

TOWN PLAN

Prepared by Town of Portville
Planning Board
Portville, New York

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TO THE RESIDENTS OF THE TOWN OF PORTVILLE

This Town Plan summarizes the Comprehensive Master Planning Program of the Town as conducted by the Planning Board. It is a broad statement of policy to guide future physical growth and development in Portville.

As a guide to decision-making, this Town Plan encompasses a long-range application of community-wide goals and objectives. By looking ahead five, ten, fifteen and twenty years, this plan offers a general direction for day-to-day decision making. A primary function of the Town Plan is to relate all aspects of community development to each other. This includes many concepts within the areas of transportation, community facilities and open space. Only through such a comprehensive approach can we hope to achieve an integrated program that will satisfy both private and public needs. Thus, we must look to a plan that makes intelligent use of our past accomplishments, considers present and future needs, and provide for the orderly development of the Town of Portville into a community that will have lasting meaning and attraction to everyone.

The function of the Planning Board is advisory and the Town Plan is only a guideline. As such, its intended best use is as a guide and tool. The accomplishment of the objectives of this Plan will require the continuing efforts of future governing bodies and planning boards. We are confident that Town of Portville residents will give their support to this proposed Town Plan.

Sincerely,

Thomas Moser, Chairperson
Town of Portville Planning Board

THE NEED FOR A PORTVILLE TOWN PLAN

Local government can influence the way in which a community develops. The buildings, facilities, and public works improvements provided by local government affect the daily lives of most citizens and give form to the community. Due to the multiple complex issues and a growing awareness of a need to guide the development of the Town, a written plan is needed.

The concept of true comprehensive planning includes the planning of social, economic, administrative and fiscal matters, many of which are interrelated with physical planning. Our Portville Town Plan focuses primarily on physical planning. As time goes on, more attention will have to be given to the broader concepts of social and economic planning.

A Town Plan will guide the Town Board to make decisions on the specific development matters on the basis of a clearly stated, unified set of general, long-range policies which have been previously thought out and adopted.

The Town of Portville, while predominately rural in character, may in the future experience growth to the extent that it will become a rural-residential community. Farming activity has been on the decline in recent years and there is little likelihood of the trend being reversed. Business in the community are primarily service oriented. Industry is limited in Portville, but this has basically been due to lack of good regional roads, along with topographic conditions which are unsuitable for this type of use. Topography is perhaps the most important factor in determining what form the Town's past development has taken and what the future form will be. Physical features will influence the potential for the Town to become a residentially oriented community in close proximity to the city of Olean along with growing recreational possibilities. Ultimately, it is envisioned that year-round recreational opportunities would be developed.

The Town of Portville's potential strength will be found in:

- (1) its ability to fit into comprehensive County and regional plans for the development of transportation, community facilities open space, and trails.
- (2) Its open space and undeveloped area having desirable topographical features.
- (3) Its access to the many water uses of the Allegheny River.
- (4) Its four season recreational opportunities.
- (5) Its growing residential opportunity for the metropolis Olean region.
- (6) Its Tri County accessibility to Allegany, Cattaraugus, and McKean counties.
- (7) Its inclusion in Cattaraugus Empire Zone.

GOALS AND OBJECTIVES OF THE TOWN PLAN

It is the desired goal of the Planning Board to maintain the rural character of the Town, and at the same time provide for anticipated growth and development. The Town has large land areas, many of which have topographic features, which make conventional development difficult if not prohibitive from a cost standpoint. The general objectives, which support and compliment this basic goal of the Comprehensive Plan, are as follows:

- a) Maintain the Town of Portville as a desirable place to live, close to a natural environment and with pleasant surroundings.
- b) Encourage the creation of identifiable and unifying focal points by encouraging the development of well-organized commercial and residential areas at or near major traffic arteries.
- c) Maintain the predominantly rural character by preserving natural woodlands and floodplains, conserving the productive farms as much as possible, encouraging open space areas as a integral part to any new residential development, and concentrating intensive residential and commercial uses into selected centers of activity.

- d) Broaden the Town's tax base so as to stabilize and keep residential property taxes at a reasonable level without curtailing community services by encouraging the expansion and addition of revenue-producing land uses such as commercial, recreation, retail trade, and selective industrial uses.
- e) Relate the local road system to the regional system. Produce adequate access from Portville to Olean and to the Southern Tier Expressway (Interstate 86).
- f) Provide for transportation through the Town in a safe and efficient manner.
- g) Strive to improve and expand community facilities, utilities, and services so as to create an atmosphere, which will encourage residential, commercial and industrial development of acceptable quality.
- h) Promote other amenities of rural and rural-suburban living by the use of land-use controls which will best protect and enhance the property values of residents of the Town, and yet permit occupancy by people having varying incomes and desires.
- i) Create and promote job opportunities through the encouragement and support of suitable industrial development.
- j) Maintain an efficient system of government and public service.

TOWN LAND USE PLAN

The Town Plan is to guide an orderly growth and development of the Town of Portville within the scope of a preconceived plan. To accomplish this goal in the Land Use Plan, developments in selected areas have been proposed in which most of the people in the Town would live, shop and work. Much of the remainder of the land in the community is suggested to be preserved in a natural state with a blend of agriculture and conservation as exists today. Agriculture

Districts may be formed to protect agriculture interests, in accordance with state districting law.

Portville can reasonably anticipate growth in population in the next twenty years. Careful planning of those areas in which growth is proposed is essential. In planning future residential land uses, two levels of residential density have been proposed, to depict both rural and urban living.

I. Agriculture, Conservation, Residential – Rural

This land use area represents the majority of viable ground in the Town. Land uses, which tend to preserve and encourage open space, are also specified for this district. All Agriculture Districts fall within the category.

- A. Every effort should be made to protect prime agriculture lands by establishing Agriculture Districts and by directing development of other than agriculture uses to other available areas.
- B. Much of the uphill area of the town should have limitations for development if the present environment is to be retained. These areas of conservation generally consist of the steep slopes along the sides of the several hills. These hillsides are largely wooded. While the character of these areas is that of non-intensive usage, many summer and winter recreation activities would be well suited to these slopes, but development on top of ridgelines should be prohibited in order to protect the scenic beauty of the town for future generations.
- C. Residential land use should be encouraged to follow a development pattern of low-density single family homes constructed on conservatively sized lots, with provisions for greenways and open space. Greenways and open spaces are intended to provide integration of housing and natural landscaping, thereby enhancing the natural character of the town. Community development projects and subdivisions proposed in rural areas should be encouraged to follow a similar pattern of development, providing greenways and open space for common use.

II. Residential Land Use

These areas are to be characterized by single-family homes on moderate sized lot, not to be less than ½ (one-half) acre each. New residential sites may be needed over the next several years. Significant development at this density could require that public sewer and water systems be provided. Higher density units such as multiple dwellings and mobile home parks would be special uses subject to the approval of a Board of Appeals.

III. Commercial Land Use

In planning for the future development of commercial facilities, the main objective should be to protect residential areas. In light of this and in keeping with the overall Town development concept, concentrated neighborhood-oriented commercial areas are proposed in close proximity to Route 417 highway frontage.

IV. Industrial Land Use

Industrial activities may be attracted to Portville in the future, primarily because of Interstate 86. Future industrial development is highly dependent upon a regional transportation plan. Small, light industrial uses should be encouraged to locate within concentrated areas near existing industrial locations and along Route 417.

V. Floodplain Land Use

Floods are a natural and inevitable part of life along such rivers as the Allegheny. Because of this, future building must follow the Floodplain Ordinance. Copies are available at the Town officers.

VI. Land Use Concept Map

See attached map. Copy available for viewing at the Town Office or go on line to www.southerntierwest.org and go to the CGIS icon.

Circulation Plan

The town transportation plan would incorporate the objective to improve circulation through the Route 417 corridor.

A long-range plan would be to provide a by-pass that would tie into the City of Olean as well as the Southern Tier Expressway (I-86), both located at the north end of the corridor. The south end of the corridor would tie into Route 417. Traffic from Pennsylvania would utilize this by-pass. This four-land limited access road would have access at Route 305 and at Haskell Road for the Town of Portville. Local road extensions could also be provided to eliminate dead end roads such as Promised Land Road, Yubadam Road, and Gleason Hollow Road.

Parks and Trails

A linear park is proposed through the Town to make use of the particular natural asset of the West Bank of the Allegheny River. Ultimately a trail should be constructed along the river and Route 417 to connect with Olean Trail System. The waterfront could also provide excellent fishing spots and picnic areas. A concept of neighborhood parks in conjunction with new subdivision development will satisfy most residential needs.

Fire and Police Protection

Fire protection will be improved with better access provided by the by-pass, and the elimination of dead end town road. A municipal water system in the most intensely developed areas would further increase fire protection capabilities.

As growth continues, there will be an increased need for a local police force, including the proper equipment for them to adequately fulfill their function.

Consideration should be given to the provision of joint facilities between the Village and the Town, to ensure maximum efficiency in the performance of routine duties.

Public Water Supply and Distribution

The Town will be reaching a point where it may be desirable to establish a public water system. The Town should consider an engineering study to investigate the feasibility of initiating a Water System. A planned water system is essential for growth in the Town of Portville.

Sanitary Sewer System

Parts of Portville are inadequately served at the present time by individual septic systems. The space necessary to satisfactorily operate individual facilities is gradually being reduced. If more intensive density is to occur, a municipal sewer system will be imperative to attract prospective developers. Higher density land use requires public sewage and water facilities. As indicated earlier, this concept of concentration of development is of overriding importance.

CONCLUSIONS

The preparation of this Comprehensive Plan was initiated by action of the Town Board, which recognized the need to formally begin planning for the future of this community. The task of carrying out this phase of the planning program was delegated to the Town Planning Board.

This plan will serve as a guide to future growth and development in the area of planning. This is a guide for developing workable land use plans and controls.