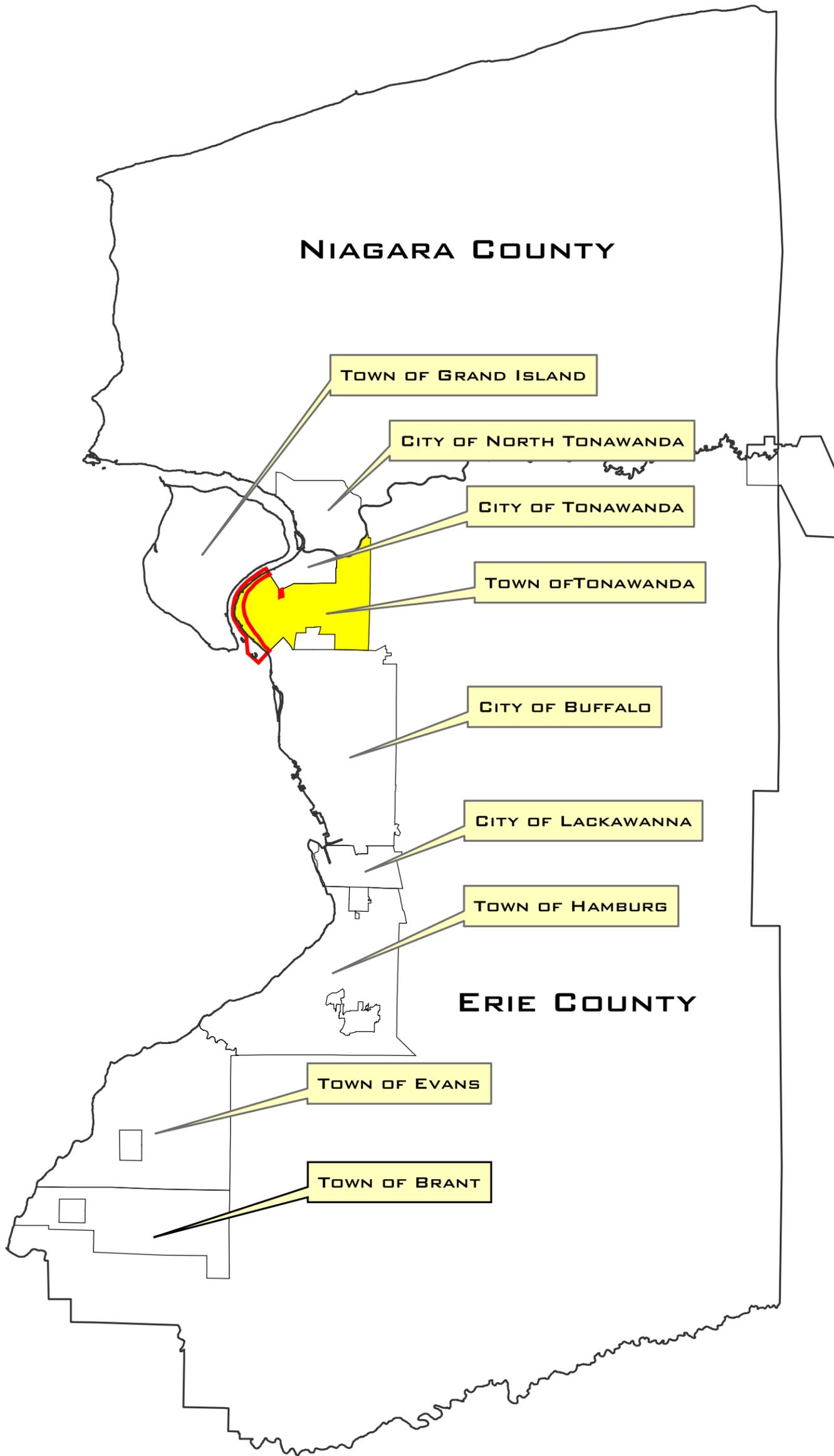


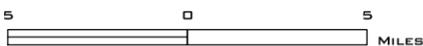


# MAP 2: REGIONAL SETTING



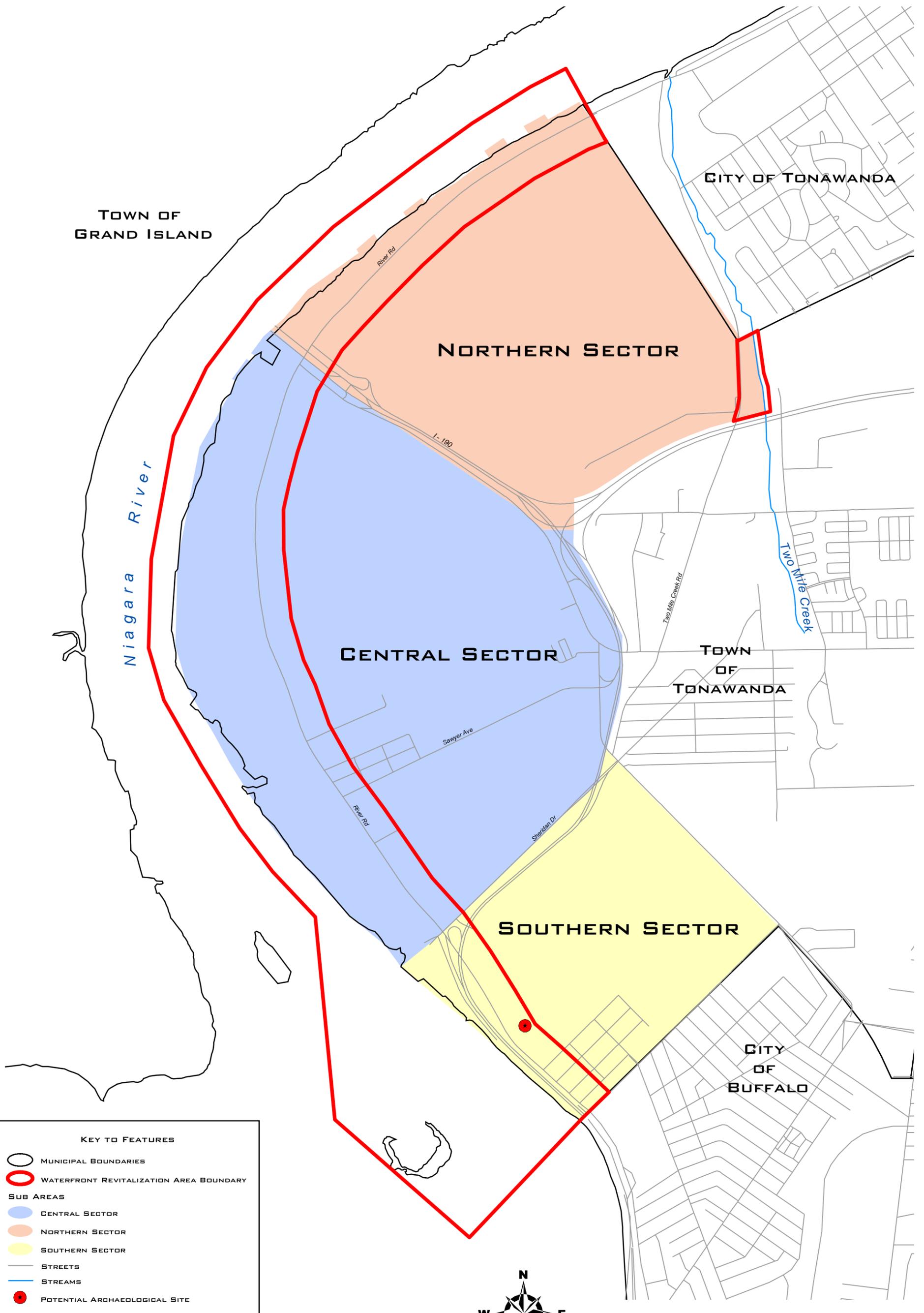
**KEY TO FEATURES**

-  WATERFRONT REVITALIZATION AREA BOUNDARY
-  TOWN OF TONAWANDA

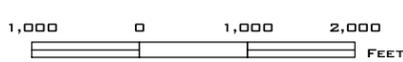


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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

# MAP 3: STUDY AREA AND SUB AREAS

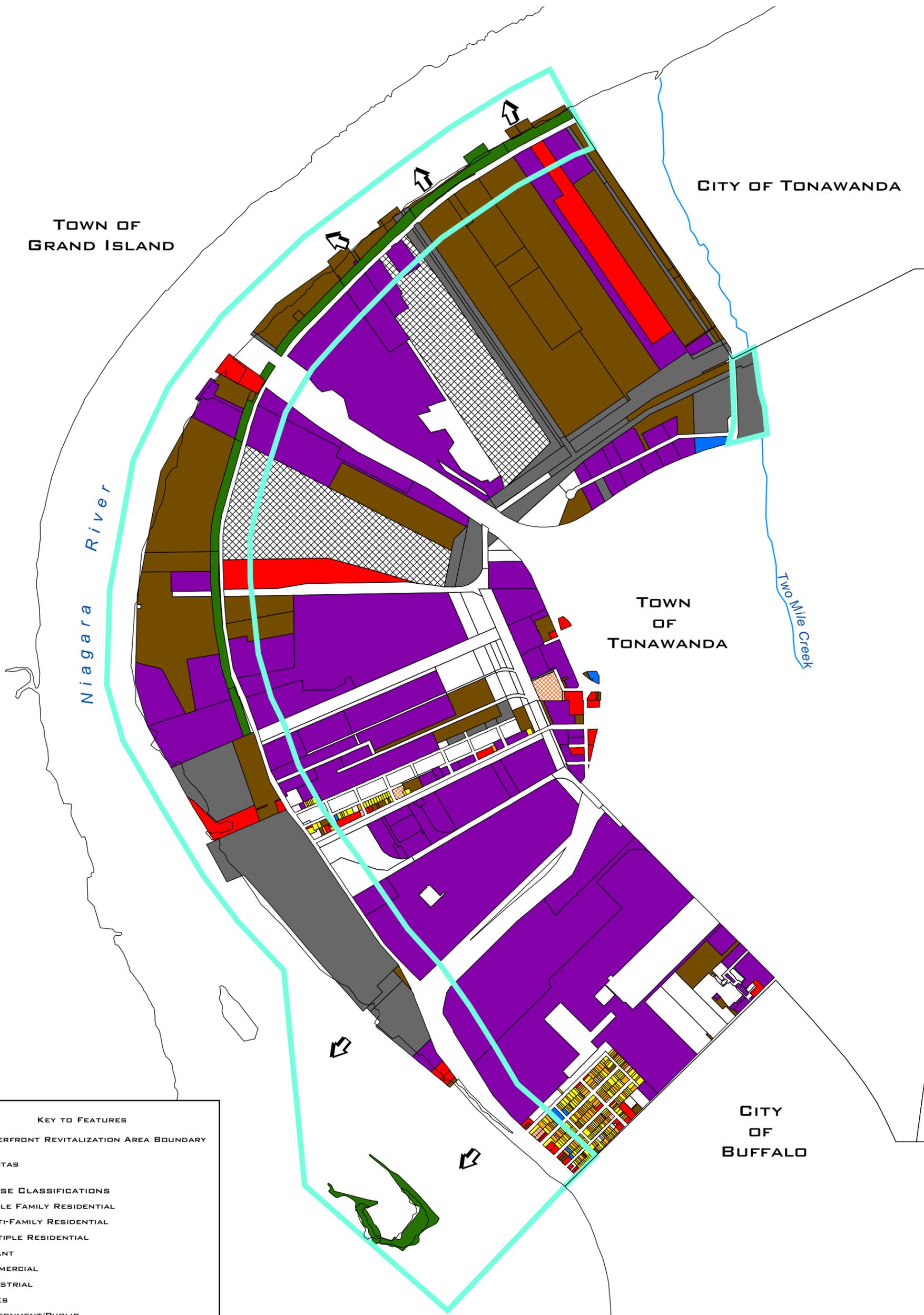


KEY TO FEATURES	
	MUNICIPAL BOUNDARIES
	WATERFRONT REVITALIZATION AREA BOUNDARY
SUB AREAS	
	CENTRAL SECTOR
	NORTHERN SECTOR
	SOUTHERN SECTOR
	STREETS
	STREAMS
	POTENTIAL ARCHAEOLOGICAL SITE



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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

# MAP 4: EXISTING LAND USE



TOWN OF GRAND ISLAND

CITY OF TONAWANDA

TOWN OF TONAWANDA

CITY OF BUFFALO

Niagara River

Two Mile Creek

KEY TO FEATURES	
	WATERFRONT REVITALIZATION AREA BOUNDARY
	VISTAS
LAND USE CLASSIFICATIONS	
	SINGLE FAMILY RESIDENTIAL
	MULTI-FAMILY RESIDENTIAL
	MULTIPLE RESIDENTIAL
	VACANT
	COMMERCIAL
	INDUSTRIAL
	PARKS
	GOVERNMENT/PUBLIC
	UTILITIES/INFRASTRUCTURE
	LANDFILL/DUMP
	MISSING DATA



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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

DATA SOURCES: ECDFP, TOWN OF TONAWANDA

# MAP 5: MAJOR PARCELS



**KEY TO FEATURES**

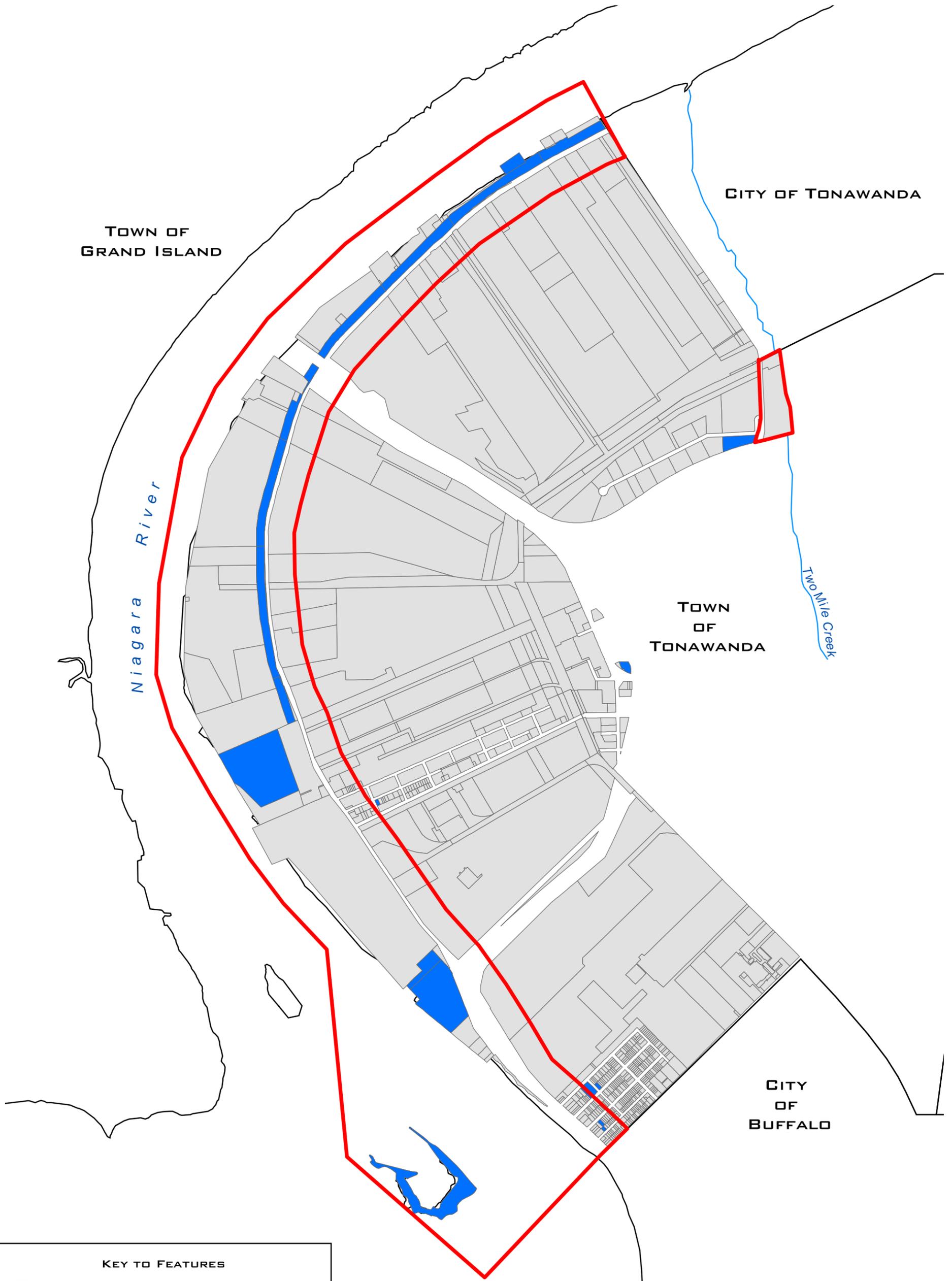
-  WATERFRONT REVITALIZATION AREA BOUNDARY
-  PARCEL BOUNDARIES
-  PARCELS  $\geq$  TO 10 ACRES



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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

DATA SOURCES: ECDEF, TOWN OF TONAWANDA

# MAP 6: PUBLIC LANDS



TOWN OF  
GRAND ISLAND

CITY OF TONAWANDA

Niagara River

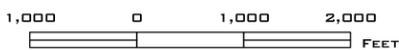
Two Mile Creek

TOWN  
OF  
TONAWANDA

CITY  
OF  
BUFFALO

**KEY TO FEATURES**

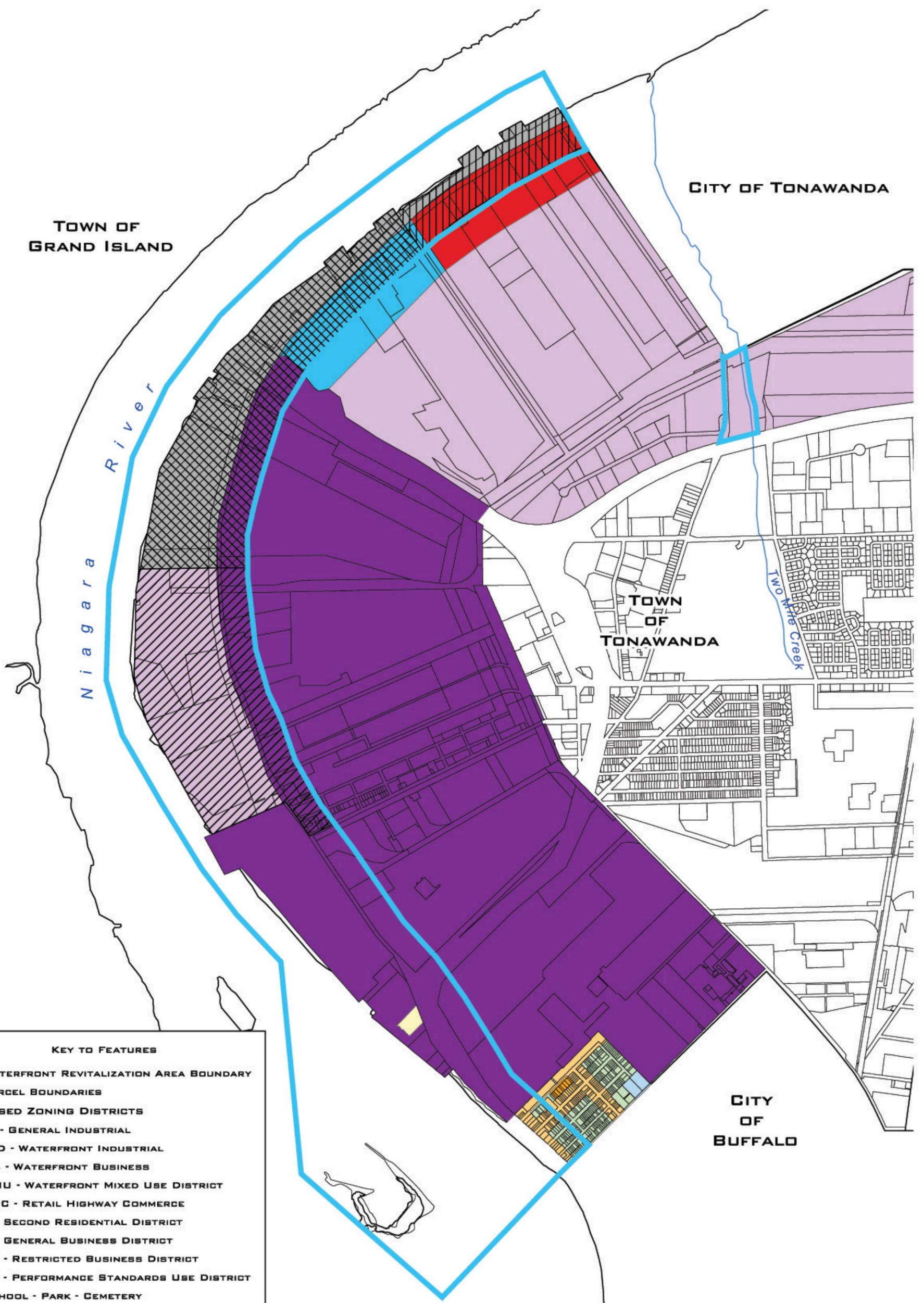
-  WATERFRONT REVITALIZATION AREA BOUNDARY
-  PUBLIC LANDS
-  PARCELS



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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

DATA SOURCES: ECDEF, TOWN OF TONAWANDA

# MAP 7: PROPOSED ZONING CLASSIFICATIONS WITH RIVER ROAD OVERLAY



TOWN OF GRAND ISLAND

CITY OF TONAWANDA

TOWN OF TONAWANDA

CITY OF BUFFALO

**KEY TO FEATURES**

- WATERFRONT REVITALIZATION AREA BOUNDARY
- PARCEL BOUNDARIES
- PROPOSED ZONING DISTRICTS**
- GI - GENERAL INDUSTRIAL
- WID - WATERFRONT INDUSTRIAL
- WB - WATERFRONT BUSINESS
- WMU - WATERFRONT MIXED USE DISTRICT
- RHC - RETAIL HIGHWAY COMMERCE
- B - SECOND RESIDENTIAL DISTRICT
- C - GENERAL BUSINESS DISTRICT
- C1 - RESTRICTED BUSINESS DISTRICT
- PS - PERFORMANCE STANDARDS USE DISTRICT
- SCHOOL - PARK - CEMETERY
- RIVER ROAD OVERLAY SUBAREAS**
- BUSINESS TRANSITION AREA
- THRUWAY IMPACT AREA
- LIGHT INDUSTRIAL CORRIDOR AREA



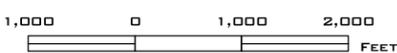
WENDEL DUCHSCHERER ARCHITECTS & ENGINEERS, P.C. SHALL ASSUME NO LIABILITY FOR:  
 1. ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED WITH THE EXCEPTION OF WATERFRONT REVITALIZATION AREA BOUNDARY, PROPOSED OVERLAYS, AND PROPOSED ZONING DISTRICTS OR  
 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER  
 DATA SOURCE: EDGEP, TOWN OF TONAWANDA

# MAP 8: VACANT LAND - DEVELOPABLE PARCELS



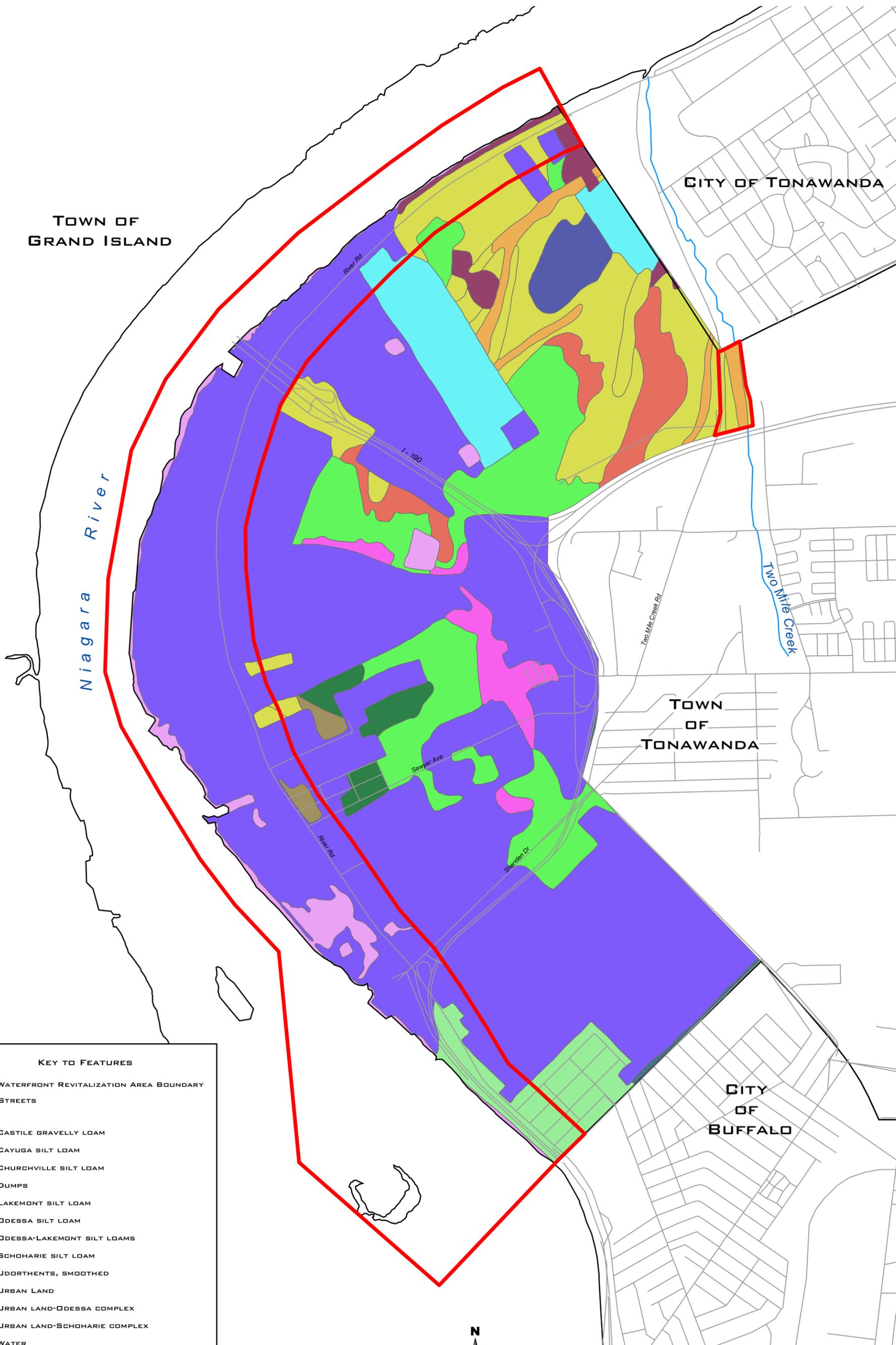
**KEY TO FEATURES**

-  WATERFRONT REVITALIZATION AREA BOUNDARY
-  VACANT LAND - DEVELOPABLE PARCELS
-  PARCELS



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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

# MAP 9: SOILS



TOWN OF  
GRAND ISLAND

CITY OF TONAWANDA

Niagara River

I-190

Two Mile Creek Rd

Two Mile Creek

TOWN  
OF  
TONAWANDA

Sawyer Ave

River Rd

Sheridan Dr

CITY  
OF  
BUFFALO

## KEY TO FEATURES

WATERFRONT REVITALIZATION AREA BOUNDARY

STREETS

### SOILS

CASTILE GRAVELLY LOAM

CAYUGA SILT LOAM

CHURCHVILLE SILT LOAM

DUMPS

LAKEMONT SILT LOAM

ODESSA SILT LOAM

ODESSA-LAKEMONT SILT LOAMS

SCHOHARIE SILT LOAM

UDRTHENTS, SMOOTHED

URBAN LAND

URBAN LAND-ODESSA COMPLEX

URBAN LAND-SCHOHARIE COMPLEX

WATER

WAYLAND SILT LOAM

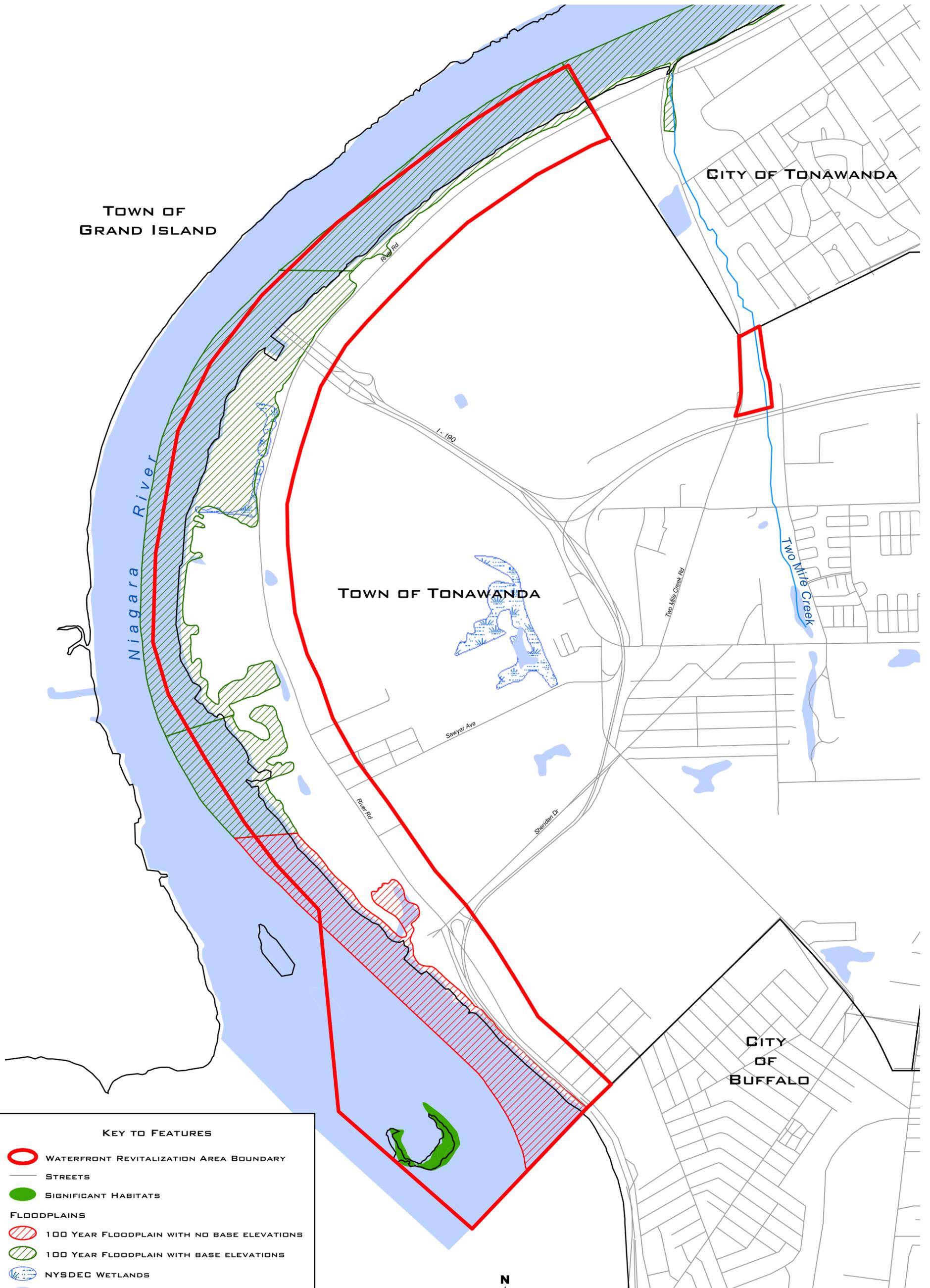


1,000 0 1,000 2,000  
FEET

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2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

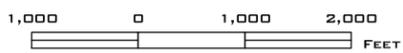
DATA SOURCES: ECDFP, TOWN OF TONAWANDA

# MAP 10: FLOODPLAINS, WETLANDS, AND HABITATS



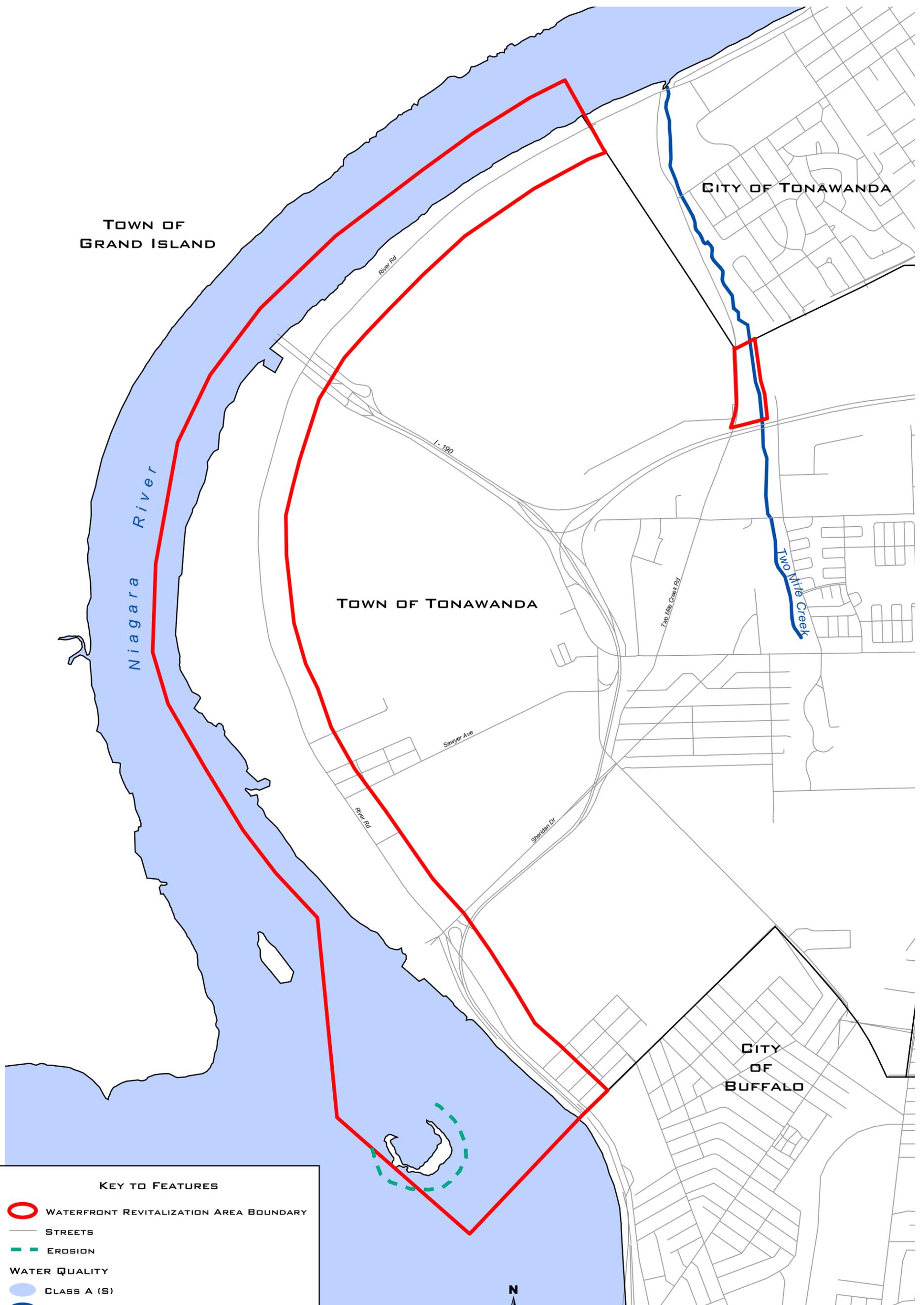
**KEY TO FEATURES**

- WATERFRONT REVITALIZATION AREA BOUNDARY
- STREETS
- SIGNIFICANT HABITATS
- FLOODPLAINS**
- 100 YEAR FLOODPLAIN WITH NO BASE ELEVATIONS
- 100 YEAR FLOODPLAIN WITH BASE ELEVATIONS
- NYSDEC WETLANDS
- FEDERAL WETLANDS



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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER  
 DATA SOURCES: ECDFP, TOWN OF TONAWANDA

# MAP 11: WATER QUALITY AND EROSION



**KEY TO FEATURES**

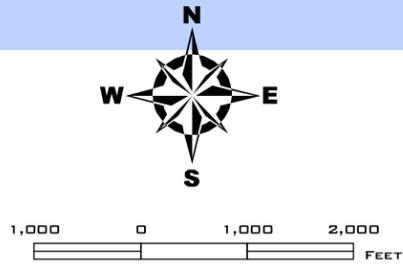
-  WATERFRONT REVITALIZATION AREA BOUNDARY
-  STREETS
-  EROSION

**WATER QUALITY**

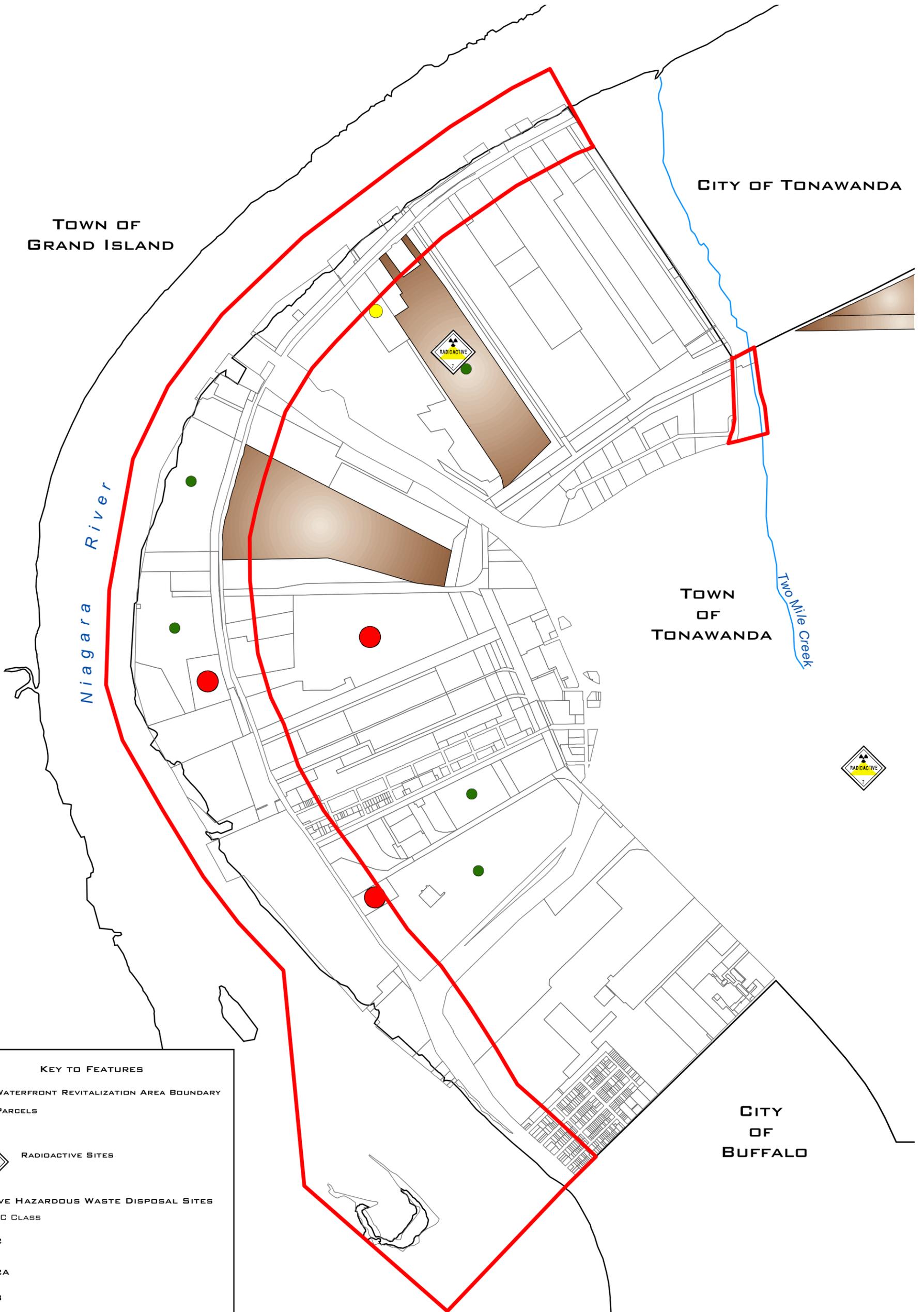
-  CLASS A (S)
-  CLASS B

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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

DATA SOURCES: ECDEP, TOWN OF TONAWANDA



# MAP 12: INACTIVE WASTE DISPOSAL SITES



## KEY TO FEATURES

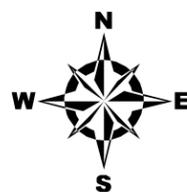
-  WATERFRONT REVITALIZATION AREA BOUNDARY
-  PARCELS

-  RADIOACTIVE SITES

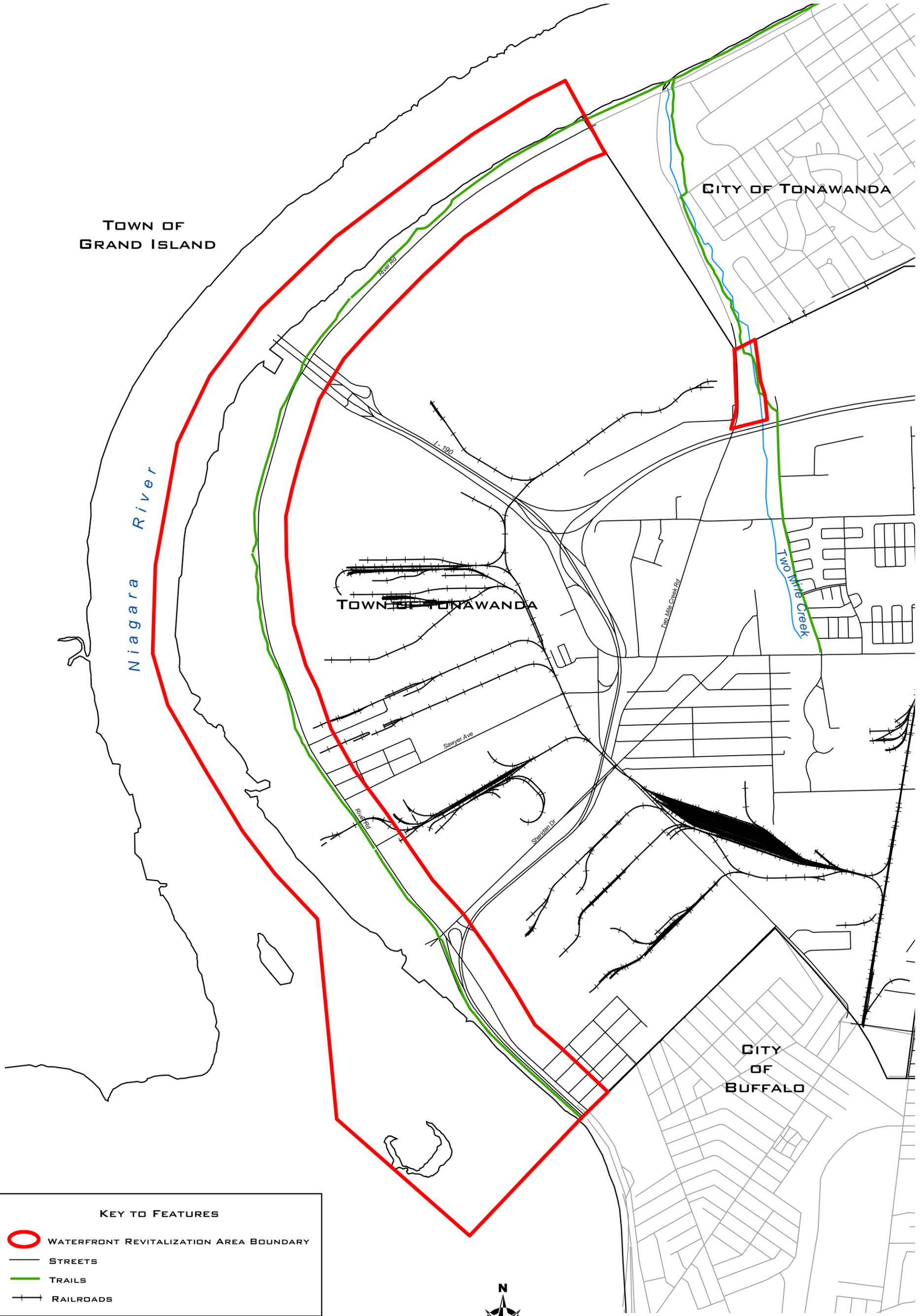
## INACTIVE HAZARDOUS WASTE DISPOSAL SITES NYSDC CLASS

-  2
-  2A
-  3
-  4
-  5
-  LANDFILLS

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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER  
 DATA SOURCES: ECDFP, TOWN OF TONAWANDA



# MAP 13: CIRCULATION AND ACCESS



TOWN OF GRAND ISLAND

CITY OF TONAWANDA

TOWN OF TONAWANDA

CITY OF BUFFALO

Niagara River

Two Mile Creek

I-190

Sawyer Ave

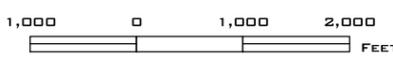
Shepley Dr

Two Mile Creek Rd

River Rd

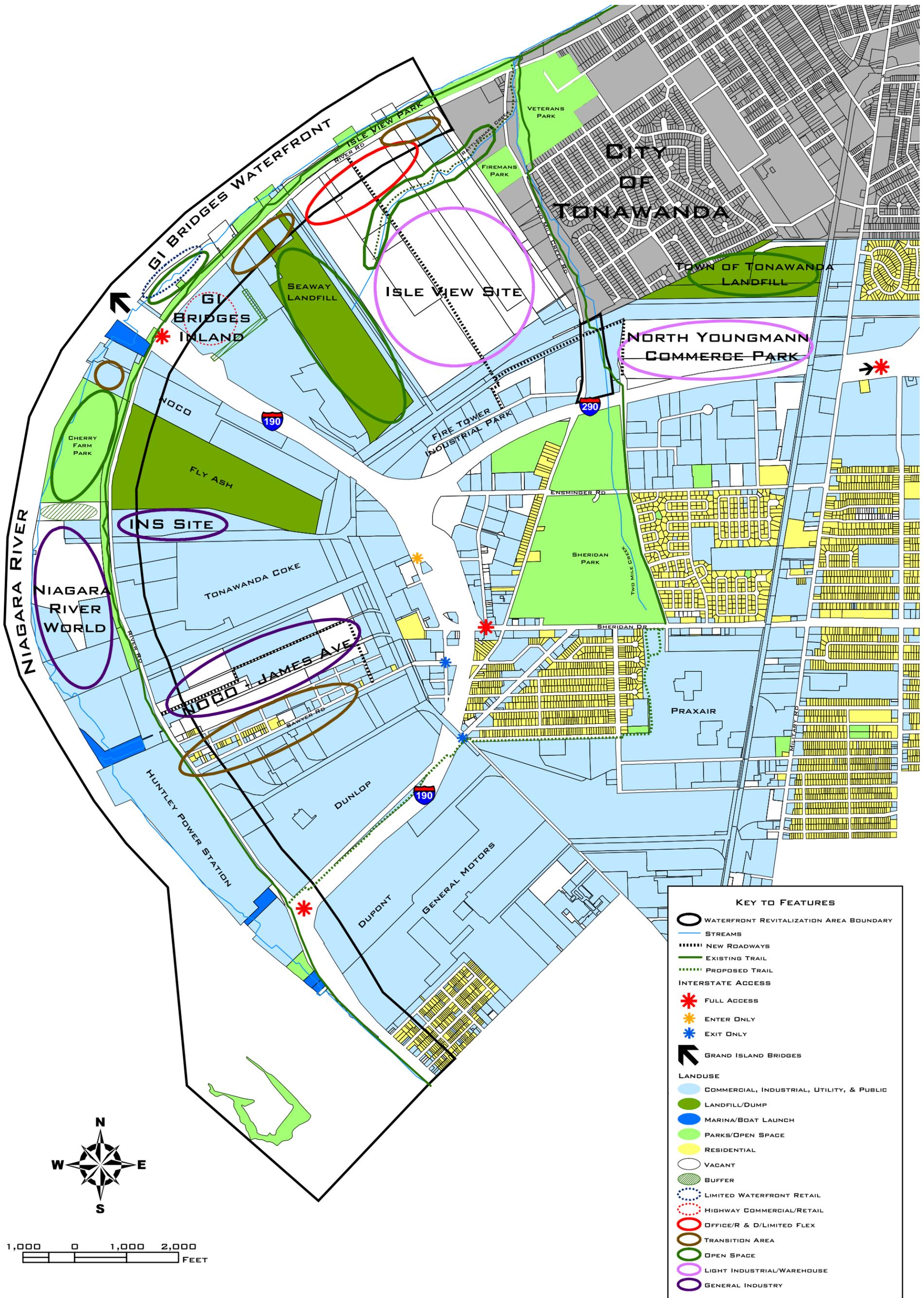
**KEY TO FEATURES**

-  WATERFRONT REVITALIZATION AREA BOUNDARY
-  STREETS
-  TRAILS
-  RAILROADS



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 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER  
 DATA SOURCES: ECDFP, TOWN OF TONAWANDA

# MAP 14: PROPOSED LAND & WATER USES



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 1. ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED WITH THE EXCEPTION OF WATERFRONT REVITALIZATION AREA BOUNDARY, STREAMS, NEW ROADWAYS, EXISTING TRAIL, PROPOSED TRAIL, INTERSTATE ACCESS, GRAND ISLAND BRIDGES, LANDUSE, BUFFER, LIMITED WATERFRONT RETAIL, HIGHWAY COMMERCIAL RETAIL, OPEN SPACE, TRANSITION AREA, OFFICE/R&D/LIMITED FLEX, LIGHT INDUSTRIAL/WAREHOUSE, GENERAL INDUSTRY; OR  
 2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY THE READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER  
 DATA SOURCES: TOWN OF TONAWANDA, ECDEP