

Buffer Zones as laid out in the LMTT, GEIS, and TD1 Zoning

Buffer / Protected Area	Approximate Measurement / Location	Primary Purpose	Generally Allowed	Generally Restricted / Avoided
Tonawanda Seneca Nation Buffer / Conservation Area	Approximately 500 - 1,600 feet in portions of the western/northwestern STAMP perimeter near Tonawanda Seneca Nation lands	Maintain visual separation, preserve rural/open character, ecological continuity, and reduce impacts to adjacent culturally sensitive areas	Greenspace, vegetation, berms, ecological/open space management, trails, limited compatible infrastructure	Principal industrial development, major operational facilities, intensive site disturbance
John White Wildlife Management Area (WMA) Buffer	Approximately 500-foot vegetated buffer along portions adjacent to the WMA	Habitat protection, visual buffering, reduction of lighting/noise impacts to wildlife areas	Vegetation preservation, landscaping, stormwater features, passive open space uses	Major industrial structures, unrestricted clearing, incompatible disturbance
Whitney Creek Corridor / Ecological Protection Area	Approximately 200+ acres of conservation/open space associated with Whitney Creek corridor and drainage systems	Protect aquatic resources, drainage systems, habitat corridors, and water quality	Conservation, stormwater management, ecological mitigation, passive recreation/trails, limited utility crossings	Stream disturbance, major grading, industrial encroachment, building development
Perimeter Greenspace / Rural Character Buffers	Generally 400+ feet around portions of the outer STAMP campus	Preserve rural character, views/hed, and separation from surrounding agricultural/residential lands	<del>Berms, landscaping, screening vegetation, trails, stormwater facilities, limited infrastructure</del>	Principal industrial uses, dense operational areas, major parking expanses
LMTT Open Space / Greenspace Network	Distributed throughout STAMP outside designated development envelopes	Maintain campus-wide ecological function, open space continuity, buffering, and recreational opportunities	Trails, greenspace, landscaping, stormwater infrastructure, mitigation plantings	Expansion of development outside approved envelopes
TD-1 Required Setbacks	100 ft front; 50 ft side/rear setbacks	Campus spacing and site design compatibility	Landscaping, drives, utilities, limited accessory features	Principal structures within setbacks unless approved

Rec'd  
5/18/20