

VILLAGE OF ORCHARD PARK COMPREHENSIVE PLAN

Adopted April 13, 2026



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ACKNOWLEDGMENTS

The Village of Orchard Park would like to thank the community members who provided their input and guidance in developing the vision for the Village of Orchard Park 2026 Comprehensive Plan.

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- Jo Ann Litwin Clinton, *Mayor*
- Matthew Hartung, *Deputy Mayor*
- David Even, *Trustee*
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Plan Funded By:

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INTRODUCTION & EXECUTIVE SUMMARY

Enhanced by tree lined streets, a historic downtown, and high-quality open space, the Village of Orchard Park is a place where community pride runs deep. This Comprehensive Plan is the Village's roadmap, crafted to safeguard that small town character while guiding thoughtful change, so that what residents cherish today endures and flourishes tomorrow.

Built through a significant community engagement, including surveys, open houses, a hands on steering committee, and conversations with civic partners, the Plan translates the input into a shared direction. Residents called for safer, more walkable streets, lively storefronts and gathering spaces, and housing choices that fit the Village's scale and charm; those priorities shaped the vision, goals, and projects that follow.

At its heart, the Plan focuses on five enduring themes: (1) nurturing strong neighborhoods; (2) revitalizing the local economy with a vibrant, walkable downtown; (3) making it easier and safer to get around by foot, bike, transit, and car; (4) caring for infrastructure and the environment; (5) and celebrating the Village's heritage and identity. Each theme is matched with practical tools including clear design guidance, strategic zoning updates, safer crossings and streetscapes, and targeted investments to move from aspiration to action.

Priority projects illuminate the path ahead: welcoming gateways and human scaled streets, an enhanced center of downtown, a new civic square, and reinvestment at key sites, each designed to strengthen identity, support local business, and invite people to linger. Together, these improvements position the Village to compete for funding, coordinate with partners, and make day to day decisions that consistently reflect the community's values.

This Plan affirms Orchard Park will remain welcoming, walkable, and resilient - rooted in history yet open to possibility, so that future generations inherit a Village as inviting as the one we enjoy today.



Green Lake in Yates Park



Main Street Intersection

The Smart Growth Approach

Smart Growth is a forward-thinking approach to community planning and development that integrates what are known as the “4 Es”—Economy, Equity, Environment, and Energy. Smart Growth promotes several land use planning principles that create livable, sustainable, and equitable communities. In total, there are 10 smart growth principles identified by New York State as part of the State’s Smart Growth Community Planning Program. The 4Es of Smart Growth and the 10 smart growth principles which are defined below, were utilized throughout the formulation of this Comprehensive Plan and particularly during the formation of the Vision, Goals, and Strategies.

The 4 Es of Smart Growth

Equity - Smart Growth champions inclusivity, equity and diversity by encouraging a variety of housing types and employment opportunities for people of all income, backgrounds, ages and abilities.

Economy - Smart Growth enhances community quality of life, creates livable, sustainable communities and revitalizes downtowns, which is proven to help attract and retain businesses and workers.

Environment - Environmental stewardship is woven in the fabric of Smart Growth, with green spaces and parks seamlessly integrated into community design.

Energy - Smart Growth promotes walkable, bikeable, transit-accessible neighborhoods with a compact mixed of land uses, which minimizes reliance on cars and thus reduces energy use and greenhouse gas emission. Smart Growth also encourages clean energy and climate resiliency.

Smart Growth Principles



1. Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.



2. Enable a diverse mix of housing types that provide opportunity and choice for all.



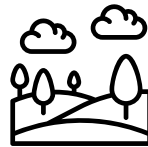
3. Prioritize infill development and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.



4. Provide well-planned, equitable, and accessible public spaces.



5. Encourage compact neighborhood design and concentrated development around existing infrastructure.



6. Preserve open space, agricultural resources, and natural resources.



7. Prioritize transportation options such as walking, cycling, and public transportation



8. Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.



9. Build on unique traits to create an attractive and welcoming community with a strong sense of place.



10. Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

Issues & Opportunities

Based on a review of demographic and economic data, past reports, community input, and considering the DOS Smart Growth Principles, the following key issues and opportunities were identified for the community:

Key Issues:

- X Heavy dependence on cars, limited transit, safety concerns at key intersections, and missing sidewalks/ bike facilities.
- X Poor walkability and connectivity, especially east of South Buffalo Street.
- X Downtown vacancies, inconsistent design, and parking limitations.
- X Aging housing stock, affordability challenges, and lack of diverse housing options.
- X Outdated zoning that doesn't support desired mixed use or higher density development.
- X Flood prone areas and aging water/stormwater infrastructure.
- X Low local job retention and demand for more small, local businesses.

Key Opportunities:

- ✓ Reinforce a vibrant, walkable downtown with new public spaces and mixed use redevelopment.
- ✓ Improve mobility through traffic calming, sidewalks, bike lanes, and connected active transportation networks.
- ✓ Modernize zoning to encourage infill, mixed use, and diverse housing types.
- ✓ Enhance streetscapes, gateways, trees, lighting, and public art to strengthen identity.
- ✓ Advance climate resiliency with green infrastructure and better stormwater management.
- ✓ Leverage grants to support economic growth and corridor reinvestment.
- ✓ Celebrate historic character and expand cultural amenities.



Community Engagement

Based on a review of demographic and economic data as well as past reports and community input, the following key issues and opportunities were identified for the community:

A **10 member Steering Committee**—representing residents, business owners, nonprofits, and local officials—met at key milestones to review data, shape the draft Vision, Goals, Strategies, and Future Land Use Map, and provide feedback on priority projects. All meetings were open to the public, with materials posted online for transparency.

The **Community Survey** received 238 responses, offering broad representation across age groups and length of residency. Respondents prioritized walkability, support for small businesses, accessibility, and parks. Many supported mixed use development and expressed strong interest in better biking and walking options.

A **Visual Preference Survey** gathered community input on desired development character. Participants favored walkable, medium density residential areas with sidewalks, street trees, and landscaped streetscapes, as well as small scale multifamily buildings and attractive downtown commercial areas.

Extensive **Stakeholder Interviews**—including residents, business owners, developers, municipal staff, nonprofits, and civic partners—highlighted the Village’s strengths (small town character, safety, local businesses, parks, natural features) and key concerns (sidewalk gaps, speeding, limited parking, underused properties, and unclear zoning). Stakeholders supported more local shops and cafés, diverse housing options, improved pedestrian and bicycle connections, enhanced recreation amenities, and carefully scaled lodging.

Two well attended **Public Open Houses** allowed residents to review materials and share feedback. The first (December 4, 2024) focused on existing conditions and community priorities, while the second (October 14, 2025) presented the draft vision, goals, and priority projects for public comment.



Residents attending the first Open House



Steering Committee at the Plan's Kick Off Meeting

Vision, Goals & Strategies

Based on input from the community, the steering committee developed a Vision Statement that recognizes Orchard Park's opportunity to pro-actively shape its future.

Vision Statement

"The Village of Orchard Park is a charming, vibrant, accessible, and safe community that residents, businesses, and visitors cherish. A thriving, walkable, and historic mixed-use downtown district is a regional destination, which supports a variety of businesses, residential uses, cultural activities, and community spaces. Tree-lined streets and well-maintained properties in neighborhoods are connected to downtown, open spaces, recreational opportunities, schools, and regional destinations by an active transportation network."

A summary of the goals and strategies include:

1. Maintain and Enhance Our Neighborhoods

The strategies focus on strengthening neighborhood quality through code enforcement, improved pedestrian connections, enhanced street tree canopies, diversified housing options, upgraded development standards, and securing funding for long term housing affordability.



2. Support the Revitalization of Our Economy

The strategies emphasize revitalizing downtown through grants, updated zoning and design standards, clearer permitting processes, support for mixed use and higher density development, activation of ground floor spaces, historic preservation, and policies that encourage lodging, dining, and entertainment.



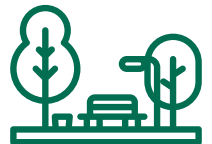
3. Enhance Vehicular and Active Transportation Corridors

The strategies aim to improve gateways, calm traffic, upgrade streetscapes, expand parking solutions, develop a connected network of sidewalks, bike lanes, and trails, and explore expanded transit options.



4. Maintain Village Assets and Protect Our Environment

The strategies prioritize upgrading infrastructure, expanding beautification efforts, implementing green infrastructure, advancing climate smart practices, coordinating regionally on shared initiatives, and enhancing indoor and outdoor recreation facilities.



5. Promote Our Culture & Identity

The strategies work to preserve historic sites, reinforce the Village's visual character through landscaping, highlight connections to local heritage and major regional attractions, celebrate community events, and explore creating a dedicated arts and cultural center.



Future Land Use

A Future Land Use map was developed to provide direction for future development in the Village to advance the Comprehensive Plan Vision. Future updates to development regulations will be based on the Future Land Use Map.

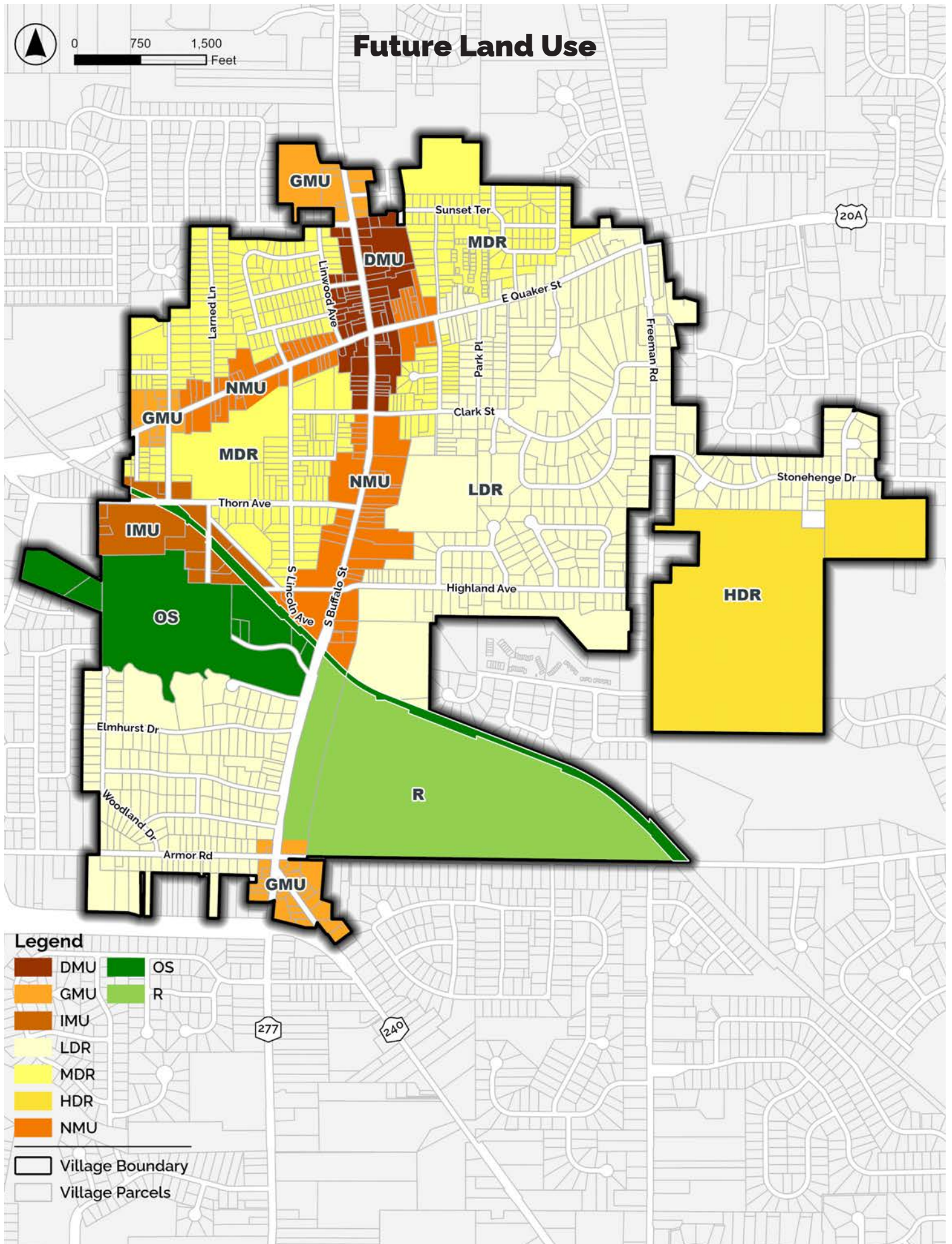
-  **Low Density Residential (LDR)**
Neighborhoods of predominantly single-family detached low-density residential development.
-  **Medium Density Residential (MDR)**
Neighborhoods of moderate density development including single-family detached, two-family residential, and compatible multifamily development.
-  **High Density Residential (HDR)**
High-density residential includes neighborhoods with multi-family residential development.
-  **Gateway Mixed-Use (GMU)**
The Gateway Mixed-Use zone is a walkable district featuring a high-quality public realm that acts as a gateway into the Village. The mixed-use, medium density district includes commercial, residential, entertainment, cultural, lodging, museums, and office uses.
-  **Neighborhood Mixed-Use (NMU)**
Neighborhood Mixed-Use is a walkable district that features a mix of uses to service adjacent residential neighborhoods including commercial, residential, and office uses. Uses should be compatible with the scale of adjacent residential neighborhoods.
-  **Downtown Mixed-Use (DMU)**
The Downtown area features a historic, vibrant Village center that serves as a local and regional destination for the community. The district features a dense and walkable mix of uses including residential, commercial, office, entertainment, cultural, lodging, and institutional uses that are complemented by design criteria and a high-quality public realm.

-  **Innovation Mixed-Use (IMU)**
The Innovation Mixed-Use district provides a mix of commercial, retail, residential, personal service, office, light industrial, artisan, and legacy heavy industrial uses that are compatible with adjacent neighborhoods or districts.
-  **Open Space (OS)**
Includes public and semi-public parks, open spaces, and environmentally sensitive land and water areas.
-  **Recreation (R)**
Includes privately owned parks, open spaces, and environmentally sensitive land and water areas.



0 750 1,500
Feet

Future Land Use



Priority Projects

While the Comprehensive Plan's main purpose is to provide a vision for the future, The Village also wanted to identify actionable projects it could implement to advance the vision. The following projects were developed to provide a roadmap for implementation that will provide catalytic impacts individually and together.

Enhance Commercial Frontages

This project enhances North and South Buffalo Street and East and West Quaker Street with improved streetscapes, stronger tree canopies, and pedestrian friendly design to create a more walkable, attractive, and sustainable corridor. These upgrades, including better sidewalks, buffers, lighting, and support for mixed use redevelopment, aim to strengthen the Village's identity while encouraging private investment and improving safety.



Improve North and South Gateways

This project establishes iconic north and south gateways with enhanced streetscapes, signage, lighting, landscaping, and bike and pedestrian friendly design to reinforce the Village's character, identity, and sense of arrival. These improvements, including traffic calming, tree canopy expansion, and buffered bike lanes, will create safer, more attractive entry corridors while strengthening connections for all modes of travel.



Upgrade the Center of Downtown

This project transforms the Village's central intersection at Quaker Street and Buffalo Street with enhanced crosswalks, a landscaped median, new street trees, and upgraded lighting to improve safety, walkability, and the overall downtown experience. These upgrades create a more attractive, pedestrian friendly environment that supports local businesses, calms traffic and strengthens the identity of Orchard Park's historic core.



Create a Downtown Civic Square

This project reimagines the southwest corner of Quaker and Buffalo Streets as a new civic square with public gathering space, enhanced landscaping, seating, and decorative lighting to create a vibrant centerpiece for downtown. It also repurposes adjacent buildings, including the former hardware store, for mixed-use opportunities such as retail, dining, housing, and rooftop amenities, adding activity and reinforcing the walkable character of the Village core.



Repurpose the former Fuji Grill site

This project redevelops the former Fuji Grill site into a mixed use campus featuring an adaptively reused historic barn, new street fronting mixed use buildings, a shared courtyard, and improved site circulation. The transformation activates a long underused property near the Village’s northern gateway, creating opportunities for dining, retail, office, and residential uses supported by coordinated off street parking.



A photograph of a two-story house with a green lawn and trees, with the text "COMMUNITY PROFILE" overlaid. The house is light-colored with dark shutters and a white porch. There are American flags in the yard. The text is in a bold, dark red font.

COMMUNITY PROFILE

The Village of Orchard Park is in the center of the Town of Orchard Park, which is an established second-ring suburb of the City of Buffalo. The Village is approximately 18 miles southeast from the City of Buffalo and less than 10 miles east of Lake Erie. Incorporated in 1921, the Village is centered around the “Four Corners” which was originally known as “Potter’s Corners” after the prolific Quaker Potter Family that homesteaded in the area in the early 1800s. In approximately 1882, Potter’s Corners became Orchard Park as the village began to resemble a park of orchards.

The Four Corners is the Village commercial center with historic charm and character. Retail shops, cafes and restaurants, and professional offices make up the bulk of uses in the area. The Town and Village Offices are also located in the Four Corners. A mix of residential, commercial, recreational, community service, public, industrial and park space uses make up the Village.

Approximately 1.4 square miles in area, the Village contains Green Lake, two National Register Listed Sites and three Historic Markers.

Today, the Village is home to approximately 3,084 people and continues to increase its footprint with the annexation of Town lands. These lands will provide opportunities for investment and expansion in the Village.

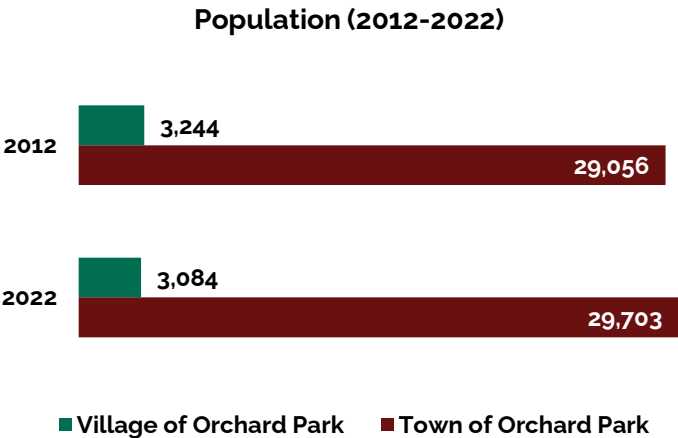
This Community Profile is intended to provide a snapshot of current conditions in the Village and has been prepared using census data and other data sources. As a benchmark, this document will be used throughout the Comprehensive Plan process and can be revised as additional data or commentary is received. Its contents relate to land use and zoning, demographics, population, housing, natural resources, and transportation. This Community Profile is a critical first step in preparing a holistic and forward-thinking Comprehensive Plan and will ground the rest of the process.

Key Demographic Trends (Data Sources: U.S. Census Bureau ACS 5-year estimates & Decennial Census)

Demographic data provides a summary of existing trends in the population and economy, all of which may influence future land use and development. Information on people, housing, and employment is summarized in the following section to provide context and illustrate opportunities and challenges for the Village of Orchard Park.

Population

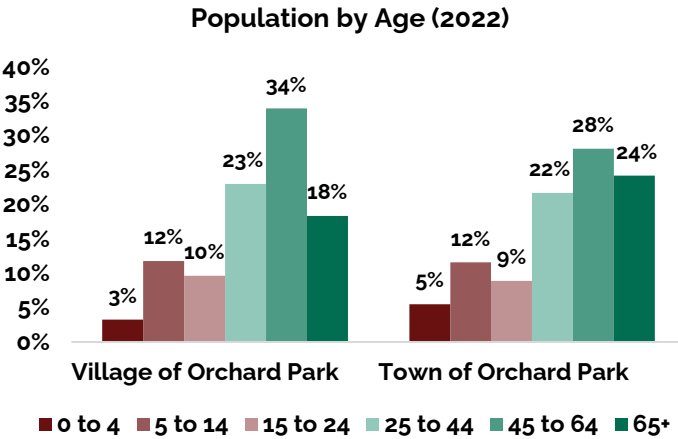
The Village of Orchard Park, as of 2022, has a population of 3,084 residents. This has been a five percent decrease since 2012. This decline contrasts with the Town’s growth, which has increased by around two percent since 2012. As of 2022, the Town of Orchard Park has a population of 29,703 residents.



Age

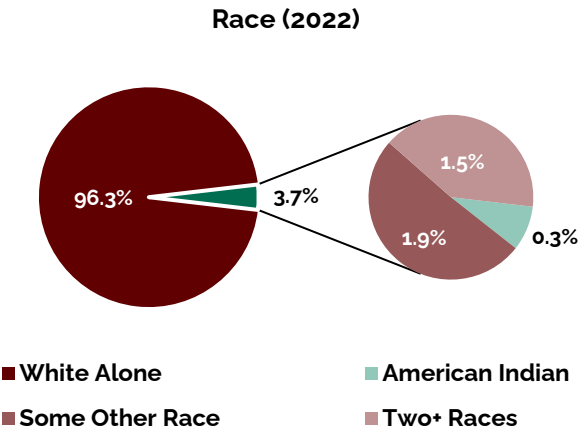
As of 2022, the median age in the Village of Orchard Park is 46.8 years. This is an increase of 2.6 years of age from 44.2 in 2012. This median age is slightly lower than the Town of Orchard Park, which had a median age of 47.2 as of 2022. The Town has also experienced an increase of 2.5 years of age since 2012.

In the Village, 34 percent of the population falls within the 45- to 64-year-old age group. The next largest share of the Village’s population is the 25- to 44-year-old age group, which makes up 23 percent of the population. Most of the Town’s population (53 percent) are 45 years of age or older.



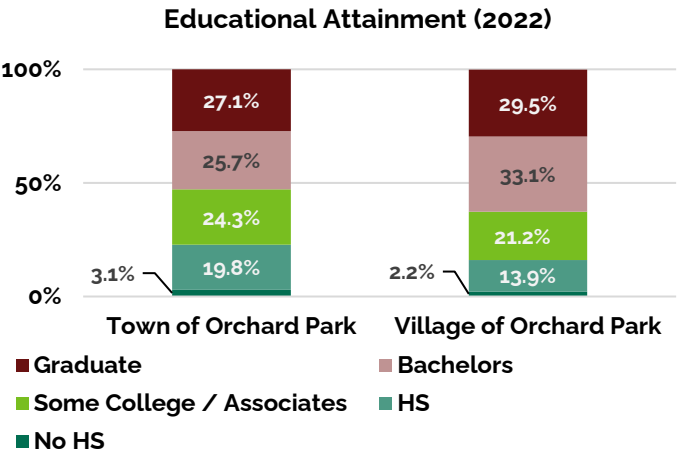
Race/Ethnicity

As of 2022 in the Village of Orchard Park, 96.3 percent of residents identify as white. The Town of Orchard Park is slightly more diverse with 92.7 percent identifying as white.



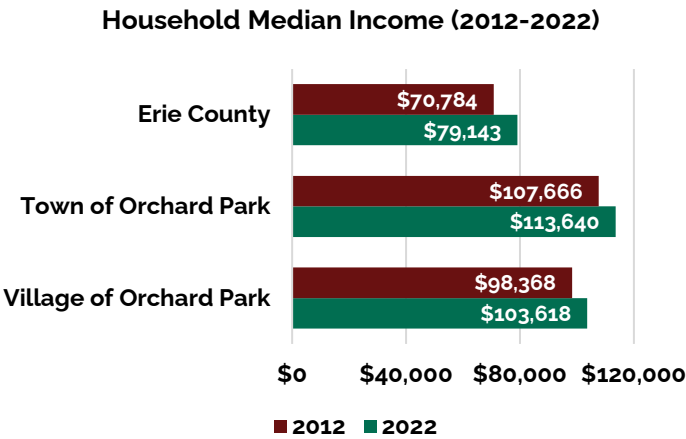
Education

A larger share of Village residents have college degrees compared to Town residents. Almost 84 percent of adults in the Village of Orchard Park have an associate degree or higher, 63 percent of which are graduate or professional degrees. At the Town level, 77 percent of the adult population has an associate degree or higher, 53 percent of which are graduate or professional degrees.



Income

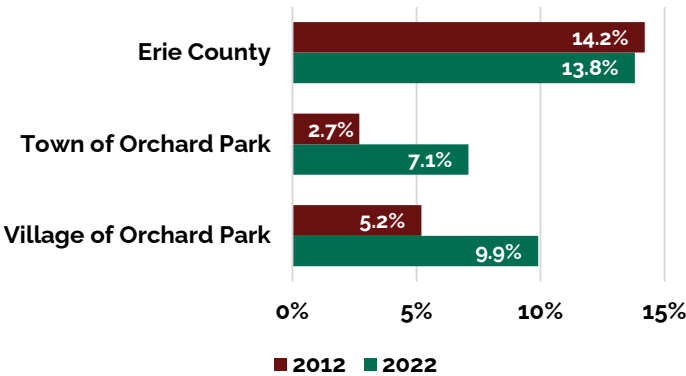
The household median income (HMI) in the Village of Orchard Park as of 2022 (adjusted for inflation) was \$103,618, a 5.3 percent increase since 2012. This growth is on par with the Town of Orchard Park where household median income has grown by 5.5 percent since 2012. Median income throughout Erie County has grown by 11.8 percent during this time, but still considerably lags behind the value of HMI in the Village and Town of Orchard Park.



In the Village, 42.7 percent of households make over \$100,000 a year. At the County level only 33.6% of households make over \$100,000. However, similar to Erie County the Village also has approximately 11 percent of households making less than \$15,000 per year.

Percent Below Poverty Level (2012-2022)

As of 2022, 9.9 percent of the Village of Orchard Park population fell below the poverty line. This is up from 5.2 percent in 2012. The Town has also experienced an increase in their impoverished population from 2.7 percent in 2012 to 7.1 percent in 2022.

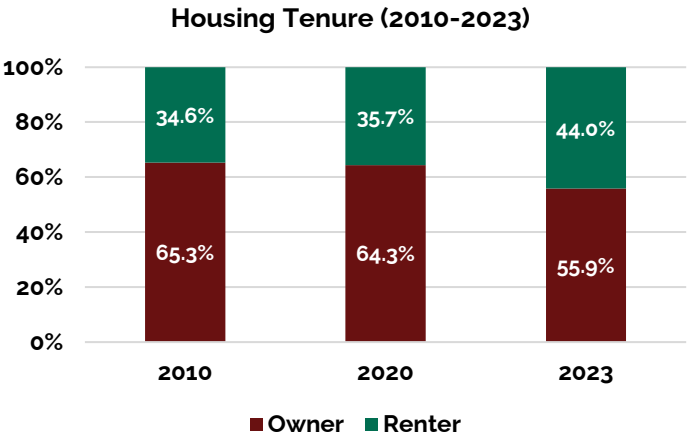


Housing Characteristics

(Data sources: U.S. Census Bureau ACS 5-year estimates & Decennial Census; Landmax Data Systems; Redfin Real Estate Brokerage)

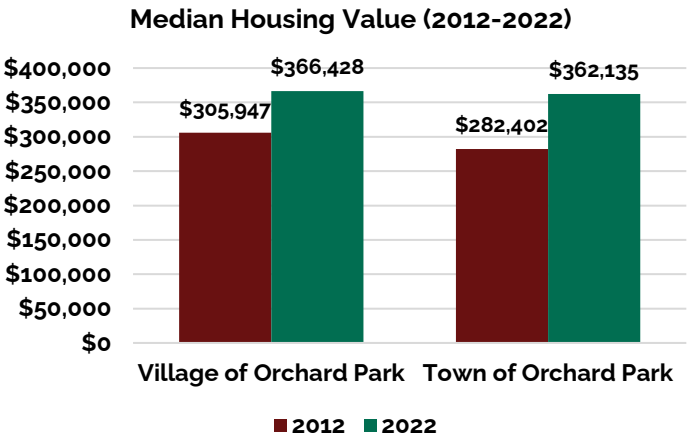
Housing Tenure

As of 2023, the Village of Orchard Park had an estimated 1,495 occupied housing units and nine vacant units. 55.9 percent of homes are owner occupied while 44 percent are renter occupied. The total number of renters and owners has increased since 2010 while the percentage of renters has increased while the percentage of owners has decreased.



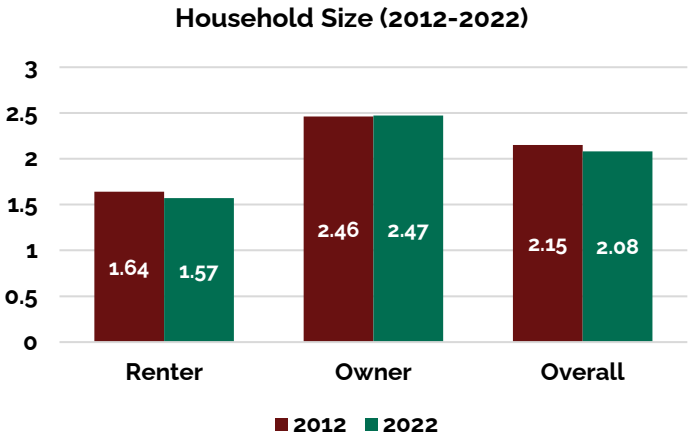
Housing Values

Housing values (adjusted for inflation) in the Village have been rising steadily over the past decade. In 2012, the median home value was \$305,947 (adjusted for inflation) and rose to \$366,428 (adjusted for inflation) in 2022, a 19.8 percent increase. In the Town of Orchard Park, the median home value lags slightly behind the Village at \$362,135, however, it rose a much higher rate over the last decade at 28.2 percent.



Household Sizes

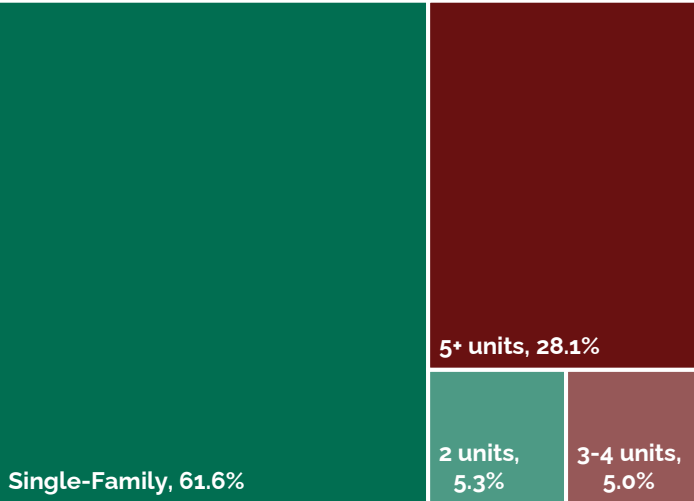
In line with national trends, household sizes in The Village of Orchard Park have been decreasing steadily since 2012. Household sizes within owner-occupied homes has remained essentially the same while the size of renter-occupied homes has decreased by 4.3 percent. Overall, the average household size in the Village has decreased by 3.3 percent.



Housing Type

Housing in the Village is predominantly single-family dwellings. Large multi-unit homes (5+ units) are the second most common housing type, making up 28.1 percent of all units. In total, all multi-family housing (2 or more units) comprises 38.4 percent of all housing within the Village of Orchard Park.

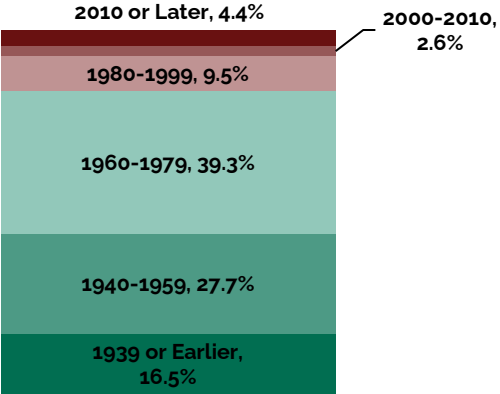
Housing Types (2020)



Housing Stock Age

The plurality of all housing stock in the Village was constructed between 1960 and 1979. An additional 41.8 percent of homes were built prior to 1960. Consequently, 87.3 percent of all housing in the Village is now over 40 years old. By comparison, only 4.4 percent of the Village’s homes have been built since 2010.

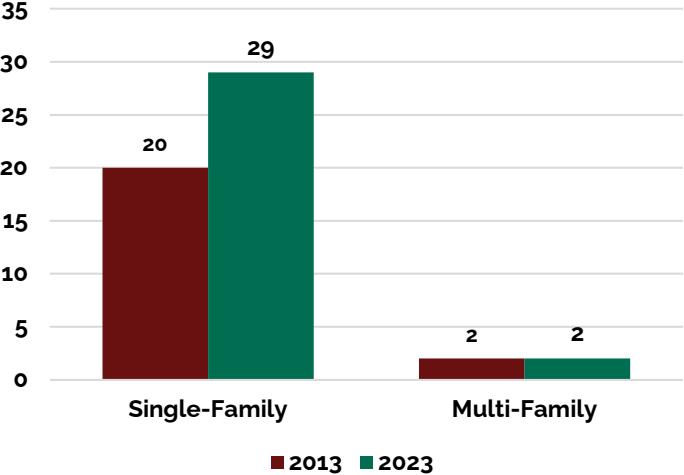
Housing Stock Age (2024)



Housing Sales

Based on data collected from Landmax Data Systems, a property data company, there were 31 home sales recorded throughout the Village in 2023, a 41 percent increase from 2013. Across both years, single-family homes were the most common home sale type, making up 90.9 percent of home sales in 2013 and 93.5 percent in 2023. Even after accounting for inflation, the average home sale price increased by 61.1 percent or \$167,076 over this 10-year period. The average home sale price during this period increased three times more than the increase in median home value.

Home Sales by Type (2013 - 2023)



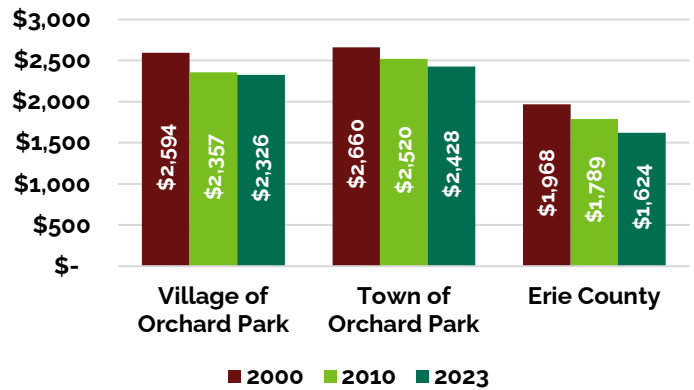
Housing Affordability

(Data sources: U.S. Census Bureau ACS 5-year estimates & Decennial Census; U.S. Bureau of Labor Statistics CPI Inflation Calculator; HUD Comprehensive Housing Affordability Strategy)

Monthly Mortgage Costs

As of 2023, the median monthly mortgage for a home in the Village was \$2,326. Since 2000, the median mortgage cost in the Village has decreased by 10.3 percent. Comparatively, during this same period, the median mortgage across in the Town decreased by 8.7 percent while across the County it decreased by 17.5 percent. Despite the significant decreased in mortgage payment for Village homeowners, they are still paying on average \$702 more per month than County residents overall.

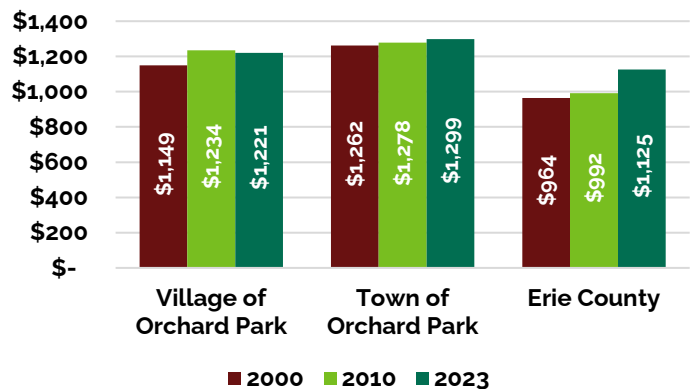
Monthly Mortgage Costs (2000-2023)



Monthly Renter Costs

As of 2023, the median gross rent in the Village was \$1,221. Since 2000, the median gross rent in the Village has increased by 6.3 percent. Comparatively, during this same period, the median gross rent across in the Town increased by 2.9 percent while across the County it increased by 16.7 percent. Despite the significant increase in gross rent across the County, Village residents are still paying on average \$96 more per month for rent.

Monthly Gross Rent Costs (2000-2023)



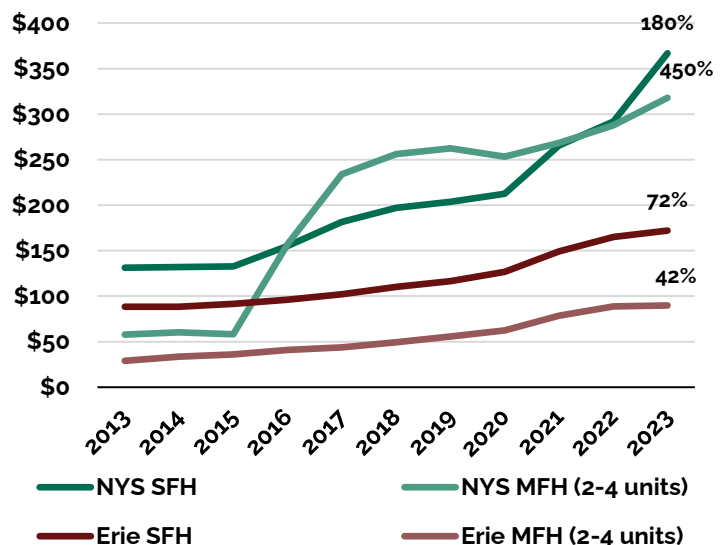
Cost of Construction

Using data from Redfin Real Estate Brokerage, the average cost per square foot to build single-family and 2-4-unit multi-family homes was analyzed from 2013 to 2023 for Erie County and New York State.

As of 2023, it costs an average of \$171.91 per sq ft to build a new single-family home and \$89.79 per sq ft to build a 2-4-unit apartment in Erie County. Since 2013, construction costs for these types of homes have increased by 95 percent and 210 percent, respectively. Statewide, the average cost to build a new single-family home is \$367 per sq ft, and for a 2-4-unit multi-family home, it is \$318.17 per sq ft. Since 2013, construction costs across New York State have increased by 180 percent and 450 percent, respectively.

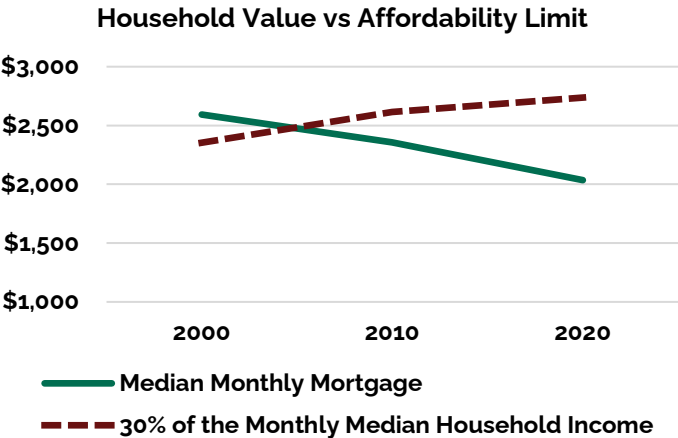
Additionally, based on 2013 and 2023 home sales data, the average cost per square foot for a single-family home in Erie County is \$161.61 per sq ft, reflecting a 93 percent increase.

Cost of New Housing Construction (2013-2023)



Housing Value vs Household Income

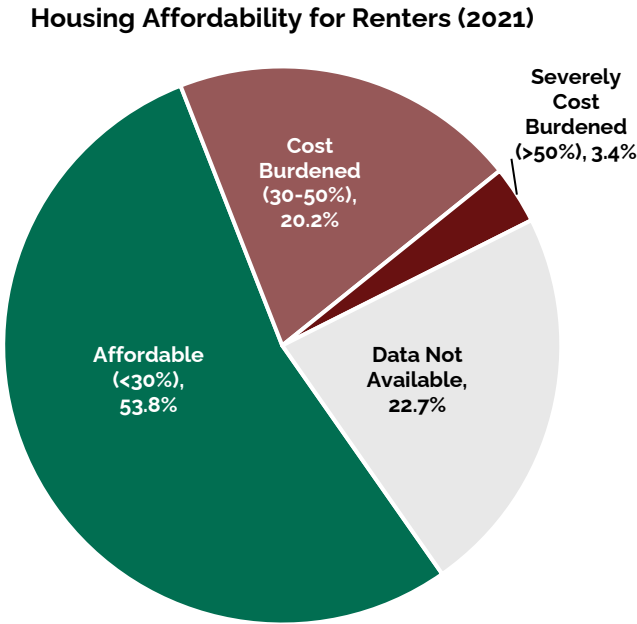
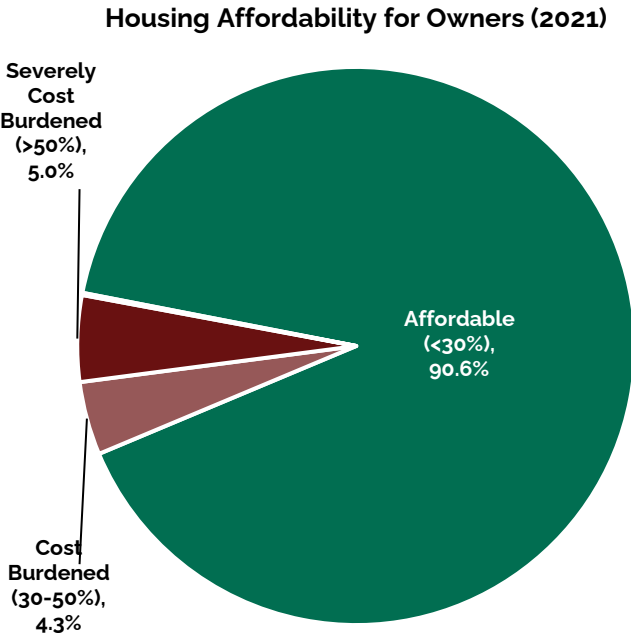
In 2020, the median monthly mortgage was \$2,034, a 21.6% decrease in 2000. During this same time period, the median household income (MHI) grew by more than 5 percent and now exceeds \$100,000. Housing is considered affordable when it does not exceed 30 percent of the households income. In 2000, the median household who was paying the median monthly mortgage was paying \$241 more than what would be considered affordable. However, since 2000, the MHI in the Village has grown while the median monthly mortgage has decreased. In turn, and as seen in the adjacent graph, the median monthly mortgage is affordable to the median household as they are paying \$703 below the affordability limit.



Owner & Renter Cost Burdens

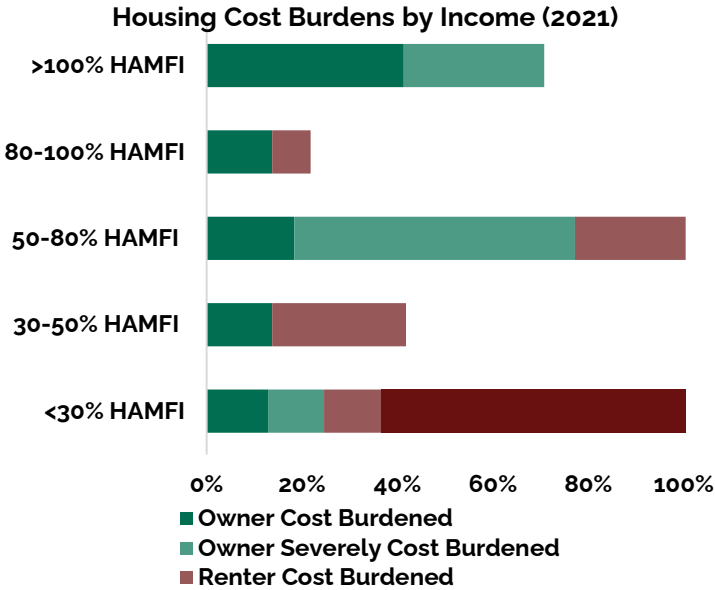
The HUD Area Median Family Income (HAMFI) is designated by the U.S. Department of Housing and Urban Development (HUD) for a given jurisdiction. HUD uses these values to determine fair market rent rates and income limits for HUD funded programs. The Village of Orchard Park is a part of the Buffalo-Cheektowaga Metropolitan Statistical Area (MSA). In 2021, the HUD median family income for the MSA was \$78,900, \$8,337 less than the median household income in The Village of Orchard Park (\$87,237).

Also maintained by HUD, the Comprehensive Housing Affordability Strategy dataset (CHAS), provides information on household income, housing affordability, and housing cost burdens. CHAS data is expressed as a percentage of HAMFI spent on housing costs. For renters, housing costs include the cost of rent and utilities. For homeowners, housing costs include the cost of mortgage payments, utilities, association fees, insurance, and real estate taxes. Households spending less than 30 percent of their total income on housing are considered to have “affordable” housing costs. Households spending 30 percent to 50 percent of their income on housing are “cost-burdened,” and households spending more than 50 percent are considered “severely cost burdened”. Based on CHAS data, as of 2021, only 53.8 percent of renters in the Village are living in housing that is affordable while over 90 percent of homeowners living in affordable housing.



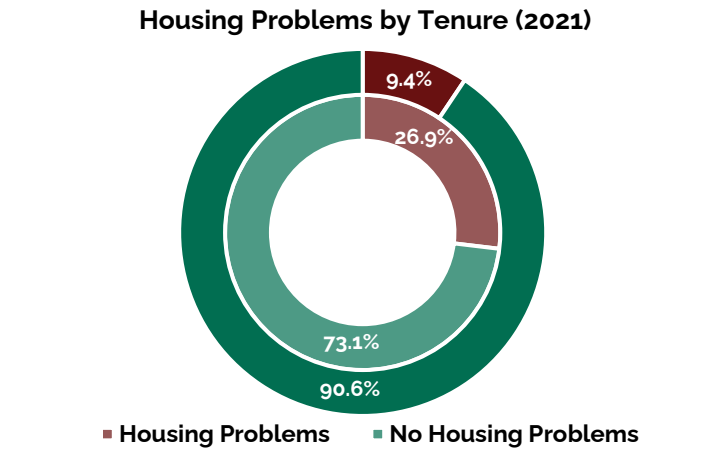
Cost Burden by Income

The greatest level of housing affordability issues is experienced by households (both owner- occupied, and renter-occupied) making <30 percent or 50-80 percent of HAMFI. More cost burdened renters make <30 percent of the HAMFI while more homeowners that are cost burdened make 50-80 percent of the HAMFI. There are no cost-burdened renter-occupied households that make 100 percent or more of the HAMFI. However, there are owner-occupied units with cost burdens in every income level found.



Housing Problems

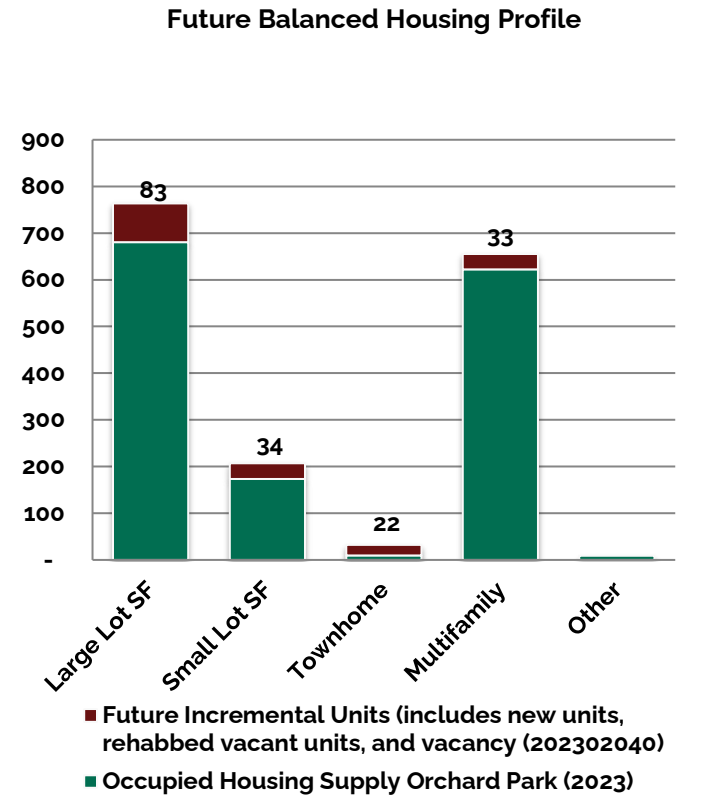
Approximately 27 percent of renter-occupied units throughout the Village of Orchard Park have at least one recorded housing problem. Comparatively, only 9.4 percent of owner-occupied units have a recorded housing problem. Housing problems include units with incomplete kitchen facilities, incomplete plumbing facilities, more than one person per bedroom, or the housing cost burden is greater than 30 percent.



Future Housing Demand

The Envision Tomorrow model, developed by the U.S. Department of Housing and Urban Development (HUD), was utilized to project future housing demand for the Village. This data tool integrates several factors, including consumer preferences, shifts in demand, and projected population changes, to forecast housing needs. The Envision Tomorrow model enables us to forecast the types and quantities of housing units required to accommodate the needs of future populations up to the year 2040.

There are an estimated 854 single-family and 632 multi-family homes in the Village. Of the 854 single-family homes, 680 are on standard large lots (>7,000 sq ft) and only 174 are on small lots (<7,000 sq ft). By the year 2040, the Envision Tomorrow Balanced Housing Model predicts that the Village of Orchard Park will see an increase of 289 households. Most of these households (117) are projected to be single family homes. To provide a balanced and sustainable supply of housing, the model has projected that there will need to be 83 new large-lot single-family homes, 34 small-lot single-family homes, 22 townhomes, and 33 multi-family units.



Economic Trends

(Data sources: U.S. Census Bureau ACS 5-year estimates & Decennial Census)

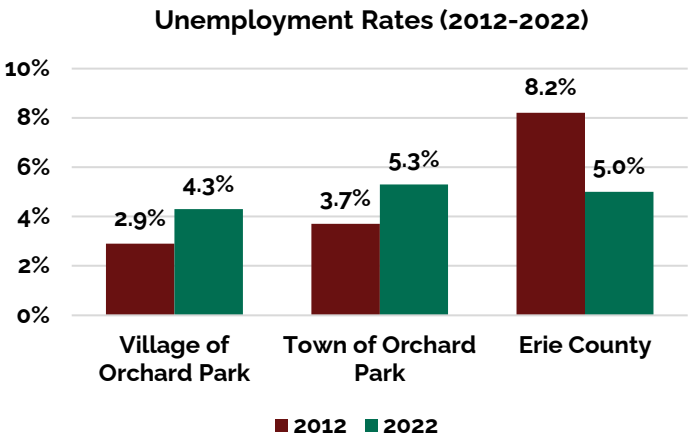
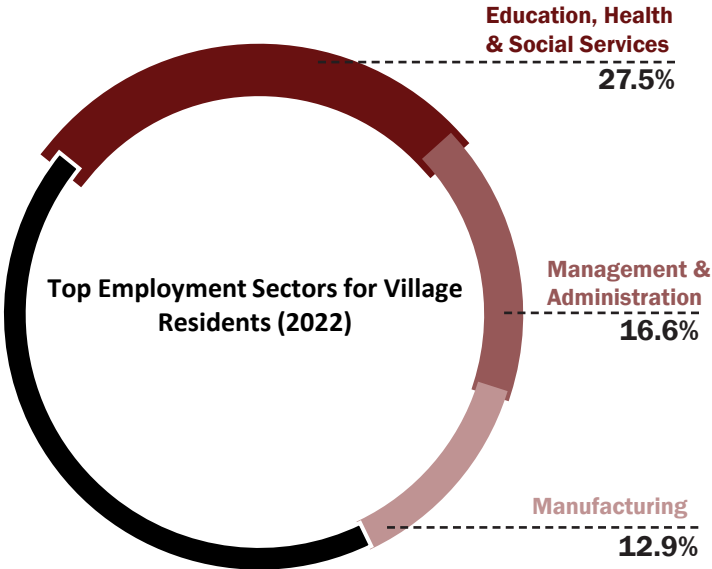
A thorough assessment of the local and regional economy is vital for understanding the drivers of employment and shifting trends. It is important to gain a strong understanding of the local job market dynamics, as well as major stakeholders to develop practical implementation strategies that leverage and factor these dominant external components. This section describes the major industries that employ Village residents and the commuting patterns of these residents. The Village can use this summary to refine and target its economic development, marketing, long-term planning, and business recruitment efforts.

The local economy of the Village is diverse with several industries employing 10 percent or more of the Village’s working population. Major sectors of employment in the Village include Education, Health, and Social Services (27.5 percent); Management and Administration (16.6 percent); and Retail Trade (12.9 percent).

Unemployment rates in both the Village and Town of Orchard Park are still relatively low but have increased since 2012, with the Village’s rate rising from 2.9 percent to 4.3 percent, and the Town rising from 3.7 percent to 5.3 percent.

According to the 2022-2026 Erie County Comprehensive Economic Development Strategy (CEDS), the top three employment sectors in 2021 were government, health care and social assistance, and retail trade. Manufacturing and accommodation and food services followed closely in fourth and fifth positions. In the same year at the State level, the top five employment sectors were health care and social assistance, government, retail trade, professional, scientific, and technical services, and finance and insurance. The three top sectors in the County align with those at the State level.

From 2011 to 2021, the greatest employment growth in the County was led by transportation and warehousing, finance and insurance, and health care and social assistance. The CEDS reports that transportation and warehousing, and finance and insurance, have grown faster in Erie County than in the State.



Industries	2012 % Workers	2022 % Workers	% Change
Education, Health, and Social Services	26.90%	27.5%	4.6%
Management and Administration	25.60%	16.6%	-33.8%
Retail Trade	14.00%	7.7%	-44.1%
Finance, Insurance, and Real Estate	6.70%	9.7%	49.6%
Manufacturing	5.40%	12.9%	142.4%
Wholesale Trade	5.40%	4.3%	-18.7%
Arts and Entertainment	5.30%	6.6%	26.7%
Public Administration	2.90%	4.4%	54.0%
Construction	2.40%	2.1%	-7.5%
Other	2.20%	2.9%	37.8%
Information	1.40%	2.8%	113.0%
Transportation and Warehousing	1.20%	1.1%	-5.0%
Ag, Forestry, Fishing, Hunting, and Mining	0.70%	1.4%	100.0%

Infrastructure & Public Utilities

The Village of Orchard Park Department of Public Works provides a variety of services across the Village, including but not limited to curbside brush collection, street maintenance, stormwater management, beautification, and sidewalk maintenance.

The Village buys its water from the Erie County Water Authority (ECWA). The Erie County Division of Sewerage Management (DSM) provides full-service sewer collection, transmission, and treatment to the Village. The Village is assigned to Sewer District No. 3, which operates and maintains water resource recovery facilities located in the Town of Hamburg (Southtowns Advanced Wastewater Treatment Facility) and is staffed 24/7. ECWA also completes sewer inspections for every property sold in the Village.

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Emergency Services

The Village is served by the Town of Orchard Park Police whose headquarters are in the Orchard Park Municipal Building at the Four Corners.

While there are no medical emergency facilities in the Village, there are physicians' offices and nurse practitioners. The nearest emergency room is an approximate five-minute drive northwest of the Village at Southwestern Boulevard and New York State (NYS) Route 219. There is also the Western New York Immediate Care clinic which is an urgent care center located approximately 2.4 miles north of the Four Corners off North Buffalo Street.

The Orchard Park Volunteer Fire Company responds to over 2,000 calls a year in Erie County. Their fire station is located just south of the Four Corners at the intersection of South Buffalo Street and School Street.

Transportation Systems

The transportation dynamics in the Village of Orchard Park, characterized by the heavy reliance on personal motor vehicles and high traffic volumes on State and County roads, are pivotal factors in understanding and planning the Village's land use.

More than 80 percent of households use personal vehicles for commuting, which underscores the Village's auto-centric nature. The convenience of auto travel correlates with the highest traffic volumes observed on major roads like North Buffalo Street, South Buffalo Street, West Quaker Street, and East Quaker Street. This pattern not only influences the development and planning of road infrastructure but also has significant implications for traffic management, safety measures, and public transportation needs.

The prevalence of automotive crashes and incidents involving pedestrians and bicyclists, particularly on these major roads, further emphasizes the need for enhanced safety measures and redesigning certain roadways to accommodate pedestrian and cyclist facilities. Understanding these transportation trends is crucial for a comprehensive plan in the Village of Orchard Park, as it directly impacts urban planning decisions, including developing residential and commercial areas, providing public amenities, and residents' overall mobility and safety.

Transportation Network

The Village of Orchard Park's transportation network is characterized by roadways under various jurisdictions. NYS Route 240, otherwise known as North/South Buffalo Street, is a north-south corridor in the Village and is considered a gateway to NYS Route 20, NYS Route 277, and NYS Route 219, as well as the Town of West Seneca and the Town of Boston. NYS Route 20A, otherwise known as East/West Quaker Street, is an east-west two-lane minor arterial with key sections having additional travel and turning lanes to accommodate the intersection at North/South Buffalo Street.

Other key corridors in the Village include Freeman Road, Armor Duells Road, Jewett Holmwood Road, Thorn Avenue, Highland Avenue, New Taylor Road, and Sunset Terrace.



The intersection of Quaker and Buffalo Streets in the center of downtown (Source: Eagleview)

Traffic Volumes

Traffic volumes throughout the Village of Orchard Park vary depending on the road classification. Most roads classified as either principal arterials or minor arterials will have the highest traffic volumes. Roadways in the Village that are under either State or County jurisdiction have been noted to have the highest traffic volumes as they have been designed to accommodate commuters and through traffic.

Roadway	AADT	% Trucking Traffic
North Buffalo St	16,450	2%
W Quaker St	13,275	4%
E Quaker St	9,211	3%
Jewett Holmwood Rd	8,576	3%
S Buffalo St	8,333	3%
Thorn Ave	4,259	6%

Commuting Patterns

According to the U.S. Census Bureau’s OnTheMap tool, there are 1,752 employed residents in the Village as of 2022. Of the 1,752 employed residents in the Village, 1,477 leave the Village for their job while 87 employed residents both live and work in the Village. An additional 1,665 employees work in the Village but live outside of it. This means that the Village is only able to retain 5.6 percent of its workforce while the equivalent of 95 percent of its workforce works in the Village but lives outside of it.

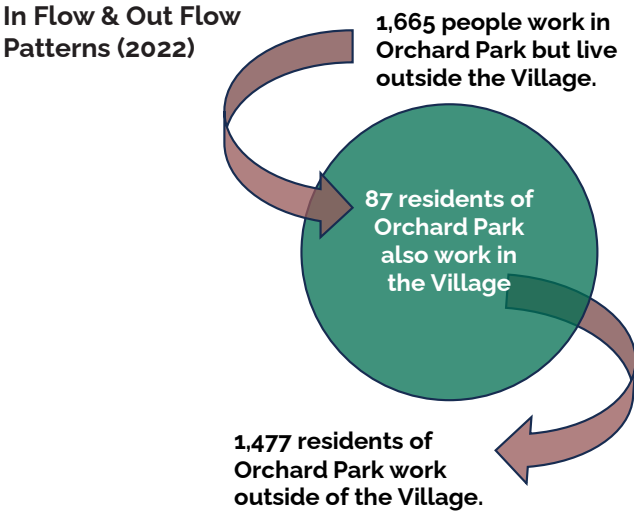
For the 1,477 Village residents that work outside of the Village, major job destinations include the Cities of Buffalo (114) and Lackawanna (26); the Towns of West Seneca (31), Tonawanda (26); the Villages of Hamburg (45), East Aurora (27), and Lancaster (19); and the Census Designated Places (CDP) of Cheektowaga (52) and North Boston (20). Of the employed residents who work outside of the Village, 87.8 percent work in other municipalities in Erie County, 1.8 percent work in Monroe County, 1.8 percent work in Niagara County, and 1.4 percent work in Cattaraugus County, while the rest work in other counties throughout New York State.

Most workers from the Village commute to their job via car, either alone (80 percent) or by carpooling (2.4 percent); 3.6 percent of workers walk to their place of employment; 13.3 percent work from home; and zero percent of workers in the Village reported that they take public transit. Of the workers that do commute to their job, 88.9 percent travel less than 25 miles, 24.7 percent travel between 25 - 50 miles, and 7.4 percent travel 50+ miles to work.

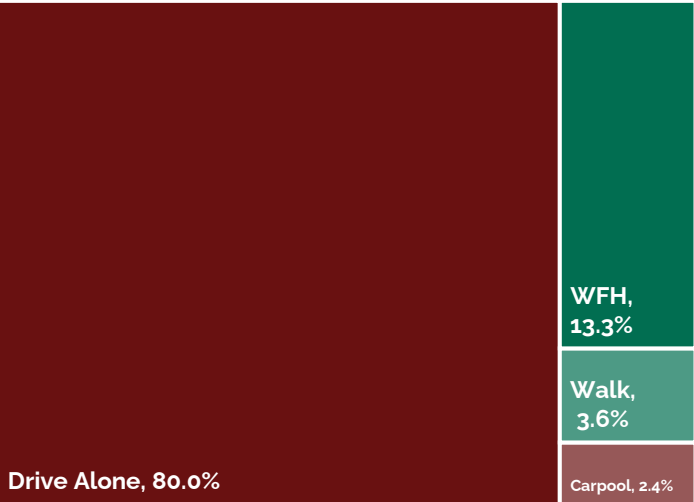
Traffic Crashes

Based on data from the NYSDOT, 267 motor vehicle crashes were reported in the Village between 2019 and 2023. The highest number of these crashes occurred at the intersections of South Buffalo Street and Jewett Holmwood, North/South Buffalo Street and East/West Quaker Street, East Quaker Street at Freeman Road. Additionally, several crashes occurred along North Buffalo Street between the Village line and East/West Quaker Street.

Among the 267 motor vehicle crashes reported, six involved a bicyclist, and six involved a pedestrian. There is a significant concentration of crashes—including those involving bicyclists and pedestrians—at the intersection of North/South Buffalo Street and East/West Quaker Street.



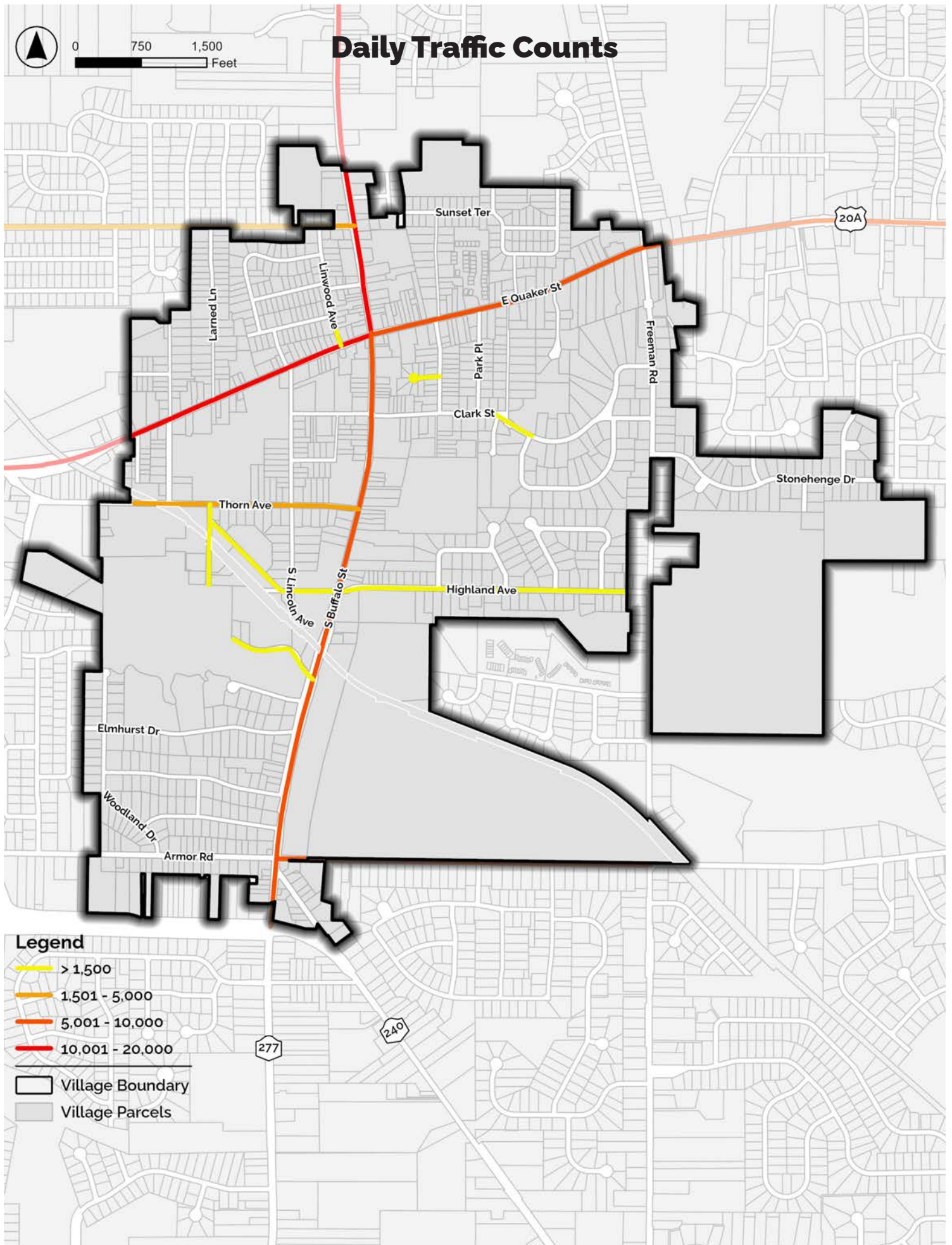
Commuting Patterns (2022)

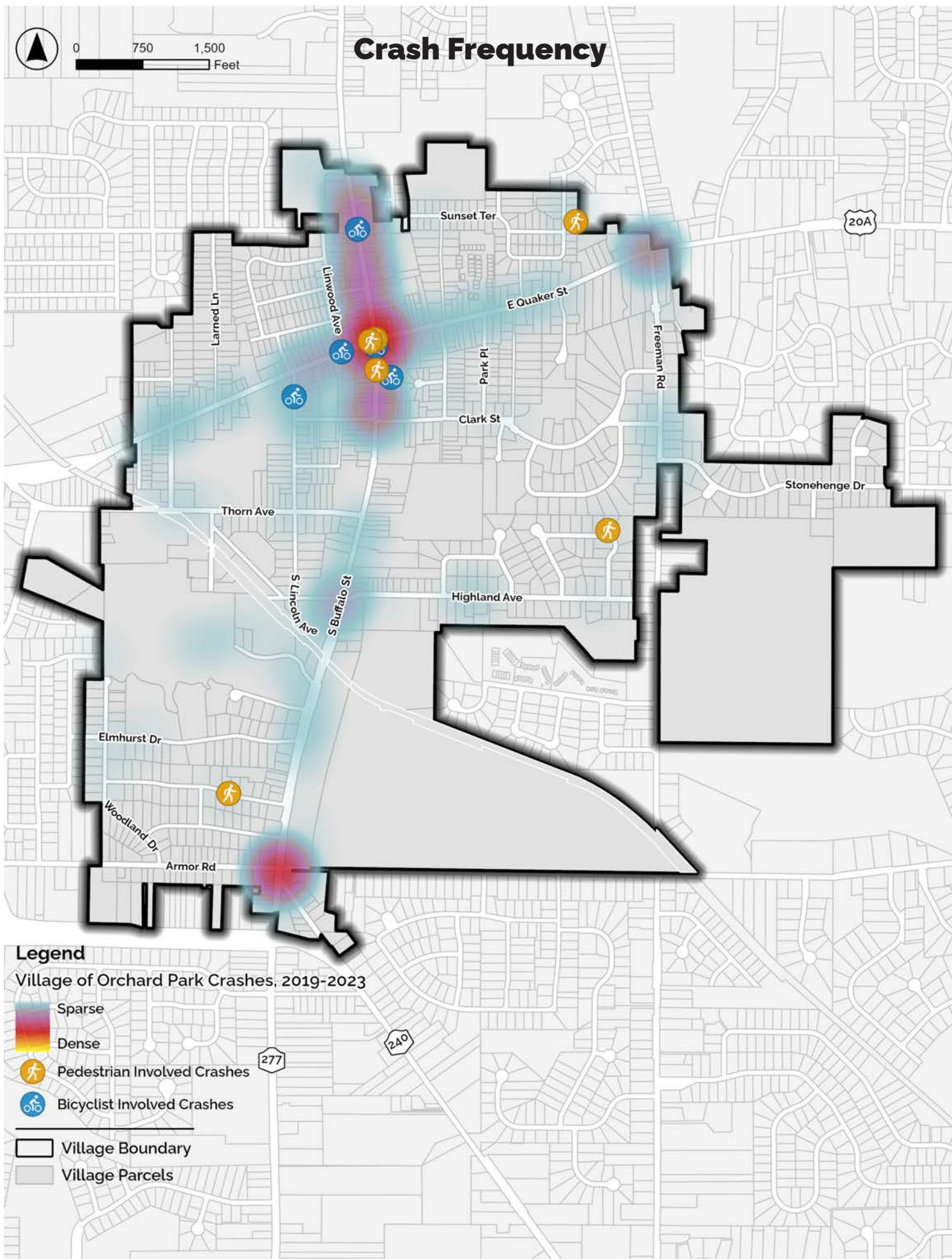




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Daily Traffic Counts





Transit Service

The Niagara Frontier Transportation Authority (NFTA) provides transit service to Erie County and has one bus route that travels through the Village of Orchard Park. This route runs only on weekdays and has scheduled time frames running every 30 minutes between 6:45am and 7:15am and between 4:45pm and 6:15pm.

The inbound route accesses the Village by taking the Armor Duells exit on NYS Route 219 and proceeding east down New Armor Duells Road and turning left onto South Buffalo Street. Stops for the inbound route are located on South Buffalo Street at Jewett Holmwood Road, Elmhurst Drive, Highland Avenue, Clark Street, and Linwood Avenue.

The outbound route accesses the Village by taking the 20A Orchard Park exit on NYS Route 219, then proceeding east down NYS Route 20A, also known as Big Tree Road (Town) and West Quaker Street (Village) and turning right onto South Buffalo Street. Stops for the outbound route are located on South Buffalo Street at School Street, Highland Avenue, Elmhurst Drive, and New Armor Duells Road.

Active Transportation

There are few on-road bicycle facilities in the Village of Orchard Park. There are dedicated bike lanes on North Buffalo Street between the Village line and New Taylor Road. The remainder of North Buffalo Street until West/ East Quaker Street exists as a bicycle friendly road.



Multi-Use Trails

The Erie Cattaraugus Rail Trail (ECRT) is in the process of developing multi-use recreational trail that will span approximately 27 miles, following the former Buffalo & Pittsburgh Railroad corridor from the Village of Orchard Park to the Town of Ashford in Cattaraugus County. The section of the ECRT in the Village begins at the historic Orchard Park Railroad Depot on Bank Street and extends southward for about 1.3 miles to Jewett Holmwood Road. The trail surface here has been improved with crushed stone, providing a suitable path for activities such as walking, running, biking, and strolling.

What We Heard

Sidewalks and shared-use pathways are needed in neighborhoods east of S./N. Buffalo Street.



Land Use

An assessment of the Village’s land uses and zoning districts is key to understanding historical development patterns, current land uses, and development trends. It is also vital in determining potential land use issues and identifying opportunities to better support planning for future growth and development within the community.

Land Uses, as described in this section, are current uses of properties as determined by 2024 Tax Assessment data and do not consider current zoning regulations. While existing zoning regulations identify the desired land uses for the Village as described by the Village’s zoning ordinance and corresponding zoning map, a property may not be used in conformity with the zoning ordinance. Comparing data from these two sources helps identify inconsistencies between the zone and what may be occurring on the ground, as well as help determine if additional land uses should be considered in the Village. This evaluation can result in an update to the land use regulations of a municipality. The graph below illustrates the share of land uses in the Village by area.

The Map below illustrates the 11 categories of land uses in the Village of Orchard Park. The categories have been established using property classifications from tax assessment records. Understanding the locations and the types of land uses in the Village assists in developing a framework for how future land use decisions can be made.

Low-Density Residential

Single-family residential uses in the Village. These are predominantly single-detached dwellings occupied year-round.

Medium-Density Residential

Includes two- and three-family residential uses and dwelling units that are self-contained and occupied by one household but in the form of a duplex or triplex.

High-Density Residential

Multi-family residential uses include properties with more than three dwelling units, apartments, and seniors housing.

Mixed-Use

Mixed-use parcels contain more than one use which may be within the same building or structure, or a separate building. This includes a two-story building with a restaurant on the first floor and a medical office on the second floor. Mixed uses do not have to be run or operated by the same entity.

Commercial

Commercial lands are premises used for the sale of goods and services.

Public Services

These parcels contain public utilities or infrastructure that serve the community.

Community Services

These premises contain public or non-profit entities that provide support services to the community. Community services can be situated outdoors, like a cemetery, or indoors like a school.

Industrial

Industrial premises have a processing, manufacturing, or warehousing component as a primary use.

Recreation & Entertainment

These are properties used by groups for recreational purposes and/or entertainment. Uses can be scheduled and active, like a baseball field or soccer pitch, or passive, like a public park.

Green Space

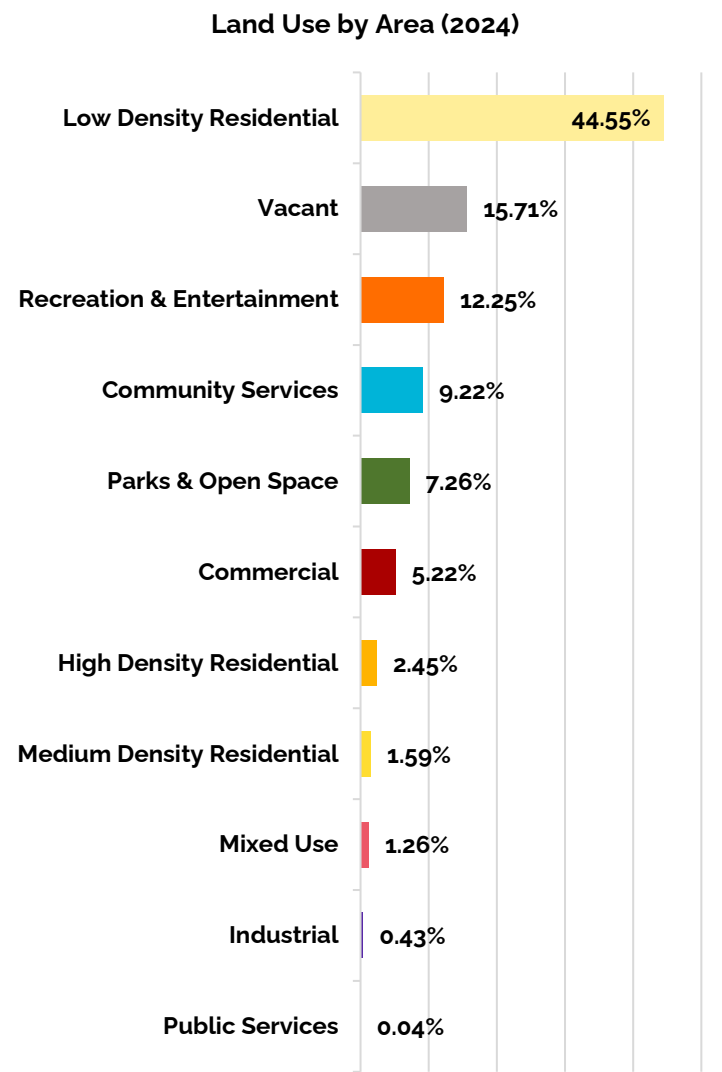
These are lands classified as parks and open spaces.

Vacant Land

Vacant lands can have minor improvements but generally lack a primary use, including land containing a garage but is otherwise vacant.

Water

Areas of water bodies or watercourses.



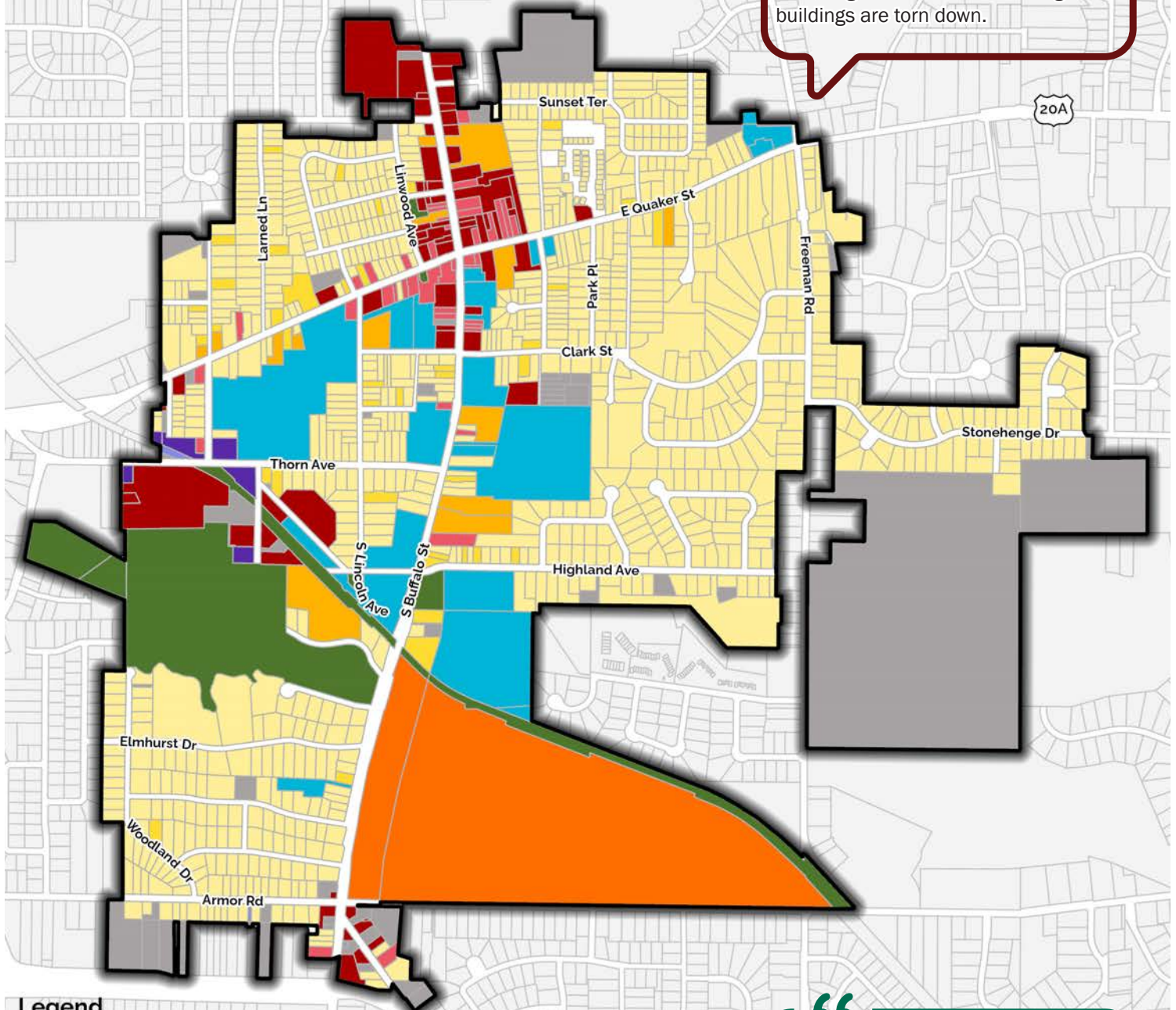


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Existing Land Use

What We Heard

Open House attendees emphasized that vacant lots should be utilized in the Village Center before existing buildings are torn down.



Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Recreation & Entertainment
- Community Services
- Public Services
- Industrial
- Parks & Open Space
- Vacant

- Village Boundary
- Village Parcels

“

What We Heard

Attendees at the Public Open House emphasized that economic vitality is a top priority for the Village.

Land Use Key Takeaways

- Most land in the Village is used for single-family residential uses. Approximately four percent of land is used for medium to high density residential development.
- Less than two percent of land is classified as mixed-use, primarily in the downtown district.
- Most vacant land in the Village is south of Stonehenge Drive. That will change in the future as the area will be developed for high-density residential uses.

Zoning

The Village of Orchard Park zoning ordinance is embedded into the Village Code as Chapter 225. It was adopted by the Board of Trustees of the Village in December 1979. Since then, numerous amendments have been adopted. There are currently nine zoning districts applied throughout the municipality that organize the Village by use.

Residential, Low-Density (R-1)

Establishes one-family dwellings as the predominant use. This zone also permits public parks, schools, and places of worship and accessory uses such as private garages and swimming pools.

Residential, Low-Density (R-2)

Uses permitted in the R-2 district are the same as those permitted in the R-1 district, but the densities allowed are slightly higher, including smaller minimum lot sizes and frontage.

Residential, Medium-Density (R-3)

Building on the permitted uses and intent of the R-1 and R-2 districts, the R-3 district permits two-family, multi-family and townhouse dwellings. Multi-family dwellings and townhouses may be permitted subject to special use permit approval.

Residential, Medium-High-Density (R-4)

Permitted uses are the same as those in the R-3 district with the addition of a one-family dwelling unit with a permitted special use. Special uses in this district are broader than the R-3 and include non-retail businesses and mixed-uses.

Residential, High-Density (R-5)

The R-5 zone was adopted into the zoning ordinance in July 2023 and not yet applied in the municipality.

Commercial (B-1)

Intended to provide and maintain commercial uses for the village while accommodating limited residential uses. This includes personal services such as salons, professional offices and studios, restaurants, and cafes.

Professional-Commercial (B-2)

A commercial zone applied only to properties within the Four Corners. This zone permits the same commercial uses as the B-1 zone as well as limited residential uses.

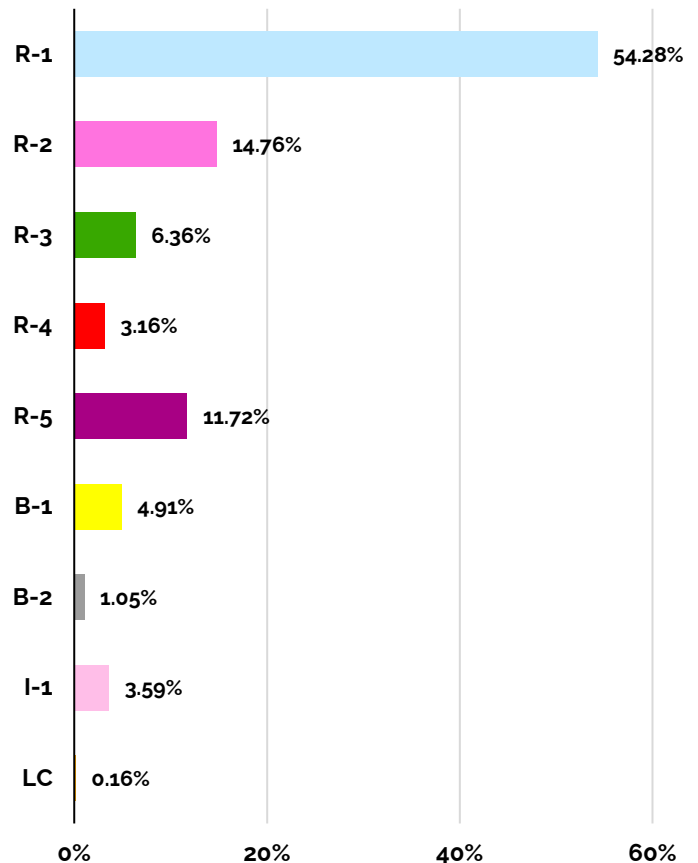
Industrial (I-1)

Permits processing, manufacturing and storage uses.

Land Conservation District (L-C)

This zone delineates lands that may be unsuitable for development due to environmental constraints or limitations.

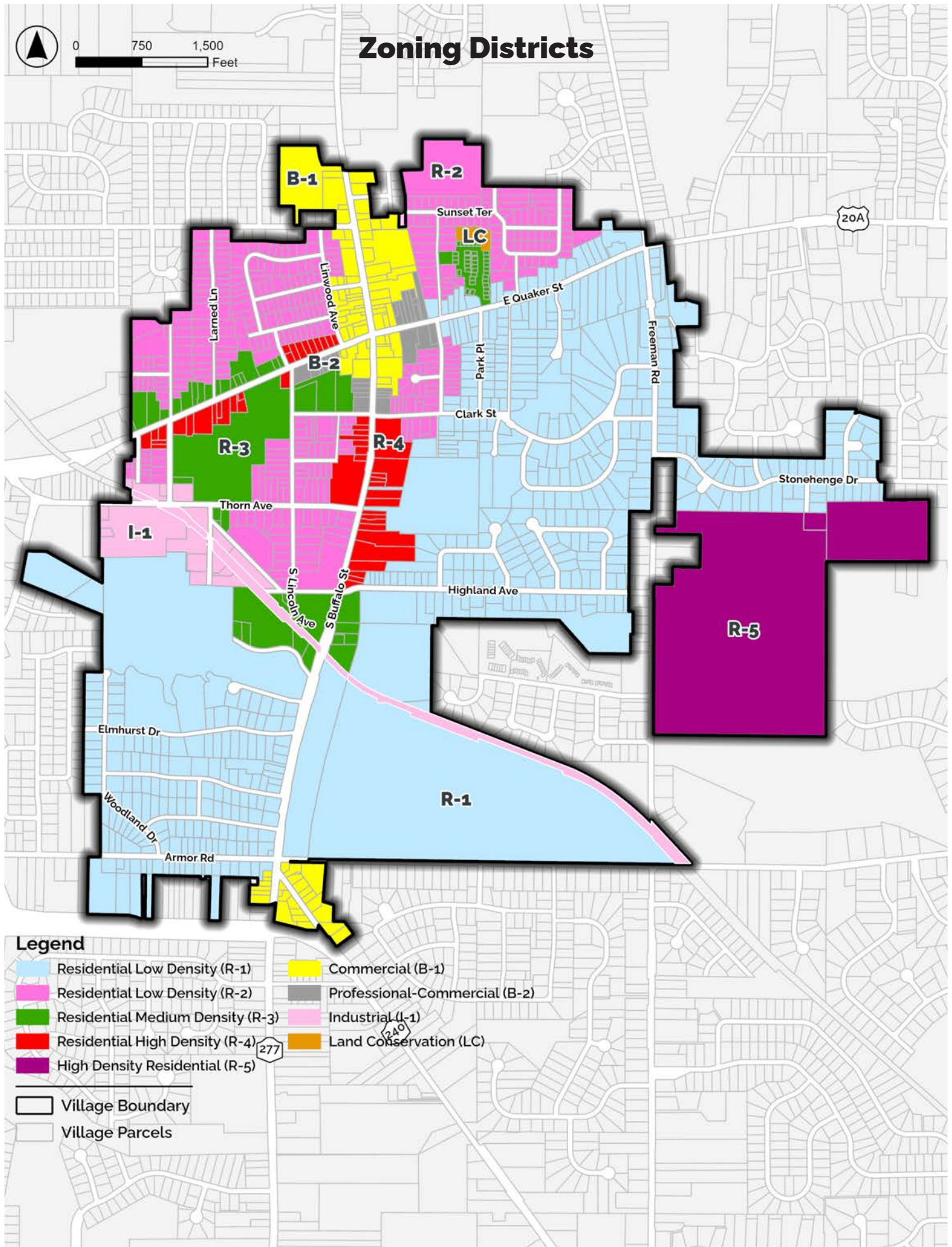
Zoning by Area (2024)





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Zoning Districts



Zoning Key Takeaways

- Within the Village boundary are seven delineated wetlands, two of which are also large-scale water bodies. Portions of the Village along these water bodies are within 100- and 500-year flood zones. Consideration should be given to establishing buffer or setback policies in Zoning Ordinance updates to mitigate flooding concerns and potential damage to private property.
- The Four Corners area is important to the community. It symbolizes not only the history of the village's settlement but also represents the walkable and mixed-use vision that many residents favor. The Comprehensive Plan and future zoning should contain policies and regulations that protect and enhance the historic built-form, walkability, and mixed-use nature of the area. Consideration for a special Overlay District and framework that aims to achieve this should be given.
- To build on the existing walkability of the Village, as well as encourage building designs that enhance the streetscape and pedestrian experience, auto-service uses, and drive-thrus should be prohibited as part of future zoning updates.
- Allowing multi-family residential units in mixed-use development in commercial districts as part of future zoning update would enable development on existing lots that would utilize existing infrastructure. This demonstrates efficient use of services and infrastructure.

Natural Resources

Water bodies

Yates Park, located west of South Buffalo Street and Thorn Avenue, provides access to Green Lake which is an artificial lake that was created and donated in 1912 by Harry Yates. With a beach, swimming area, and boating access, this lake is an attractive amenity to the community. The Lake was stocked with Large Mouth Bass, Black Crappie, Fat Head Minnows, Golden Shiners, Yellow Perch, and Grass Carp in 2019 and interested fishers require a NY license to cast.

There are 78.9 acres of Federally regulated wetlands in the Village. Green Lake, owned and maintained by the Town, and Freeman's Pond comprise most of the acreage with two riverines (South Branch Smokes Creek and East Branch Smokes Creek) and unnamed freshwater forested/shrub wetlands making up the balance.

Freeman's Pond is a valued resource in the Village and is owned jointly by adjacent property owners and the Village. Not only is it aesthetically pleasing but it is a recreational fishing site.

Flood Mitigation

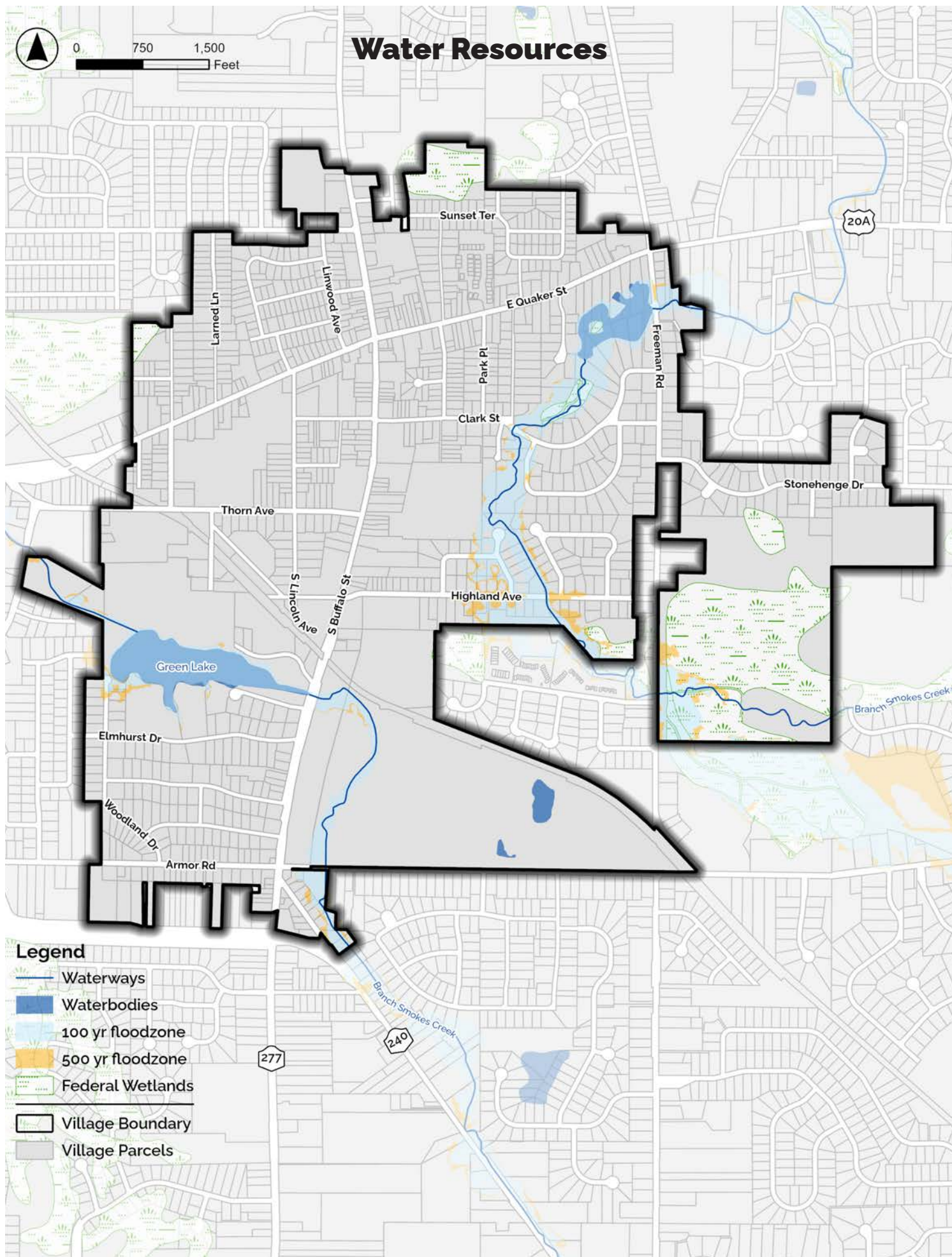
Lands along both South and East Branch Smokes Creek, as well as lands around both Green Lake and Freeman's Pond, are within a delineated 100-year or 500-year flood zone.

Climate Change & Resiliency

To support municipalities in reducing greenhouse gas emissions, adapting to climate change, and develop resilient programs and initiatives, New York State launched the Climate Smart Communities (CSC) program in 2009. In August 2023, the Village adopted the CSC pledge and is now a Bronze-certified Climate Smart community. To achieve certification, participating communities must complete actions that support in increasing energy security, improving public health and safety, building resilience to impacts of climate change. As actions are completed, communities are awarded funding for further initiatives. To date, the Village has:

- LED lighting is installed in the Department of Public Works Garage.
- Replaced all downtown street lighting with LED lighting.





Historical & Cultural Resources

There are seven historic markers within the Village:

Orchard Park Depot

Located near the Public Library on South Lincoln Street, this site is home to a depot that was constructed in 1911 to serve the Buffalo, Rochester, and Pittsburgh Railway. In 2007, the Orchard Park Depot Site was incorporated into the National Register of Historic Places.

Former Site of the Erie County Agricultural Fair

This marker signifies the four-acre site that hosted the Erie County Fair September 11th and 12th, 1855.

Quaker Meeting House

Located at East Quaker Street and Freeman Road, the Quaker Meeting House is a feature of the Western New York Southtowns Scenic Byway. The Quaker Meeting House was the first place of worship of any denomination, in Erie County. The Orchard Park Monthly Meeting of the Religious Society moved in 1821. The Meetinghouse also contained the area's first local library. In 1826, a schoolhouse was erected on the property.

David Eddy House

David Eddy, an ex-pat of Vermont, was the first settler of the Village of Orchard Park. He constructed his cabin on the site in 1804. In 1812, he was elected the first supervisor of the Town of Hamburg, which at the time included the Village of Orchard Park (known as East Hamburg).

Allen Potter Museum

The Allen Potter Museum was created after researcher Tim Gardner uncovered historical letters, documents, and family artifacts connected to the Potter/Clark family and the 150-year history of the house where the museum is located. Inspired by this history and a set of antique walnut picture frames, Gardner transformed a former repose room into a permanent museum space that preserves and shares these stories.

Johnson-Jolls House & Jolls Homestead

Another site featured on the Western New York Southtowns Scenic Byway, the Johnson-Jolls House was built in 1870 for Ambrose C. Johnson and Mary Abbey. Johnson was a co-founder of Johnson & Hewson's Dry Goods. The Town of Orchard Park purchased the home in 1979 with plans to use it for municipal operations. Following a study indicating that it was unsuitable for the use, some sections were rented out as office spaces until 1996 when it was converted into a museum. The home is on the National Register of Historic Places and operated by the Orchard Park Historical Society.

The Jolls Homestead has its own historic marker separate from the house. Once the garden of Dr. Williard B. Jolls, the land was donated for the proposed municipal building expansion.



Recreation, Parks & Open Space

The Village of Orchard Park has approximately 62 acres of parks and open space within its boundary. Most of the park space is provided by Yates Park, owned by the Town of Orchard Park, located in the western part of the Village south of Thorn Avenue. Yates Park features a splash pad, kids' playground, picnic areas and shelters, restrooms, basketball court, baseball diamond, and hiking trails. The Park leverages Green Lake and provides a beach front, swimming area, and boat access to the Lake.

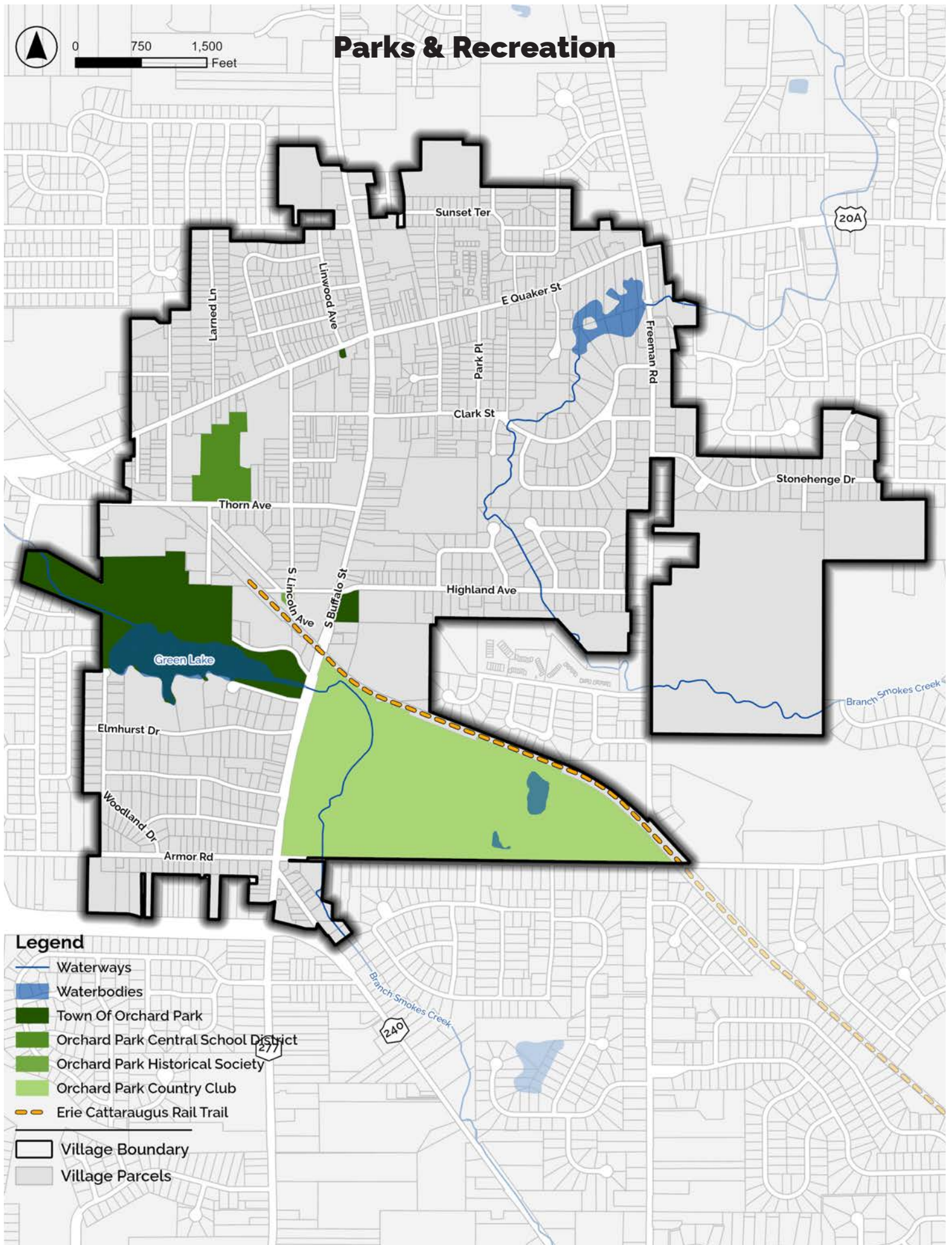
North of Thorn Avenue is South Davis Elementary School. While these lands are not categorized as park and/or open space, school playgrounds and green spaces are often utilized outside of school and provide the same utility as more formal park spaces. South Davis has play apparatuses, a running track and open space.

The Orchard Park Country Club, located at the southeastern edge of the Village, is an award-winning 18-hole golf course and clubhouse. Designed by Walter J. Travis, a renowned golf-course designer, the Country Club will celebrate its 80th year in 2026.



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Parks & Recreation

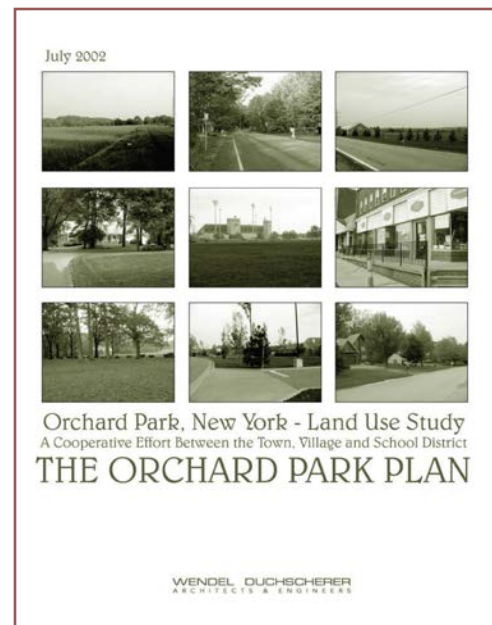


Past Planning Efforts

The following Plans and Strategies have been prepared to support the growth and development of the Village of Orchard Park. While some Plans have been prepared at the County and Town levels, recommendations and directions apply to the community.

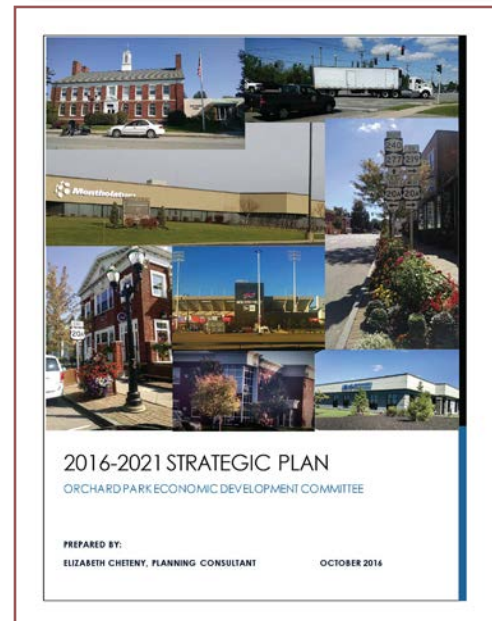
Orchard Park, New York - Land Use Study (2002)

The Orchard Park Plan was prepared by Wendel Duchscherer to provide the Town, Village and School District with a land use planning framework intended to support growth, decision making, and community development. The Plan provides recommendations and directions on achieving the Plan's vision and goals. It contains an Existing Conditions and Trends section that features many of the same topics covered in this Community Profile.



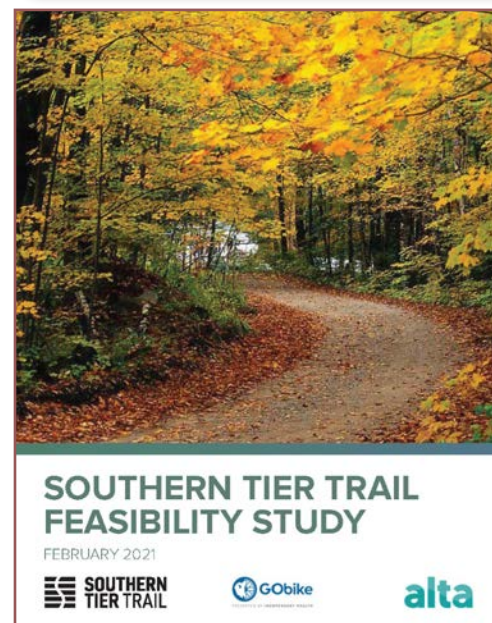
2016-2021 Strategic Plan for Orchard Park Economic Development Committee (2016)

The 2016-2021 Strategic Plan for the Orchard Park Economic Development Committee presents a series of policies and actions aimed at improving the quality of life and economic well-being of both the Town and the Village of Orchard Park. The Plan's purpose included evaluating and updating the Committee's mission and goals, evaluating land use regulations as they relate to economic development, establishing a defensible and achievable action plan for the Committee until 2026, and building consensus among Town and Village officials, the public, the business community, and other stakeholders.



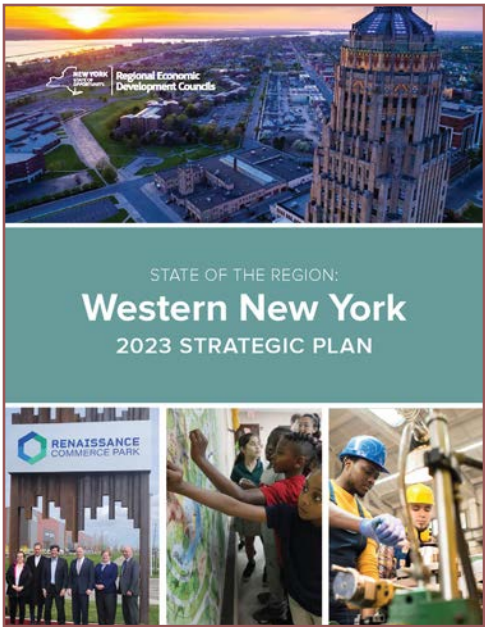
Southern Tier Trail Feasibility Study (2021)

In 2021, GOBike, alongside Alta Planning & Design, completed a feasibility study for an 80-mile multi-use trail that follows the alignment of the Buffalo-Pittsburgh rail corridor from Buffalo to the Town of Hinsdale. Within the Village of Orchard Park is a key connection that would provide passage through the southern part of the Village as well as allow users to easily access Village parks and amenities. The Feasibility Study also outlines potential alignments through Yates Park and to Imperial Drive.



State of the Region: Western New York 2023 Strategic Investment Plan (2023)

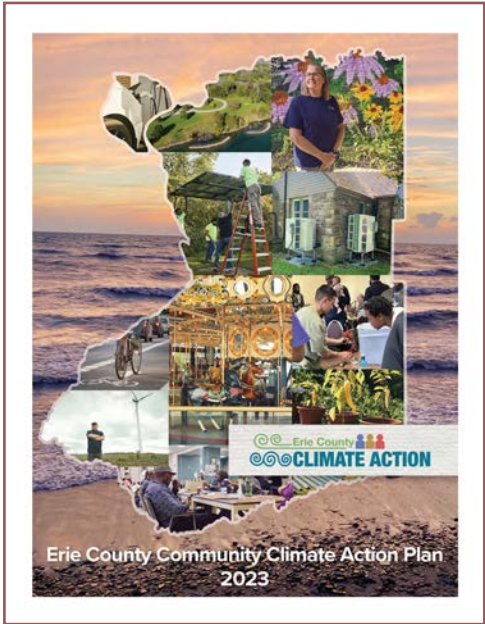
The Western New York Regional Economic Development Council’s Strategic Plan Update provides a vision, goals, and strategies intended to position the Region as a strong and resilient geography with a diverse and adaptive economy. This includes documentation of future-ready emerging themes, economic drivers, as well as evaluations of previous programs and initiatives.



Erie County Community Action Plan (2023)

Prepared in 2023, the Erie County Community Climate Action Plan outlines a robust framework of seven goals, 30 strategies, and 168 action items that will support the County in becoming a sustainable and resilient community. The Action Plan lays out a clear path to achieving its goals and identifies timelines, funding sources, working groups, as well as case studies as part of its toolkit for municipalities.

The Action Plan emphasizes how critical relationships between levels of government, the public sector, private sector, community members, and agencies are in achieving its goals. The Village of Orchard Park, in its Climate Smart Community Certification journey, can leverage many of the recommendations outlined in the Plan.



Village of Orchard Park Traffic Calming Study (2025)

The Village of Orchard Park is taking proactive steps to reduce traffic congestion and enhance safety through a comprehensive traffic calming study led by Blue Zones in partnership with renowned walkability expert Dan Burden. This initiative is designed to make the village safer and more accessible for pedestrians, cyclists, and motorists alike.

Focused on walkability, speed reduction, and overall pedestrian safety, the study reimagines how people move throughout the village. Its goal is to improve quality of life by creating a more livable, attractive, and connected environment—whether residents are walking their dog, riding a bike, or visiting the business district.

This effort reflects the village’s broader commitment to long term planning, sustainable development, and



fostering a safer, more enjoyable community for all who live, work, and visit Orchard Park.

Orchard Park Active Mobility Plan (2026)

The Orchard Park Active Mobility Action Plan outlines a comprehensive strategy to improve walking, biking, and transit access across the Town and Village of Orchard Park, where current infrastructure heavily favors automobiles. Through surveys, walk audits, and engagement with more than 500 residents, the report identifies major safety challenges—particularly missing sidewalks, dangerous crossings, and high vehicle speeds near schools and key corridors. The plan proposes near term quick build projects and long term Complete Streets investments to enhance safety, accessibility, and connectivity to destinations such as schools, parks, commercial centers, and regional trails. The plan aims to create a safer, healthier, and more equitable transportation network that supports residents of all ages and abilities.

Key recommendations include:

- **Adopt a Complete Streets Policy** to guide all future roadway projects and ensure safe, accessible design for pedestrians, cyclists, transit users, and drivers.
- **Implement near term “quick build” safety projects**—such as temporary crosswalks, curb extensions, bollards, and speed calming measures—at the five most dangerous intersections and corridors.
- **Expand and connect the sidewalk network**, prioritizing ADA compliant sidewalks on both sides of all new streets and filling critical gaps near schools and major roads.
- **Develop protected and dedicated bike infrastructure**, including a long term network of 15 miles of protected lanes and multi use paths linking neighborhoods to parks, schools, and Highmark Stadium.
- **Enhance transit access and ADA improvements** by upgrading bus stops with shelters, accessible boarding areas, and better sidewalk connections, while exploring route extensions to underserved neighborhoods.



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A photograph of a community engagement meeting. Several people are gathered around a large map on an easel. A woman in a black jacket is pointing at the map. A man in a dark jacket is standing next to her. A woman in a blue puffer jacket is standing to the right. A man in a dark jacket is in the foreground, looking down at a notepad. In the background, there is a poster for "WALT DISNEY'S MICKEY MOUSE" and a doorway. The text "COMMUNITY ENGAGEMENT" is overlaid in the center of the image.

COMMUNITY ENGAGEMENT

The Village of Orchard Park’s Comprehensive Plan update was shaped by extensive community involvement and public input. The Village developed a Community Participation Plan to guide outreach efforts and ensure residents, businesses, and local stakeholders had multiple opportunities to share their ideas. Feedback gathered through this process played a key role in shaping the Plan’s Vision Statement, goals, and strategies.

Community engagement included a wide range of activities, such as meetings of a steering committee, a public survey, open houses, stakeholder interviews, and outreach through local media, including print, radio, social media, and online platforms.

Steering Committee

A steering committee made up of community leaders helped guide the Comprehensive Plan update. The committee included 10 members, representing residents, business owners, and leaders from local government and nonprofit organizations. A consultant team led by LaBella Associates worked closely with Village staff and the New York State Department of State to coordinate outreach efforts and support the planning process.

The steering committee met at key milestones throughout the project to review progress, provide feedback, and help shape major Plan components. All meetings were open to the public. Presentation materials from each meeting were made available online to ensure transparency and public access.

Five steering committee meetings were held during the project:

October 8, 2024: Introduction of the steering committee and consultant team; overview of the Comprehensive Plan process; review of member goals, schedule, community engagement strategy, and roles and responsibilities.

January 28, 2025: Review of the Community Profile, including demographics, economic trends, land use, transportation, infrastructure, and open space. Community Survey and Visual Preference Survey results were presented and key findings from existing plans were also discussed.

April 8, 2025: The draft Vision, Goals and Strategies were reviewed, discussed, and edited based on committee comments. Members also reviewed the draft future land use map and associated land use descriptions.

October 6, 2025: Review of visitor survey results and discussion of a draft vision statement, goals, and strategies developed through earlier engagement activities.

April 24, 2025: Review of updates to the vision, goals, strategies, and future land use map based on steering committee feedback. Priority projects were discussed, including examples and the structure of project profiles.

February 12, 2026: The final steering committee focused on a review of the draft Comprehensive Plan and draft proposed priority project profiles.

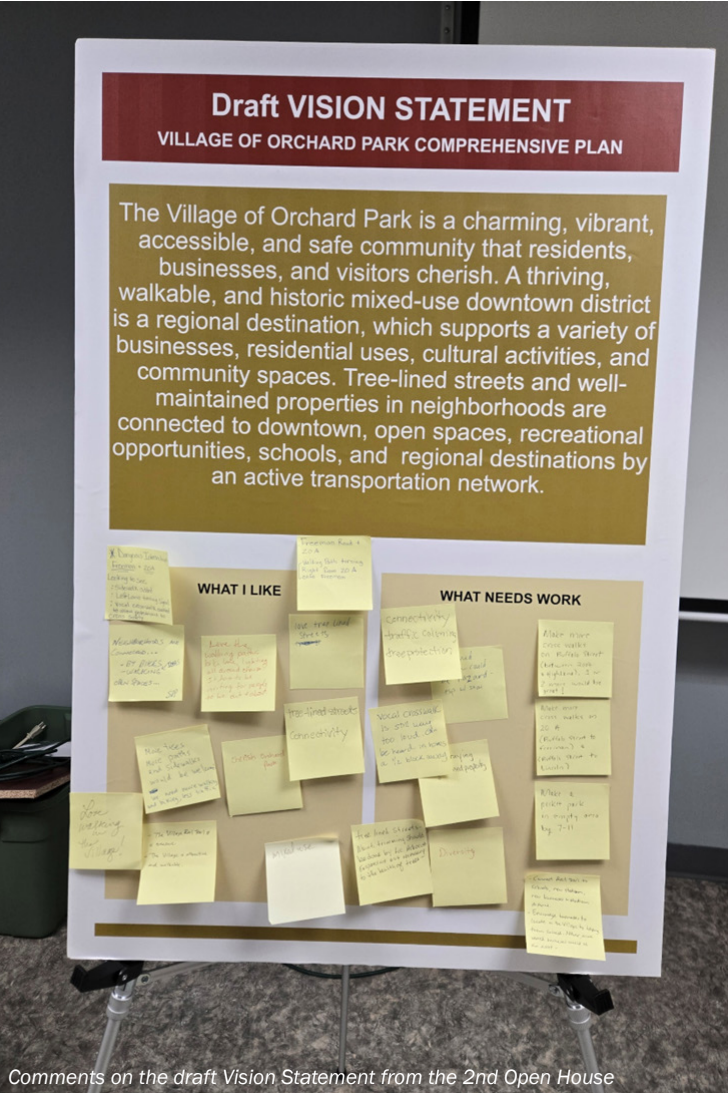
Public Meetings & Open Houses

Public meetings were widely advertised through local newspapers, news outlets, and other media. Village staff also posted meeting notices around the community and on the Village’s website. Presentation materials from each meeting were made available online to ensure transparency and public access.

Public open houses provided opportunities for residents to learn about the Comprehensive Plan and share feedback. Two well attended open houses were held for the Comprehensive Plan:

December 4, 2024, Open House: Held at Chamber of Commerce, this first open house presented key findings from the Community Profile and invited input on community values, future priorities, needed amenities, and challenges facing the Village.

October 14, 2025, Final Open House: A final open house at the Village Hall focused on gathering feedback on the draft vision, goals, and priority projects.



Stakeholder Input

As part of the Comprehensive Plan update, the Village of Orchard Park conducted stakeholder interviews to gain insight from people who are actively involved in the community. Participants included residents, business owners, developers, municipal staff, nonprofit leaders, and community partners. These interviews helped provide a clearer picture of local priorities, challenges, and opportunities.

What Stakeholders Said Is Working Well

Stakeholders consistently described Orchard Park as a close knit, safe, and welcoming community. They value the Village’s small town character, historic charm, attractive streets, and well maintained homes and public spaces. Community events, local businesses, parks, the library, and natural features such as Green Lake and Freeman Pond were frequently mentioned as strengths. Many participants also praised the responsiveness of Village staff and local government.

Key Issues and Challenges

A common theme was the need to balance preserving the Village’s character with allowing thoughtful growth. Stakeholders expressed concern about limited walkability beyond the Village center, gaps in sidewalks, traffic and speeding, and parking availability. Vacant or underused properties—particularly in the Four Corners area and along North Buffalo Road—were seen as both challenges and opportunities. Some participants also noted the need for clearer and more consistent zoning and development regulations.

Desired Improvements and Future Uses

Stakeholders widely supported attracting more locally oriented businesses that encourage walking and social activity, such as restaurants, cafés, and small retail shops. There was also interest in:

- Additional housing options, including apartments or townhomes that fit the Village’s scale.
- Improved pedestrian and bicycle connections
- Better traffic calming and sidewalk maintenance
- Expanded recreational, cultural, and family friendly amenities.
- A small grocery store or market in or near the Village center
- Carefully located and appropriately scaled lodging options to serve visitors

Vision for the Future

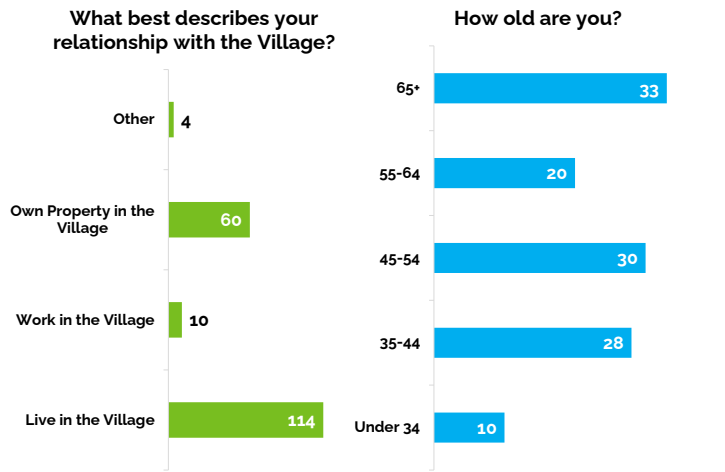
Looking ahead, stakeholders want Orchard Park to remain a safe, familiar, and community focused place while becoming more vibrant and walkable. They envision a Village with more activity in its core, thriving local

businesses, and high quality development that respects the Village’s character. A successful Comprehensive Plan, according to stakeholders, is one that reflects community input, guides growth thoughtfully, and is actively implemented to keep Orchard Park special for future generations.

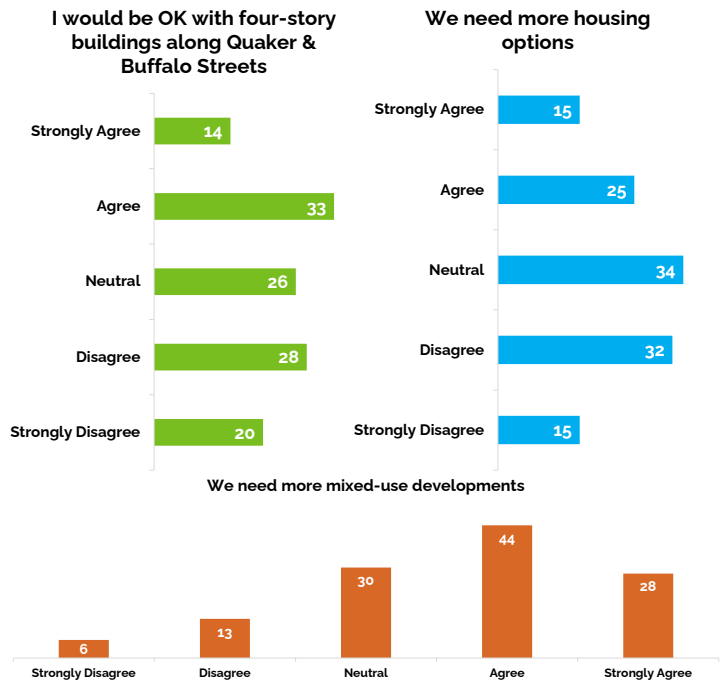
Community Survey

To reach residents who were unable to attend meetings, the Village launched an online community survey after the first public meeting. The survey remained open through August 21, 2024, and received **238** responses, demonstrating strong community interest and participation. The survey was promoted at the first open house and through other outreach efforts. Some key community survey results include:

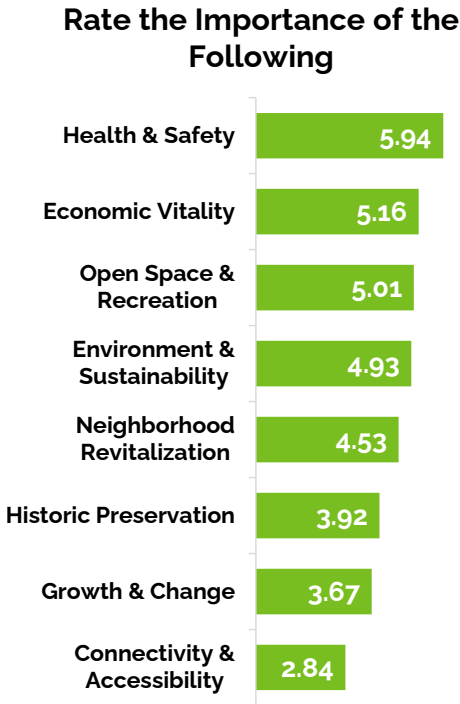
A broad range of the population participated in the survey:



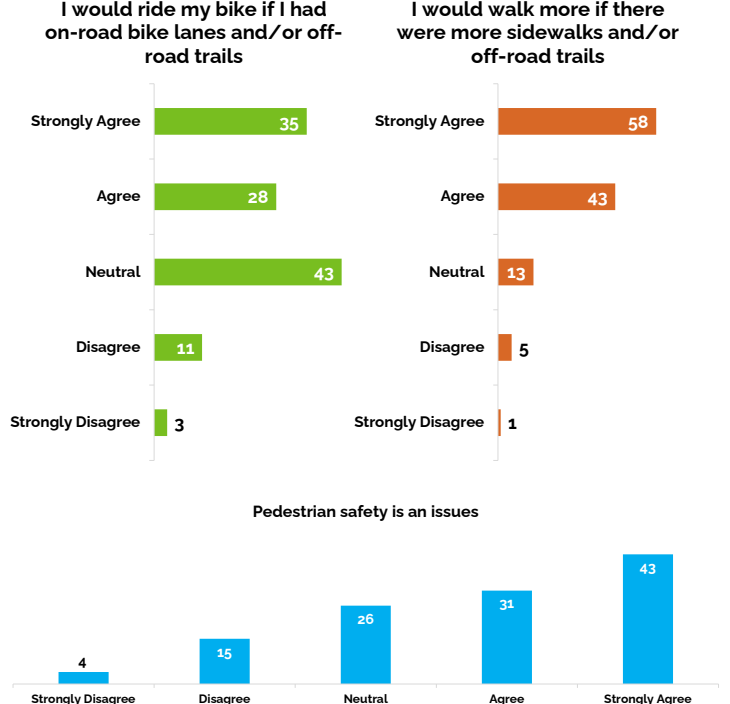
Regarding the built environment, there was consensus that mixed-use development should be encouraged, but there was no consensus on housing options and building heights:



Walkability, helping small businesses, accessibility and parks were high priorities of survey participants:



Alternative and active transportation options were also highly valued:



Visual Preference Survey

As part of the comprehensive community engagement strategy a Visual Preference Survey was conducted to provide community input on the design, character, and density of future development in the Village. Participants were shown a series of images and asked to rate the images on a scale of 1 (undesirable and inappropriate for the Village) to 10 (very desirable and appropriate for the Village). The highest and lowest rated images included:



The highest rated image received a score of **8.42**, and it shows a medium density residential neighborhood with sidewalks, densely planted street trees, and parallel on-street parking.



The lowest rated image, of a five-story apartment building, received a score of **2.04**, likely due to its massing, lack of facade or building design, and its institutional appearance.

The other highest rated residential images, receiving scores of 8.11 and 7.92, show medium-to-high-density residential buildings and neighborhoods with generous landscaping or streetscape elements:



The highest rated multi-family buildings (with scores of 5.66 & 4.40) were two-stories and the massing is broken up into smaller modules:



Survey participants also liked medium-density and walkable commercial downtown areas, which received scores of 8.07 and 6.34.



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The Future Land Use Map and its descriptions show how the Village of Orchard Park can grow and change over time. Together, they provide guidance on where several types of development should occur and how the Village can strengthen its neighborhoods, economy, and character. The map reflects the Vision Statement, Goals, and Strategies developed through the planning process and included in the next section.

Most importantly, the Future Land Use Map serves as a guide for future decisions. It helps inform zoning updates, protects natural and historic resources, and directs long term investments in infrastructure such as roads, utilities, and public spaces.

The map builds on the Village's existing zoning and land use patterns. In many areas, future land uses reflect how land is already used today. In other areas, new land use concepts were introduced to support the Village's long term goals, including:

- **Gateway Mixed Use:** This category recognizes the importance of the Village's main entry points. These gateway areas create first impressions for residents, visitors, and potential investors, and should include well designed development that reflects Orchard Park's character.
- **Downtown Mixed-Use:** The Downtown Mixed Use (DMU) area is intended to create an active, walkable downtown with a mix of businesses, housing, and destinations for both residents and visitors. New buildings and site improvements should follow design guidelines that honor the historic look and feel of downtown.
- **Innovation Mixed Use:** This category builds on Orchard Park's strong entrepreneurial and creative spirit. It supports new, mixed use districts that encourage reinvestment and innovative development on underused former or current industrial sites, creating space for residents, businesses, artists, and community services.
- **Neighborhood Mixed Use:** This new category supports a compact mix of uses that serve nearby neighborhoods, particularly on the north side of the Village.

Each land use category includes a description that explains its purpose, provides examples of appropriate uses, and outlines general guidance for building design, streetscape character, parking, and environmental protection.

Low Density Residential (LDR)

Neighborhoods of predominantly single-family detached low-density residential development.

Medium Density Residential (MDR)

Neighborhoods of moderate density development including single-family detached, two-family residential, and compatible multifamily development.

High Density Residential (HDR)

High-density residential includes neighborhoods with multi-family residential development.

Gateway Mixed-Use (GMU)

The Gateway Mixed-Use zone is a walkable district featuring a high-quality public realm that acts as a gateway into the Village. The mixed-use, medium density district includes commercial, residential, entertainment, cultural, lodging, museums, and office uses.

Neighborhood Mixed-Use (NMU)

Neighborhood Mixed-Use is a walkable district that features a mix of uses to service adjacent residential neighborhoods including commercial, residential, and office uses. Uses should be compatible with the scale of adjacent residential neighborhoods.

Downtown Mixed-Use (DMU)

The Downtown area features a historic, vibrant Village center that serves as a local and regional destination for the community. The district features a dense and walkable mix of uses including residential, commercial, office, entertainment, cultural, lodging, and institutional uses that are complemented by design criteria and a high-quality public realm.

Innovation Mixed-Use (IMU)

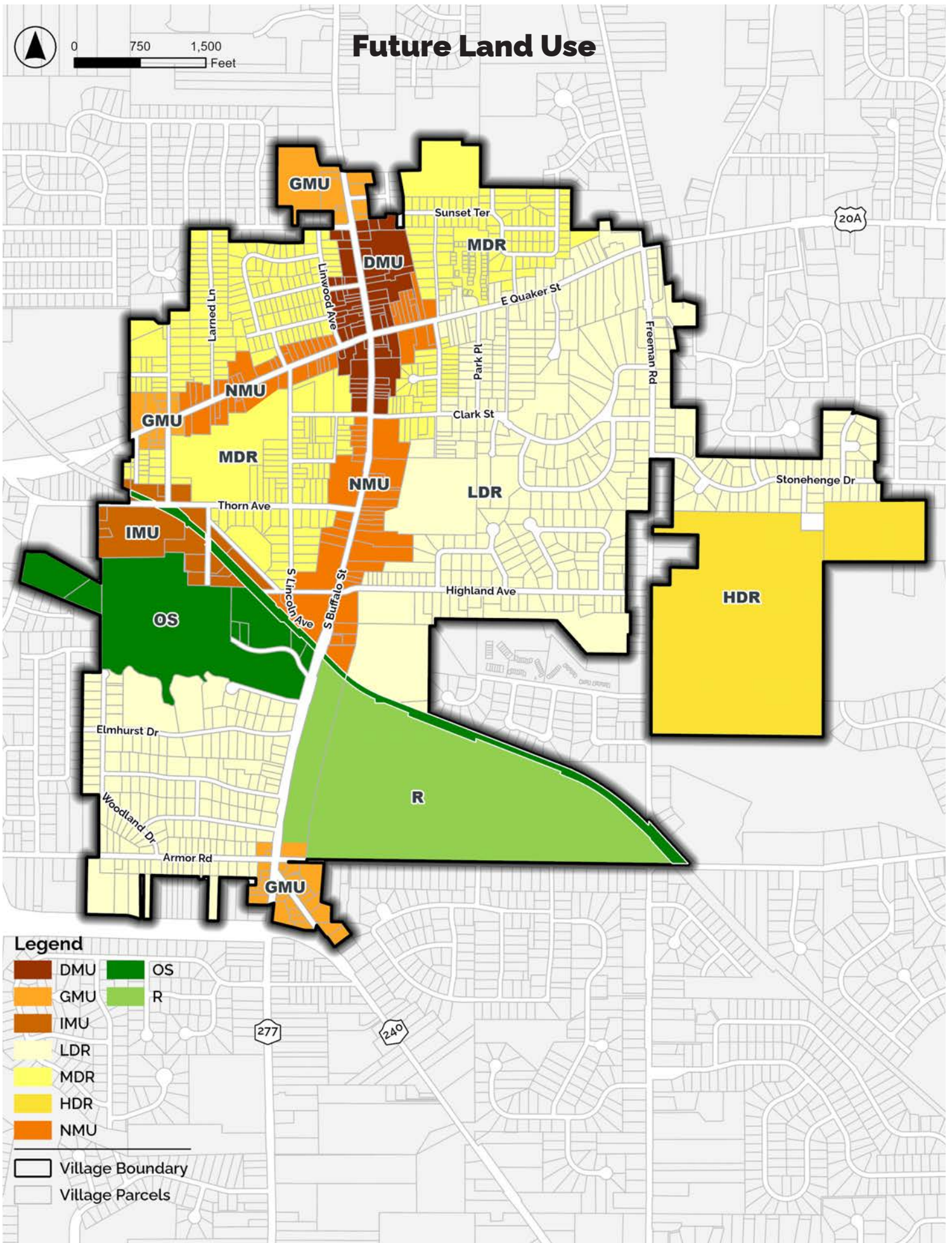
The Innovation Mixed-Use district provides a mix of commercial, retail, residential, personal service, office, light industrial, artisan, and legacy heavy industrial uses that are compatible with adjacent neighborhoods or districts.

Open Space (OS)

Includes public and semi-public parks, open spaces, and environmentally sensitive land and water areas.

Recreation (R)

Includes privately owned parks, open spaces, and environmentally sensitive land and water areas.



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VISION, GOALS, & STRATEGIES

The Vision, Goals, and Strategies set a clear direction for the future of the Village of Orchard Park. They reflect what residents, businesses, and community partners value most about the Village today, while also addressing how Orchard Park can grow and adapt over time. Together, they provide a shared framework for decision making, investment, and collaboration.

At the heart of this plan is a commitment to preserving Orchard Park's small town charm, historic character, and strong sense of community. The Vision imagines a walkable, vibrant downtown that serves as a regional destination, supported by thriving local businesses, housing choices, cultural activities, and welcoming public spaces. Just as importantly, the plan emphasizes well maintained neighborhoods, tree lined streets, and safe connections to parks, schools, and regional destinations.

The Goals and Strategies translate this Vision into action. They focus on strengthening neighborhoods, supporting a resilient local economy, improving transportation and infrastructure, protecting the environment, and celebrating the Village's unique identity and heritage. While ambitious, these goals are designed to be practical and flexible, allowing the Village to respond to changing needs, pursue funding opportunities, and build on partnerships. Together, they guide Orchard Park toward a future that is inclusive, connected, and true to its character.

Vision Statement

"The Village of Orchard Park is a charming, vibrant, accessible, and safe community that residents, businesses, and visitors cherish. A thriving, walkable, and historic mixed-use downtown district is a regional destination, which supports a variety of businesses, residential uses, cultural activities, and community spaces. Tree-lined streets and well-maintained properties in neighborhoods are connected to downtown, open spaces, recreational opportunities, schools, and regional destinations by an active transportation network."



Goals & Strategies

1. Maintain and Enhance Our Neighborhoods

1. Support code enforcement of residential properties to prevent deterioration and sustain neighborhood quality of life with periodic updates of laws and continued staff support.
2. Maintain and enhance street tree canopies through tree management, replacement and planting as well as species diversification.
3. Assess pedestrian connections and identify gaps in residential areas, near schools and within the Village's downtown core to generate a list of potential projects that will position the Village for grant funding with a focus on east of South Buffalo.
4. Update zoning to encourage diversification of housing types while preserving neighborhood character.
5. Obtain funding to improve housing conditions and to promote long-term affordability.
6. Update development regulations to require street trees and landscaping for all development proposals to reinforce the Village's traditional streetscape character.



2. Support the Revitalization of Our Economy

1. Advance downtown revitalization by exploring the Downtown Revitalization Initiative and New York Forward funding or funding from similar programs to support revitalization.
2. Develop design standards for new construction, building expansions, and site improvements within commercial districts, addressing massing, building heights, landscaping, density, site development, and material requirements.
3. Amend the zoning ordinance and development regulations to encourage an appropriate mix of uses that align with revitalization goals, community preferences, and market needs, including downtown mixed-use buildings, first floor retail, and upper floor housing.
4. Enhance public understanding of the commercial and mixed use development review and permitting process by educating applicants and making process details clearer and more accessible on the Village website
5. Revise zoning to allow increased densities and appropriate building heights in the downtown area to strengthen vitality, expand redevelopment opportunities, and support a wider range of



businesses and housing options.

6. Encourage activation of first floor spaces with retail, restaurants, and other uses that promote daytime and evening activities, supported through zoning tools, grants, and other financial incentives, including provisions for outdoor cafés.
7. Preserve historic buildings and sites throughout the Village, with a focus on maintaining the character and heritage of the downtown core with design guidelines, grants, and assistance with designation.
8. Adopt policies and regulations that attract visitors by supporting lodging, entertainment, and restaurant uses.

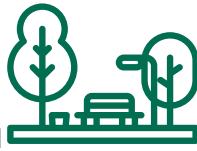
3. Enhance Vehicular and Active Transportation Corridors

1. Enhance the northern, southern, and western gateways into the Village with improved signage, landscaping, and streetscape elements.
2. Assess and implement traffic calming measures Village wide to improve pedestrian and bicyclist safety, including enhanced crosswalks, corner bump outs, medians, road narrowing, upgraded sidewalks, roundabouts, and safe bike lanes.
3. Upgrade streetscapes in commercial districts to enhance the pedestrian experience through decorative, human scaled lighting, improved sidewalks, and landscaping.
4. Evaluate and implement downtown parking improvements, including shared access across private lots, clearer directional signage, landscaping enhancements, and additional public parking that supports businesses, residents, and visitors.
5. Develop a long term strategy for a safe, connected active transportation network throughout the Village, including sidewalks, bike lanes, and trails.
6. Evaluate the need for expanded transit options in the downtown core, shopping centers, and other key areas of the Village.



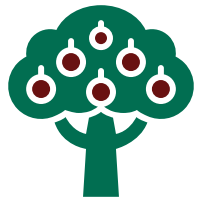
4. Maintain Village Assets and Protect Our Environment

1. Maintain and upgrade the Village's water, storm sewer, transportation, and park infrastructure, and pursue funding to support these improvements with a focus on water transmission mains.
2. Continue partnering with local organizations to beautify the Village, including planting, and maintaining downtown landscaping.
3. Identify and implement green infrastructure projects to address stormwater issues along streets, in parking lots, and within new subdivisions and developments.
4. Sustain efforts to retain or improve the Village's Climate Smart and Clean Energy designations for New York State by implementing strategies that reduce GHG emissions, increase energy efficiency, and protect the environment.
5. Collaborate with municipal partners to implement region-wide initiatives—such as trail development, economic development efforts, and infrastructure projects—while avoiding duplication of services.
6. Evaluate opportunities to enhance indoor and outdoor recreation facilities, including fields, exercise areas, and playgrounds.



5. Promote Our Culture and Identity

1. Preserve and enhance buildings, properties, and landmarks that reflect the Village's history and Quaker heritage, including the Friends Meeting House.
2. Strengthen the "Village of Orchard Park" brand by requiring the planting, maintenance, and preservation of trees and landscaping in parks, public spaces, planting strips, and on private properties through zoning and Village maintenance practices.
3. Promote and highlight the Village's connection to the Buffalo Bills and the new stadium district redevelopment to capitalize on increased events and attract businesses and visitors.
4. Celebrate and build on community pride and camaraderie through events such as the Quaker Days Festival, the 4th of July Parade, and the Taste of Orchard Park as well as community spaces.
5. Assess the feasibility and potential location of a Village Arts & Cultural Center to host performances, galleries, and community events



Based on input from public meetings, stakeholder interviews, focus groups, analysis of existing conditions, and guidance from the Steering Committee, a set of Priority Projects has been identified. These projects are intended to support meaningful, long term implementation and to create positive change both village-wide and within the districts where they are located. Taken together, the projects work in a coordinated way to advance the Vision, Goals, and Strategies of the Comprehensive Plan.

Detailed project profiles are provided for the highest priority projects and include conceptual renderings, project descriptions, property ownership information, alignment with plan goals, estimated timelines, and potential funding sources.

The overall purpose of the Priority Projects is to ensure the Comprehensive Plan is actionable and achievable. These projects provide a clear path for implementation by the Village and its regional partners, using available resources and positioning the Village to pursue future funding and partnership opportunities.

Enhance Commercial Frontages

This project will deliver placemaking and streetscape enhancements that reinforce walkability, character, and sustainability in the Village. The improvements will address tree canopy continuity, promote pedestrian use of the corridors, and strengthen the village's identity.

Project Location: Various locations on North and South Buffalo Street (NY 277) and East and West Quaker Street (NY 20A), radiating from the Village's Four Corners.

Project Description: The comprehensive plan recommends commercial frontage enhancements along the primary roadways in the Village. The improvements will extend from the Four Corners in each direction within the limits of the Village. Currently, many commercial properties reflect a vehicle-centric perspective, lacking appropriate connections for pedestrians, adequate visual buffers to conceal parking lots from the public ROW, aesthetic appeal or placemaking elements. Consideration for improvements to private property include adding shade trees in parking lot areas and signage upgrades. In the core of the Village, this comprehensive plan recommends an increase in allowable architectural height, meant to promote additional residential uses in the Village to increase walkability and quality of life.

Once completed, the improvements will ensure the roadways remain vital routes for vehicles while also strengthening pedestrian connections, creating a more attractive streetscape, and supporting increased private investment along the corridor

The project is expected to include the following elements:

i. Streetscape improvements: Where gaps or deficiencies in the village's tree canopy are identified, native street trees should be provided, along with adequate soil volumes – including structural soils beneath porous pavements to expand root zones and promote stormwater infiltration. Sidewalk paving throughout the corridors should be reviewed for condition and improved where necessary, or provided where missing. The existing pavements, streetlights, and furnishings evident throughout the Four Corners area should be extended along the primary north, south, east, and west corridors. Curbed bump outs in the roadway will bracket parking bays and shorten pedestrian crossing distances at intersections or mid-block crossings and should be paired with the visually distinct crosswalk markings recently installed in the Four Corners area.

ii. Pedestrian buffer improvements: Provide or enhance the buffer space between sidewalks and commercial parking lots. Buffers between pedestrians and adjacent parking lots should be planted, attractive in four seasons, and sustainable. Street trees should be considered where soil volume and visibility allow. Ensuring pedestrian safety is a primary goal.

iii. Support for redevelopment: The comprehensive plan recommends increasing density in the village core, envisioned as a walkable, mixed-use district with a high-quality public realm. Additionally, providing support for private property owners to improve their commercial frontage should also be considered, potentially as matching grants to catalyze private investment for both private and public good. Projects on commercial frontage should support additional shade trees and soil volume in otherwise unshaded parking lots, and façade or signage enhancements to improve aesthetics and placemaking.

NYSDOT will be an essential partner in all phases of the project, particularly regarding traffic engineering, public safety, and long-term maintenance. A maintenance agreement between NYSDOT and the Village may be necessary for elements that exceed conventional NYSDOT materials and standards.

Property Ownership: North and South Buffalo Street and East and West Quaker Streets are owned by the New York State Department of Transportation as NYS Route 277, and NYS Route 20A, respectively. Improvements that extend into cross streets will occur within Village right-of-way. Private property may be engaged with improvements to commercial frontage.

Comprehensive Plan Strategy Alignment: The project aligns with the following goals and strategies in the Comprehensive Plan:

1. Improve gateways into the Village with signage, landscaping, and streetscape elements.
2. Upgrade streetscapes in commercial districts including decorative lighting, sidewalks, and landscaping.
3. Establish design codes for new buildings or building expansions and site improvements in commercial districts.
4. Continue to partner with local groups to beautify the Village.
5. Identify and implement green infrastructure improvements to address stormwater issues.
6. Reinforce the “Village of Orchard Park” brand by requiring the planting, maintenance and preservation of trees and landscaping in parks, public spaces, planting strips, and on private properties.

Potential Funding Opportunities: The projects included in the plan may be eligible for the following funding opportunities:

- **Climate Smart Communities (CSC)** – The CSC program provides funding for natural resiliency improvements (green infrastructure), and sidewalks/trails.
- **NYF/DRI** – The New York Forward and Downtown Revitalization Initiative programs support projects to improve public and private properties including public streetscape and private site improvements.
- **NYS DEC Tree Grants** – DEC offers multiple grant programs to help plan for and plant street trees.
- **Transportation Alternatives Program (TAP)** – The TAP program provides up to \$7M and requires a 20% match for alternative and active transportation projects that connect or reconnect uses.

Existing Conditions



Proposed Conditions



Improve North and South Gateways

This project will deliver iconic gateway elements and street enhancements that reinforce Village character, wayfinding, character, walkability, and bike ability. The improvements will address welcoming gateway signage, tree canopy continuity and landscaping, promote pedestrian use of the corridors, provide bike safety enhancements, and strengthen the village's identity.

Project Location: The north gateway is located proximate to the northern Village limit along North Buffalo Street (NY 277), near the existing traffic signal at the shopping plaza. The south gateway is located proximate to the southern Village limit along Chestnut Ridge Road (NY 277), just north of New Armor Road (NY 240).

Project Description: The comprehensive plan recommends establishing attractive gateways to the Village. The primary gateway feature is envisioned to be an iconic structure spanning over the roadway. Additional amenities at the gateway areas will include street trees, street lighting, furnishings, and pavements currently used throughout the Village core. Roadways and roadway curbs may be modified to promote traffic calming. Buffered bike lanes should be provided, along with expansion of the pedestrian realm and or increase opportunities for street trees.

The North and South Gateway recommendations were developed in coordination with a parallel Village Traffic Calming Study prepared by Blue Zones with support from Dan Burden, as noted in the Community Profile. This multimodal study recommends a range of traffic calming treatments throughout the Village, including consideration of roundabouts and road diets at these key gateway locations.

Once completed, the gateways will create iconic elements and clarify the Village limits. The roadways will continue to serve as vital vehicular entries, while also strengthening connections for pedestrians and bicycles, and provide a more attractive streetscape in these areas.

The project is expected to include the following elements:

i. Gateway structures: The two gateway structures shall be designed to reflect the history of the Village and visually coordinate with many of the existing black 'wrought iron' furnishings and streetlights already in the Village. The structures shall include measures for aesthetic lighting to ensure visibility, and provide armature for hanging flower baskets, flags, or other seasonal banners to be coordinated with the streetlight banners found throughout the Village.

ii. Streetscape improvements: Enhance the streetscapes to promote walkability, calm traffic, and extend the aesthetics of the Village. Where gaps or deficiencies in the village's tree canopy are identified,

native street trees should be provided, along with adequate soil volumes – including structural soils beneath porous pavements to expand root zones and promote stormwater infiltration. Sidewalk paving throughout the corridors should be reviewed for condition and improved where necessary, or provided where missing. The existing pavements, streetlights, and furnishings evident throughout the Four Corners area should be extended to the gateway areas.

NYSDOT will be an essential partner in all phases of the project, particularly regarding traffic engineering, public safety, and long-term maintenance. A maintenance agreement between NYSDOT and the Village may be necessary for elements that exceed conventional NYSDOT materials and standards.

Comprehensive Plan Strategy Alignment: The project aligns with the following goals and strategies in the Comprehensive Plan:

1. Improve gateways into the Village with signage, landscaping, and streetscape elements.
2. Upgrade streetscapes in commercial districts including decorative lighting, sidewalks, and landscaping.
3. Continue to partner with local groups to beautify the Village.
4. Identify and implement green infrastructure improvements to address stormwater issues.
5. Develop a long-term strategy to promote a safe active transportation network for pedestrians and cyclists including sidewalks, bike lanes, and trails.
6. Reinforce the "Village of Orchard Park" brand by requiring the planting, maintenance and preservation of trees and landscaping in parks, public spaces, planting strips, and on private properties.

Potential Funding Opportunities: The projects included in the plan may be eligible for the following funding opportunities:

- **Climate Smart Communities (CSC)** – The CSC program provides funding for natural resiliency improvements (green infrastructure), and sidewalks/trails.
- **NYF/DRI** – The New York Forward and Downtown Revitalization Initiative programs support projects to improve public streetscapes.
- **NYS DEC Tree Grants** – DEC offers multiple grant programs to help plan for and plant street trees.
- **Transportation Alternatives Program (TAP)** – The TAP program provides up to \$7M and requires a 20% match for alternative and active transportation projects that connect or reconnect uses.

Existing Conditions - North Gateway



Proposed Conditions - North Gateway



Existing Conditions - South Gateway



Proposed Conditions - South Gateway



Upgrade the Center of Downtown

The Center of Downtown will be improved with enhanced crosswalks, upgraded streetscape elements, landscaping, and traffic calming components. The improvements will provide a safer and more attractive environment for pedestrians, bicyclists, residents, and businesses.

Project Location: At and near the intersection of E./W. Quaker Street (State Route 20) and N./S. Buffalo Streets (State Route 277).

Project Description: The primary crossroads and center of downtown Orchard Park would be transformed to include the following improvements:

i. Enhanced Crosswalks: Decorative pavement would be installed across the full area of the intersection of E./W. Quaker and N./S. Buffalo, which would alert motorists to slow down and enhance the aesthetics of the center of downtown. Crosswalks would be painted on top of the decorative pavement.

ii. Landscaped Center Median: In the center of N./S. Buffalo Street a landscaped median with a mountable curb would be installed to promote traffic calming and improve the appearance of downtown. Medians could be placed in sections of downtown streets with no or minimal driveway entrances.

iii. Street Trees: New street trees would be planted, and unhealthy or inappropriate species of street trees replaced, along both streets. Street trees not only enhance and humanize the street, but they also provide shade and reduce the rate of stormwater runoff.

iv. Lighting Enhancements: Multiple lighting enhancements downtown would be installed including catenary lighting across the street; tree lighting in the street trees, median trees, and landscaping; and building cornice lighting on the top of all the buildings.

Comprehensive Plan Strategy Alignment: The project aligns with the following goals and strategies in the Comprehensive Plan:

1. Improve gateways into the Village with signage, landscaping, and streetscape elements.
2. Upgrade streetscapes in commercial districts including decorative lighting, sidewalks, and landscaping.
3. Continue to partner with local groups to beautify the Village.
4. Develop a long-term strategy to promote a safe active transportation network for pedestrians and cyclists including sidewalks, bike lanes, and trails.
5. Identify and implement green infrastructure improvements to address stormwater issues.
6. Reinforce the “Village of Orchard Park” brand by requiring the planting, maintenance and preservation

of trees and landscaping in parks, public spaces, planting strips, and on private properties.

Potential Funding Opportunities: The projects included in the plan may be eligible for the following funding opportunities:

- **Climate Smart Communities (CSC)** – The CSC program provides funding for natural resiliency improvements (green infrastructure), and sidewalks/trails.
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- **NYS DEC Tree Grants** – DEC offers multiple grant programs to help plan for and plant street trees.
- **Transportation Alternatives Program (TAP)** – The TAP program provides up to \$7M and requires a 20% match for alternative and active transportation projects that connect or reconnect uses.

Existing & Proposed Conditions - Daytime



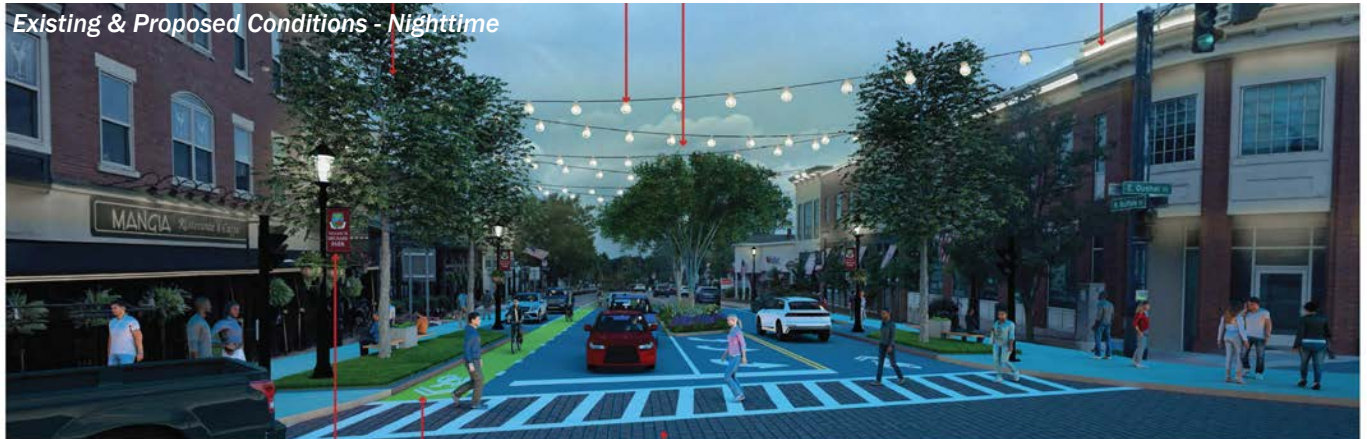
CREATE ORCHARD PARK VILLAGE MARQUEE IDENTITY

ADD NEW STAMPED CONCRETE PAVING PATTERN AT STREET INTERSECTION

CLARIFY VEHICULAR STRIPING & SIGNAGE OF ON-ROAD BIKE LANE TO ENCOURAGE MULTI-MODAL TRANSPORTATION & TRAFFIC CALMING



Existing & Proposed Conditions - Nighttime



CREATE ORCHARD PARK VILLAGE MARQUEE IDENTITY

ADD NEW STAMPED CONCRETE PAVING PATTERN AT STREET INTERSECTION

CLARIFY VEHICULAR STRIPING & SIGNAGE OF ON-ROAD BIKE LANE TO ENCOURAGE MULTI-MODAL TRANSPORTATION & TRAFFIC CALMING



Proposed Street Sections - North & South Buffalo St



Create a Downtown Civic Square

The Southwest corner of E./W. Quaker Street and N./S. Buffalo Street would be reimagined to create a central public square surrounded by mixed-use spaces.

Project Location: At and near the intersection of E./W. Quaker Street (State Route 20) and N./S. Buffalo Streets (State Route 277).

Project Description: The southwest corner of E./W. Quaker Street and N./S. Buffalo Street will be repurposed into a civic square and include the following improvements that complement the intersection improvements:

i. Civic Square and Plaza: A new public square would be introduced, which is something that is currently missing in the downtown core. This would involve removing a building at the corner and replacing it with decorative paving, landscaping, seating, and decorative lighting. A small parking area would also be re-purposed as an extension of the civic square.

ii. Repurposing Buildings: The existing former hardware store would be repurposed for a mix of uses, which may include retail, restaurant, or other commercial uses on the first floor. Those same uses could also occupy the 2nd floor, or it could be used for downtown market-rate apartments, condominiums, or accommodations. The rooftop could be used by restaurant patrons or residents as a unique rooftop bar or patio.

The adjacent building to the south of the hardware store would benefit from an additional story to be compatible with other downtown buildings and provide additional leasable space for a mix of uses.

Comprehensive Plan Strategy Alignment: The project aligns with the following goals and strategies in the Comprehensive Plan:

1. Advance the revitalization of the downtown district.
2. Incentivize activation of first floor spaces with retail, restaurants, and other uses that promote daytime and nighttime vitality, including outdoor cafes.
3. Preserve historic buildings & sites.
4. Amend the zoning ordinance and development regulations to support a mix of appropriate uses that support revitalization, community preferences, and market needs.

Potential Funding Opportunities: The projects included in the plan may be eligible for the following funding opportunities:

- **NYF/DRI** – The New York Forward and Downtown Revitalization Initiative programs support projects to improve public streetscapes.
- **ESD Restore** – Periodic funding through the Restore NY program could provide funding for demolition, renovation, and upgrades to downtown buildings.
- **ESD Capital** – Empire State Development could provide funding for acquisition, site development and building renovations in certain circumstances.
- **ESD Pro-Housing** – The pro-housing program can provide funding for infrastructure improvements to support housing development.

Existing & Proposed Conditions - Daytime



Existing & Proposed Conditions - Nighttime



Repurpose the Former Fuji Grill Site

The former Fuji Grill site at the corner of North Buffalo Street and Sunset Terrace is near the northern gateway of the Village and is a strategic site for redevelopment. Recently, the Fuji Grill building had to be demolished due to numerous building condition issues and structural problems. The site also includes a historic barn that has been preserved. This priority project proposes redeveloping the site to maximize mixed-use development and the owner's return on investment while activating a chronically underused site.

Project Location: Corner of N. Buffalo Street and Sunset Terrace.

Project Description: The 6.3-acre site will be redeveloped into a campus that includes the potential following uses as shown in the concept plans:

i. Repurpose the Barn: Adaptively reuse the barn for food and beverage café or restaurant.

ii. Construct Two mixed-use Building: Two connected buildings would be constructed in an "L" shape so each would provide street frontage. First floors could be used for restaurants, food and beverage facilities, or retail. Upper floors could be occupied by flex office space or residential.

iii. Create a Courtyard: In the rear of the building a courtyard would tie all the buildings together. Green spaces, benches, and cafés could be accommodated in the new courtyard.

iv. Off-street parking: A portion of the rear of the building would be reserved for off-street parking, with access to Sunset Terrace.

Comprehensive Plan Strategy Alignment: The project aligns with the following goals and strategies in the Comprehensive Plan:

1. Advance the revitalization of the downtown district.
2. Incentivize activation of first floor spaces with retail, restaurants, and other uses that promote daytime and nighttime vitality, including outdoor cafes.
3. Amend the zoning ordinance and development regulations to support a mix of appropriate uses that support revitalization, community preferences, and market needs.

Potential Funding Opportunities: The projects included in the plan may be eligible for the following funding opportunities:

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- **ESD Pro-Housing** – The pro-housing program can provide funding for infrastructure improvements to support housing development.



Existing & Proposed Conditions

Existing & Proposed Conditions



EXISTING CONDITIONS PHOTO. JULY 2022 (INTERSECTION AT N. BUFFALO ST. & SUNSET TERRACE)



IMPLEMENTATION

ORCHARD PARK

WELCOMES YOU

— INFORMATION —→

Implementing This Plan

Communities continually evolve as new challenges and opportunities emerge, making it essential to manage change through thoughtful planning and deliberate action. Based on data analysis, community input, surveys, stakeholder discussions, and guidance from the steering committee, a set of overarching goals has been established to guide the Village of Orchard Park toward its long term vision.

To support the achievement of these goals and the broader vision of this plan, an implementation plan has been developed that outlines the key steps needed to move the community forward. These recommended actions help clarify where resources should be focused and identify the expected time frames, partners, and potential funding sources required for implementation. This Implementation Plan is intended to be a living document and should be regularly reviewed and updated as progress is made and conditions evolve.

The Smart Growth Approach

The smart growth approach was utilized during the formation of the 31 recommended action items developed as part of this comprehensive plan. Smart Growth promotes several land use planning principles that create livable, sustainable and equitable communities. In total, there are 10 smart growth principles identified by New York State as part of the State’s Smart Growth Comprehensive Plan Grant Program. For each recommended action, the corresponding smart growth principles are also identified.

Smart Growth Principles



1. Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.



2. Enable a diverse mix of housing types that provide opportunity and choice for all.



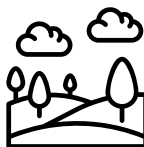
3. Prioritize infill development and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.



4. Provide well-planned, equitable, and accessible public spaces.



5. Encourage compact neighborhood design and concentrated development around existing infrastructure.



6. Preserve open space, agricultural resources, and natural resources.



7. Prioritize transportation options such as walking, cycling, and public transportation



8. Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.



9. Build on unique traits to create an attractive and welcoming community with a strong sense of place.



10. Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

Strategy		Timeframe	Smart Growth Alignment	Partners	Relative Cost	Funding
GOAL 1: Maintain and Enhance Our Neighborhoods						
a.	Support code enforcement of residential properties to prevent deterioration and sustain neighborhood quality of life with periodic updates of laws and continued staff support.	Ongoing			\$	
b.	Maintain and enhance street tree canopies through tree management, replacement and planting as well as species diversification.	Ongoing	8, 9	NYS DOT, Erie County DPW	\$	DEC TREE, GIGP
c.	Assess pedestrian connections and identify gaps in residential areas, near schools and within the Village's downtown core to generate a list of potential projects that will position the Village for grant funding with a focus on east of South Buffalo.	Short-term	7	NYS DOT, Erie County DPW, Erie County Planning	\$\$	GBNRTC UPWP, CSC, DOT
d.	Update zoning to encourage diversification of housing types while preserving neighborhood character.	Short-term	2	Erie County Planning	\$\$	DOS SG, EC MPG
e.	Obtain funding to improve housing conditions and to promote affordability.	Ongoing	2	Erie County Planning	\$	ECHP
f.	Update development regulations to require street trees and landscaping for all development proposals to reinforce the Village's traditional streetscape character.	Short-term	1, 8	Erie County Planning	\$	DOS SG, EC MPG
GOAL 2: Support the Revitalization of Our Economy						
a.	Advance the revitalization of the downtown district by supporting submission of a Downtown Revitalization Initiative (DRI) or New York Forward (NYF) grant application.	Short-term	2, 3, 4, 5, 7, 9, 10	NYS DOS	\$	NYF/DRI
b.	Develop design standards for new construction, building expansions, and site improvements within commercial districts, addressing massing, building heights, landscaping, density, site development, and material requirements.	Short-term	1, 3, 9	Erie County Planning	\$	DOS SG, EC MPG
c.	Amend the zoning ordinance and development regulations to encourage an appropriate mix of uses that align with revitalization goals, community preferences, and market needs, including downtown mixed-use buildings, first floor retail, and upper floor housing.	Mid-term	1	Erie County Planning	\$\$	DOS SG, EC MPG
d.	Enhance public understanding of the commercial and mixed use development review and permitting process by educating applicants and making process details clearer and more accessible on the Village website.	Ongoing	3		\$	
e.	Revise zoning to allow increased densities and appropriate building heights in the downtown area to strengthen vitality, expand redevelopment opportunities, and support a wider range of businesses and housing options.	Mid-term	1, 2, 3, 5	Erie County Planning	\$\$	DOS SG, EC MPG
f.	Encourage activation of first floor spaces with retail, restaurants, and other uses that promote daytime and evening activities, supported through zoning tools, grants, and other financial incentives, including provisions for outdoor cafés.	Mid-term	1, 3, 9		\$	DOS SG, EC MPG
g.	Preserve historic buildings and sites throughout the Village, with a focus on maintaining the character and heritage of the downtown core with design guidelines, grants, and assistance with designation.	Ongoing/ Short-term	9	Orchard Park Historical Society	\$	EPF HP, PNY, PNY TA, ESD RESTORE
h.	Adopt policies and regulations that attract visitors by supporting lodging, entertainment, and restaurant uses.	Mid-term		Orchard Park Chamber of Commerce, Visit Buffalo	\$	ESD MKT

Strategy		Timeframe	Smart Growth Alignment	Partners	Relative Cost	Funding
GOAL 3: Enhance Vehicular and Active Transportation Corridors						
a.	Enhance the northern, southern, and western gateways into the Village with improved signage, landscaping, and streetscape elements.	Mid-term	9	NYS DOT, Erie County DPW, OP Garden Club	\$\$	TAP
b.	Assess and implement traffic calming measures Village wide to improve pedestrian and bicyclist safety, including enhanced crosswalks, corner bump outs, medians, road narrowing, upgraded sidewalks, roundabouts, and safe bike lanes.	Long-term	7	NYS DOT, Erie County DPW, GBNRTC, Erie County Planning	\$\$\$	GBNRTC UPWP, CSC, DOT, EC DPW
c.	Upgrade streetscapes in commercial districts to enhance the pedestrian experience through decorative, human scaled lighting, improved sidewalks, and landscaping	Mid-term	9	NYS DOT, Erie County DPW, Erie County Planning	S\$\$	TAP, NYF/ DRI, DOT
d.	Evaluate and implement downtown parking improvements, including shared access across private lots, clearer directional signage, landscaping enhancements, and additional public parking that supports businesses, residents, and visitors.	Mid-term		NYS DOT, Erie County DPW, GBNRTC, Erie County Planning	\$\$	GBNRTC UPWP, DOT
e.	Develop a long term strategy for a safe, connected active transportation network throughout the Village, including sidewalks, bike lanes, and trails.	Mid-term		NYS DOT, Erie County DPW, GBNRTC, Erie County Planning	\$\$	GBNRTC UPWP
f.	Evaluate the need for expanded transit options in the downtown core, shopping centers, and other key areas of the Village.	Short-term	7	NYS DOT, GBNRTC, Erie County Planning	\$	GBNRTC UPWP
GOAL 4: Maintain Village Assets and Protect Our Environment						
a.	Maintain and upgrade the Village's water, storm sewer, transportation, and park infrastructure, and pursue funding to support these improvements with a focus on water transmission mains.	Ongoing	5	Erie County Planning, NYSEFC	\$\$\$	WIIA, CWS-RF, DWSRF, TIP, EPF MPR, EPF PARKS, NYPLAYS
b.	Continue partnering with local organizations to beautify the Village, including planting, and maintaining downtown landscaping.	Ongoing	9	OP Garden Club	\$	
c.	Identify and implement green infrastructure projects to address stormwater issues along streets, in parking lots, and within new subdivisions and developments.	Mid-term	8	Erie County Planning, Erie County DPW, BN Waterkeeper	\$\$	GIGP
d.	Sustain efforts to retain or improve the Village's Climate Smart and Clean Energy designations for New York State by implementing strategies that reduce GHG emissions, increase energy efficiency, and protect the environment.	Ongoing	8	NYSDEC	\$	CSC

Strategy		Timeframe	Smart Growth Alignment	Partners	Relative Cost	Funding
GOAL 4: Maintain Village Assets and Protect Our Environment						
e.	Collaborate with municipal partners to implement region-wide initiatives—such as trail development, economic development efforts, and infrastructure projects—while avoiding duplication of services.	Ongoing	9	Town of Orchard Park, Erie County	\$	DOS LGEG
f.	Evaluate opportunities to enhance indoor and outdoor recreation facilities, including fields, exercise areas, and playgrounds.	Mid-term	7		\$\$	
GOAL 5: Promote Our Culture and Identity						
a.	Preserve and enhance buildings, properties, and landmarks that reflect the Village's history and Quaker heritage, including the Friends Meeting House.	Ongoing/ Mid-term	9	Orchard Park Historical Society	\$	EPF HP, PNY, PNY TA
b.	Strengthen the “Village of Orchard Park” brand by requiring the planting, maintenance, and preservation of trees and landscaping in parks, public spaces, planting strips, and on private properties through zoning and Village maintenance practices.	Ongoing/ Mid-term	9	Erie County DPW, NYS DOT	\$	
c.	Promote and highlight the Village's connection to the Buffalo Bills and the new stadium district redevelopment to capitalize on increased events and attract businesses and visitors.	Ongoing	9	Visit Buffalo, Orchard Park Chamber of Commerce, ESD	\$\$	ESD MNY
d.	Celebrate and build on community pride and camaraderie through events such as the Quaker Days Festival, the 4th of July Parade, and the Taste of Orchard Park as well as community spaces.	Ongoing	9		\$	
e.	Assess the feasibility and potential location of a Village Arts & Cultural Center to host performances, galleries, and community events.	Mid-term	9	Visit Buffalo, Orchard Park Chamber of Commerce	\$\$	ESD SP, NYSCA

Relative Cost

\$ - Under \$100,000

\$\$ - Greater than \$100,000 but less than \$1,000,000

\$\$\$ - Greater than \$1,000,000

Funding

CSC – NYS Department of Environmental Conservation, Climate Smart Communities grants

CWSRF – NYS Clean Water State Revolving Loan Fund

DEC TREE – NYS Department of Conservation Tree grants

DOS LGEG - NYS Department of State, Local Government Efficiency grants

DOS SG – NYS Department of State, Smart Growth grants

DOT – NYS Department of Transportation

DRI/NYF – NYS Downtown Revitalization Initiative and NY Forward grants

DWSRF – NYS Drinking Water State Revolving Loan Fund

EC DPW – Erie County Department of Public Works for county highways

EC HP – Erie County Housing Programs

EC MPG – Erie County Municipal Planning Grants

EPF HP– NYS Office of Parks, Recreation, and Historic Preservation, Environmental Protection Fund historic preservation grants

EPF MPR/PARKS - NYS Office of Parks, Recreation, and Historic Preservation, Environmental Protection Fund parks grants

ESD MKT – NYS Empire State Development Market NY grants

ESD RESTORE - NYS Empire State Development, RESTORE NY grants

ESD SP – NYS Empire State Development, Strategic Planning Grants

GBNRTC UPWP – Greater Buffalo Niagara Regional Transportation Council Unified Planning Work Program.

GIGP – NYS Environmental Facilities Corporation Green Innovation Grant Program

NY PLAYS – NYS grants for playgrounds

NYSCA – NYS Council on the Arts.

PNY – Preservation League of NY capital grants

PNY TA _ Preservation League of NY technical assistance grants

TAP – NYS Department of Transportation, Transportation Alternatives Program

TIP – GBNRTC Transportation Improvement Plan

WIIA - NYS Environmental Facilities Corp, Water, Sewer & Green infrastructure funding

Timeframe

Short: 0-3 years

Medium: 3-7 years

Long: 7-10+ years

NYS DOS Smart Growth Principles

1. Develop plans and land use regulations that allow for and encourage **mixed-use** neighborhoods.
2. Enable a **diverse mix of housing types**, providing opportunity and choice for people of all ages, abilities, and incomes.
3. Prioritize **infill and redevelopment** of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.
4. Provide well-planned, equitable, age-friendly, and accessible **public spaces**.
5. Encourage **compact neighborhood design and concentrated development** around existing infrastructure.
6. Preserve open space, agricultural resources, and natural resources.
7. Prioritize transportation options such as **walking, cycling, and public transportation**.
8. Promote **climate resiliency and adaptation**, preferably through nature-based solutions, and reduce greenhouse gas emissions.
9. Build on unique traits to create an attractive and welcoming community with a strong **sense of place**.
10. Engage in an **inclusive, collaborative public planning process** that considers the needs and character of the community.