Land Northerly and Westerly from Sheridan Park

Purpose

It is the purpose of this study to show what we believe to be the most logical future for this area so that proper zoning regulations can be placed on the land to guide its development. The study also provides a General Plan for a "Planned" or Organized Industrial District but since the ultimate development would be a project for private enterprise, many of the details investigated are not included in the Report. We are fully aware of the fact that other layouts may provide equally workable solutions. The suggested plans in the study are merely to verify our recommendations that it is a reasonable Master Plan for future development.

General

Various factors determine what type of development will take place in a particular area. Industrial, commercial or residential growth all need adequate utilities such as water, sewerage, and storm drainage. In addition, modern industrial plants often need large volumes of fresh water, large spacious sites for one-story operation, parking and loading, railroad facilities, and access to a good regional highway network. Good residential areas close to centers of employment are also desirable especially if protective buffers can be provided of adequate width, and the character of adjacent industry can be regulated to Light Industrial types which are not obnoxious neighbors.

The area studied includes parts which we believe to be adaptable to industrial as well as residential uses. The factors leading to this conclusion are analyzed in the following sections titled:

1. Existing Land Uses
2. Existing Zoning
3. Ownership
4. Utilities and Topography
5. Location and Transportation Network

Existing Land Uses

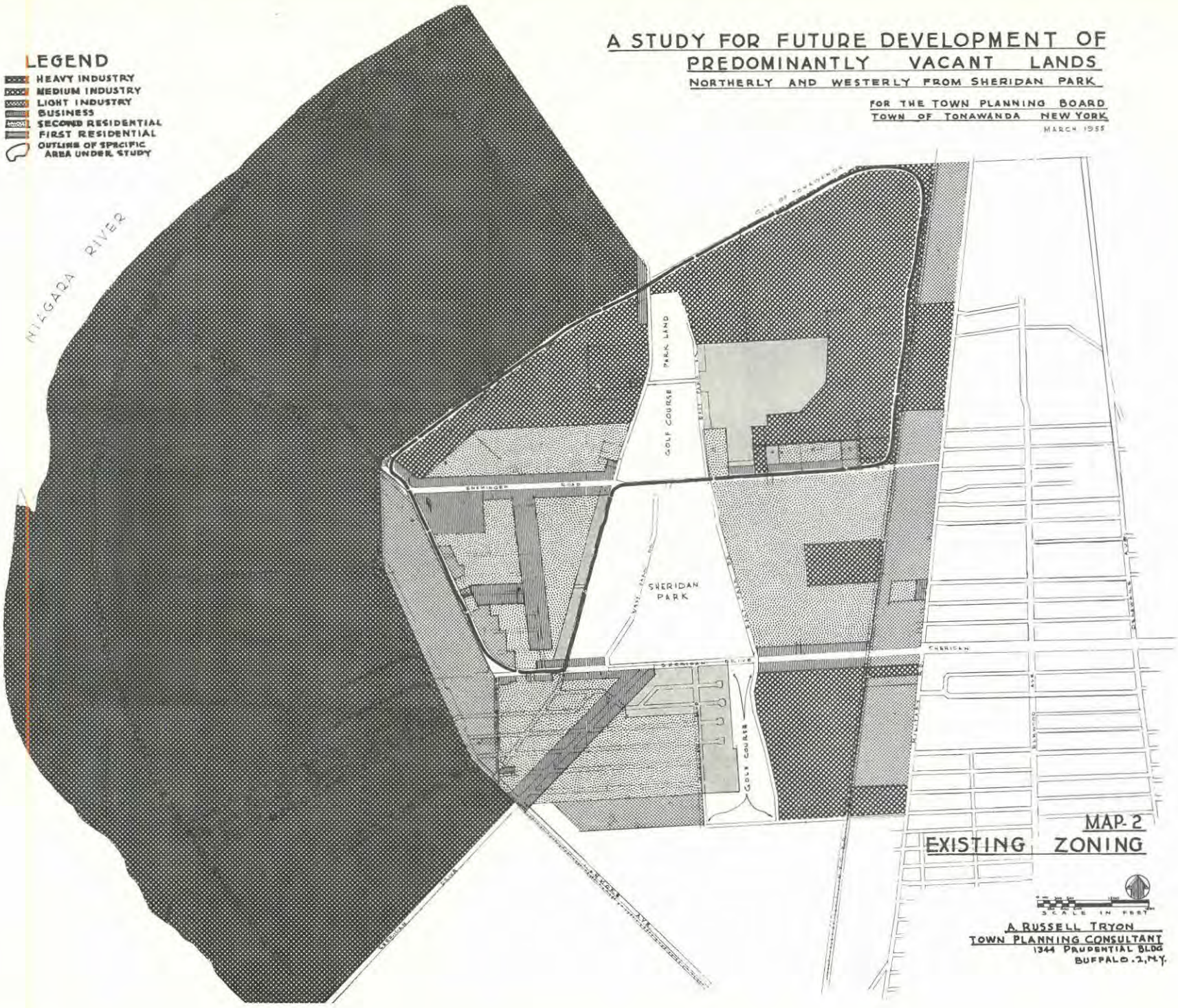
Although the area under study is predominantly vacant, the sections which surround it have developed a very definite pattern of uses. With the exception of a few isolated residential pockets, land west of Kenmore Avenue and Grand Island Boulevard are completely industrial in character. Lands northwest of the area under study are similar although considerable acreage

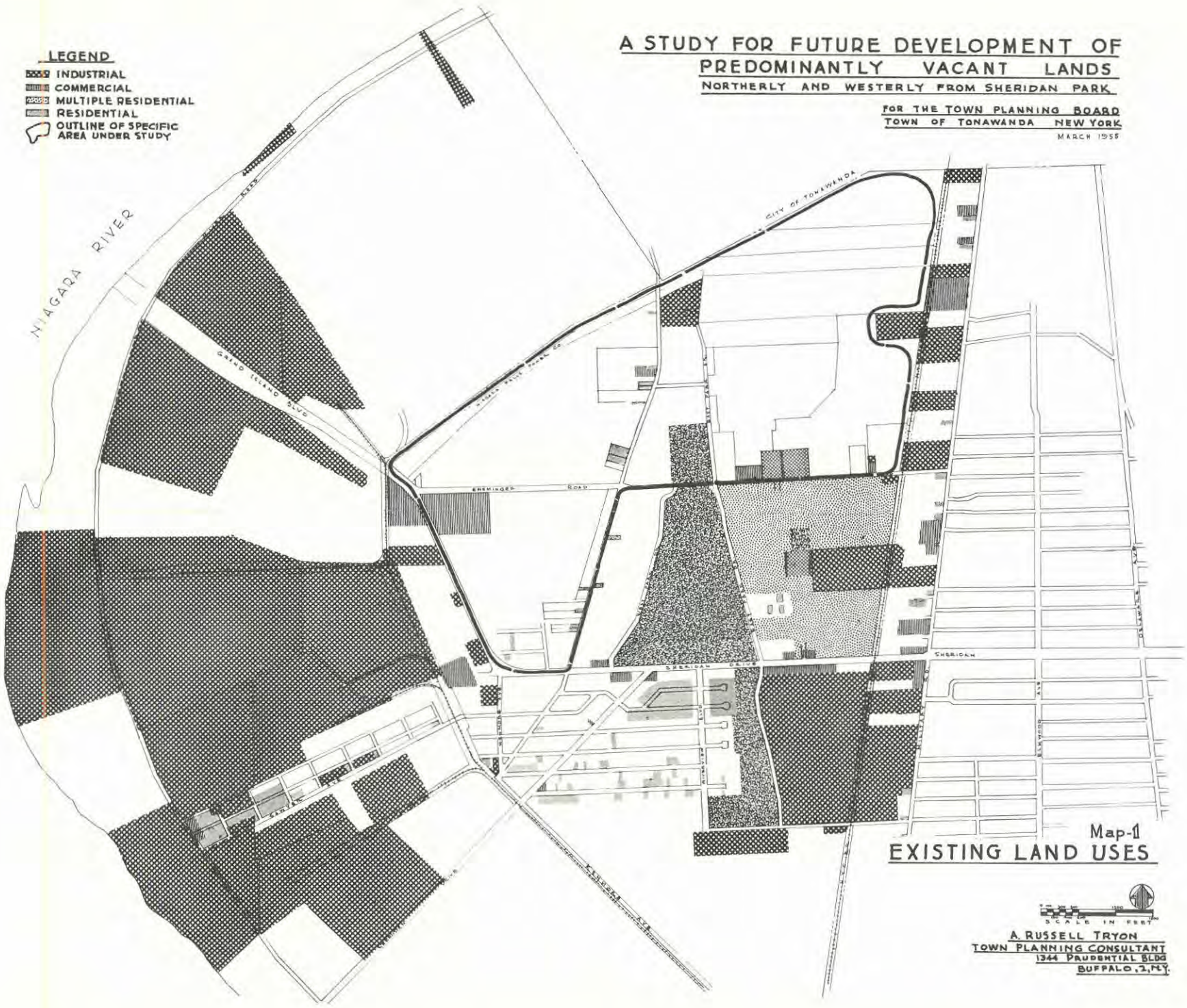
is still vacant. Petroleum refining, manufacture of chemicals, and steel establish the only logical use of this section as heavy industrial. To the east an industrial area has become established between Military Road and the railroad. This area consists principally of light and medium industry.

South of Ensminger Road and east of Sheridan Park, however, is the Sheridan Parkside residential area. It is practically a self-contained neighborhood unit of approximately 1200 families. A new school is now under construction in Sheridan Parkside with a capacity for 800 to 1000 pupils.

To the south of Sheridan Park there is another residential neighborhood. That portion immediately south of Sheridan Park is relatively new and of good quality. Southwesterly is an older neighborhood which in recent years was apparently retarded in growth because of its proximity to industrial uses to the south and the availability of land in more desirable sections. However the last two years has seen a limited revival of building here. We believe this is due to the scarcity of low-priced vacant land in the area and a definite need for lower-priced homes for people who are employed in nearby industries. The Land Use Map does not show these recent buildings but it is estimated that up till March of 1955 approximately 40 new homes have been added since the land use statistics were revised for this neighborhood in the summer of 1954. We expect the gradual filling-in of this neighborhood to continue reaching approximately 450 dwelling units by 1970.

West of Sheridan Park along Two Mile Creek Road there has been limited residential growth. However until a recent extension along Two Mile Creek Road only about a dozen homes were built here in twenty years.


A STUDY FOR FUTURE DEVELOPMENT OF
PREDOMINANTLY VACANT LANDS
NORTHERLY AND WESTERLY FROM SHERIDAN PARK
FOR THE TOWN PLANNING BOARD
TOWN OF TONAWANDA NEW YORK
MARCH 1955
LEGEND
HEAVY INDUSTRY
MEDIUM INDUSTRY
LIGHT INDUSTRY
BUSINESS
SECOND RESIDENTIAL
FIRST RESIDENTIAL
OUTLINE OF SPECIFIC AREA UNDER STUDY
NIAGARA RIVER
CITY OF TONAWANDA
PARK LAND
GOLF COURSE
ENNINGER ROAD
SHERIDAN PARK
SHERIDAN
SHERIDAN DRIVE
GOLF COURSE
MAP-2
EXISTING ZONING
SCALE IN FEET
A. RUSSELL TRYON
TOWN PLANNING CONSULTANT
1344 PRUDENTIAL BLDG
BUFFALO, 2, N.Y.


A STUDY FOR FUTURE DEVELOPMENT OF
PREDOMINANTLY VACANT LANDS
NORTHERLY AND WESTERLY FROM SHERIDAN PARK
FOR THE TOWN PLANNING BOARD
TOWN OF TONAWANDA NEW YORK
MARCH 1955
LEGEND
INDUSTRIAL
COMMERCIAL
MULTIPLE RESIDENTIAL
RESIDENTIAL
OUTLINE OF SPECIFIC AREA UNDER STUDY
NIAGARA RIVER
CITY OF TONAWANDA
GRAND ISLAND BLVD
ENNINGER ROAD
SHERIDAN DRIVE
SHERIDAN
Map-1
EXISTING LAND USES
SCALE IN FEET
A. RUSSELL TRYON
TOWN PLANNING CONSULTANT
1344 PRUDENTIAL BLDG
BUFFALO, 2, N.Y.

Existing Zoning

Map 2 shows zoning regulations in effect today on the particular area under study as well as an extensive surrounding area. Heavy industrial zoning now logically points out the future of the entire western portion of the lands adjacent to the Niagara River. Those areas not within the area outlined as "specific area under study" and to the south of Sheridan Drive have zoning in accordance with existing residential or industrial development. This is also true for the lands along Military Road. However, our studies indicate that zoning now existing in the "specific area under study" no longer provide a reasonable guide to future development for the following reasons:

1. In the area bounded by Grand Island Boulevard, Ensminger Road and Two Mile Creek Road, the Niagara Thruway will provide a new barrier which might well be the dividing line between types of industry. This barrier is a visual one and would not be effective as a dividing line between the heavy industry and good residential property. In addition there is presently far too much land zoned for business with no relation to the present or future growth of this area.

2. In the area adjacent to the City of Tonawanda and bounded on the west by East Park Drive and on the south by Ensminger Road there is a mixture of zoning that discourages future development either for residential or industrial uses. A definite stand by the Town on zoning in accordance with a master plan for this area will, we believe, provide the necessary assurance a developer needs to proceed with the building up of this section.

A suggested master plan and supporting zoning are covered later in this report and are shown on Maps 4 and 5.

Ownership

This factor in many cases determines the rate and direction of growth for an area. Map 3 shows in general what we believe to be the major parcels of land, as well as the type of ownership involved. Map 3 shows that the County of Erie is the largest single owner. The next largest area is under the control of realty companies or are large parcels known as farm tracts or are owned by an individual company. The dominance of large tracts should expedite the assembly of property for a particular development.

In the preparation of Map 4, "Proposed Development", careful attention was given to the boundaries and type of ownership shown on Map 3.

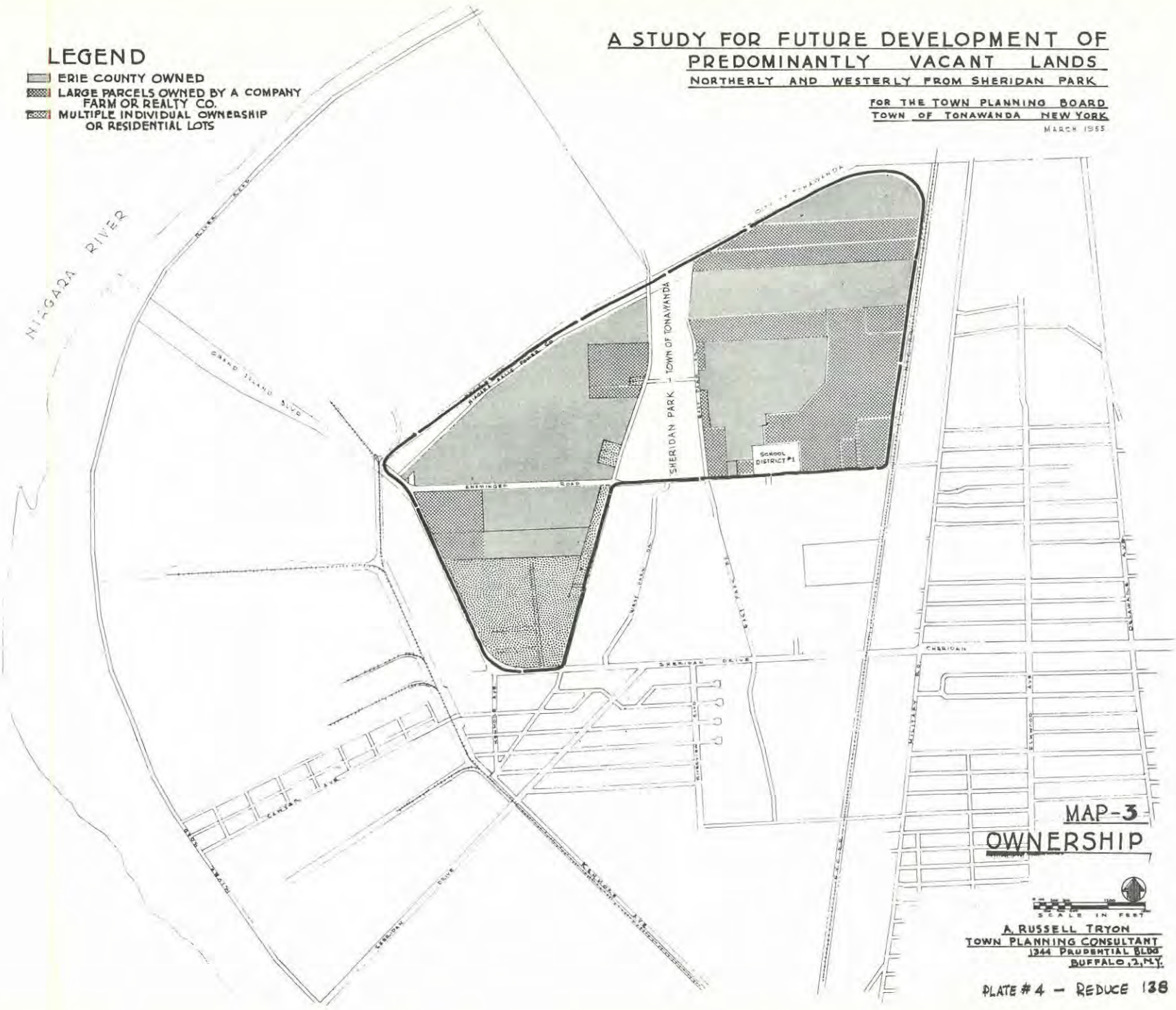
Utilities and Topography

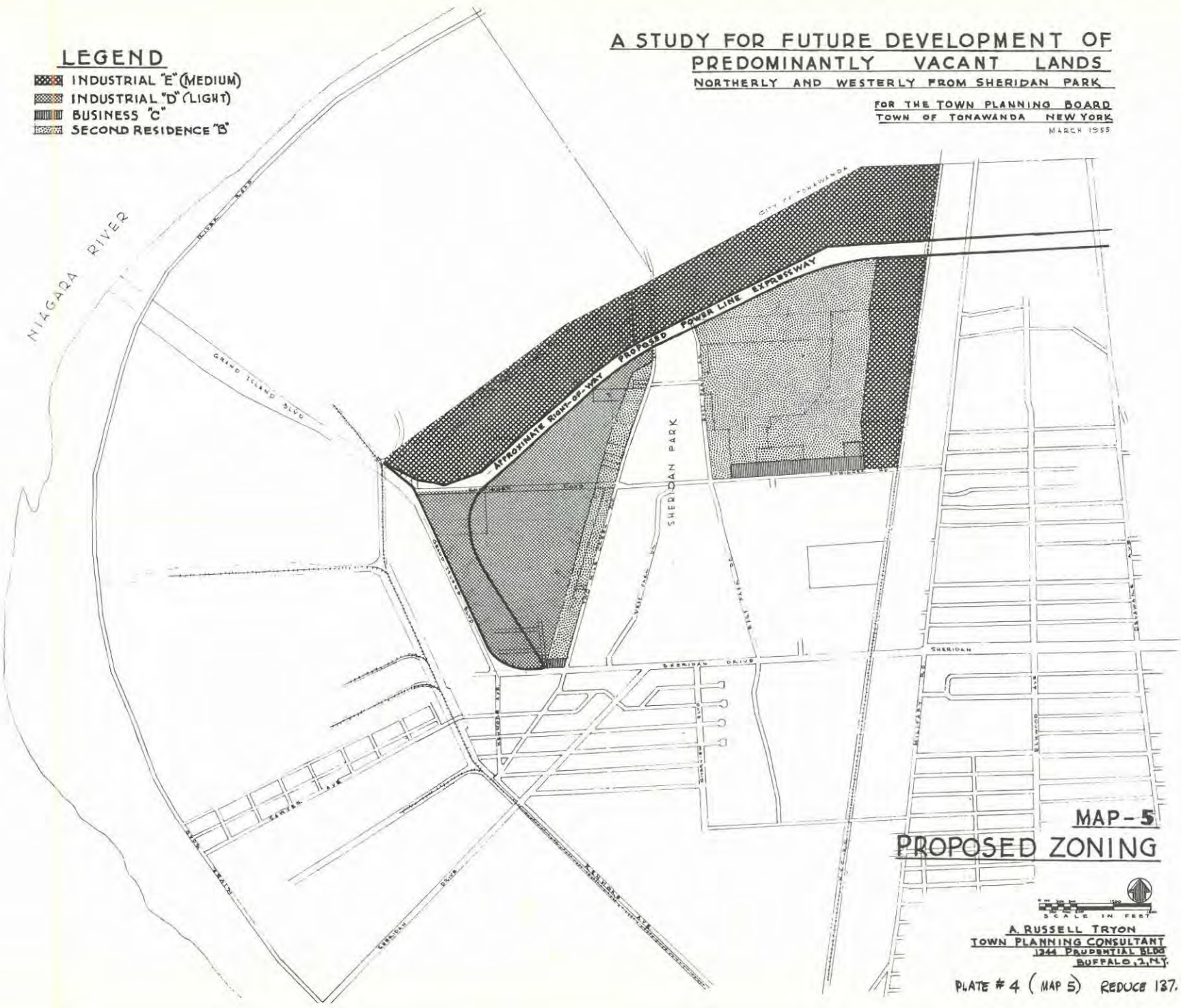
The area under study is especially fortunate we believe in its relation to utilities. The Town Sewage Disposal Plant is nearby. Water is available along Ensminger Road and Two Mile Creek Road and the new Town Water Plant now under construction on the nearby Niagara River will provide an unlimited water supply for the future. A main storm drain runs through Sheridan Park and the topography of the land is such as to provide good natural drainage for all of the areas under study.

Location and Transportation Network

Railroads - Three of the four sections recommended for industrial development on Map 4 could be provided with rail service.

Highways - The highway network servicing the area under study is excellent. Sheridan Drive, Grand Island Boulevard, and (Kenmore Avenue - Two Mile


LEGEND
ERIE COUNTY OWNED
LARGE PARCELS OWNED BY A COMPANY FARM OR REALTY CO.
MULTIPLE INDIVIDUAL OWNERSHIP OR RESIDENTIAL LOTS
A STUDY FOR FUTURE DEVELOPMENT OF PREDOMINANTLY VACANT LANDS
NORTHERLY AND WESTERLY FROM SHERIDAN PARK
FOR THE TOWN PLANNING BOARD
TOWN OF TONAWANDA NEW YORK
MARCH 1955
NIAGARA RIVER
GRAND ISLAND BLVD
SHERIDAN PARK
TOWN OF TONAWANDA
SCHOOL DISTRICT #1
SHERIDAN DRIVE
SHERIDAN
MAP-3
OWNERSHIP
SCALE IN FEET
A. RUSSELL TRYON
TOWN PLANNING CONSULTANT
1244 PRUDENTIAL BLDG
BUFFALO, 2, N.Y.
PLATE # 4 – REDUCE 138


LEGEND
INDUSTRIAL "E" (MEDIUM)
INDUSTRIAL "D" (LIGHT)
BUSINESS "C"
SECOND RESIDENCE "B"
A STUDY FOR FUTURE DEVELOPMENT OF PREDOMINANTLY VACANT LANDS
NORTHERLY AND WESTERLY FROM SHERIDAN PARK
FOR THE TOWN PLANNING BOARD
TOWN OF TONAWANDA NEW YORK
MARCH 1955
NIAGARA RIVER
GRAND ISLAND BLVD
APPROXIMATE RIGHT-OF-WAY PROPOSED POWER LINE EXPRESSWAY
SHERIDAN PARK
SHERIDAN DRIVE
SHERIDAN
MAP-5
PROPOSED ZONING
SCALE IN FEET
A. RUSSELL TRYON
TOWN PLANNING CONSULTANT
1244 PRUDENTIAL BLDG
BUFFALO, 2, N.Y.
PLATE # 4 (MAP 5) REDUCE 137.

Creek Road) all feed directly into this section. With the construction of the Niagara Thruway and Powerline Expressway its accessibility will be excellent. This accessibility is often a principal factor in the selection of a site for a business with today's problems of traffic congestion on the increase.

The Proposed Development

The Thruway and Powerline Expressway - Map 4 shows the approximate location and design of these two important highways. It is expected that the Thruway will be constructed within the next two years and the Powerline Expressway was approved in last year's State Legislature as a state highway project. The location of the Powerline Expressway leaves two somewhat isolated sections on its north boundary shown as A and C on Map 4 which can only be reasonably used as industrial land.

Industrial Development

Area A - The Plan shown is diagramatic but does give an idea of the type of development which would be possible under the access conditions which the Powerline Expressway will put upon this tract. Lots 1 through 4 inclusive have approximately 500 feet of frontage and vary in depth from 350 to almost 800 feet and up to approximately 10 acres in area. Lots 6, 7, and 8 are variable in size but do provide a spacious site for extensive industrial development. A large turn-around enclosing lot 6 should afford ease of movement for large trucks. Rail connections could be provided in the rear along the northerly property line. No egress would be available from the southwestern

end of this site because of the Niagara Thruway and Powerline Expressway.

Area B - Because of the Powerline Expressway, Ensminger Road will no longer connect into Grand Island Blvd. as it does today. The suggested development shows a new industrial service road running parallel and westerly from Two Mile Creek Road with Ensminger Road looped around to the South into the proposed new service road. Area B is recommended as a controlled light industrial area with a 50 foot wide buffer planted park strip between it and the residential area along Two Mile Creek Road. Frontage of lots vary from 300 feet upward with the smaller (approximately 3 acre) sites being along the eastern portion of the development. The Plan shows 35 lots with approximately 20 being in the 3 to 5 acre size category, the remaining 15 being variable up to 12 acres in size. The proposed new interior service road would take the industrial traffic and should be designated as a truck route.

Area C - This section would be for industrial use and could have a service road similar to Area A or a through-road if a grade crossing of the Railroad into Military Road were feasible.

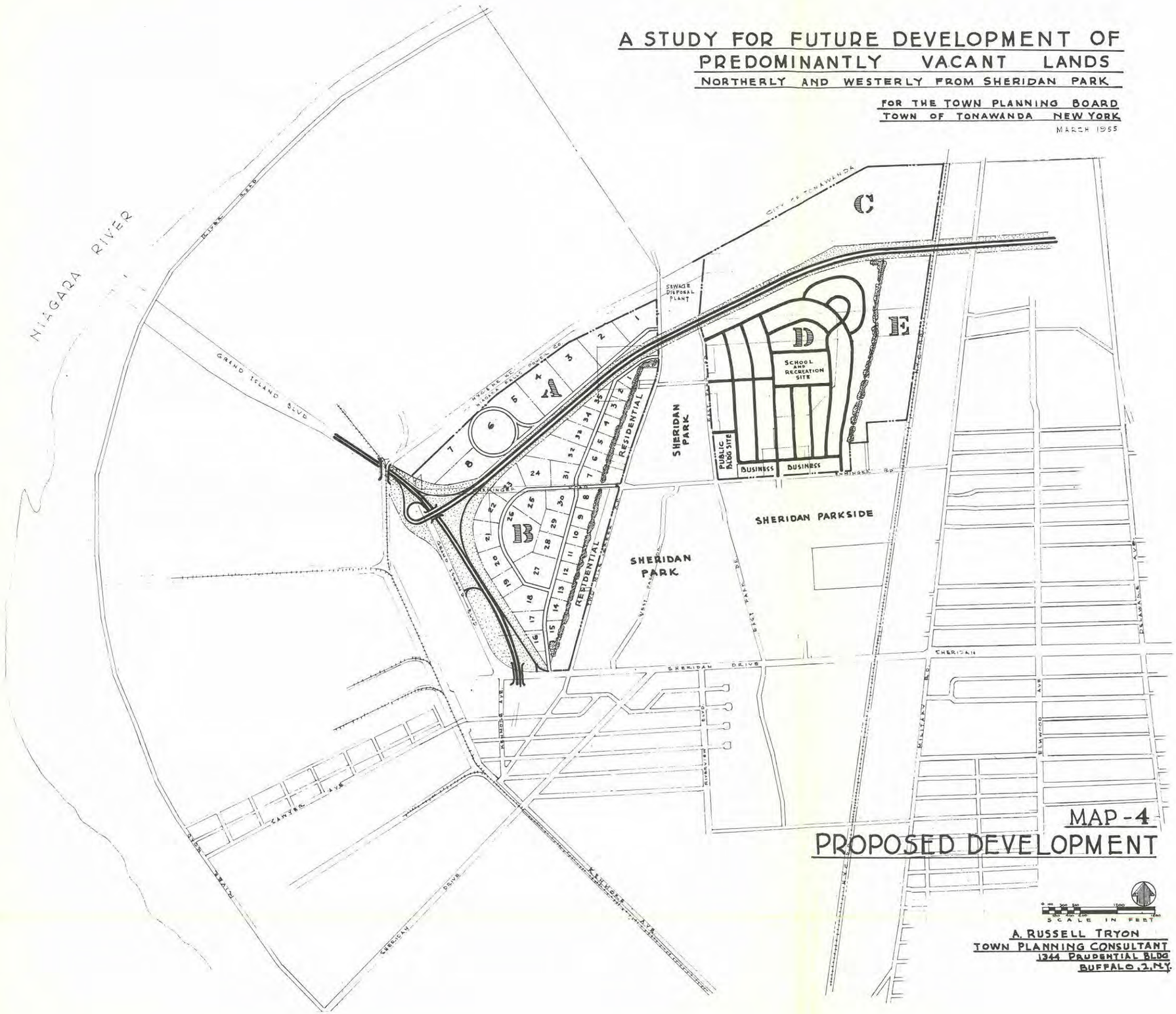
Area E - This land already has one industrial installation which is served via a railroad grade crossing into Military Road. Another small semi-industrial building is located on Ensminger Road. Probably the most feasible service road for this tract would be a cul-de-sac road off Ensminger similar to the service road in Area A.

A STUDY FOR FUTURE DEVELOPMENT OF PREDOMINANTLY VACANT LANDS

NORTHERLY AND WESTERLY FROM SHERIDAN PARK

FOR THE TOWN PLANNING BOARD
TOWN OF TONAWANDA NEW YORK

MARCH 1955



MAP-4

PROPOSED DEVELOPMENT

SCALE IN FEET

A. RUSSELL TRYON
TOWN PLANNING CONSULTANT
1344 PRUDENTIAL BLDG
BUFFALO, 2, N.Y.

Residential Development

Two Mile Creek Road - Because of existing development, it is recommended that a 300 foot depth be retained for residential development along the West side of Two Mile Creek Road. A planted buffer park strip to be provided by the developers of the adjacent industrial development should be required for the protection of these homes. Also, the type of industry allowed on lots 1 through 15 should be regulated to light manufacturing.

Area D - The established residential area to the south, proximity to the recreational facilities of Sheridan Park, and a need for lower priced housing for industrial workers in this area, were principal reasons for a recommendation for a residential neighborhood in area D. The area would be bounded on the West by the northern section of Sheridan Park, on the South by the Sheridan Parkside residential neighborhood and on the North by the Powerline Expressway. Its eastern boundary if provided with a planted park buffer strip would not be a serious deterrent to its development if the Town continued to get the type of development here that is now along Military Road. The suggested neighborhood Plan calls for a 10 acre school and recreation site with a street pattern leading towards the central site. It is estimated that this neighborhood would ultimately have 800 to 1,000 dwelling units based on density requirements of Second Residential Zoning. Business frontage has been suggested along Ensminger Road and a public building or church site on the Northeast corner of Ensminger and East Park Drive.

Proposed Zoning

Zoning regulations are by law subject to two principal limitations. First,

the regulations must be based on considerations of the community health, safety, convenience, morals, and general welfare. Second, the regulations are to be made in accordance with a comprehensive plan, or as stated in the law, in accord with a well-considered plan. These requirements of "substantial relation" and "comprehensive planning" are required for a properly balanced zoning map and for a legal ordinance.

Map 5 in our opinion proposes zoning based on a well-considered comprehensive plan for the area studied. We do not believe the proposals to be in any way discriminating or unreasonable. Therefore, it is recommended that the Board give serious consideration to the revision of the zoning map to provide proper zoning guidance for the orderly development of this area in accordance with the plan shown on Map 4. A suggested ordinance text follows:

Industrial Park District D-1

Permitted Uses

Any use permitted in the Business "C" district but not including any school, hospital or other institution for public care except when incidental to a permitted principal use, and not including any dwelling except for watchman or caretaker.

1. Laboratory-Experimental or testing. (non-hazardous)
2. Printing (Newspaper or job printing).
3. Laundry.
4. Dry Cleaning.
5. Bakery.
6. Cold Storage plant.

7. Creamery, milk bottling or central distributing plant.

8. Bottling works.

9. Storage building or warehouse for such commodities as clothing, drugs, dry goods, packaged food, furniture, hardware, and shop supplies but excluding the storage of that which is first permitted in a less restricted district.

10. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:-fiber, fur, glass, leather, paper, plastics, precious or semi-precious stones, tobacco, wax, wire and wood.

11. Manufacture or assembly of electrical appliances, electronic devices, musical instruments, novelties, rubber or metal stamps, toys or similar products.

12. Manufacture of pottery or other ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.

<u>The following Uses when conducted wholly within a completely enclosed building</u>

(a) Building material sales yard, excluding concrete mixing.

(b) Retail lumber, including incidental mill work.

(c) Contractors' equipment storage.

(d) Storage garage for vehicles or a local delivery or draying service, but not including any tractor, trailer, or tractor-trailer combination or automobile conveyor.

(e) Cabinet making.

(f) Heating or roofing contractor's shop.

(g) Metal working shop, provided that obnoxious noises and vibrations or both are confined within the premises.

(h) Structural steel products warehouse.

Height Requirements

Not to exceed two and one-half (2-1/2) stories, provided that such structures as bulkheads, elevator penthouses, water tanks and cooling towers not having an aggregate area greater than 25% of the roof area are allowed.

Area Requirements

Any yard adjacent to a residential district - 100 feet.

Front yard - Minimum depth 50 feet, not to be used for any other purpose than lawn, landscaping, driveway and specifically not to be used as a parking lot.

Side yard - Minimum width - 10 feet.

Rear yard - No requirement except where adjacent to a residence district.

III. MAJOR TRAFFICWAYS

The term Major Streets as used in the 1952 report was general in character and this report proposes to classify these thorofares based on the volume of traffic for which they should be designed. Tonawanda can be expected to have four types of streets in the future as follows: 1. Expressways, 2. Arterials, 3. Collector Streets and 4. Minor Streets

1. The Expressway is the heavy-volume, high-speed highway completely without or with only occasional grade intersections.

2. The Arterial is a heavily traveled thorofare with three or more moving lanes but no separated intersections. It is usually an old established main street and is often complicated by business development.

3. Collector streets are logically named because, by reason of their direction and location, their function is to collect traffic from adjacent areas and eventually lead it to arterials and expressways or to local destinations. Collector streets can be further divided into residential, commercial and industrial collectors.

4. The Minor street is that roadway which should be devoted to vehicular service of the uses abutting the street. They are principally residential but also include industrial and commercial streets which have no thru traffic or collector street function.

Using the above definitions we propose to classify all existing and proposed streets in the Town as follows:

Expressways

1. Proposed Niagara Thruway.

2. Proposed Powerline Expressway.

Arterials

1. Niagara Falls Blvd.

2. Delaware Avenue.

3. Military Road.

4. River Road.

5. Sheridan Drive.

6. Grand Island Blvd.

Collectors

Primary

1. Kenmore Avenue.

2. Englewood Avenue.

3. Eggert Road.

4. Colvin Avenue.

5. Delaware Road.

6. Elmwood Avenue.

Secondary

1. Parker Blvd.

2. Brighton Rd - Maplewood - Ensminger, crosstown connection.

3. Starin Avenue.

4. Belmont Avenue.

Tertiary

1. Harrison Avenue.

2. Koenig Rd. - Fries Rd.

3. Ellicott Creek Road

4. Creekside Drive.

5. Highland Ave. (Belmont to Englewood).

6. Woodward Avenue.

7. Sawyer Avenue.

8. Vulcan Street.

9 East Park Drive.

Minor Streets - include all other residential, commercial or industrial streets in the Town.

Street Classification and Design Standards

Classification	Pavement Widths	Right-of-Way
1. Thruway	2 lanes ea. direction-50' 3 " " " -72'	approx. 200 ft.
Limited Access Expressway	2 lanes ea. direction-50'	72-150 ft.
2. Arterial (commercial)	56 feet	80 ft. min.
Arterial (residential)	40 feet	80 ft. min.
3. Collector (primary)	40 feet	80 ft. min.
Collector (secondary)	36 feet	60 ft. min.
Collector (tertiary)	30 feet	60 ft. min.
4. Minor Streets		
Industrial or Commercial Service	42 feet	60 ft. min.
Residential	28 feet	50 ft. min.

How the Street classification system can be used.

1. Minor streets and most tertiary collectors with the exception of industrial-commercial service streets do not need as rigid a construction specification as arterial or major collector streets with resultant reduction in paving cost.

2. Comprehensive traffic movement and control can be analyzed easier if such a classification is adopted officially.

3. Official adoption of such an overall classification puts the Town in a better position to get county or state aid for local streets which serve a regional purpose.

4. Bus and truck route planning is simplified.

5. Building setback lines can be regulated to conform to future right-of-way needs.

Recommended changes or additions to 1952 Trafficways Plan

1. Eliminate Princeton Blvd. - Tulane Rd. as major streets.

2. Make Koenig Rd. and an easterly extension via Fries Road a crosstown collector street between Niagara Falls Blvd. and Colvin Blvd.

3. Powerline Expressway - detailed study of intersections added to Master Plan.

Discussion

1. More detailed study of the Princeton-Tulane crosstown connection indicates that right-of-way acquisition for a proper connection would be overly expensive and difficult to acquire. Use of present streets with jogs at Delaware Road and Delaware Avenue would not provide a satisfactory connection.

2. Powerline Expressway does not provide an intersection with Parker Blvd. and recent development indicates the need for a local cross-town connector street between Niagara Falls Blvd. and Colvin Blvd. which as recommended would be provided by Koenig and Fries Roads.

IV. SCHOOLS

Since the original master plan studies new schools have been built for the most part according to the plan. Minor adjustments have been made in two instances because of site availability problems but have still given adequate coverage. With one exception all sites shown on the Proposed Development Plan have been acquired by the School Board or are Town property. The one site not acquired has been under study by the Planning Board and a recent recommendation re-affirmed the necessity for acquiring the property.

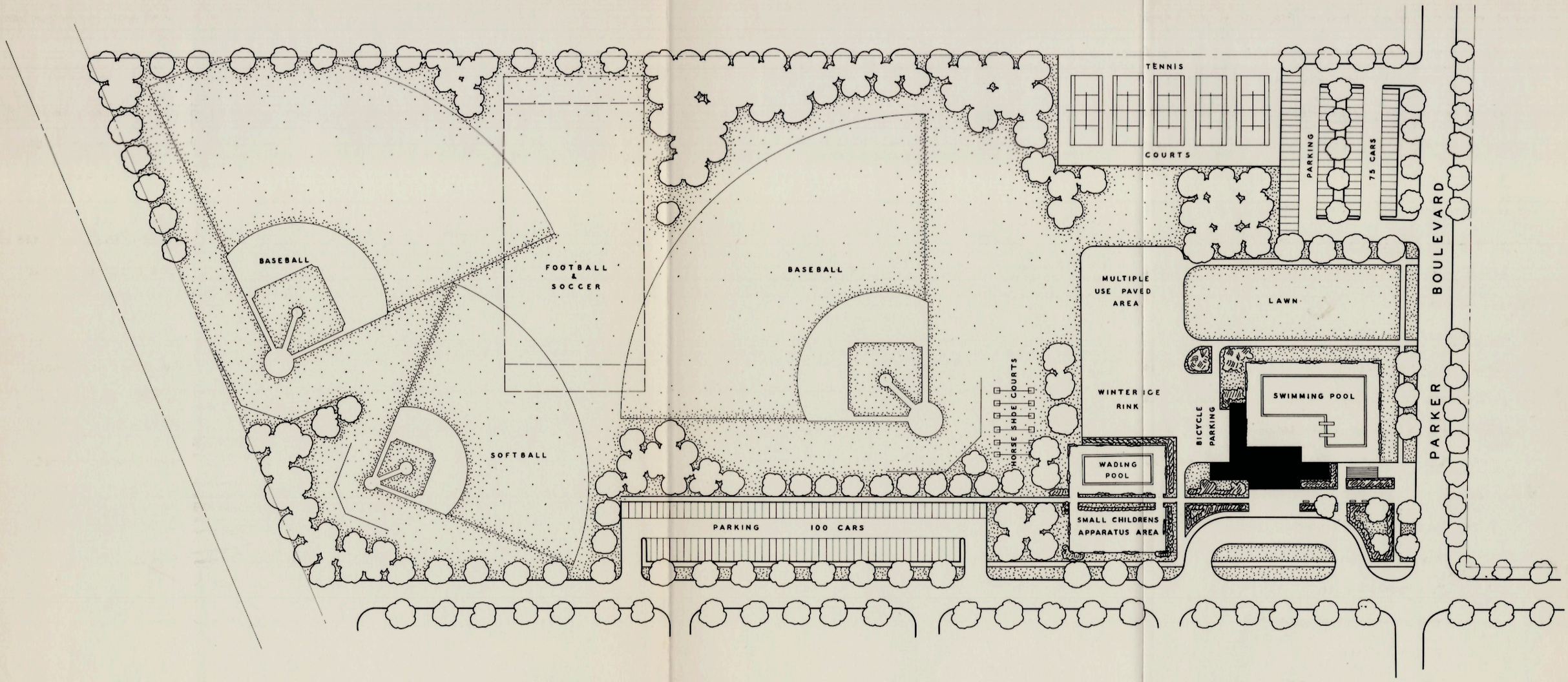
Recommended Changes to 1952 School Plan

Two sites formerly considered as possible school locations on the Preliminary Master Plan have been eliminated for the following reasons:

1. Site in the neighborhood generally bounded by Parker Blvd.-The Powerline Expressway-Niagara Falls Blvd. and Ellicott Creek Road has become the responsibility of the Sweethome Central school district.

2. Site west of Sheridan Park bounded by the proposed Powerline Expressway and Two Mile Creek Road has been eliminated because recent studies indicate this area to be undesirable for the extension of residential development.

The present school plan is we believe an excellent example of the quality layout which can be achieved by early planning and cooperation between school and planning officials. School officials have taken positive action based on a Preliminary Master Plan, sites have been acquired well in advance of or as an integral part of the builders development plan, exorbitant land costs have been avoided, and finally sites well located and spacious are now available to be built on once new residential development presents the need.



A GENERAL PLAN FOR

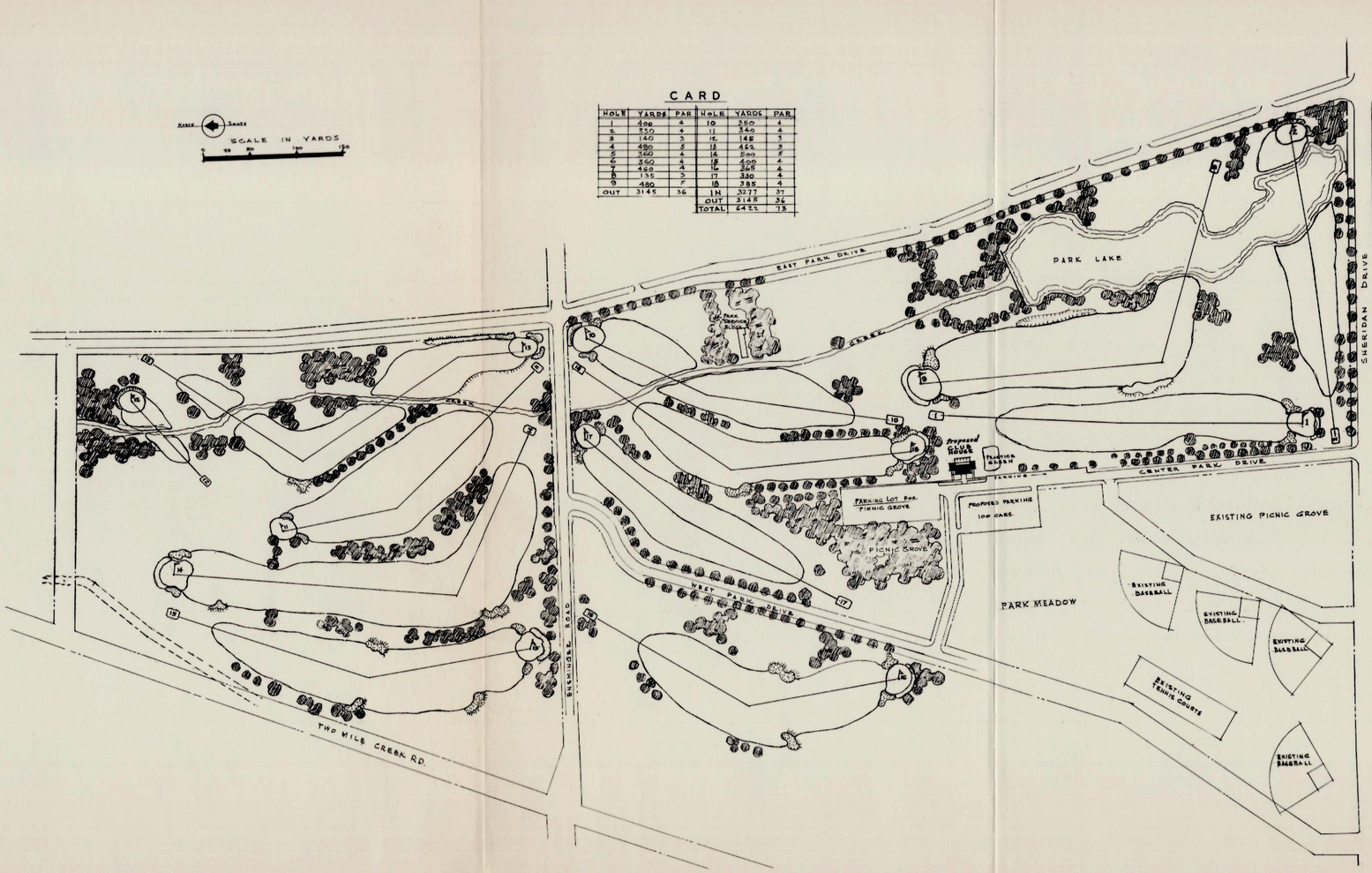
WEST LINCOLN PARK

TOWN OF TONAWANDA, N.Y.

A RUSSELL TRYON – TOWN PLANNING CONSULTANT – PRUDENTIAL BLDG. BUFFALO

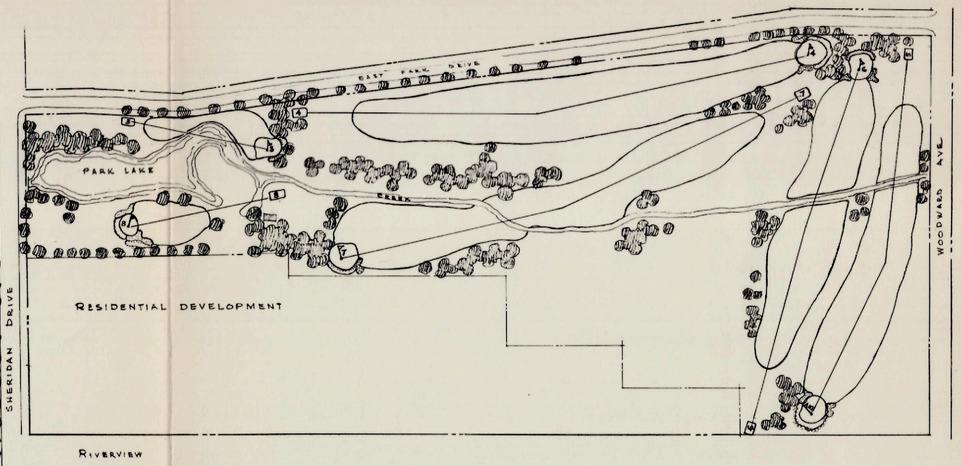
NORTH

SCALE 1" = 60'



CARD

HOLE	YARDS	PAR	HOLE	YARDS	PAR
1	400	4	10	350	4
2	320	4	11	340	4
3	140	3	12	145	3
4	480	5	13	452	5
5	360	4	14	200	3
6	350	4	15	400	4
7	420	4	16	368	4
8	135	3	17	350	4
9	480	5	18	385	4
OUT	3145	36	IN	3277	37
			OUT	3145	36
			TOTAL	6422	73



PROPOSED REVISED LAYOUT FOR

SHERIDAN PARK GOLF COURSE

TOWN OF TONAWANDA ERIE COUNTY N.Y.

PREPARED FOR THE TOWN BOARD BY
A. RUSSELL TRYON LANDSCAPE ARCHITECT
WILLIAM E. HARRIES CONSULTANT
1338 AND 1344 PRUDENTIAL BUILDING
BUFFALO 2, NEW YORK

V. RECREATION

Based on the Preliminary Master Plan and recent development actual construction or specific studies have been prepared for the following:

1. Civic Center Park - (Sheridan Drive near Delaware Road)

Delaware Swimming Pool - complete with walks, lawns, landscaping and parking area, opened for summer season of 1954. Approximate capacity - 600.

Delaware Wading Pool - complete with slides, sun and sand deck opened for summer season 1955. Approximate capacity - 500.

Civic Center Parking Lot - opened for summer season 1955. Capacity - 128 cars.

Sites are reserved in Civic Center Park for a future Town Hall and Central Library building.

2. Lincoln Park (see Plate #6)

Lincoln Park Swimming Pool - contracts awarded for construction of pool and partial park development. Pool capacity approximately 600. Should be ready for use for summer season 1956.

Lincoln Park Extension - General development plan prepared which includes the following:

1. Two baseball diamonds.
2. One softball diamond.
3. Five tennis courts.
4. Multiple-use paved game area.
5. Winter ice rink.
6. Seeded area for football or soccer.
7. Six horseshoe courts.
8. Small children's apparatus area.

9. Wading Pool.

10. Additional off-street parking.

11. Landscaping and park planting.

3. Sheridan Park (see Plate #7)

Golf Course - a plan has been prepared for redesign of the present 18 hole course which will provide a more spacious layout with redesign of several holes which now slow up play, and a "split-nine" course with the 9th and 18th greens and the 1st and 10th tees at a relocated clubhouse. It is planned to start this project in the fall of 1955 and it should be ready for play late in 1956.

4. North Colvin Park (see Plate #8)

A general plan for complete development of this site has been prepared which includes the following facilities:

1. Swimming Pool - approximate capacity 600

2. Wading Pool

3. Paved play areas for tots and older children

4. Four baseball diamonds

5. Four softball diamonds

6. Six tennis courts

7. Open-lawn playfield

8. Eighteen hole golf course

9. Off-street parking

10. Landscaping and park planting.

5. Special Report on Future Swimming Pool Needs

A. Purpose - To analyze the population with respect to growth and distribution in order to determine swimming pool requirements of the Town of Tonawanda.

B. Population - Using the population studies compiled in the Planning Board's "Second Annual Report and Preliminary Master Plan" of May 1952 and as revised in 1955 as the fundamental premise for this report, pools have been located throughout the Town in areas which we believe are strategically located to give adequate service to all areas for this type of facility.

C. Pool Sites - Centrally located public sites have been chosen as possible sites for pools in each of these pool areas. The sites have been located in available parks and public lands as much as possible. The boundaries of these pool areas are generally neighborhood dividers such as major traffic arteries, railroads, municipal boundaries, zoning boundaries, etc. Every attempt should be made to centrally locate each pool in order to shorten walking distances and encourage swimmers to arrive at the pool in bathing attire. This will tend to decrease the dressing facilities necessary and produce a substantial saving on auxiliary buildings. The following pool sites are suggested: (See Proposed Development Plan)

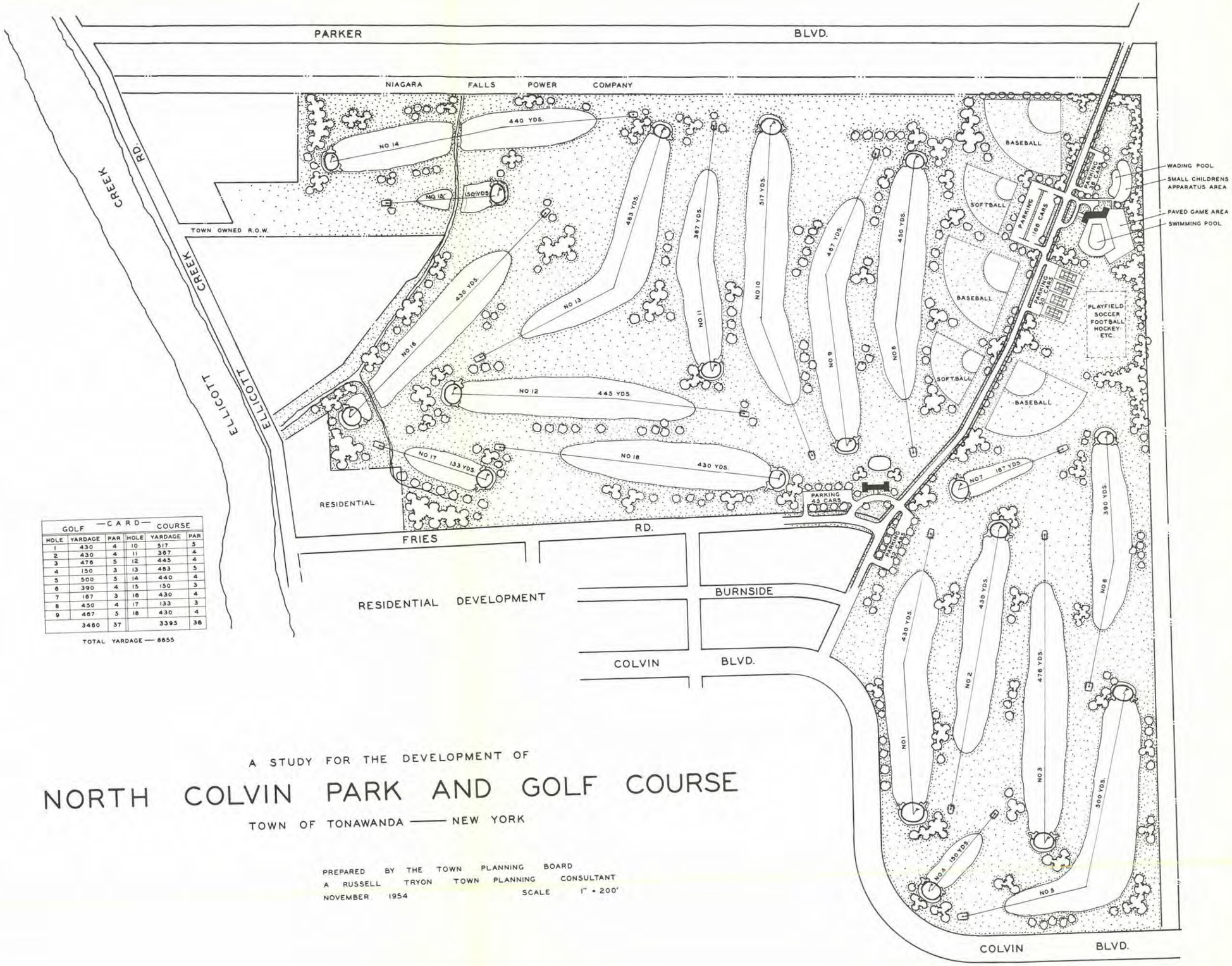
1. Delaware Pool - an existing pool on Sheridan Drive

2. Lincoln Pool - a proposed pool to be located in Lincoln Park on Parker Blvd. as proposed by the National Recreation Association. (under construction)

3. Colvin Pool - a proposed pool to be located on School Property just east of Colvin Blvd. in the Village of Kenmore.

4. Mang Pool - a proposed pool to be located in Mang Field in the Village of Kenmore.

5. North Colvin Pool - a proposed pool to be located in the North Colvin Park near the intersection of Parker Blvd. and Fries Road.



GOLF —CARD— COURSE

HOLE	YARDAGE	PAR	HOLE	YARDAGE	PAR
1	430	4	10	517	5
2	430	4	11	367	4
3	476	5	12	445	4
4	150	3	13	483	5
5	500	5	14	440	4
6	390	4	15	150	3
7	167	3	16	430	4
8	450	4	17	133	3
9	467	5	18	430	4
	3460	37		3395	36

TOTAL YARDAGE — 6855

A STUDY FOR THE DEVELOPMENT OF

NORTH COLVIN PARK AND GOLF COURSE

TOWN OF TONAWANDA —— NEW YORK

PREPARED BY THE TOWN PLANNING BOARD
A RUSSELL TRYON TOWN PLANNING CONSULTANT
NOVEMBER 1954 SCALE 1" = 200'

6. Sheridan Pool - a proposed pool in Sheridan Park as proposed by the National Recreation Association.

D. Probable Pool Attendance & Recommended Sizes - Based upon comprehensive studies regarding the habits and trends of swimmers in pool communities, Table 1 has been prepared showing expected pool attendance and recommended pool sizes. The words "equivalent size" have been used to denote the relative size of the pool and not the shape. A preliminary estimate of cost which includes the pool itself, all fittings, accessories, and mechanical equipment has been included. Auxiliary buildings such as rest rooms, bath houses, etc. have been excluded from this estimate.

Table 1

Pool	Contributary Area		Recommended Design		Probable	
Location	Families	Population	Capacity	Equivalent Design	Costs*	Remarks
Delaware	4400	17,600	530	63 x 120	----	existing 66 x 120
Lincoln	4500	18,000	540	64 x 120	$100,000	
Colvin	5400	21,600	650	78 x 120	$ 105,000	
Mang	3300	13,200	396	48 x 120	$ 85,000	
North	4500	18,000	540	64 x 120	$100,000	
Sheridan	2000	8,000	240	82.5 x 42	$ 68,000	
Total		106,400				

* Estimates include reinforced pool, all fittings, accessories, and mechanical equipment - the auxiliary buildings such as rest rooms and bath houses have been excluded.

Length - Pool should be multiples of 25 yds or 25 meter

Lane - 6 lanes minimum - 8 maximum - 10' wide

Recommended changes or additions to 1952 Recreation Plan

1. Neighborhood playground proposed on Hartford Avenue between Wilton Pkwy. and Argonne Drive would require expensive condemnation proceedings of new residential development. This has been eliminated because recreation needs in this area do not appear urgent enough at the present time to merit such action.

2. The playground on the north side of Eggert Road at Parkhurst was eliminated because of school recreation areas at the nearby Brighton school site and acquisition difficulties.

3. Neighborhood playground in area bounded by Ensminger - Two Mile Creek Road and Grand Island Blvd. was eliminated because revised development plan no longer calls for residential development here.

4. Water Works Park - A proposed riverfront marina site was shown on the Preliminary Master Plan near the South Grand Island bridge. This site has been abandoned in favor of providing similar facilities at a future date in conjunction with a small park development on property now owned by the Town at the new water plant near the foot of Sheridan Drive on the Niagara River. Preliminary studies indicate that this area is well suited to provide a public launching ramp with adjacent parking space for boat trailers and cars.

PROPOSED DEVELOPMENT PLAN
TOWN OF TONAWANDA, N. Y.

PREPARED FOR THE TOWN PLANNING BOARD
BY A. RUSSELL TRYON
TOWN PLANNING CONSULTANT

KEY TO PARKS & OTHER PUBLIC AREAS

MAJOR PARKS

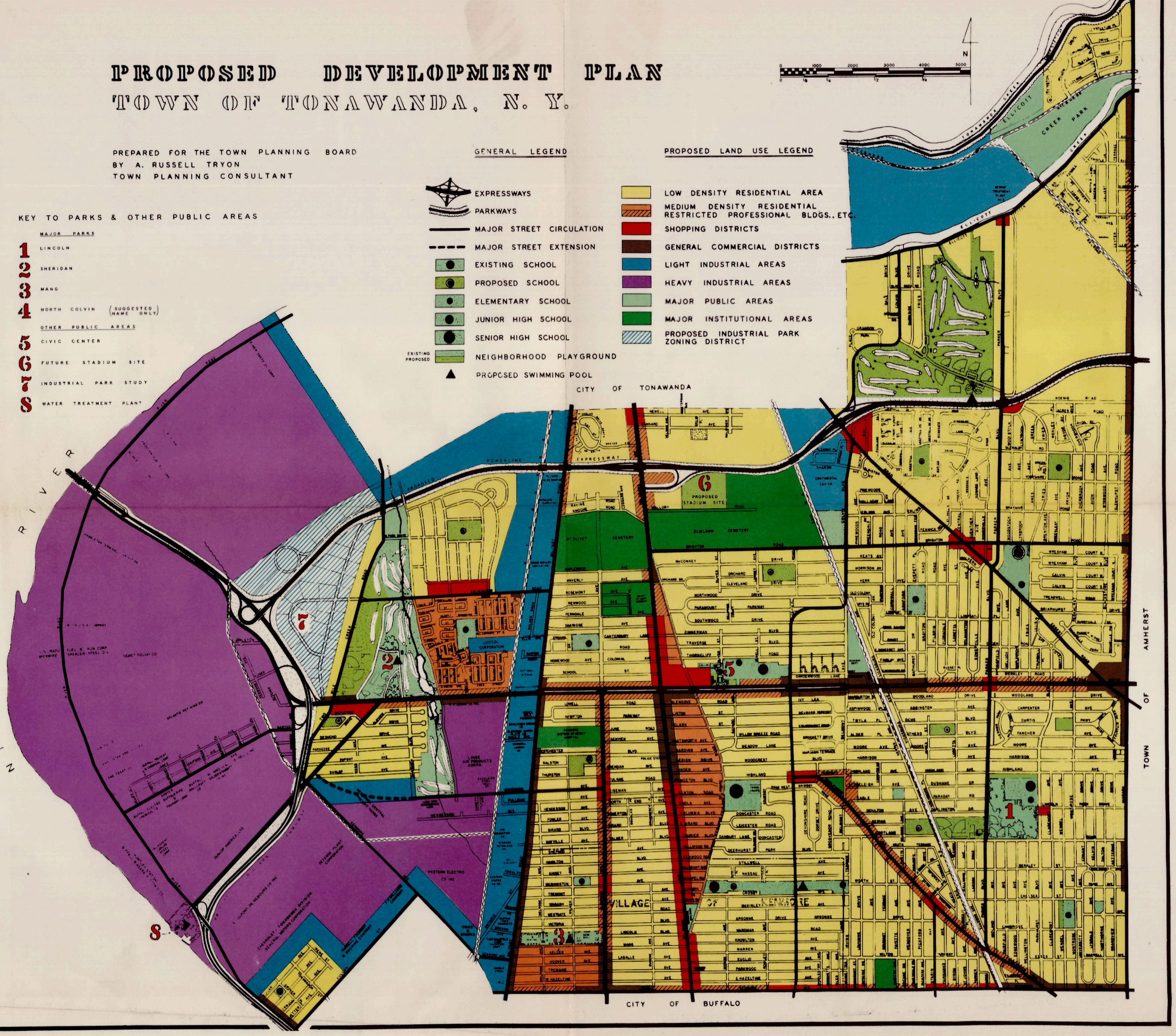
1 LINCOLN
2 SHERIDAN
3 MANG
4 NORTH COLVIN (SUGGESTED NAME ONLY)

OTHER PUBLIC AREAS

5 CIVIC CENTER
6 FUTURE STADIUM SITE
7 INDUSTRIAL PARK STUDY
8 WATER TREATMENT PLANT

GENERAL LEGEND

- EXPRESSWAYS
- PARKWAYS
- MAJOR STREET CIRCULATION
- MAJOR STREET EXTENSION
- EXISTING SCHOOL
- PROPOSED SCHOOL
- ELEMENTARY SCHOOL
- JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL
- EXISTING / PROPOSED NEIGHBORHOOD PLAYGROUND
- PROPOSED SWIMMING POOL

PROPOSED LAND USE LEGEND

- LOW DENSITY RESIDENTIAL AREA
- MEDIUM DENSITY RESIDENTIAL RESTRICTED PROFESSIONAL BLDGS., ETC.
- SHOPPING DISTRICTS
- GENERAL COMMERCIAL DISTRICTS
- LIGHT INDUSTRIAL AREAS
- HEAVY INDUSTRIAL AREAS
- MAJOR PUBLIC AREAS
- MAJOR INSTITUTIONAL AREAS
- PROPOSED INDUSTRIAL PARK ZONING DISTRICT