An aerial photograph of a suburban town, likely Tonawanda, showing a grid of streets and numerous houses. In the foreground, there is a large school complex with several buildings, a large parking lot, and a swimming pool. The text 'PROGRESS REPORT' is overlaid in large, bold, red letters across the middle of the image.

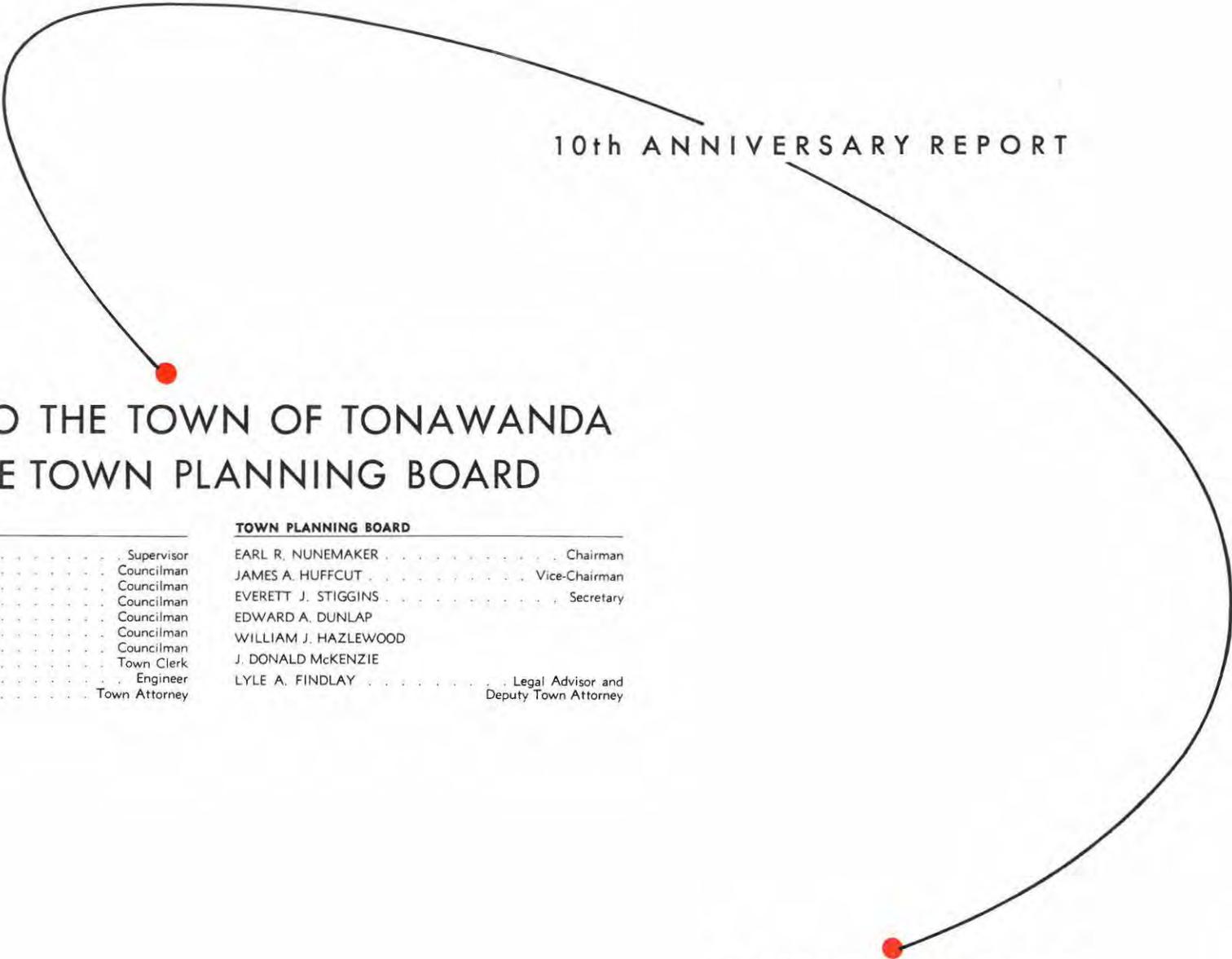
PROGRESS REPORT

TOWN OF TONAWANDA PLANNING BOARD

1960

10TH ANNIVERSARY

The Cover — the aerial view on the cover of this report was taken in May 1960. Shown in the foreground is one of the Town's newest recreational developments — Brighton Park. Taken four days before the pools opened, the photo shows the Junior and Senior pools along with the ice rink and casino. Immediately above these facilities and used for the lettering of the report title, is the open right-of-way reserved for the Powerline Expressway. In the background can be seen some of the Town's more recent subdivisions and the new senior high school in the upper left.



10th ANNIVERSARY REPORT

REPORT TO THE TOWN OF TONAWANDA
BY THE TOWN PLANNING BOARD

TOWN OFFICIALS

HENRY J. DeWITT, JR.	Supervisor
JAMES V. RYAN	Councilman
WALTER M. KENNEY	Councilman
ALEXANDER G. MARTIN	Councilman
JUSTIN D. TRABERT	Councilman
WILBUR T. CARLSON	Councilman
CARLTON D. CRUICKSHANK	Councilman
ROBERT JOHNSON	Town Clerk
THEODORE A. KREHBIEL	Engineer
ROGER T. COOK	Town Attorney

TOWN PLANNING BOARD

EARL R. NUNEMAKER	Chairman
JAMES A. HUFFCUT	Vice-Chairman
EVERETT J. STIGGINS	Secretary
EDWARD A. DUNLAP	
WILLIAM J. HAZLEWOOD	
J. DONALD McKENZIE	
LYLE A. FINDLAY	Legal Advisor and Deputy Town Attorney

TRYON AND SCHWARTZ & ASSOCIATES, INC.
PLANNING CONSULTANTS

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ROGRESS

outlined pictorially by this report can be traced directly and indirectly to a favorable planning climate. Fortunately for the Town of Tonawanda this favorable planning climate in the community has existed during and prior to the period covered by this report. The Town Boards were "planning conscious" long before they had a Planning Board. The long range engineering plan for public utilities is evidence of this foresight. Cooperation between the Town Boards and School Boards was equally successful. Finally, when the Planning Board was created it was provided with an ample planning budget, plus encouragement and cooperation. Good zoning plus an outstanding parks and recreation program have become a reality.

A planned Community does not happen by chance . . . but by hard work, systematic and imaginative planning at all levels of government.

This is the Town of Tonawanda story.



“Good planning is not a matter of putting through an isolated project; it is above all a matter of coordination.”

Lewis Mumford

C O N T E N T S

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CIRCULATION	2
PUBLIC UTILITIES	3
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SCHOOLS	5
PUBLIC BUILDINGS	6
REGULATORY MEASURES	7

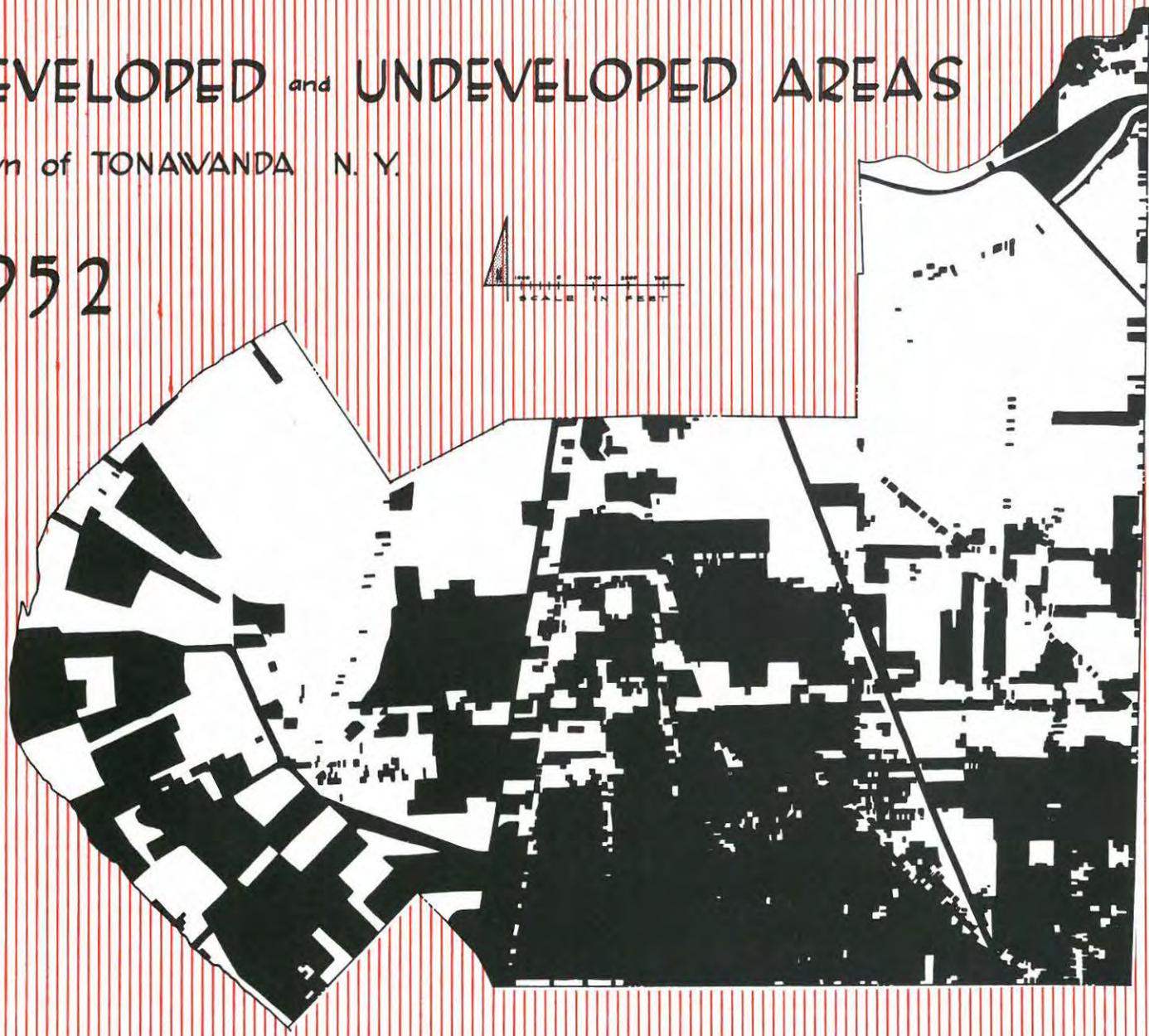


LAND USE

DEVELOPED and UNDEVELOPED AREAS

Town of TONAWANDA N. Y.

1952

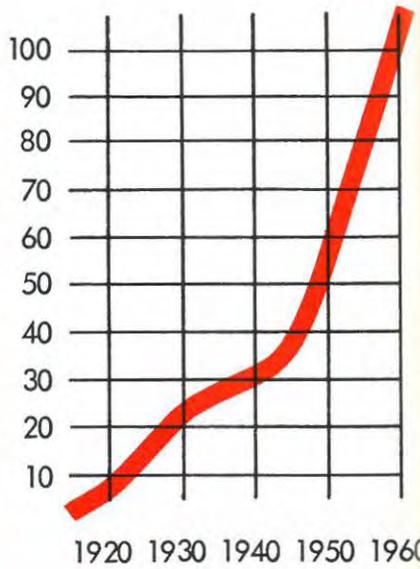


1950 Census figures showed the Town of Tonawanda, including the Village of Kenmore, with a population of 55,270, or slightly above the half-way mark of 100,000 (estimate in Preliminary Master Plan Report dated 1952).

A land use survey in December 1952 produced a development picture consistent with the population data. The Town was also approximately 50 percent developed areawise. However, the major patterns of industry, residence and business had now been fairly firmly established.

POPULATION GROWTH

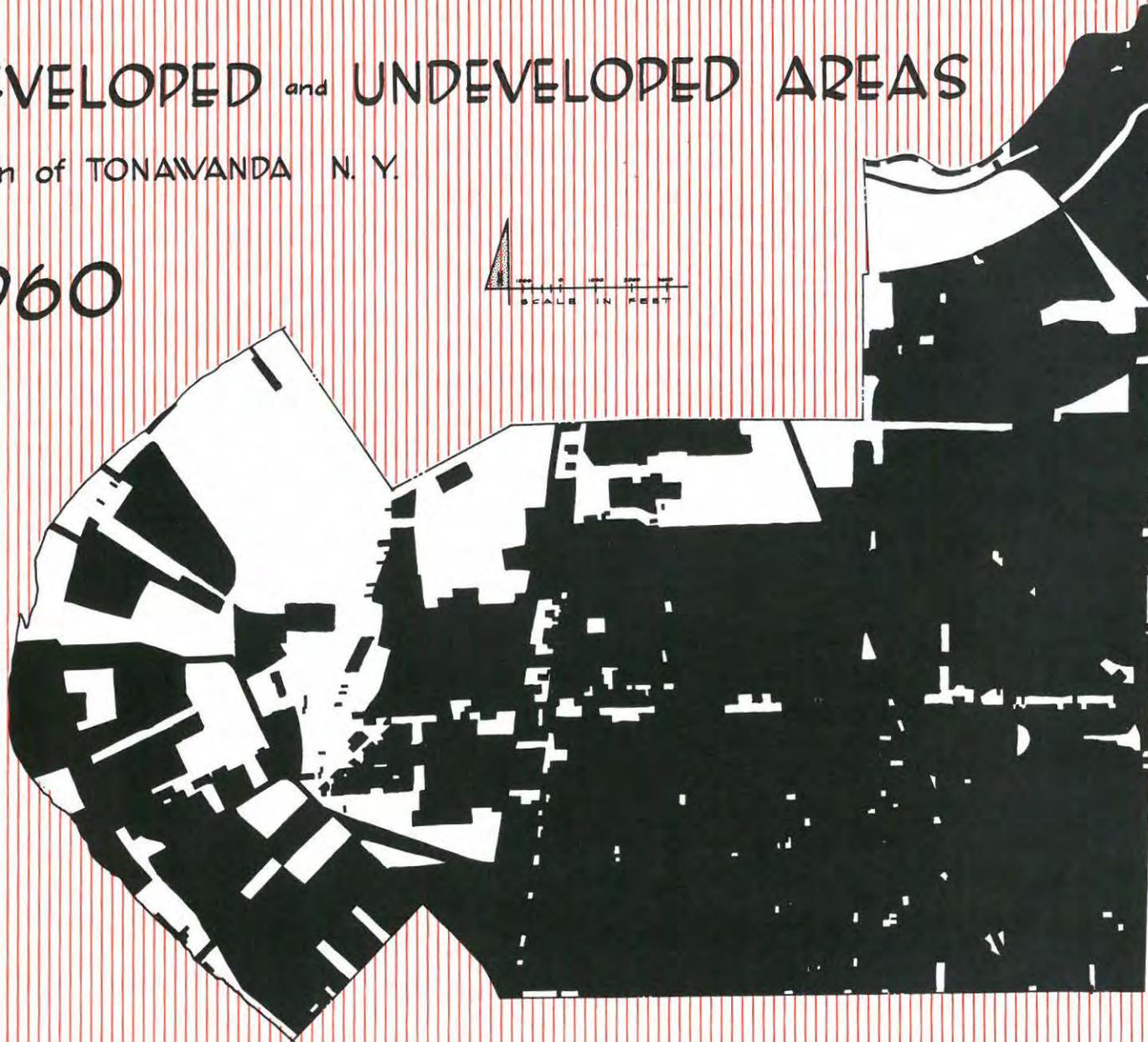
in thousands



DEVELOPED and UNDEVELOPED AREAS

town of TONAWANDA N. Y.

1960



1

A resurvey of land uses in 1960 showed large land tracts suitable for residential development practically non-existent. The population explosion that started during the middle forties at approximately 35,000 had exceeded 100,000 by 1960.

Principal acreage shown vacant on the 1960 use map is in the western portion of the Town and is available for expansion of the Town's industrial district. This district already established as one of the most prosperous in the Niagara Frontier is further blessed with excellent rail, water and expressway connections, unlimited water supply, storm and sanitary sewers, plus a climate of industrial compatibility unmarred by residential intrusion.

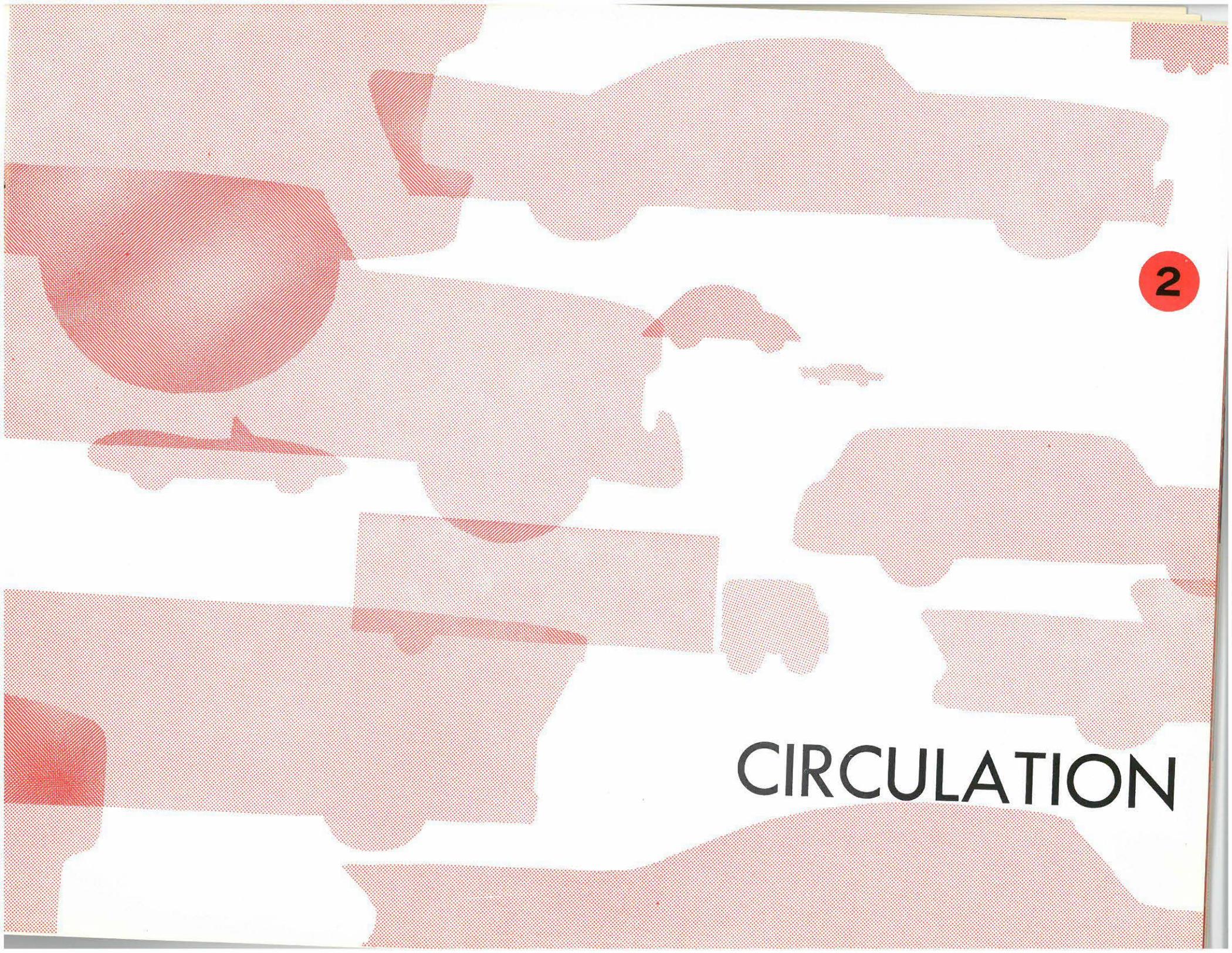
By 1952 the urban area plan for highways serving Buffalo and the surrounding sections had become fairly clear. The New York State Thruway which now serves the major Industrial section of the Town was in its final plan stage. The Powerline Expressway, however, was just another paper road which had been placed somewhat vaguely on the General Plan (regional map) in the Urban Area Report by New York State Department of Public Works in 1946 as an extension of the Thruway.

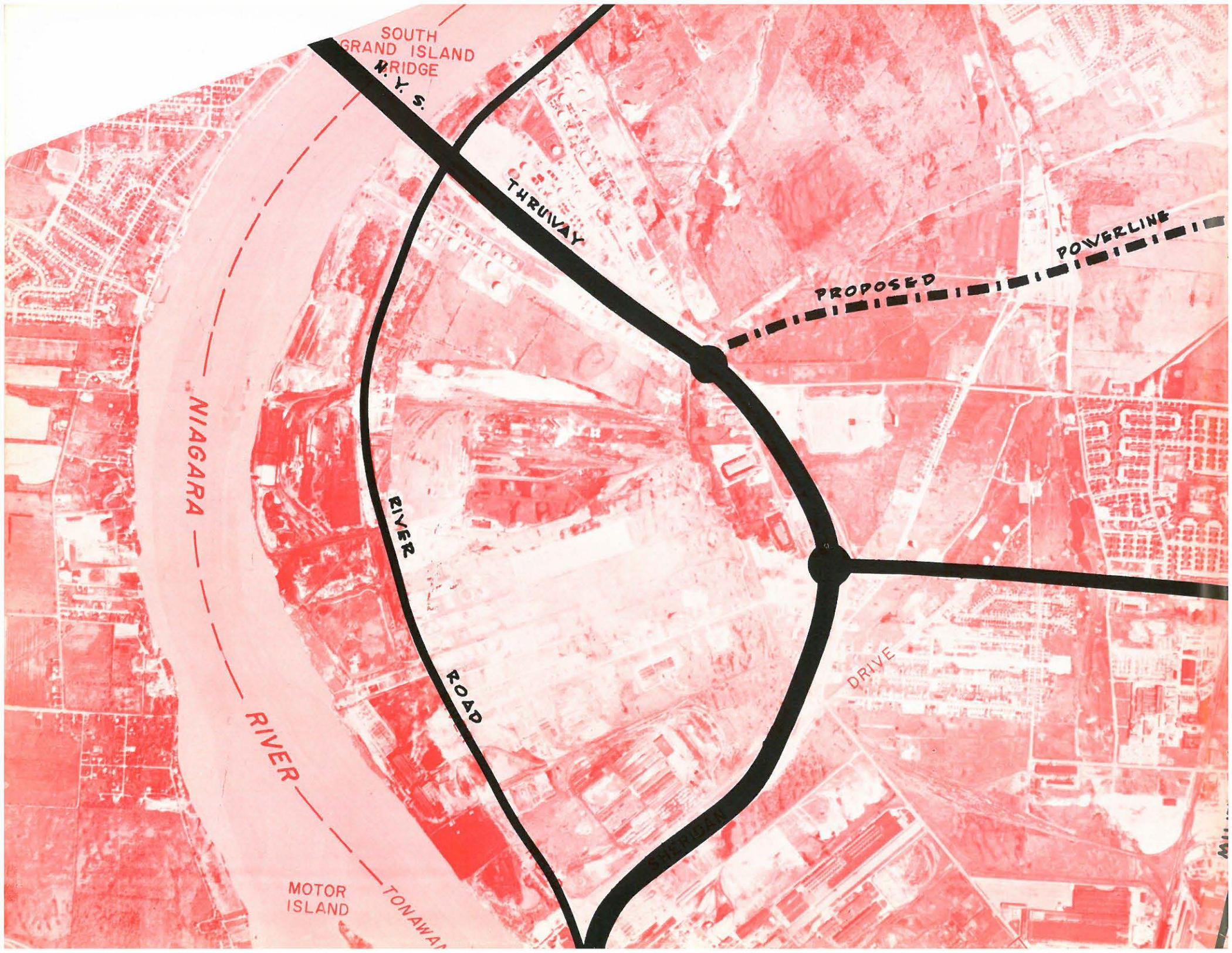
However, on the local level the expressway was not vague nor was it considered just another paper street. It was a vitally needed east-west express loop which tied the Town neatly into the highway pattern which would be created by the Thruway.

No Master Plan study or revision was undertaken in the Town after 1952 without assuming that the Powerline Expressway would be a reality in the future. The buildings department issued no building permits in a selected right-of-way shown on the Master Plan. Property owners building adjacent to this line were also put on notice that the Expressway was coming.

Because of prior planning, particularly on a local level, and consequently a minimum of right-of-way problem involved, it looks in 1960 as though the Powerline expressway will be one of the next expressway improvements in the Niagara Frontier area. See following pages for expressway route.

CIRCULATION





SOUTH
GRAND ISLAND
BRIDGE
N.Y.S.

THRUWAY

PROPOSED

POWERLINE

NIAGARA

RIVER

ROAD

DRIVE

RIVER

MOTOR
ISLAND

TONAWANDA

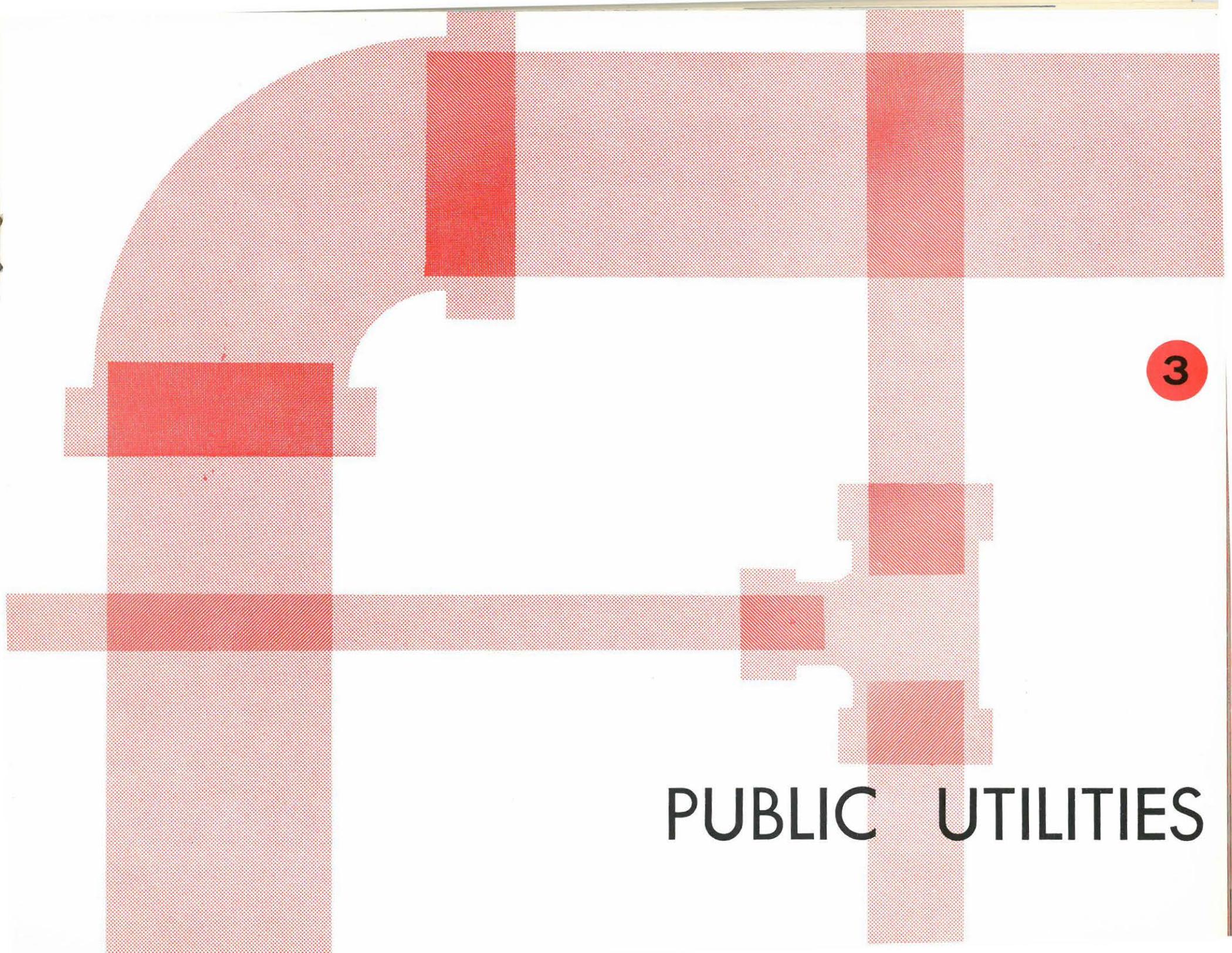


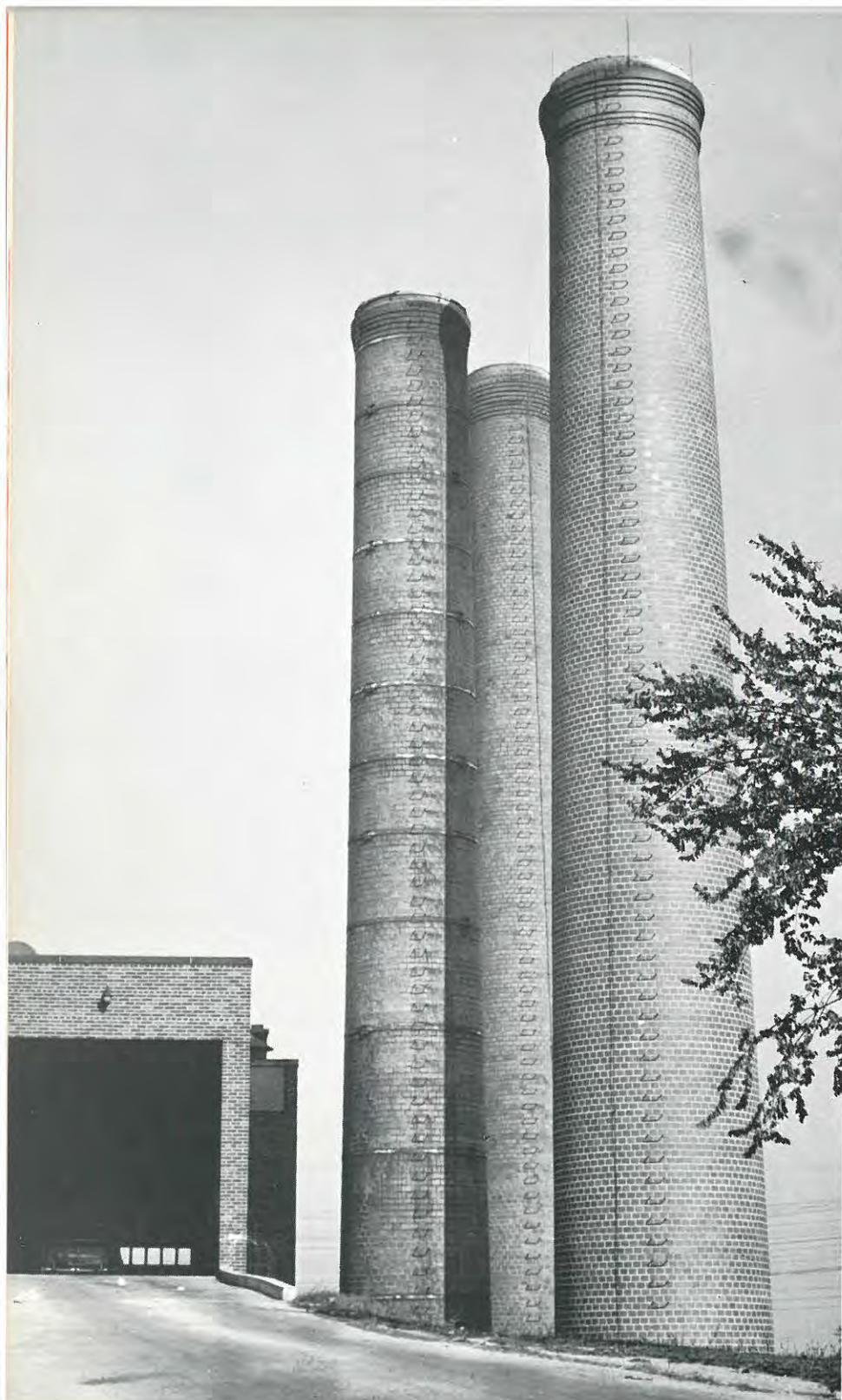
REGIONAL TRANSPORTATION SYSTEM



The Town of Tonawanda Seal advertises the Town as the “Keystone of the Niagara Frontier”. Located midway between Buffalo and Niagara Falls and traversed by the New York State Thruway and the proposed Powerline Expressway, the position of this community in the regional highway network is certainly one of the keys to its future prosperity.

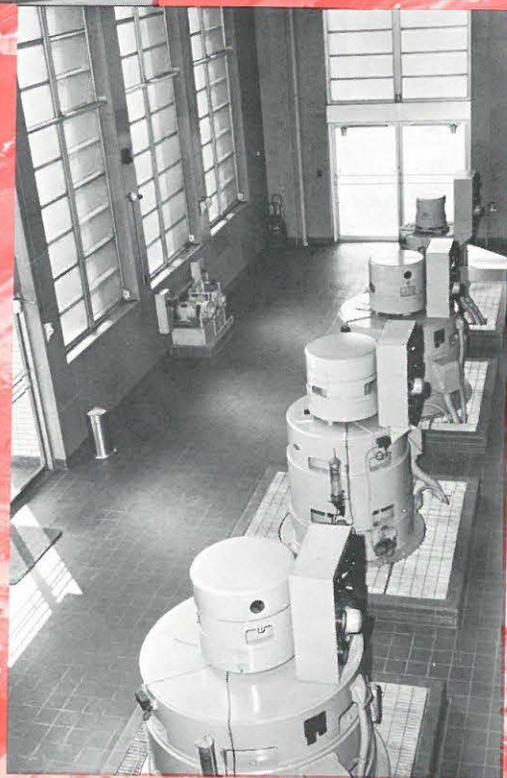
PUBLIC UTILITIES





Long range planning for public services really began in 1930 when engineering studies were made projecting future locations for sanitary and storm sewers. These projections were for a fully developed town, and except for a few minor adjustments in design, are a reality today. In the thirty years of development that followed the original 1930 plan has guided physical development as well as the water mains, sewage and storm drainage that were so necessary for growth on the Town's level terrain.

The incinerator shown at left was carefully located in an industrially zoned area and has always had adequate room for expansion on a generous Town-owned site.



In 1940 the Town's population had reached 32,155. With growth spiralling upward the Town Board decided that its water supplies purchased from the City of Buffalo and the Western New York Water Company (now defunct) would not keep pace with the community's demands. With an unlimited potential supply in the Niagara River the decision was made to secure State legislation which would enable the Town to build its own system. 1942 saw State legislation enacted which enabled the Town of Tonawanda to establish a water acquisition and storage district. Material shortages caused during and following World War II, as well as area pressures to force the Town into a County water authority, temporarily slowed up the program for a Town-owned water supply facility. However, in 1953 bids were awarded for the construction of a 4½ million dollar pumping and treatment plant. This facility included over a mile of tunnel with the intake upstream from Strawberry Island in the west channel of the Niagara River. The pumping station went into operation in 1956 with a rated capacity of 16 million gallons. Its capacity is exceeded only by the Buffalo and Niagara Falls systems in western New York and it is one of the most modern systems in New York State. Planning for the future however, particularly the Town's industrial potential, plans are now completed to increase the system to a rated capacity of 24 million gallons per day.



The picture on the left illustrates one of the massive storm drains necessary to carry surface water from the Town's 12,550 acres. As shown by the picture, projects of this scale cannot always be built before the development takes place. State laws limiting the fiscal spending of the Towns for such projects sometimes create problems where development exceeds the pace of utility construction. In isolated cases this has happened. However today the 1930 plan for taking surface water from the Town is practically completed and except for a few locations the Town's drainage problems have been or will be solved in the near future.

The sewage treatment and incinerator areas shown below have expanded over the years as Town growth demanded. Adequately buffered by industrial and Town park areas, the expansion of these facilities has caused a minimum of friction with adjacent residential areas.



and work must come a finer way of life for people." - Harold D. Meyer, former president American Recreation Society



4

RECREATION



During the nineteen thirties the Sheridan Park Golf Course was built as a WPA project. The golf course design was restricted at the time because of limited acreage. Over the years, however, the Town has added to this park until today it includes over 200 acres. The Golf Course was extensively remodeled in 1956 and 1957 and today boasts one of the best tests of golf in the district. The present course is 6512 yards long, has a new \$70,000 Clubhouse completed in 1958, and hopes to be host to the U.S. Public Links National Tournament in the near future.

In addition to the outstanding Town-owned Golf Course the park includes picnic areas and extensive active recreation facilities.

In 1959 construction was started on a second Town-owned 18 hole course in Brighton Park. Nine new holes are expected to be ready for play in 1961.





Tonawanda is a "young town" and the demands of its many youngsters are a challenge. However, this challenge is being met by programs conducted and supervised at the following facilities:

- **SWIMMING POOLS**
Brighton Park Pool
Delaware Pool
Kenmore Pool
Lincoln Park Pool
- **WADING POOLS**
Brighton Park Wading Pool
Civic Center Wading Pool
Lincoln Park Wading Pool
Mang Wading Pool
- **PLAYGROUNDS**
Conway Field
Curtis Park*
Dexter Terrace
Ellwood Park*
Kenilworth Park*
Lincoln Park
Mang Field
North Colvin
Sheridan Parkside
Thurston Park
*include spray pool
- **ICE SKATING**
Brighton Park Arena (artificial)
Lincoln Park Arena (artificial)
Lincoln Pond (natural)
Mang Wading Pool (natural)
Sheridan Park Lake (natural)
- **TENNIS COURTS**
Mang Courts
Sheridan Park Courts
- **GOLF COURSES**
Sheridan Park
Brighton Park (not completed)
- **TOBOGGAN SLIDE**
Sheridan Park
- **TOWN YOUTH CENTER**
Sheridan Parkside Dr.
- **PICNIC AREAS**
Lincoln Park
Sheridan Park
- **BASEBALL DIAMONDS**
Conway Field, III, IV
Lincoln, V, VI, VII
Mang, IV
Ensminger
Brighton
- **SOFTBALL DIAMONDS**
Conway I, II
Lincoln I, II, III, IV
Mang I, II, III
Sheridan I, II, III
Brighton
- **FOOTBALL FIELDS**
Midget Field
Grasshopper Field
Junior Field
- **MODEL FLYING CIRCLES**
Sheridan Park, 2 circles
Conway Field, 2 circles
with asphalt land strips
- **SMALL BOAT LAUNCHING**
- **PUTTING GREENS**
Across from the Golf House,
old No. 17 green, Sheridan Park
North end of Golf Course,
Sheridan Park

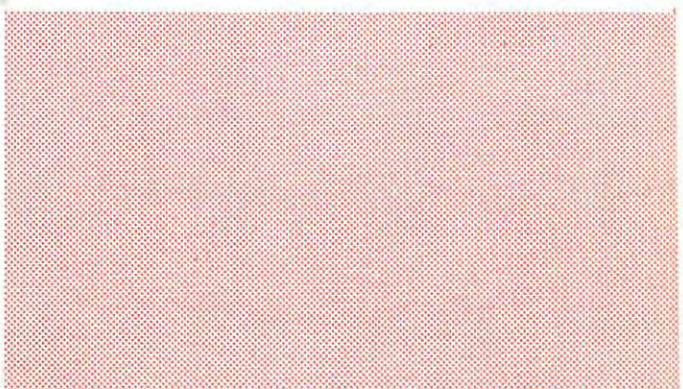
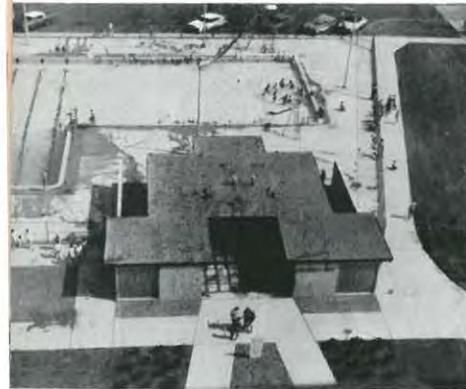


Of all the fine park and recreation facilities in the Town, the Outdoor Pools and Ice Rinks probably are the most dramatic in appearance and their impact on the Community. The Lincoln Pool, shown here, accommodated 83,501 admissions during 1959. This does not include the activity of the small fry in the adjacent wading pool.





Delaware Pool shown on the right was the Town's first outdoor pool. It opened in 1954 and 1959 saw 76,480 admissions. It serves the central portion of the Town and added a wading pool with 5000 square feet of water surface in 1956.



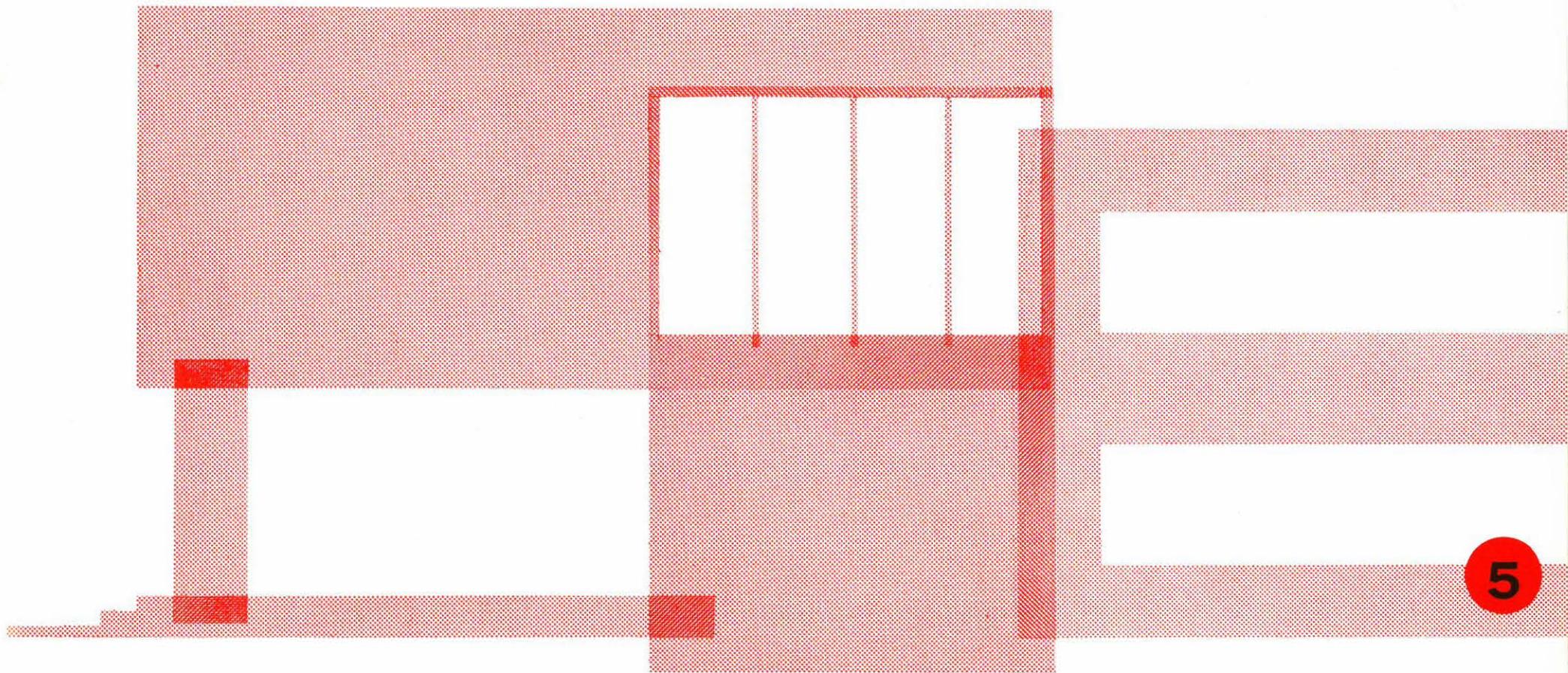
Kenmore pool to the left is one of the Town's more recent facilities. It is located in the Village of Kenmore at Mang Park and serves residents from the Village and nearby town areas.





Less dramatic perhaps than the major pools or ice rinks, but equally important in a program geared to all age groups, is the neighborhood playground, 10 of which are in operation. During 1957 and 1958 four new playgrounds were built. Each of these playgrounds consists of a shelter building with toilets and craftsroom, a junior softball field, spray pool, interesting and varied apparatus, and an open play lawn area. Site size varies from three to five acres.

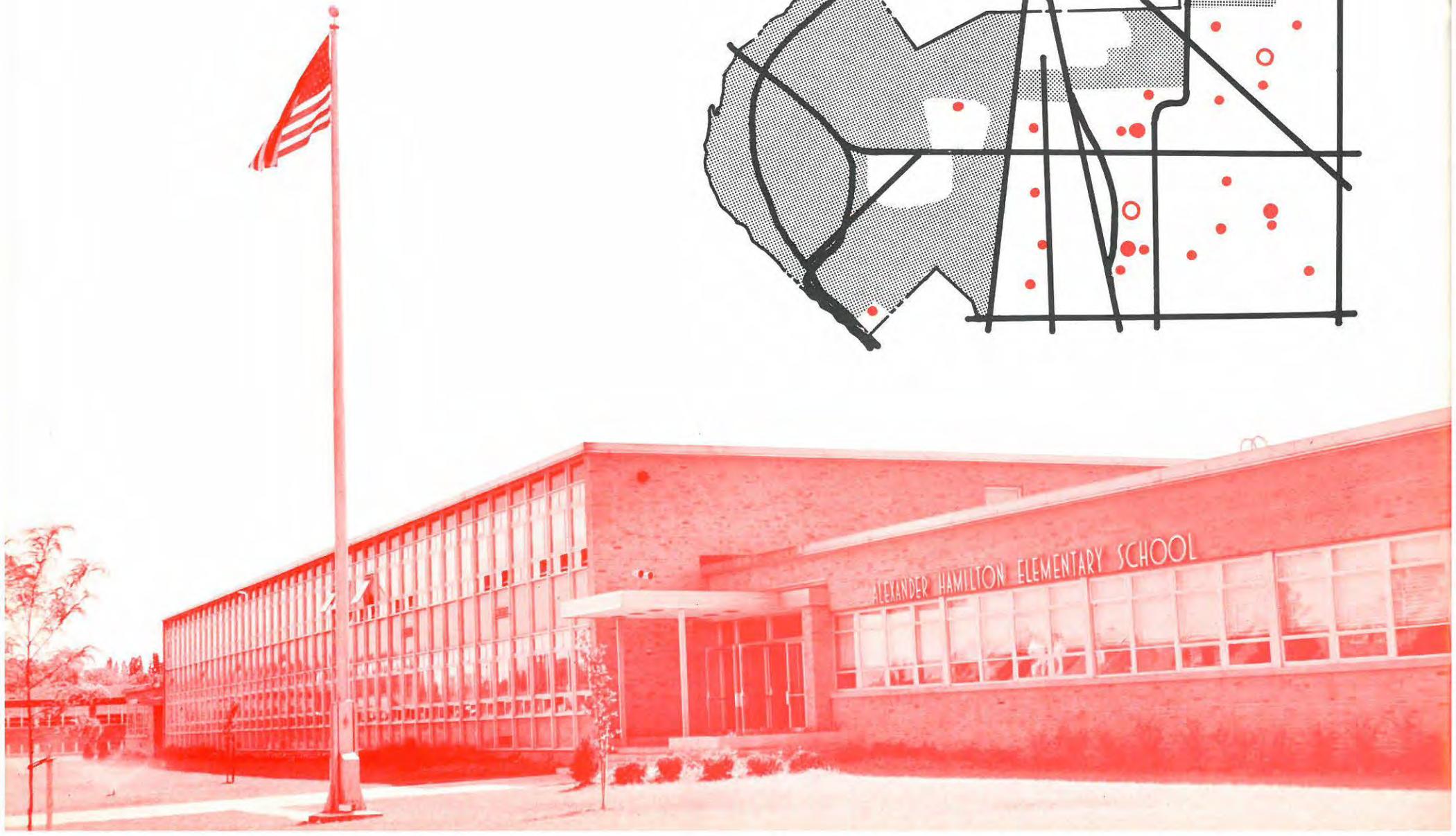
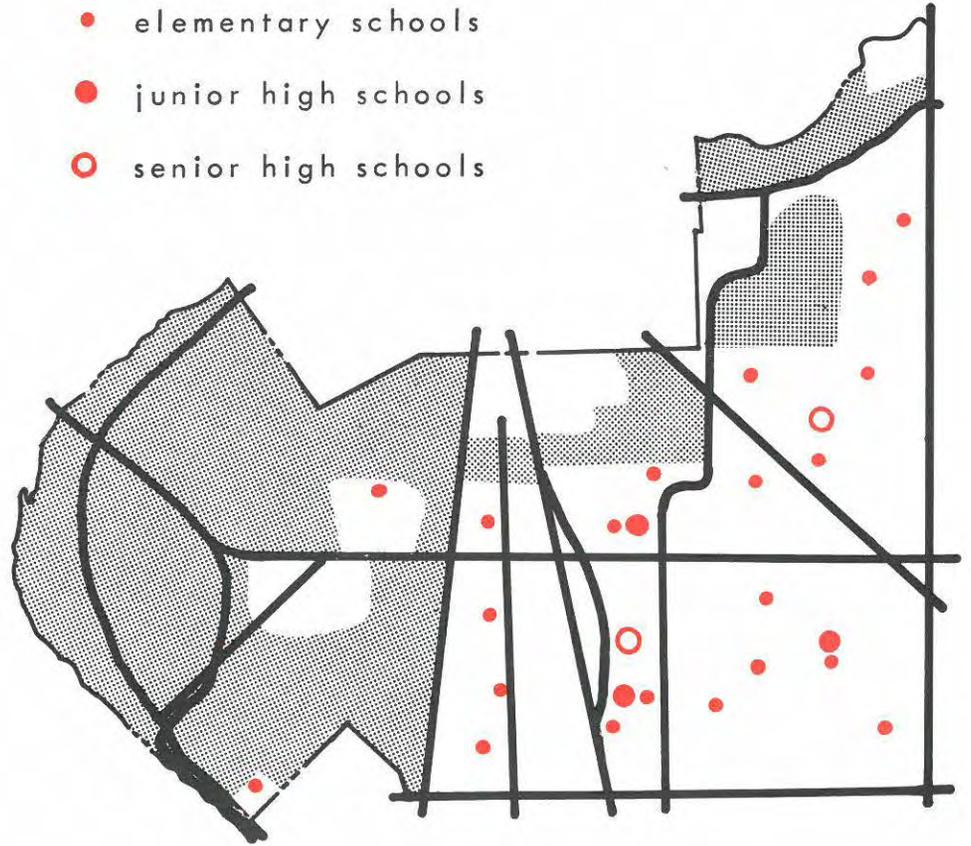




5

SCHOOLS

- elementary schools
- junior high schools
- senior high schools



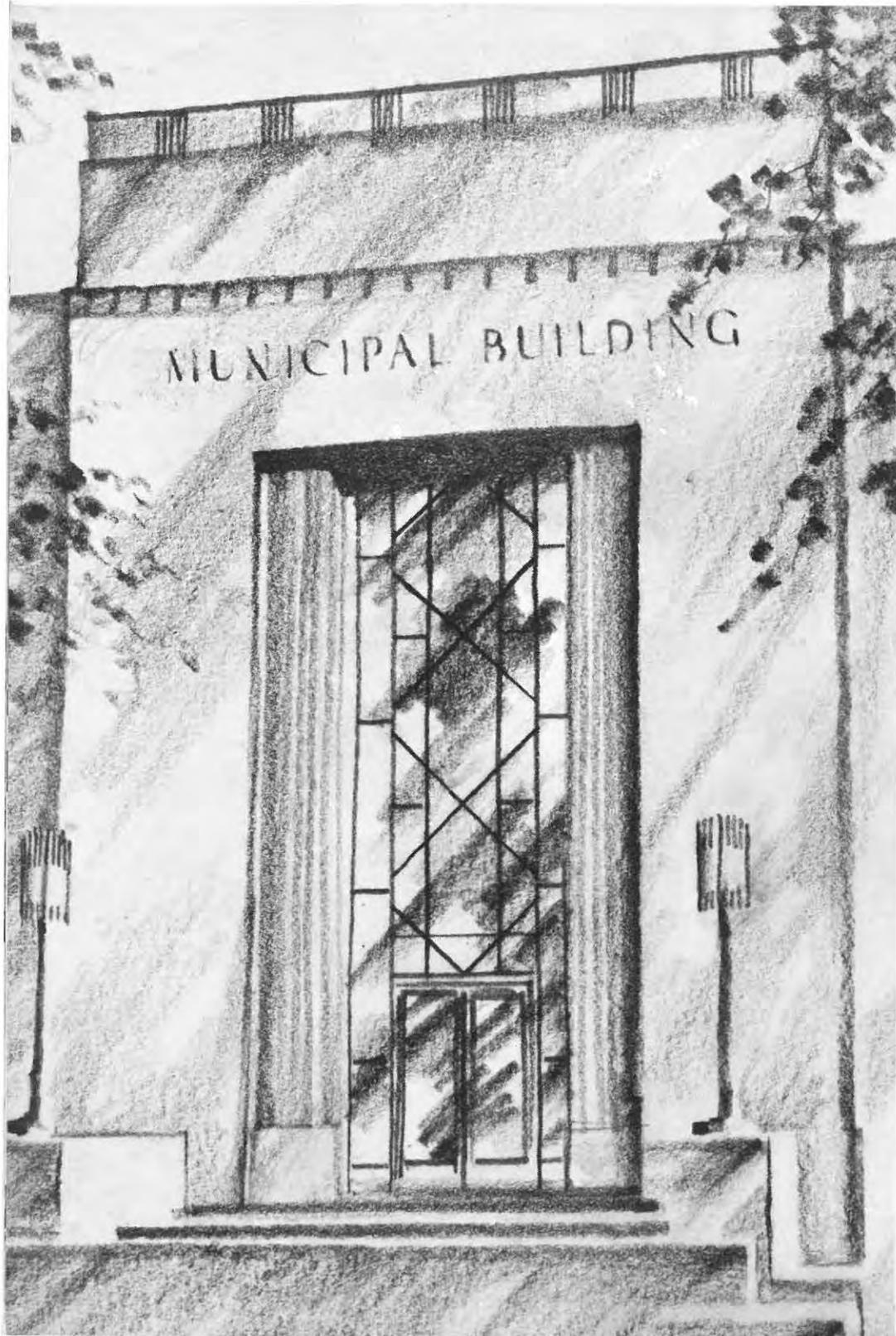
The Schematic diagram of the Town and its school locations by type is shown on the opposite page. Non-residential areas are shaded. Union Free School District #1, Town of Tonawanda (commonly known as the Kenmore School system) has 20 Elementary schools, 3 Junior High schools, and 2 Senior High schools. This report illustrates a Senior High school, Junior High school and two types of Elementary schools on the following pages. In spite of the crushing growth problems in the Town since 1930 this district has by careful planning kept abreast of its growth, acquired well located sites to serve its residential areas, and never failed to sell its bond issues to the citizens when a building program was needed. And finally, as if to prove that "success breeds success", the Kenmore schools have one of the highest scholastic ratings in the State of New York.





6

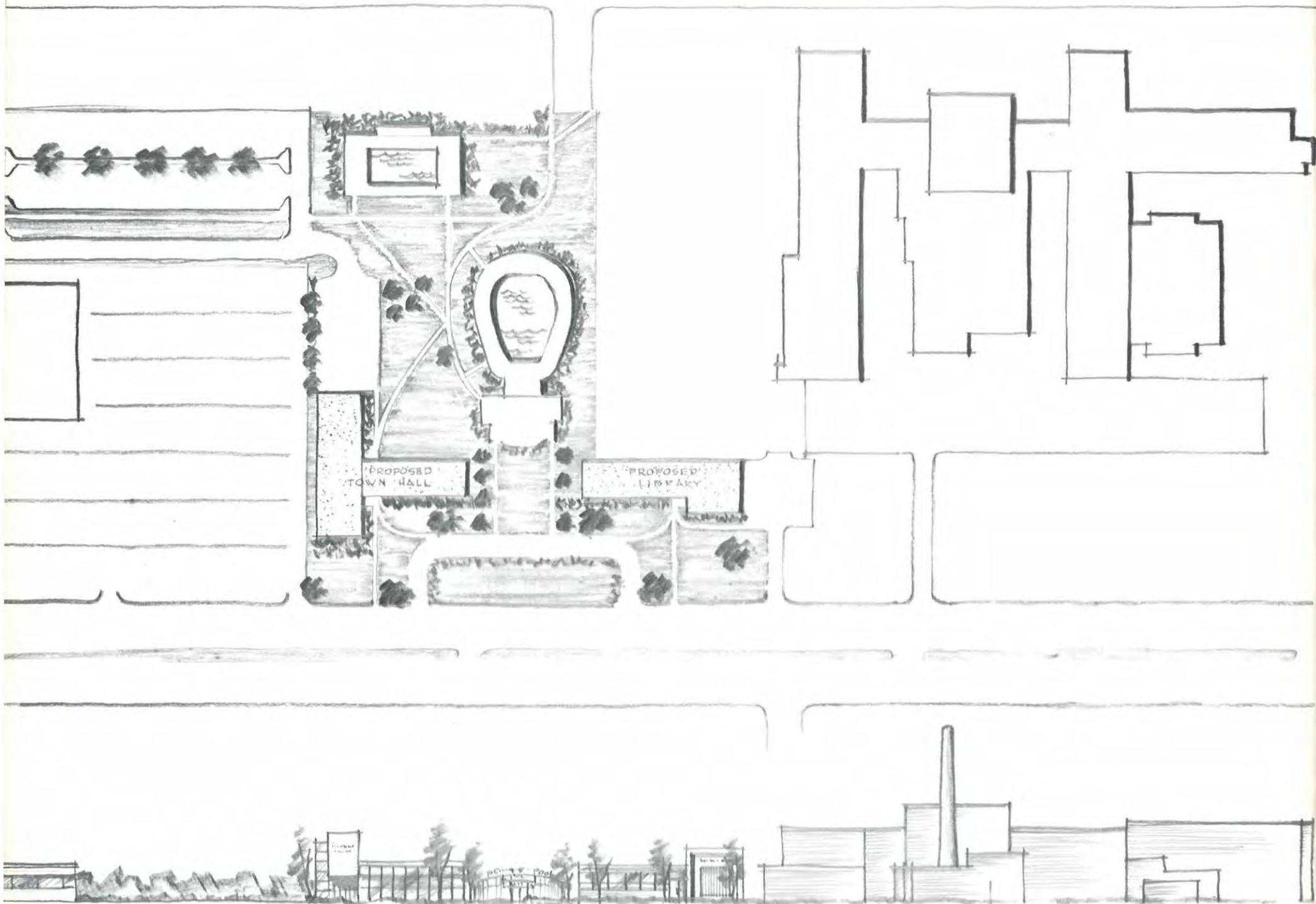
PUBLIC BUILDINGS



Typical Town buildings are shown on the opposite page. The building and location of Ellwood Fire Station, the Kenmore Police Station, Kenilworth Library and the Town Garage were all a part of the planned pattern.

Entrance to the Kenmore Municipal Building (on this page) now houses the principal Town offices. These offices, however, are expected to move some time in the future. A general scheme under consideration for the Town Civic Center on Sheridan Drive is shown on a following page.





P R O P O S E D C I V I C C E N T E R P L A N

PERMITTED USES

Section 18a.

1. Hospitals or sanitariums when located at least 50 feet from a side lot line of any residence district, but not including any institution primarily for contagious disease patients, for mental patients, epileptics, drug or liquor addicts, for mentally ill or feeble minded, or for penal or correctional purposes.
2. Non-profit institutions for charitable purposes, subject to those restrictions in (1) above regarding institutions primarily for contagious disease, mental illness, epileptics, drug or liquor addicts, or for penal or correctional purposes.
3. Clubs or lodges, fraternal or religious associations not operated for profit.
4. Multi-family dwelling (see area requirements Section 18e below).
5. Insurance office.
6. Bank, brokerage, or financial institution.
7. Real estate office.
8. Medical building or clinic subject to the restrictions in (1) above.
9. Professional office building for physicians, surgeons, dentists, osteopath, chiropractor, physiotherapist, attorneys, architects, engineers and accountants.
10. Mortuary.
11. Telephone exchange.
12. General Administrative office.

LIMITATIONS

Section 18b.

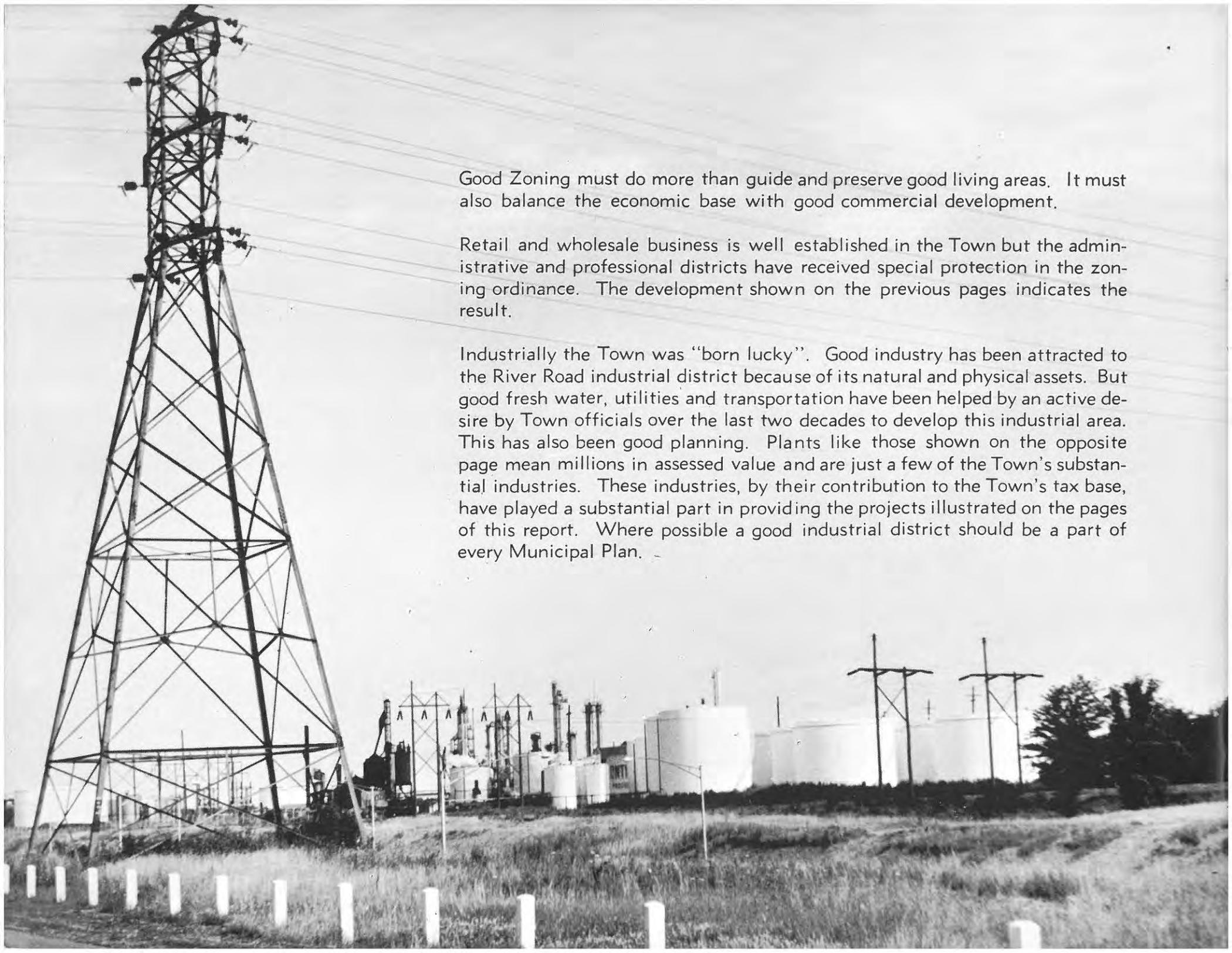
- (1) With the exception of the permitted uses listed above under Section 18a (1) through (3), which may as a part of their normal operation serve meals or beverages, no uses permitted under the section shall include the sale, servicing or storage of goods, wares or merchandise.
- (2) All activities (except automobile parking) shall be conducted wholly within an enclosed building.
- (3) Off-street parking shall be provided as required by paragraphs 156b through 156d, Section 76b.
- (4) No exterior advertising or signs of any kind shall be displayed unless it: (a) pertains only to a permitted use upon the premises; (b) is attached flat against the building (cannot project more than twelve (12) inches from building; (c) does not project above the eaves line or parapet wall; which ever is higher, but may occupy the gable end of a building; (d) does not face the side of an adjoining lot in a residence district; (e) is of a non-flashing or non-animated type; (f) exterior advertising signs shall be restricted in size as follows: For each professional office one unlighted name plate not exceeding two square feet in area; additional identification or building sign not exceeding eight square feet of combined area for a one story building and for each story thereafter an additional five square feet.



good zoning . . .



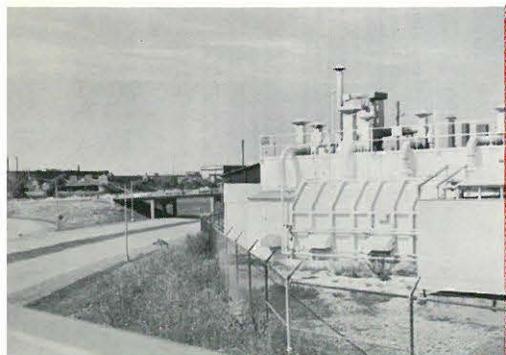
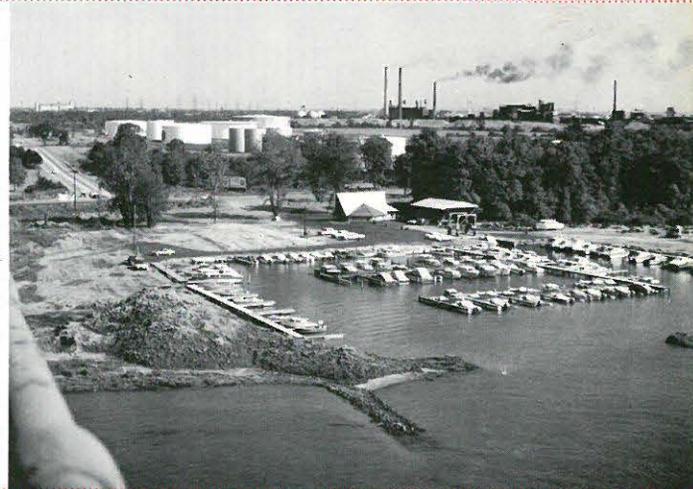
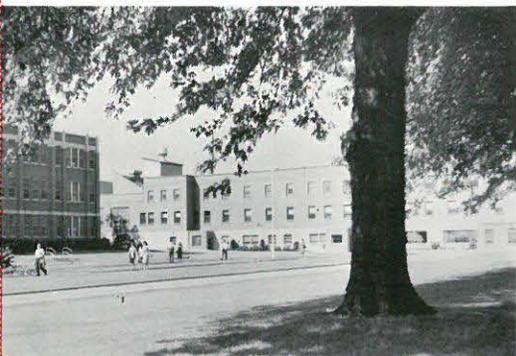
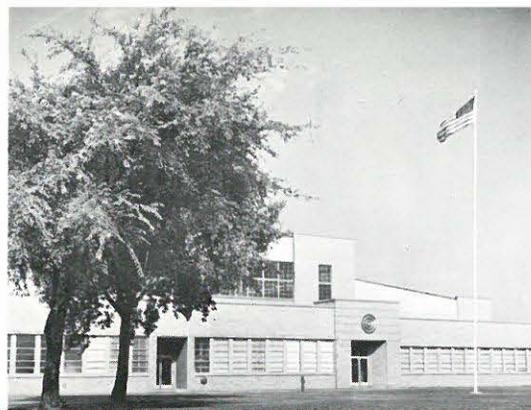
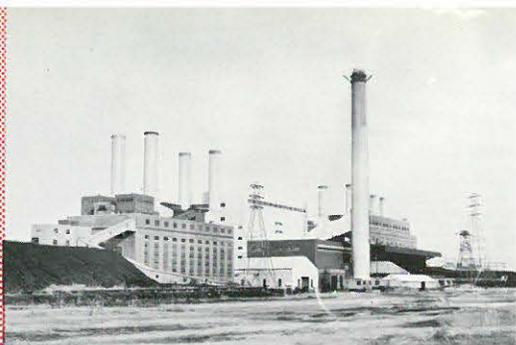
promotes fine development



Good Zoning must do more than guide and preserve good living areas. It must also balance the economic base with good commercial development.

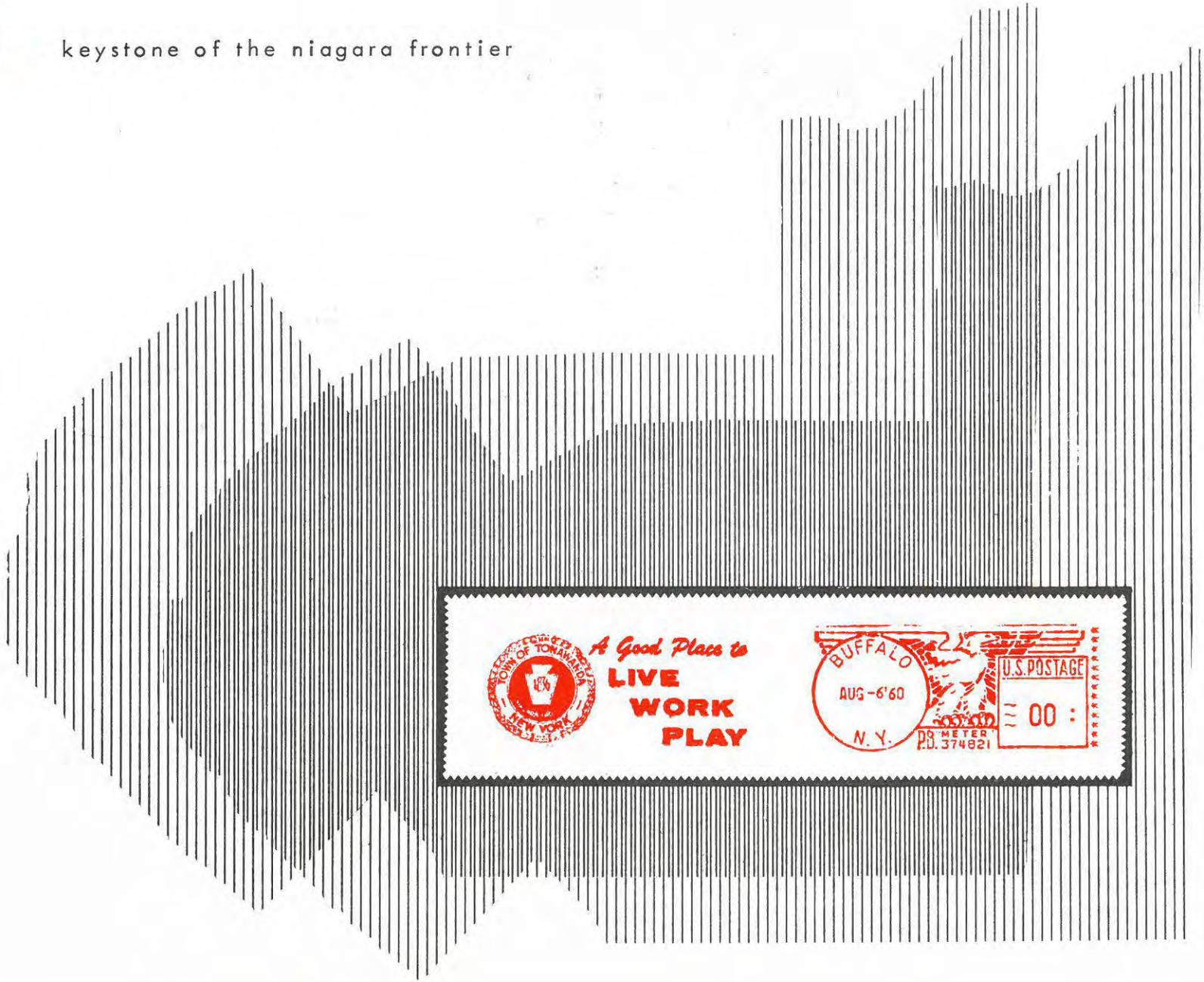
Retail and wholesale business is well established in the Town but the administrative and professional districts have received special protection in the zoning ordinance. The development shown on the previous pages indicates the result.

Industrially the Town was "born lucky". Good industry has been attracted to the River Road industrial district because of its natural and physical assets. But good fresh water, utilities and transportation have been helped by an active desire by Town officials over the last two decades to develop this industrial area. This has also been good planning. Plants like those shown on the opposite page mean millions in assessed value and are just a few of the Town's substantial industries. These industries, by their contribution to the Town's tax base, have played a substantial part in providing the projects illustrated on the pages of this report. Where possible a good industrial district should be a part of every Municipal Plan.





keystone of the niagara frontier



A Good Place to
**LIVE
WORK
PLAY**



“I like to see a man proud of the place in which he lives.
I like to see a man live so that his place will be proud of him.”

Abraham Lincoln

