



APPENDICES

TOWN OF CONCORD COMPREHENSIVE PLAN UPDATE

-MAPPING

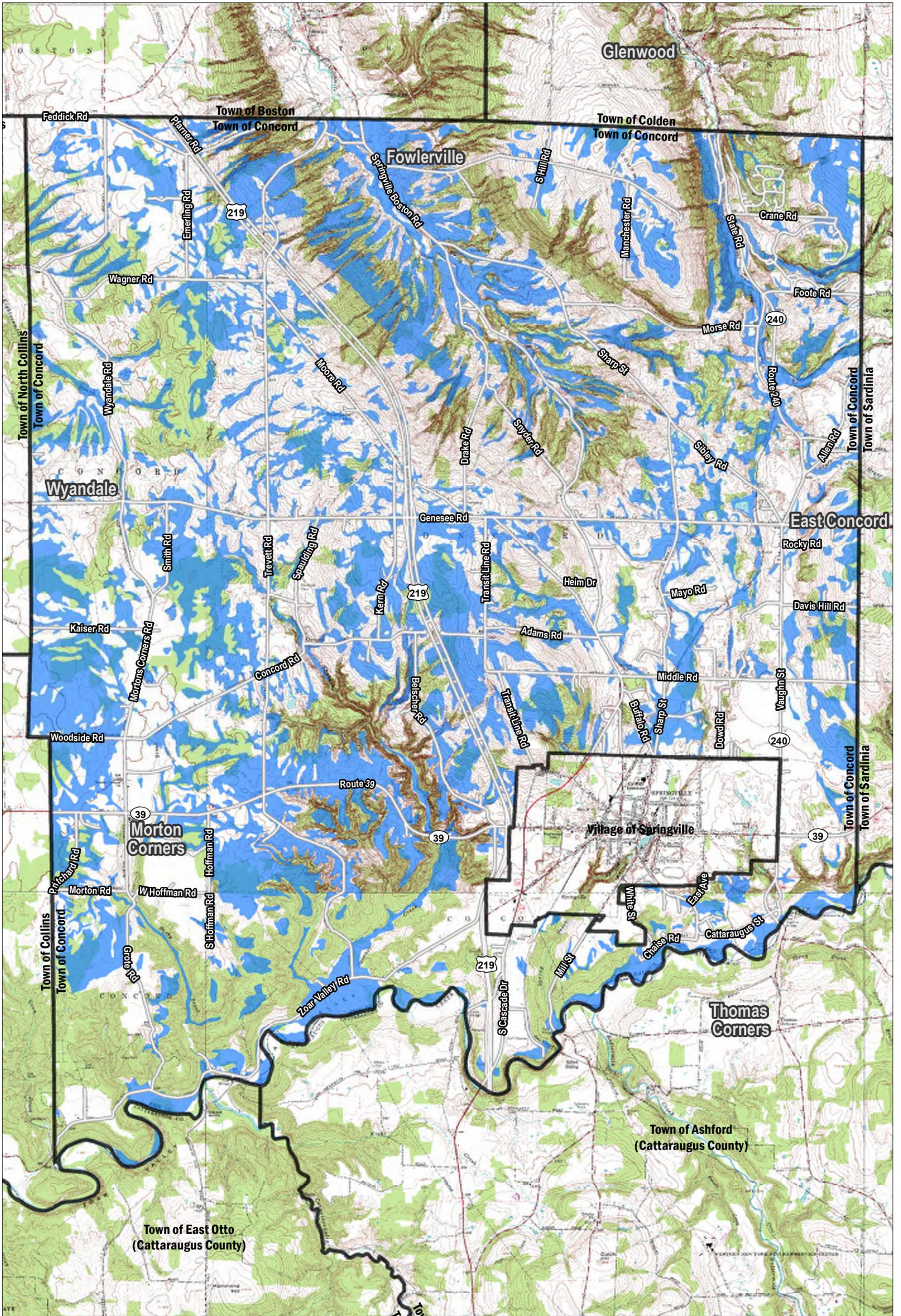
-DECEMBER 2016 WORKING PAPER BY CAROL HOROWITZ, AICP

-PUBLIC MEETINGS INFORMATION

-SEQR DOCUMENTATION

-APPLICABLE SECTIONS FROM NIAGARA RIVER/LAKE ERIE WATERSHED MANAGEMENT PLAN

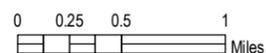
Mapping



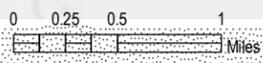
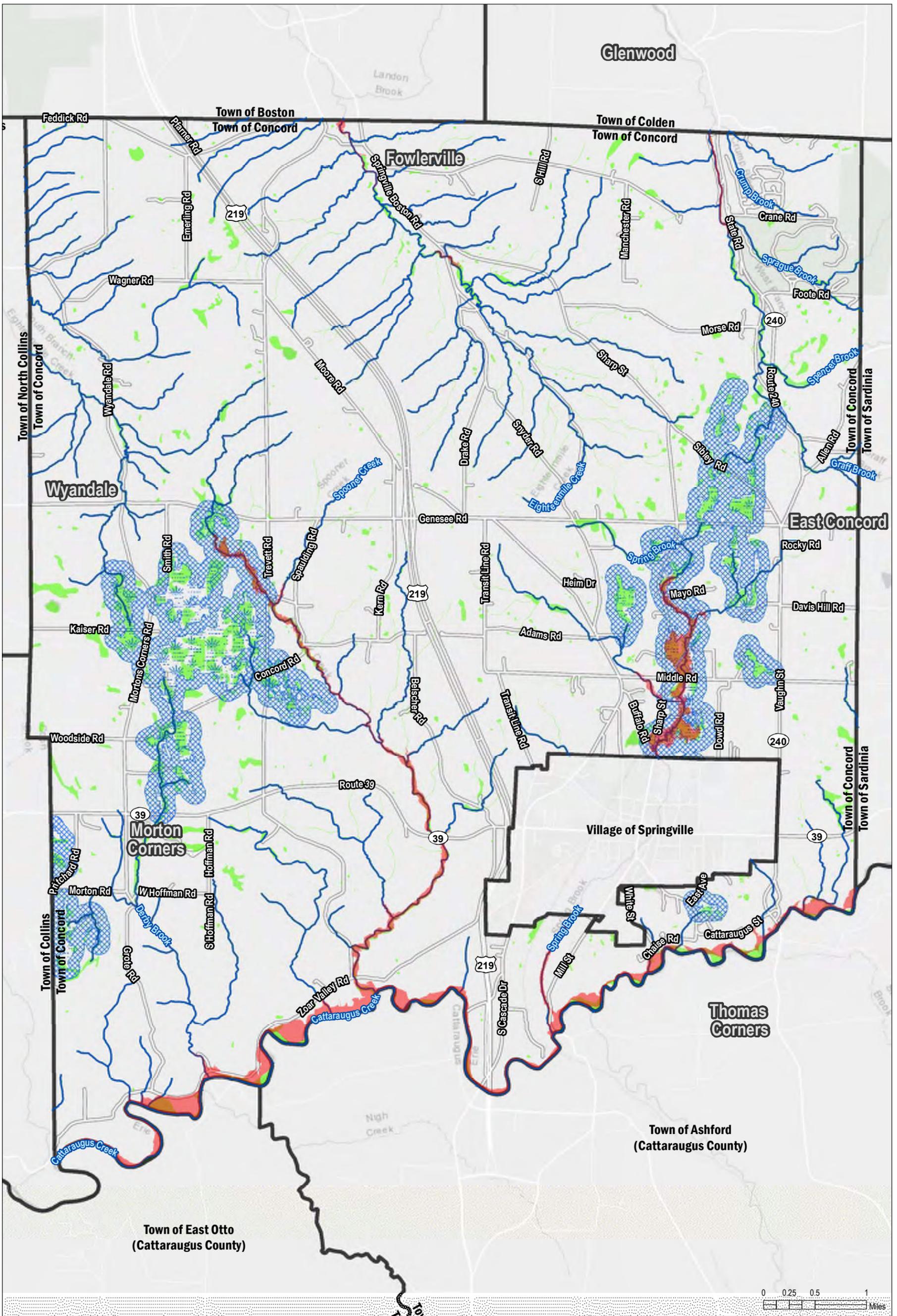
**Town of Concord
Comprehensive Plan**
ERIE COUNTY, NEW YORK
Map 1 - Topography & Hydric Soils

LEGEND

 Hydric Soils




WD Project # 498301
Map Created: February, 2018



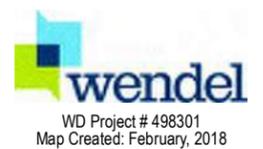
Town of Concord Comprehensive Plan

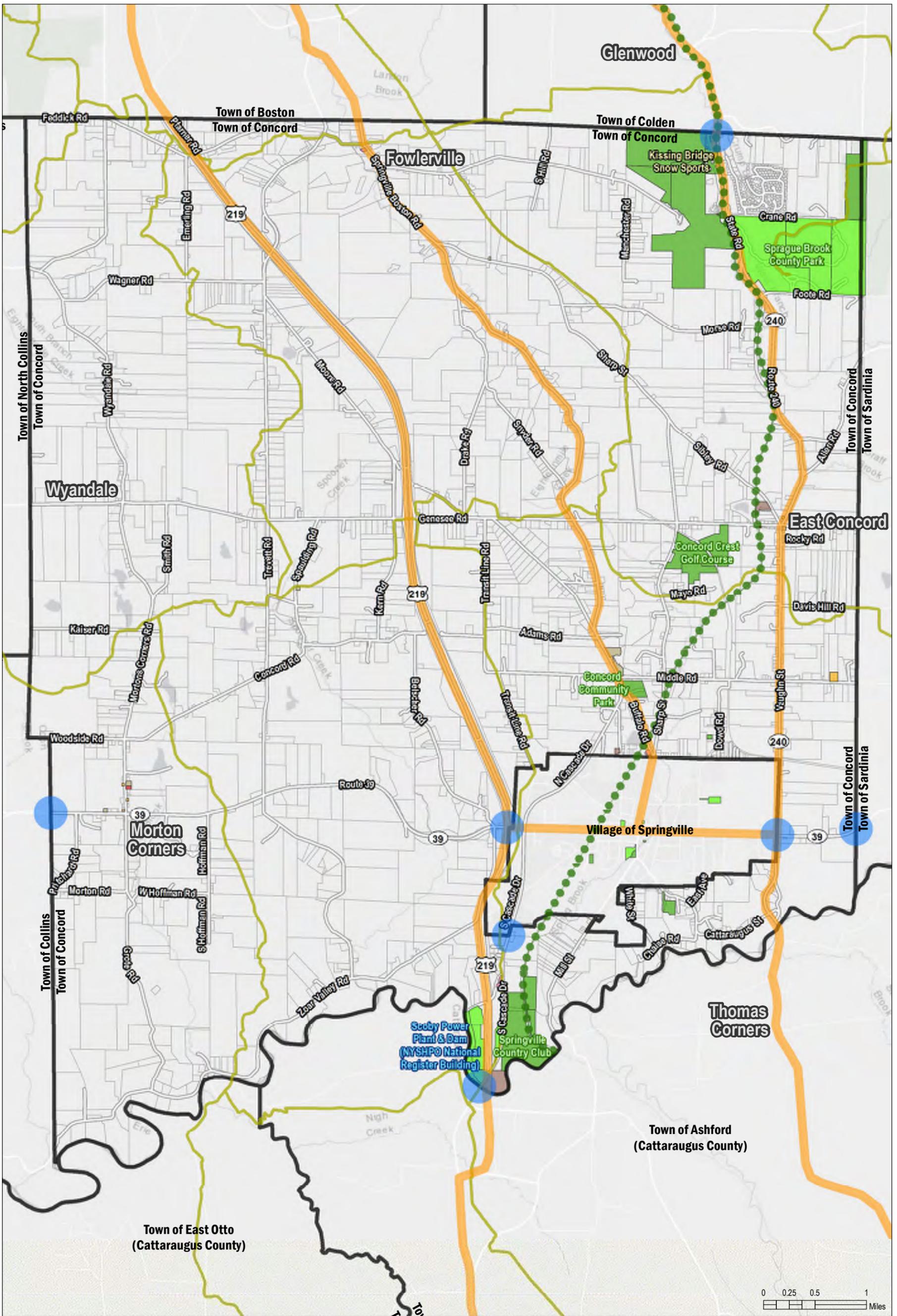
ERIE COUNTY, NEW YORK

Map 2 - Environmental Features

LEGEND

- Preliminary FEMA Flood Hazard Zones
- 100 Year Floodzone
- Waterway
- State Wetlands
- State Wetlands Checkzone
- Federal Wetlands

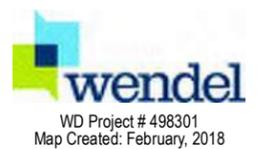


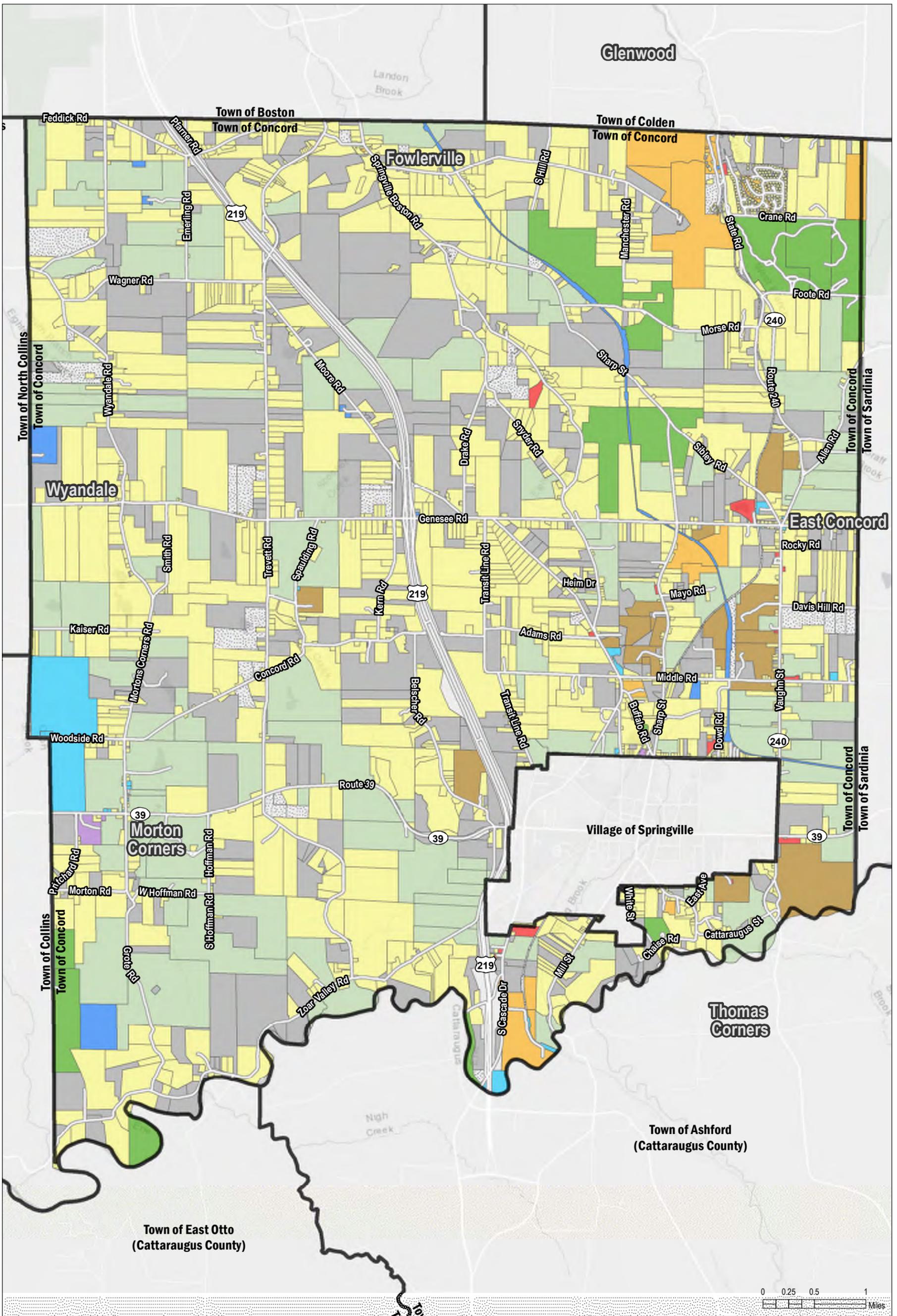


**Town of Concord
Comprehensive Plan**
ERIE COUNTY, NEW YORK
Map 3 - Community Features

LEGEND

- | | | |
|---------------------------------|---------------------------|---------------------|
| Parcels (2016) | Cemetery | Park |
| NYS Snowmobile Trails 2017-2018 | Government | Police/Fire |
| Gateway | Indoor/Outdoor Recreation | Religious |
| Proposed Rails To Trails | Library | School |
| Scenic Byways | | Social Organization |





**Town of Concord
Comprehensive Plan**
ERIE COUNTY, NEW YORK
Map 4 - Existing Land Use

LEGEND

No Data	Vacant	Industrial
Agriculture	Commercial	Mine/Quarry
Residential	Recreation & Entertainment	Public Services
	Community Services	Wild, Forest, Conservation Land



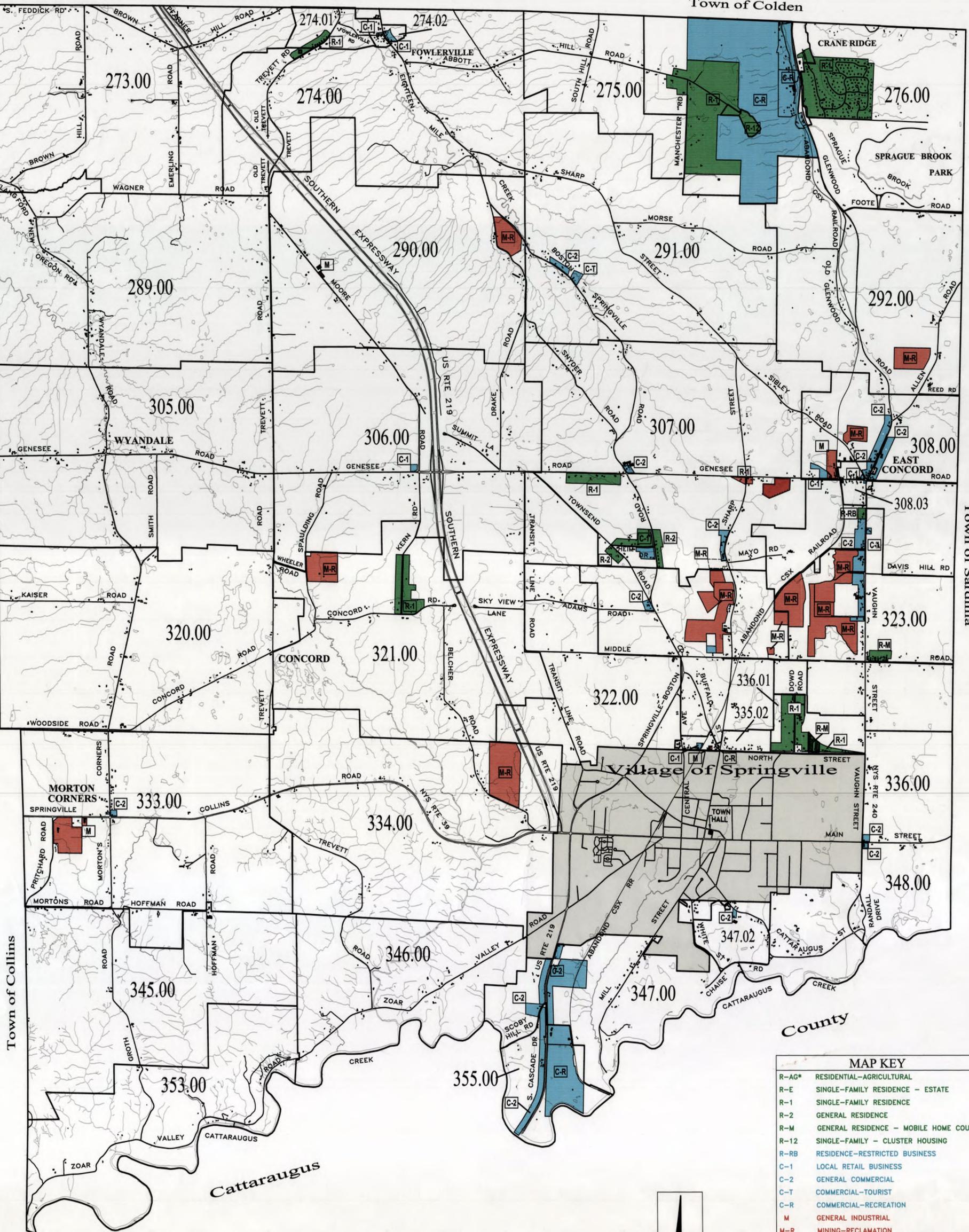
WD Project # 498301
Map Created: February, 2018

Town of Boston

Town of Colden

Town of North Collins

Town of Sardinia



MAP KEY

- R-AG* RESIDENTIAL-AGRICULTURAL
- R-E SINGLE-FAMILY RESIDENCE - ESTATE
- R-1 SINGLE-FAMILY RESIDENCE
- R-2 GENERAL RESIDENCE
- R-M GENERAL RESIDENCE - MOBILE HOME COURT
- R-12 SINGLE-FAMILY - CLUSTER HOUSING
- R-RB RESIDENCE-RESTRICTED BUSINESS
- C-1 LOCAL RETAIL BUSINESS
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL-TOURIST
- C-R COMMERCIAL-RECREATION
- M GENERAL INDUSTRIAL
- M-R MINING-RECLAMATION
(Actual M-R boundary is as approved by NYS DEC mining permit)

*NOTE: All lands are zoned R-AG unless otherwise noted.

■ APPROXIMATE ZONING DISTRICT BOUNDARY

355.00 ZONING MAP No.



Map 5 - Zoning

REVISION	
DATE	DESCRIPTION
10/20/05	INCORPORATED 3/15/05 T. B. REZONING

THIS MAP SHOWS GENERAL LOCATIONS OF ZONING DISTRICTS ONLY
SEE INDIVIDUAL ZONING MAPS FOR OFFICIAL DISTRICT BOUNDARIES

TOWN OF CONCORD, ERIE COUNTY, NEW YORK

ZONING

86 FRANKLIN STREET SPRINGVILLE, NEW YORK 14141

MAP #

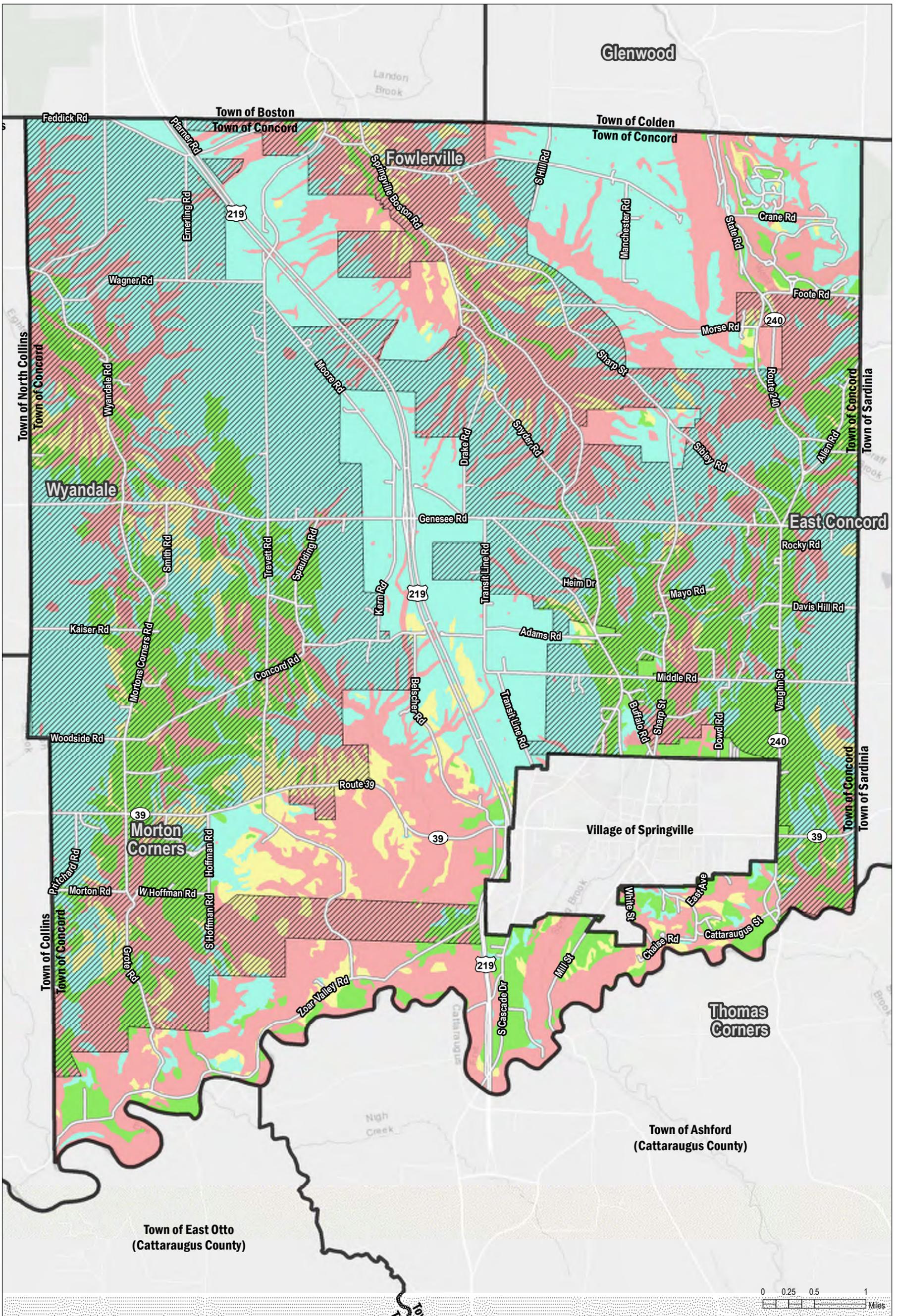
INDEX

ADOPTED March 9, 1998 SCALE N/A BY JD

NOTE: BASE MAP PREPARED FROM 1993 ERIE COUNTY TAX MAPS.
MAPS DO NOT NECESSARILY SHOW PROPERTY LINE OR S-B-L CHANGES AFTER 1993.

307-B Falls Street
Greenville, South Carolina 29601
(864) 271-9598 • Fax (864) 271-4135
sc@miloneandmacbroom.com

MILONE & MACBROOM

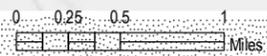
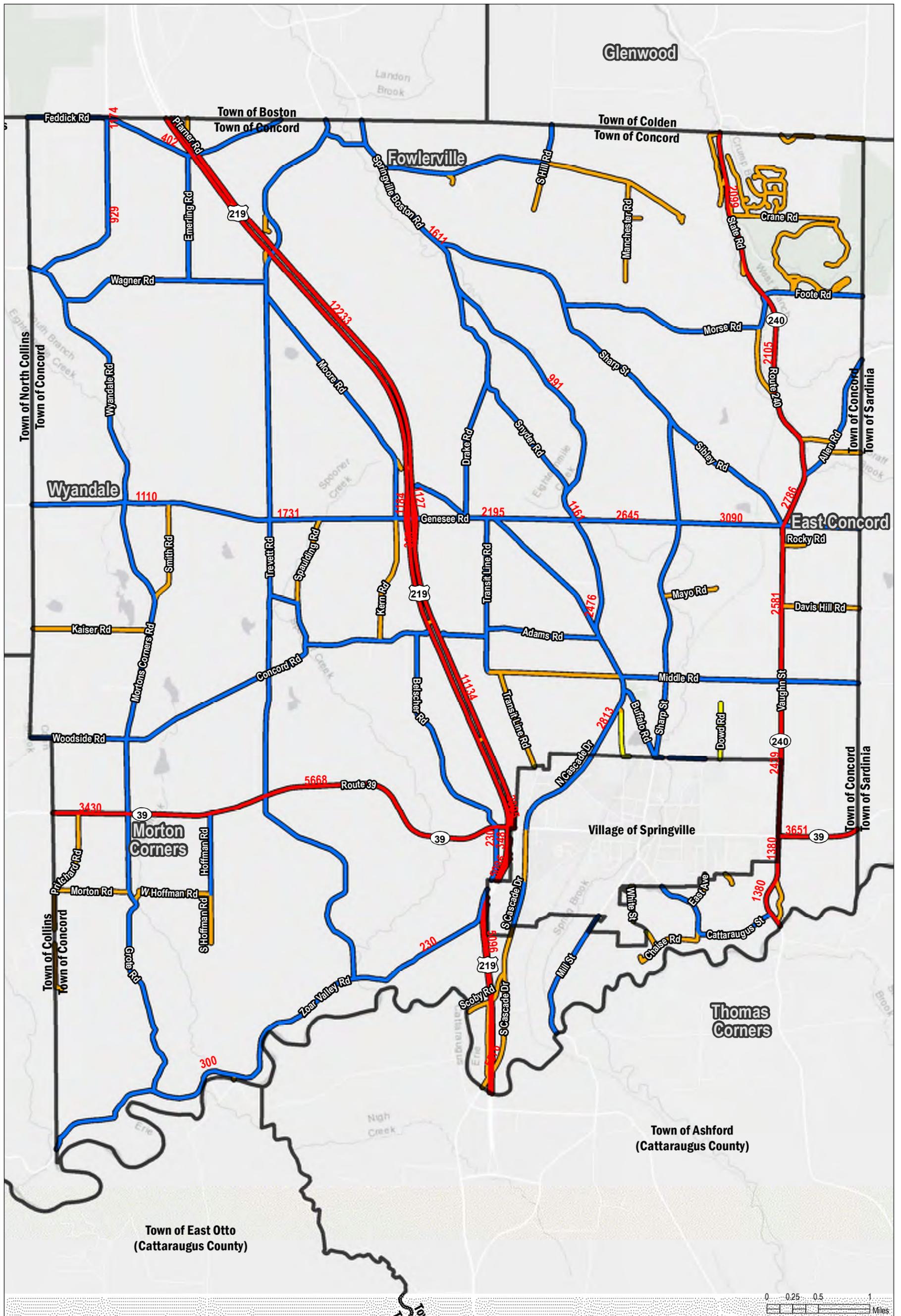


**Town of Concord
Comprehensive Plan**
ERIE COUNTY, NEW YORK
Map 6 - Agricultural Districts
and Farmland Soils

LEGEND

- | | |
|----------------------------------|-------------------------|
| Farmland Classification | Agriculture District 15 |
| All areas are prime farmland | |
| Farmland of statewide importance | |
| Not prime farmland | |
| Prime farmland if drained | |



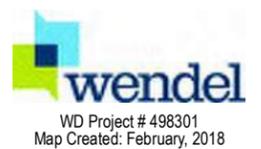


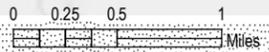
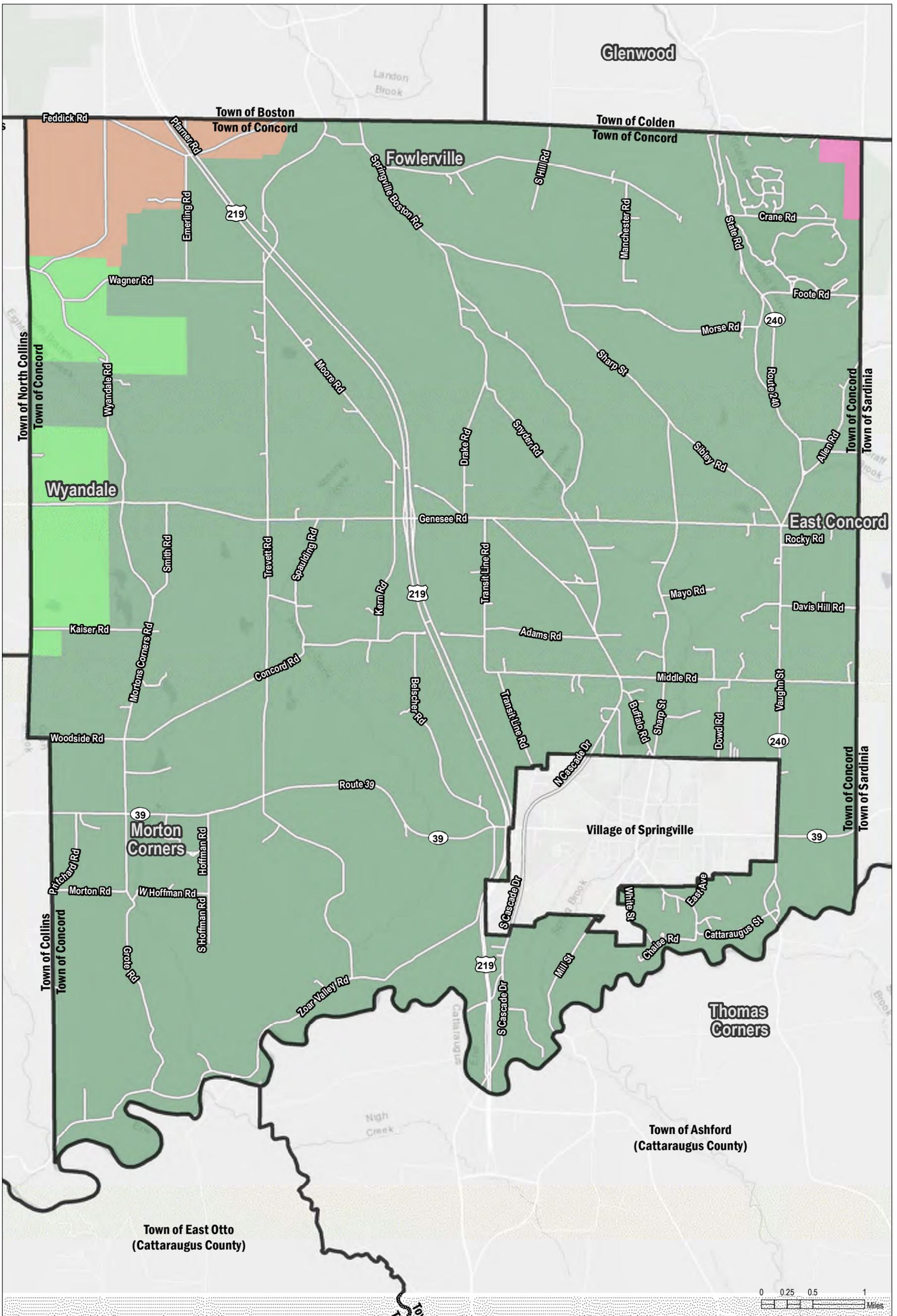
**Town of Concord
Comprehensive Plan**
ERIE COUNTY, NEW YORK
Map 7 - Transportation

LEGEND

- Road Jurisdiction**
- 01 - State Route
 - 02 - County Road
 - 03 - Town Road
 - 04 - Village Street

2015 Average Daily Traffic (Counts Labeled)

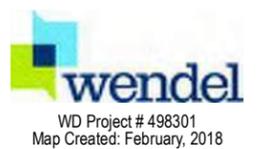


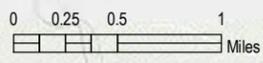
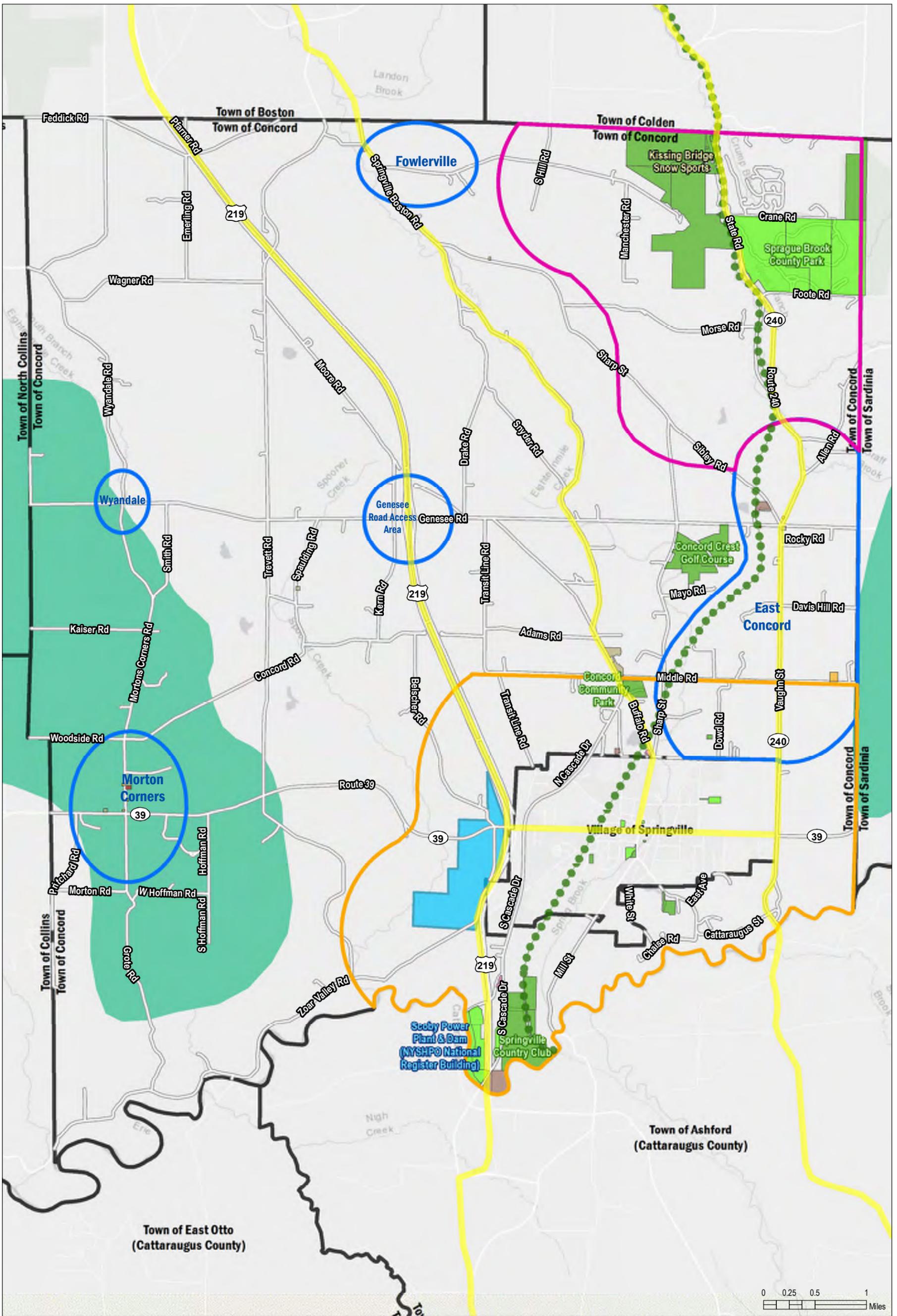


**Town of Concord
Comprehensive Plan**
ERIE COUNTY, NEW YORK
Map 8 - School Districts

LEGEND

- School Districts**
- Eden CSD
 - Holland CSD
 - North Collins CSD
 - Springville-Griffith Inst CSD





Town of Concord Comprehensive Plan

ERIE COUNTY, NEW YORK

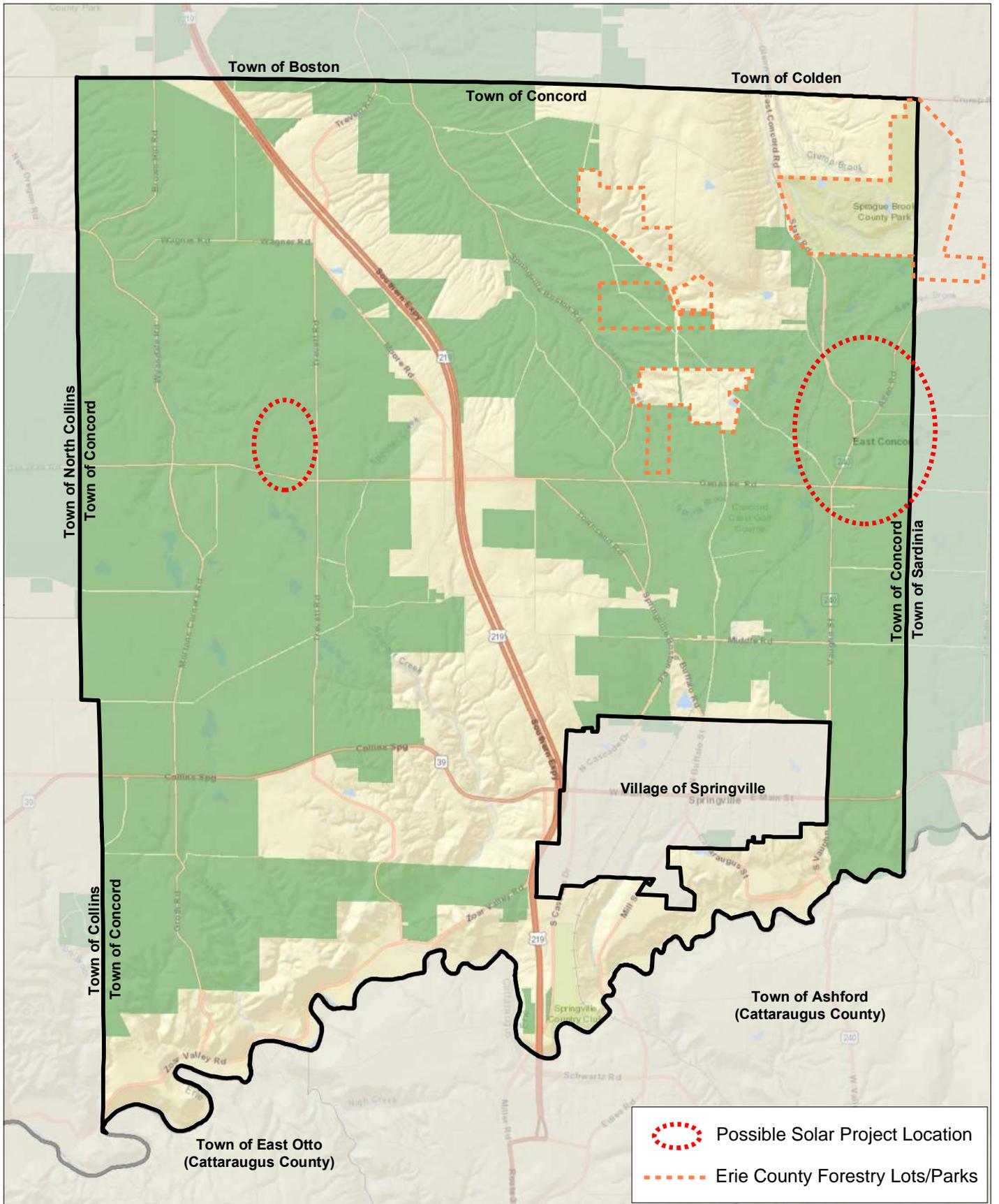
Map 9 - Vision Map & Planning Areas

LEGEND

- | | | | |
|------------------------------|---------------------------------------|---------------------------|---------------------|
| Scenic Byways | Village Impact Area | Cemetery | Park |
| Proposed Rails To Trails | Hamlet (with Name) | Government | Police/Fire |
| Town Tourism/Recreation Area | Future Business Area | Indoor/Outdoor Recreation | Religious |
| | High Value Agriculture Soils (County) | Library | School |
| | | | Social Organization |



WD Project # 498301
Map Created: February, 2018



 Southeast Agricultural District #15

SOURCE: ERIE COUNTY DEPARTMENT OF ENVIRONMENT AND PLANNING, 2021

AGRICULTURAL DISTRICTS

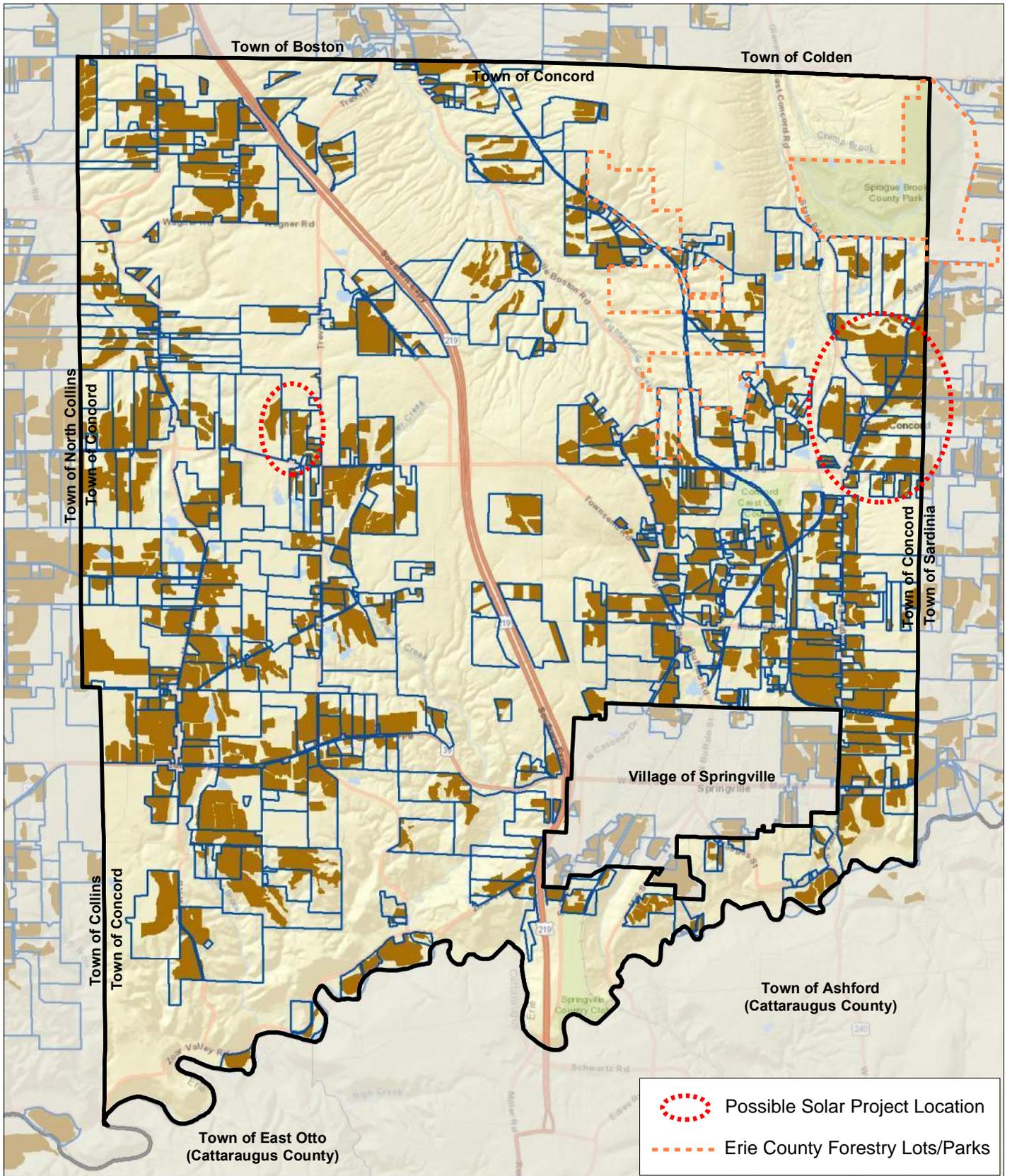
CONCORD, NY

COMPREHENSIVE PLAN UPDATE



MAP PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 2/5/2021





 Agricultural Parcels
  Cropland

SOURCE: Erie County Agriculture and Farmland Protection Plan, 2012

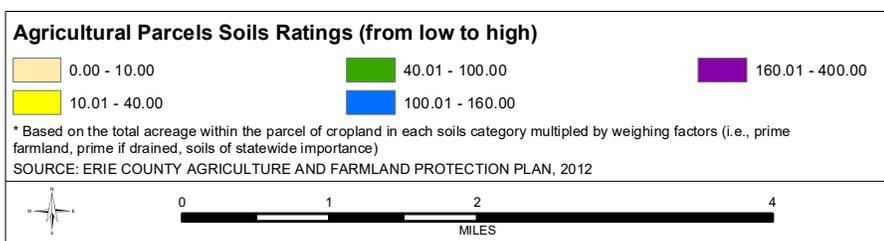
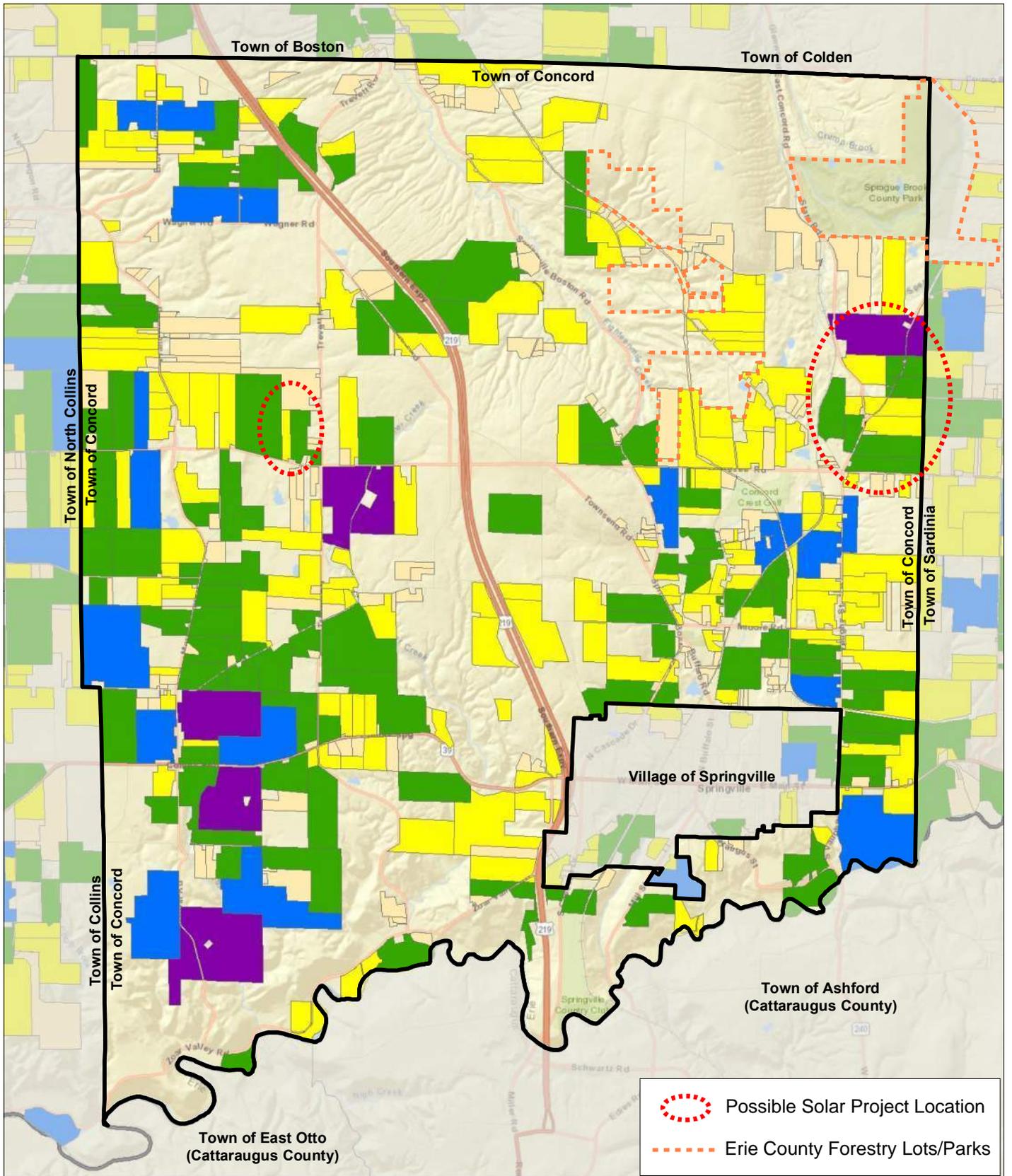



AGRICULTURAL PARCELS AND CROPLAND COVERAGE

CONCORD, NY

COMPREHENSIVE PLAN UPDATE

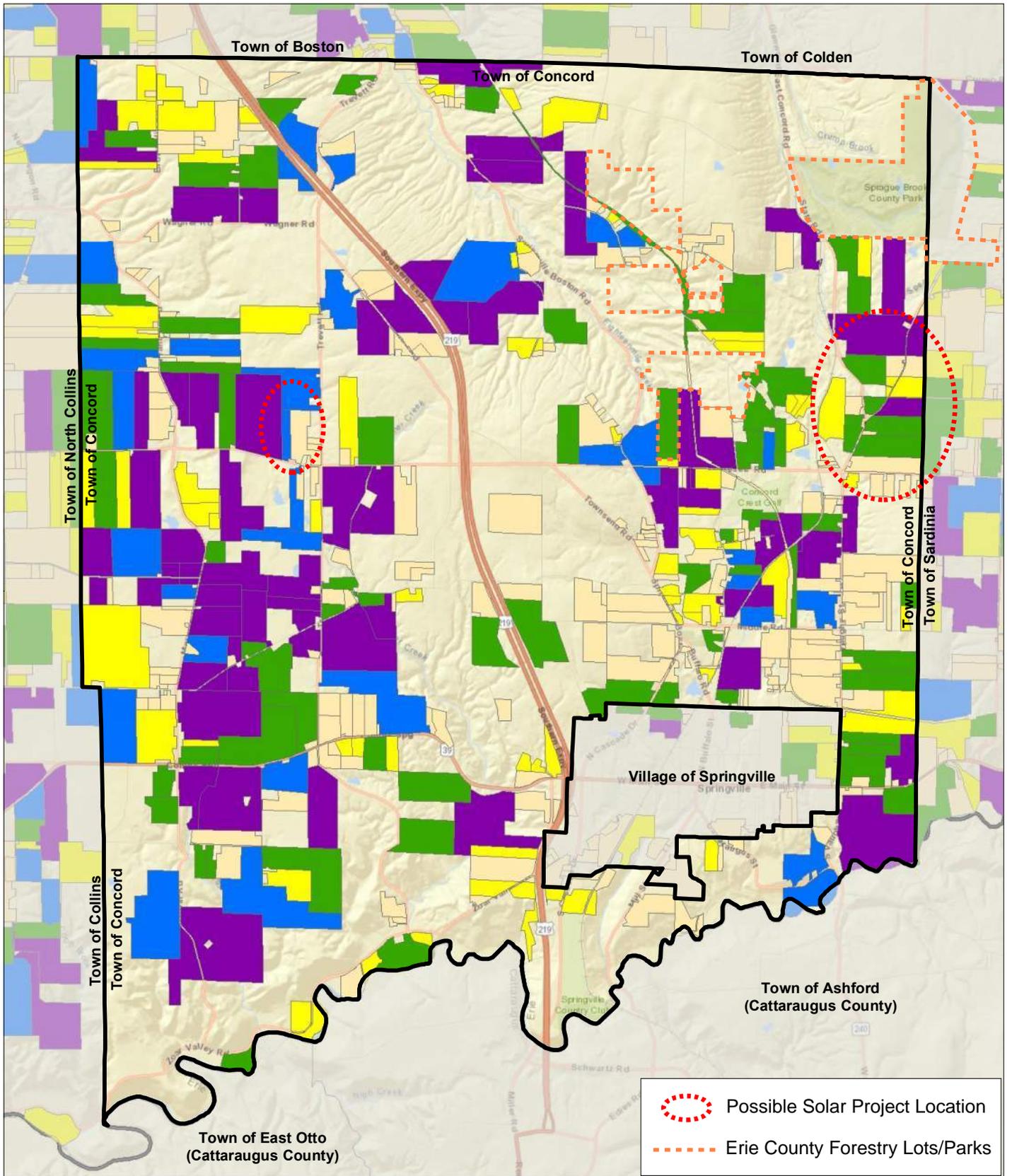

 MAP PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 2/5/2021



AGRICULTURAL SOILS RATINGS
CONCORD, NY

COMPREHENSIVE PLAN UPDATE

MAP PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 2/5/2021



Natural Resources Value*

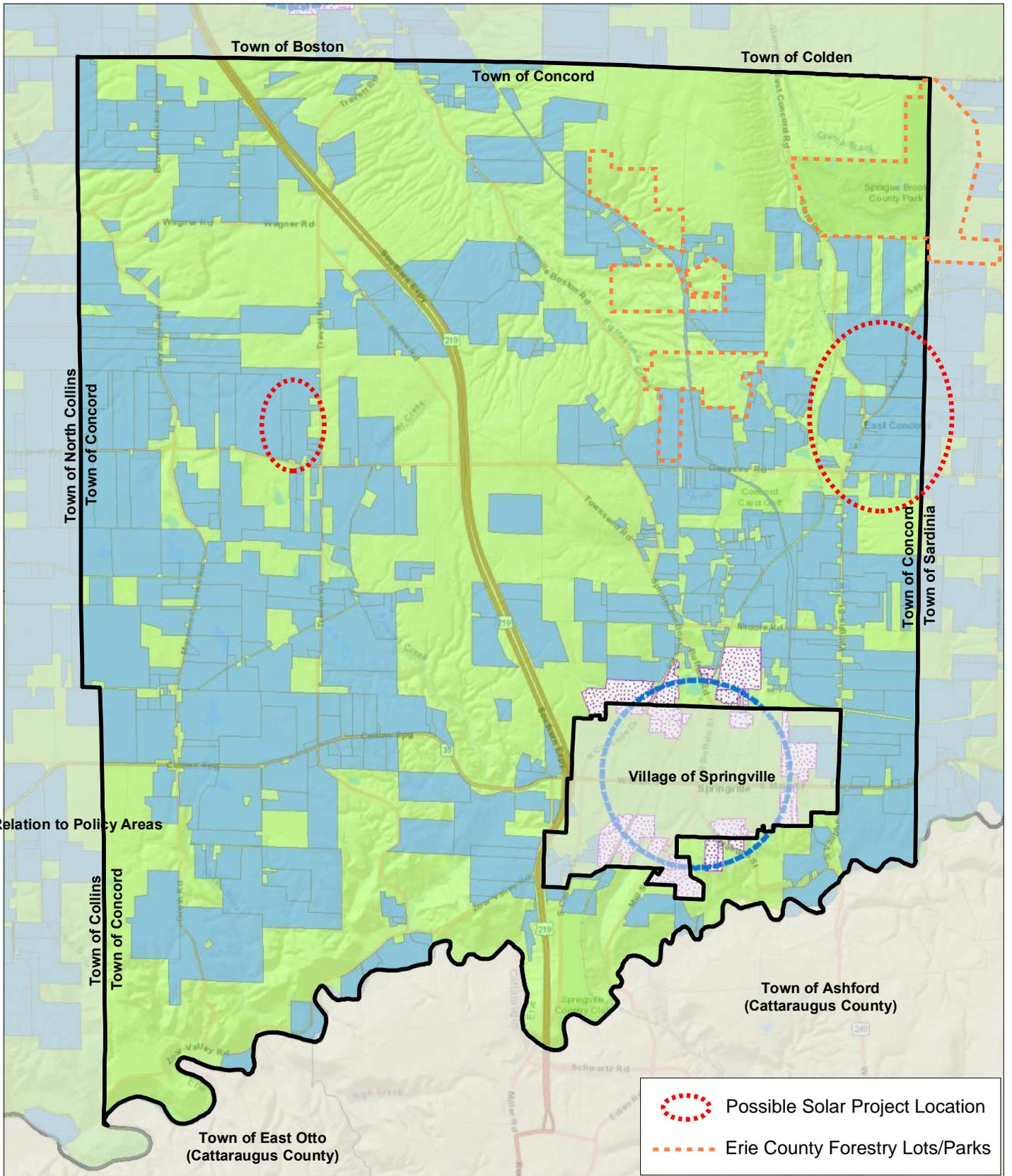
< 1 acre	4 - 10	> 15 acres
1 - 4	10 - 15	

* Based on acres within 75 feet of a mapped stream; acres of federal or NYS wetlands, including 100 foot buffer from NYS wetlands.
SOURCE: ERIE COUNTY AGRICULTURE AND FARMLAND PROTECTION PLAN, 2012

NATURAL RESOURCES RATING
CONCORD, NY

COMPREHENSIVE PLAN UPDATE

MAP PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 2/5/2021



Regional Growth Policy Area

- Rural Areas
- Centers

Agricultural Parcels in Relation to Policy Areas

- Within Center
- Within Rural Areas

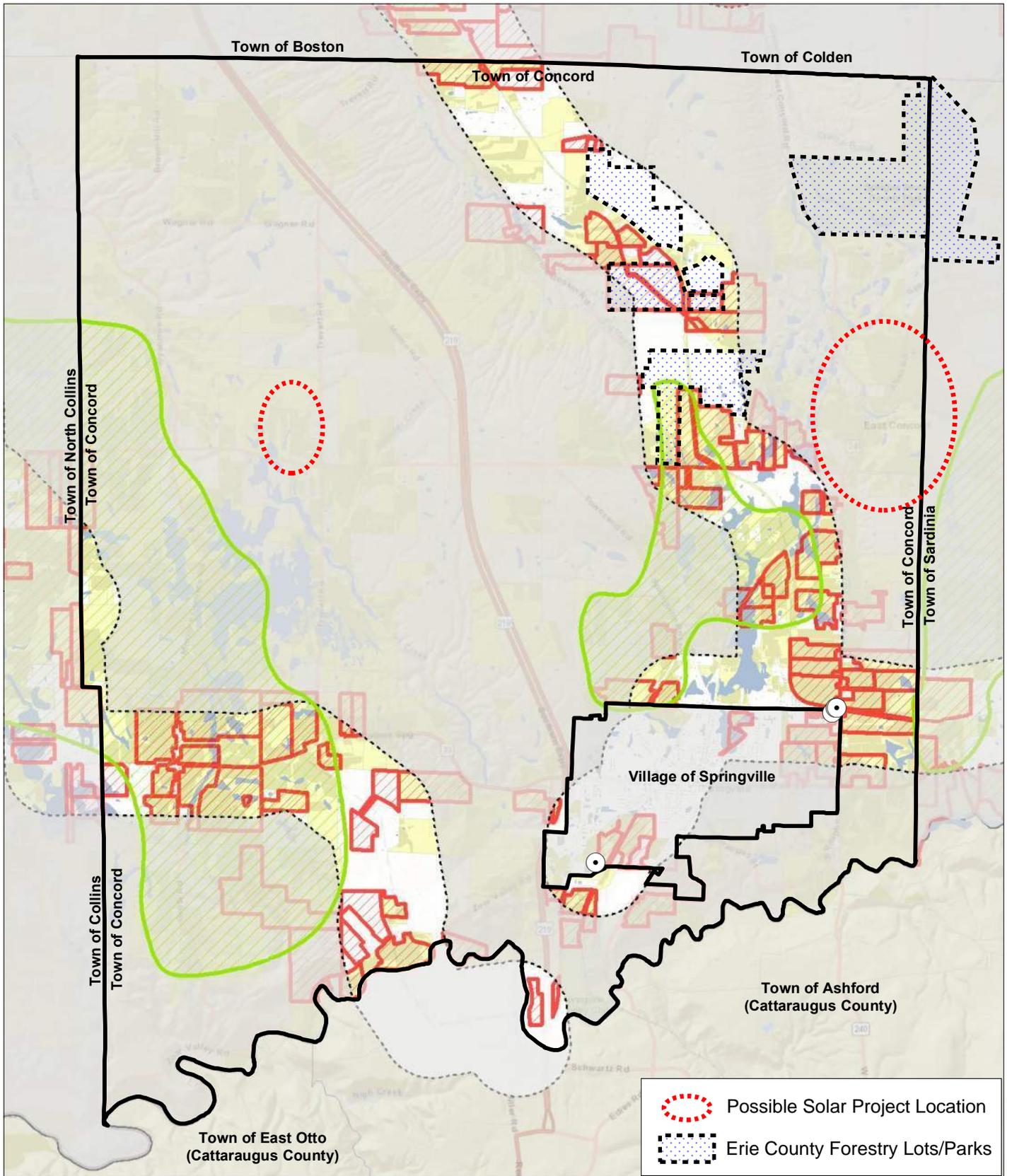
**FRAMEWORK FOR
REGIONAL GROWTH
POLICY AREAS
CONCORD, NY**

COMPREHENSIVE PLAN UPDATE

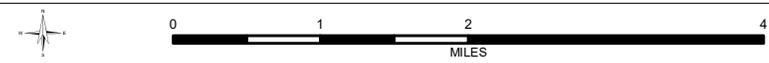
SOURCE: ERIE NIAGARA FRAMEWORK FOR REGIONAL GROWTH, 2006



MAP PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 2/5/2021



-  Vacant or Undeveloped Parcels (Per NYS Property Classification Codes)
-  Electric Transmission Line
-  Wetland (State or Federal)
-  Portion of Undeveloped Parcel that is Wetland or Structure (does not meet criteria)
-  Half Mile from Electric Transmission Line
-  Cropland
-  Substation
-  Cluster of High Agricultural Soils Values
-  Ag Parcel



-  Possible Solar Project Location
-  Erie County Forestry Lots/Parks

SITING STUDY
 UNDEVELOPED PROPERTIES WITHIN 0.5
 MILES OF ELECTRIC TRANSMISSION LINES
 CONCORD, NY
 COMPREHENSIVE PLAN UPDATE

 MAP PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 2/5/2021