

Summary/Interpretation of Lancaster-Depew Comprehensive Master Plan

According to the **Lancaster-Depew Comprehensive Master Plan** (and its ongoing development updates), this specific corridor of Genesee Street (Route 33), lying just east of the Buffalo Niagara International Airport, is officially envisioned as an **Economic Corridor focusing on Light Industrial, Flex-Space, and Commercial Development**.

Because the Master Plan places a heavy emphasis on mitigating traffic congestion, preserving historic pockets like Bowmansville, and protecting environmental features, your parcel at 5497 Genesee fits perfectly into three specific development types that local boards favor for this area:

1. Flex-Space Warehouse & Business Incubators (Highest Potential)

The Master Plan explicitly notes that the Genesee Street corridor is primed for "light office/industrial" growth to leverage its proximity to the airport, the Thruway, and a major state highway.

- **Why it fits:** Because the site lacks public sewer, a massive manufacturing plant or a high-water-use facility won't work. However, **flex-space buildings** (structures that combine front office space with rear light warehousing/logistics) generate very low wastewater.
- **The Master Plan Angle:** Lancaster's planning goals favor clean, low-impact businesses that provide jobs without straining municipal infrastructure. The front 20 open acres are perfectly suited for a multi-tenant business park layout.

2. Commercial Corridor / Highway Retail

The Town's land-use considerations for major arterials target automobile-oriented commercial development that supplies services to the surrounding region.

- **Why it fits:** The 20,000+ AADT car counts and immediate 3-phase power make the road frontage highly valuable for commercial retail, equipment sales, professional office plazas, or specialty commercial footprints.
- **The Master Plan Angle:** The town requires generous **design guidelines and landscape buffer zones** along Genesee Street to ensure new commercial builds look attractive and don't create visual pollution. The mature tree line sitting just behind your open field provides an immediate, natural design asset that fulfills this planning requirement effortlessly.

3. "Bifurcated" Passive Recreation / Conservation Space (The Rear 47 Acres)

A core pillar of the Joint Comprehensive Plan is the strict protection of plant/animal habitats, natural watersheds, and the Ellicott Creek corridor.

- **Why it fits:** A smart developer will look at this master plan and pitch a hybrid site design. They will propose tight, efficient commercial development concentrated on the front ~20 acres along Route 33, while designating the rear 47 wooded and NYS DEC wetland acres as "Permanent Open Space" or a private recreational buffer.
- **The Master Plan Angle:** Presenting a project to the Lancaster Planning Board that leaves more than 60% of the total acreage entirely untouched as a green conservation buffer makes the State Environmental Quality Review (SEQR) and local site plan approvals move *much* faster. It aligns perfectly with the town's goal of balancing economic development with aggressive watershed protection.

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