
Clarence Green Space Corridor

Supporting Clarence 2030 Comprehensive Plan Goals

Presented by the Greenprint Committee
2026

Clarence Master Plan 2030

Based on community input-

“the preference to remain **a semi-rural small** town has been prevalent. Residents want to **protect existing farmland** and **open spaces** instead of allowing additional cookie-cutter subdivisions. ”

Clarence Greenprint Mission:

“To **preserve and protect** ecologically significant landscapes, valuable agricultural resources, aesthetic beauty and rural character of the town, while maintaining a stable growth.”

Clarence's Agricultural & Rural Identity

A Right to Farm Community

Preserving community rural character

- Permanent protection
- Predictable land use outcomes
- Protection of working agricultural landscapes
- Strategic balance between conservation and growth

Greenprint timeline

- **September, 2024:** New Committee convenes
- **November, 2024- May, 2025:** Property interest surveys mailed to large parcel holders (over 100 letters mailed)
 - **18 responses** are received
 - Contacted an additional **8 properties of interest**
- **June 2025-December 2025:** site visits and meet with interested property owners
- **December 2025:** Clarence Corridor is conceptualized based on landowner interest, existing open space, and landscape continuity.
 - **12 of 18 responses are in an area of Clarence that supports this opportunity.**

Green Space Corridor

A green space corridor is a **connected strip of habitat** that allows animals to:

- Move safely between larger habitat areas
- Access food, breeding, and seasonal resources

Corridors support:

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- Mammals, birds, amphibians, pollinators
 - Aquatic and wetland-dependent species
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Benefits of Green Space Corridor

- Environmental
 - Certainty of wetland protection independent of changing government policies
 - Flood mitigation
- Agricultural
 - Buffers between farms and development
 - Long-term land value stability
 - Drainage/flooding management
- Community
 - Preservation of rural character
 - Passive recreation potential
 - Educational opportunities, noise reduction, traffic management, municipal costs (parks, highways, schools)

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Northern Clarence: A Strategic Opportunity

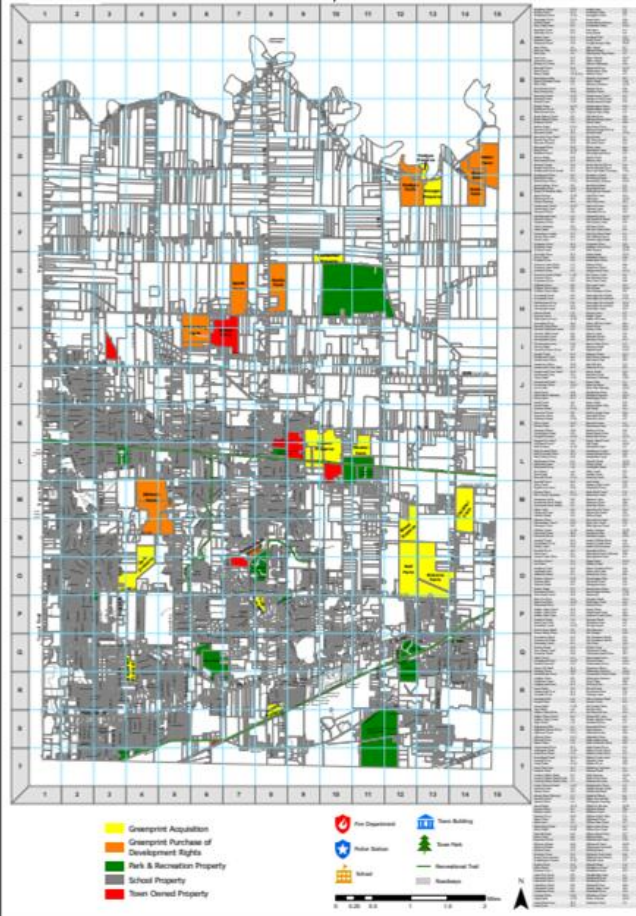
Existing mix of: Wetlands, Agricultural land, Forest patches, Drainage corridors and creeks

- Represents one of the few remaining areas where large-scale open-space continuity still exists

Cost-effective compared to:

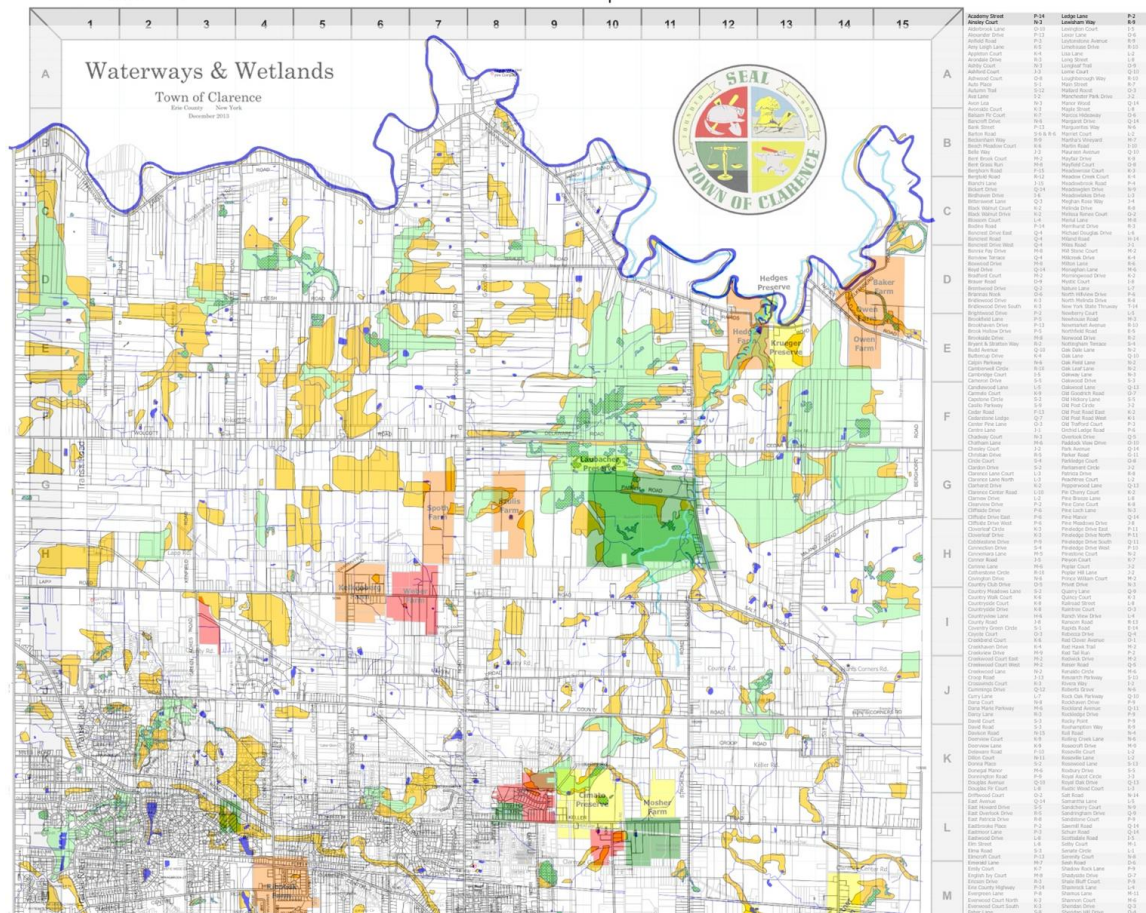
- Infrastructure improvements
- Flood damage
- Reactive conservation

Can be paired with purchase or development rights

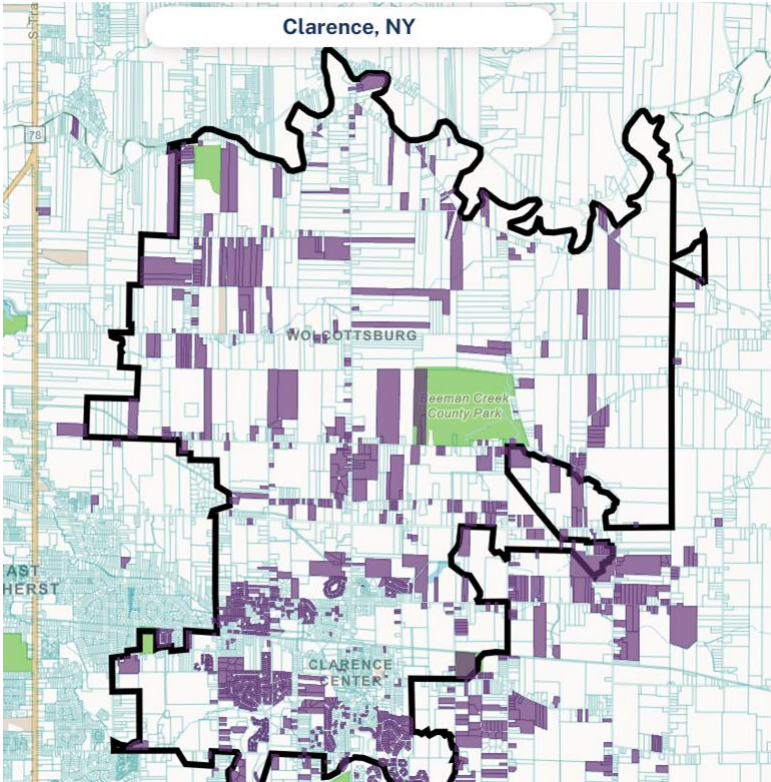




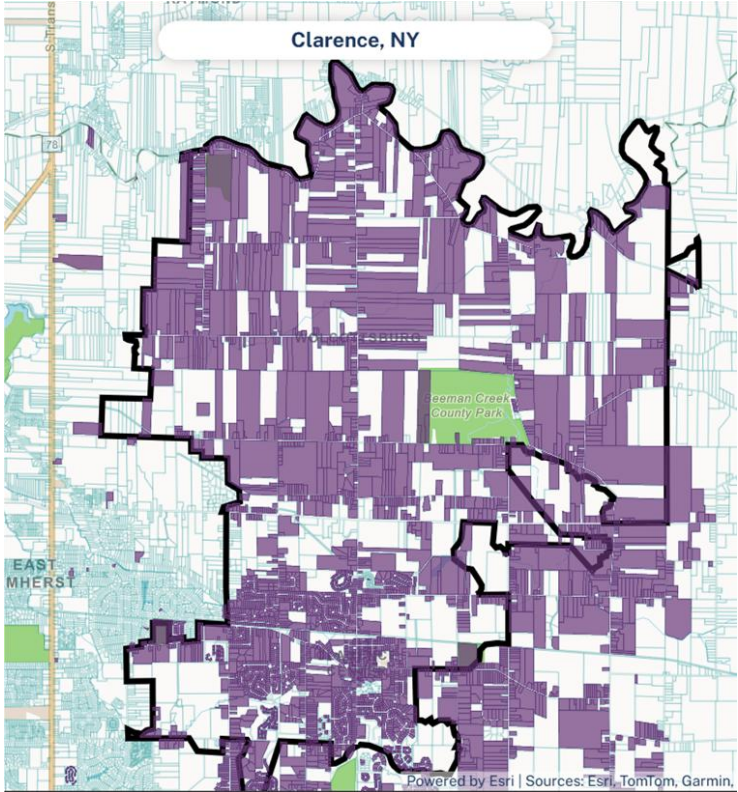
JANUARY 2024

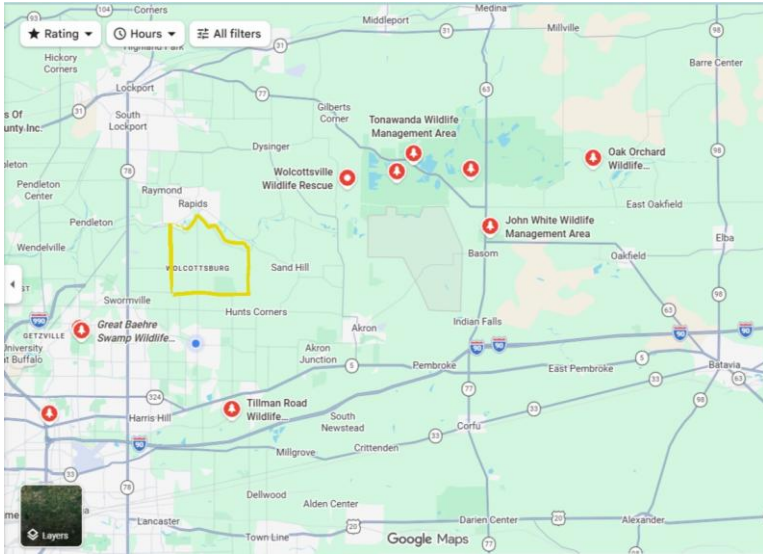


New Structures Built Between 2000-2026



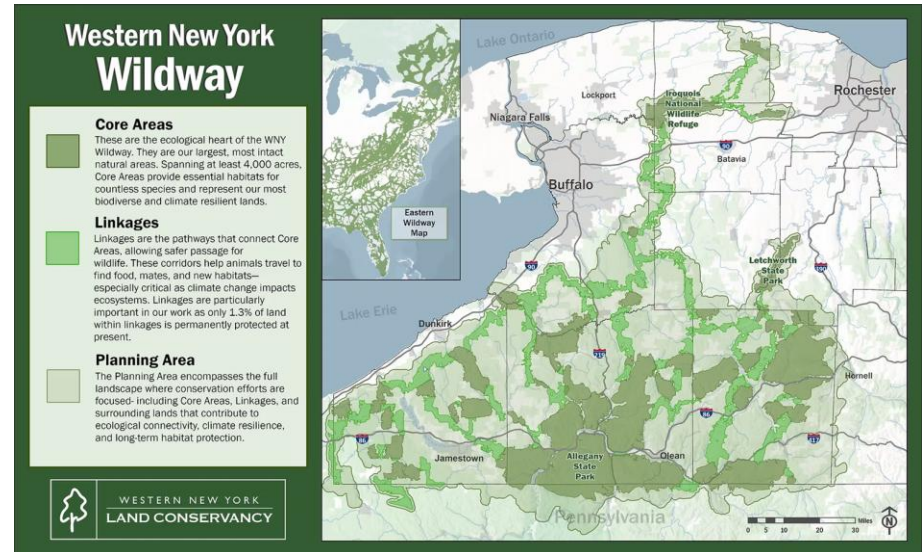
Total Structures as of 2026





Conservation efforts could augment existing local wildlife preserves, and tie into other major corridor initiatives (WNY Wildway established 2020).

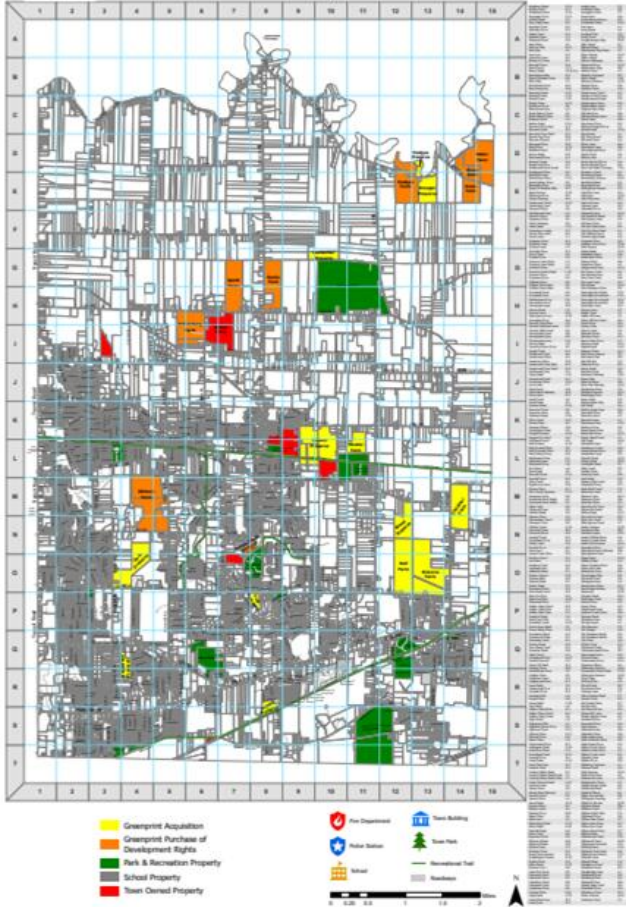
Putting Clarence on the map as a leading community in forward thinking conservation solutions.





TOWN OF CLARENCE
ERIE COUNTY | NEW YORK

GREENPRINT MAP
JANUARY 2024



All Applicants are interested in selling development rights.

2030 Master Plan

Strong resident-supported themes from the plan:

Residents identified:

- parks, wildlife, open space, and rural character as strengths
- overdevelopment as a concern
- agriculture and prime soils as opportunities
- drainage issues and loss of environmental quality as threats

A Legacy Opportunity for Clarence

- Supports agriculture, open space, and environmental continuity
- Reflects long-standing resident planning priorities
- Encourages proactive rather than reactive planning
- Preserves future conservation options while willing participation exists

Development pressure makes timing critical

- Strategic plan lays out significant growth trends

Guide growth strategically:

- Maintain rural character while accommodating appropriate development
- Protect critical open-space continuity

Potential Committee & Town Actions

An opportunity to advance several long-standing Comprehensive Plan priorities:

- Determine if Greenspace Corridor properties should be prioritized.
 - Review recommendations from Greenprint Committee and report back.
- Implement 2030 Master Plan with resident sentiments and conservation opportunities in mind.
- Potential referendum to seek sentiment of current residents.
 - By mail, social media, or town events.
- Work with outside organizations toward a common goal of regional connectivity.



The Town of Clarence is positioned to achieve its goals due to many variables out of its control. We live in a second ring suburban town of a large metropolitan area. Before 1986, the town has grown at a rate and scale of most small towns in New York State. The development pressures for single-family homes increased significantly since and has challenged the land use regulations of this Town. The town's character is rapidly changing forcing us as a community to re-examine our goals and policies to achieve our sense of what Clarence should be. **The community has stated that it wants to remain a semi-rural small town. It wants to protect existing farmland and open spaces instead of allowing additional cookie-cutter subdivisions.** It wishes to preserve existing historical structures and build at a village scale with neighborhood parks and sidewalks. - Clarence Master Plan 2015