

Allegany COUNTY

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SPAN 1
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GLU-LAMINATED TIMBER
FLOOR BEAM (TYP.)
ITEM 06594.0202 M

DECORATIVE STREET LIGHTING
ITEM 04670.1502 M (SEE DWG.
UP-01 FOR LIGHTING NOTES)

TIMBER
BRIDGE RAIL
ITEM 06597.10

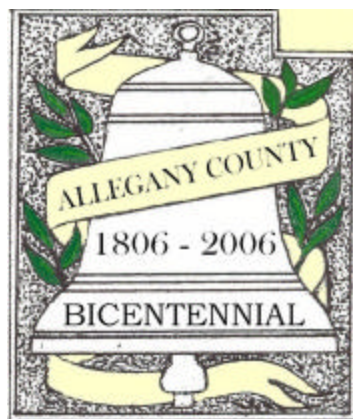
GLU-LAMINATED TIMBER
COLUMN (TYP.)
ITEM 06594.0202

COMPREHENSIVE PLAN

A BRIDGE FROM WHERE WE ARE
TO WHERE WE WILL BE

ALLEGANY COUNTY COMPREHENSIVE PLAN

A Plan for 2008 - 2018



Prepared by the:

Allegany County Comprehensive Planning Committee

NYS Route 19 N
Belmont, NY 14813

Prepared for the:

Allegany County Board of Legislature

7 Court Street
County Office Building
Belmont, NY 14813

April 2008

Draft under Review by County Board of Legislators, Towns, Villages and Other Interested Agencies

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EXECUTIVE SUMMARY

In order to be a strong, vital community, we must have strong and sustainable infrastructure, utilities, and transportation, as well as adequate financial resources at all government levels. Continued and enhanced government and private cooperation will help to facilitate the achievement of these goals.

Our Vision:

Allegheny County seeks to encourage intelligent growth in business, manufacturing, transportation, tourism, and agriculture while sustaining our unique communities, historic sites, scenic vistas, rural life-style, and cultural heritage. Optimizing our educational facilities, access to health care, cultural offerings, intellectual pursuits and recreational opportunities, to promote modest population growth while enhancing the environment, will encourage new residents and the people of Allegheny County to look upon this area as the most desirable place to live for the 21st century.

Our Mission:

Allegheny County's mission is to foster our municipal strengths while encouraging controlled growth, preserving our Open Spaces and increasing our economic opportunities through the utilization of informed land use decision making. The legitimization of land use will require a dynamic and perpetual review system for planning and implementation of all facets of Allegheny County's future development.

Overview:

County Legislative Board Resolution created the Allegheny County Comprehensive Plan (ACCP) after repeated federal and state references citing the need for a County Comprehensive Plan. Appointed Chairman of the Committee was Charles Jessup. This Committee consisted of two member of the Allegheny County Board of Legislators, three members from the Allegheny County Planning Board and two at-large members. The ACCP Committee also utilized the services of professional consultants in this endeavor.

The Allegheny County Comprehensive Plan consists of seven major sections including the following: General Overview, Community Facilities, Rural Character, Economic Development, Inter-governmental Cooperation, Housing, Health and Safety, and Implementation.

Community Facilities

Within this section three major aspects of infrastructure were reviewed, each critical to the future of the county. They included sewer and water capacity, existing resources and utilities, and transportation facilities. It was concluded that our highest priority is to repair and improve the infrastructure. Investment in these areas ensures future growth through measured investment.

Rural character

The rural character of Allegany County is a point that has been continuously noted throughout this effort as something that needs to be preserved into the future. The people that live here chose to live here due to the country living and the things that go along with this. Agriculture, forestry, other natural resources, and the history and culture of our county are of paramount importance.

Economic Development

The future economic stability and growth are essential to the future generation in desirable employment and quality of life. Three immediate priority items are suggested to attain the overall objectives. Proceeding with the construction of sewer and water systems to the Crossroads/Belvidere area at Interstate 86 at exit 30 will open an entirely new market for increased revenue streams and opportunities. Intensified lobbying for public support and funding is the key to development items. Finally, develop and continue to fund strategies for a more positive image for the county. The above statements are not intended to imply the above priority items are the only strategies needed for increased economic development.

Intergovernmental Cooperation

Continuing to improve the overall cooperation of towns, villages and county government is of utmost importance for the free flow of information to all municipal stakeholders. This is of the highest significance. As a large geographic area with low population densities, we must foster the concept of “we are all in this together.”

Housing, Health and Safety

Improving the housing inventory for all social levels, providing the very best rural health care system, and supporting excellent public safety are absolute objectives for Allegany County. In order to remain competitive regarding workforce retention and attraction the above mentioned items form the foundation for economic stability and growth.

Implementation

The Allegany County Comprehensive Plan is a compendium of issues, ideas, situations and solutions. The impetus for creating the Plan is testimony to our County resolve to move our living situation forward. It is a dynamic endeavor and the planning group does hereby charge the community and its leadership with the taking of the next steps, the unification of stakeholders, amassing the resources and moving forward. Inertial guidance for such movement is implicit to the comprehensive planning process. Economic security, development of infrastructures, business and industry must unfold and flourish in concert with the preservation of our natural environment, cultural heritage and serve to improve our quality of life.

Numerous and extensive appendices are provided for informational and substantive purposes. All information can also be accessed via the Internet at www.alleganyplanning.com

General Overview



1. GENERAL OVERVIEW

Allegany County is a large, beautiful County located in the Southern Tier of New York State. The County is endowed with scenic hills that rise over 1,000 feet above their valleys, with the Genesee River Valley winding its way through the center of the County. Large expanses of forests mingled with farmland are interspersed about every five miles with a quaint Village or Hamlet. The Comprehensive Plan will allow the government of Allegany County to lay out a framework for plans within the County’s boundaries and describe what the County has determined to be the best policies for a positive future.

I love the natural beauty, the farms, fields, hills, forests, rivers, broad vistas, and doing outdoor things in a beautiful setting. – Comment from Public Forums

VISION STATEMENT

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upon this area as the most desirable place to live for the 21st century.

MISSION STATEMENT

Allegany County's mission is to foster our municipal strengths while encouraging controlled growth, preserving our open spaces and increasing our economic opportunities through the utilization of informed land use decision making. This legitimization of land use will require a dynamic and perpetual review system for planning and implementation of all facets of Allegany County's future development.



Steinheim Castle in Alfred

BRIEF HISTORY OF ALLEGANY COUNTY

By decree of the New York State Legislature, Allegany County was formed on April 7, 1806. Prior to this event, these lands were inhabited by numerous indigenous people and, most recently, by the Seneca Indians, traditional “Keepers of the Western Door” for the Iroquois Confederacy. The Seneca had cultivated these lands for generations and

had even planted orchards of many varieties. The first settler of European descent was Nathaniel Dyke, a Revolutionary War veteran who arrived in 1795. Allegany County's first great landowner was Philip Church, who acquired 100,000 acres in the Southern portion of the Morris Reserve shortly after 1800. Philip Church was not an absentee property owner; he laid out the plan for the first town in Allegany County and named it after his mother, Angelica.

Angelica was connected via the Turnpike Road to Bath, New York, and this was the conduit by which many of our early settlers arrived in the County. Others arrived via the numerous rivers and streams or simply followed the old Indian pathways. These pioneers became farmers, lumbermen, or proprietors of small businesses such as grist and saw mills as hamlets and settlements were formed. These settlers changed the face of the land in ways that the native people never contemplated. The forests were cut down to the point where our steep hillsides were denuded of their trees and massive erosion resulted. River bottomlands were cultivated and little thought was given to preserving the fertility of the soil. All this was done by people who perceived that such actions were necessary for their survival and eventual prosperity in this wilderness.

As time went by, it became apparent that the geography of Allegany County is unique. These lands sit astride the three major watersheds of the Eastern United States. The Genesee River that neatly divides the county in half traverses the county, south to north. We are essentially an eroded plateau with a few broad river valleys, numerous

creeks and streams, steep hillsides, and hilly uplands. Our forests are rich in valuable hardwoods, hemlock, and numerous other varieties of trees. The rivers provide abundant fish, and the wildlife helped sustain the early pioneers and provide ample fishing and hunting opportunities in modern times.

Allegany County grew steadily in the mid 1800's. Villages and towns were formed as the population grew, and soon, numerous small industries appeared. Forestry products especially the tannin from the hemlock trees needed in the leather industry provided work and prosperity for Alleganians. Many modern day historians are of the opinion that the single most important change in Allegany County was the coming of the Erie Railroad in 1859. This opened up wider markets for our products and made it possible for people to get to their destinations much more rapidly and safely. It also allowed our citizens to obtain desirable manufactured goods from far away. The coming of the railroad even prompted the Board of Supervisors to relocate the County Seat to Belmont from its original location in Angelica, as Belmont was on the rail line and Angelica was not. As a result, Allegany County was a "two shire" county until 1895 as court cases were heard in both villages.

In 1969, the Board of Supervisors voted to change to a Board of Legislators effective January 1, 1970. The County was divided into five (5) legislative districts with three (3) legislators per district with equal voting power for each one.

The next major economic development in Allegany County was the oil boom of the early 1880's. The presence of oil

was well known and documented by French Missionaries who had visited the sacred Seneca Oil Spring near Cuba in 1627. The growth of heavy industry and the desire for kerosene as a substitute for whale oil gave great impetus to petroleum production. The presence of the railroads made it possible for our oil to be exported and thereby created many oil towns around the southern half of the county. Included in this growth was the establishment of several refineries in the county. Two survived to modern times, namely in Bolivar and Wellsville. Currently, oil production is down, but experts assure us that there are millions of barrels of oil still in the ground; the only thing that is needed is a cost-effective method for its extraction.

The United States has been involved in numerous wars and conflicts throughout its history. Allegany County has contributed men, money, natural resources, manufactured goods, and services in all of these conflicts. Numerous natural disasters such as floods and tornadoes have occurred. Fires have taken their tolls, and political events have sometimes caused hardships for our people. Throughout our history, Allegany County citizens have contributed more than their fair share and have weathered the many hardships with fortitude and grace.

Over the decades, agriculture has always been a major industry for Allegany County. Cheese production and dairy products have been the most important. Other industries have been established, a few of which are very large, along with numerous small industrial concerns and businesses. Railroads were built throughout the county. Roads and highways kept pace with the needs of the people to travel

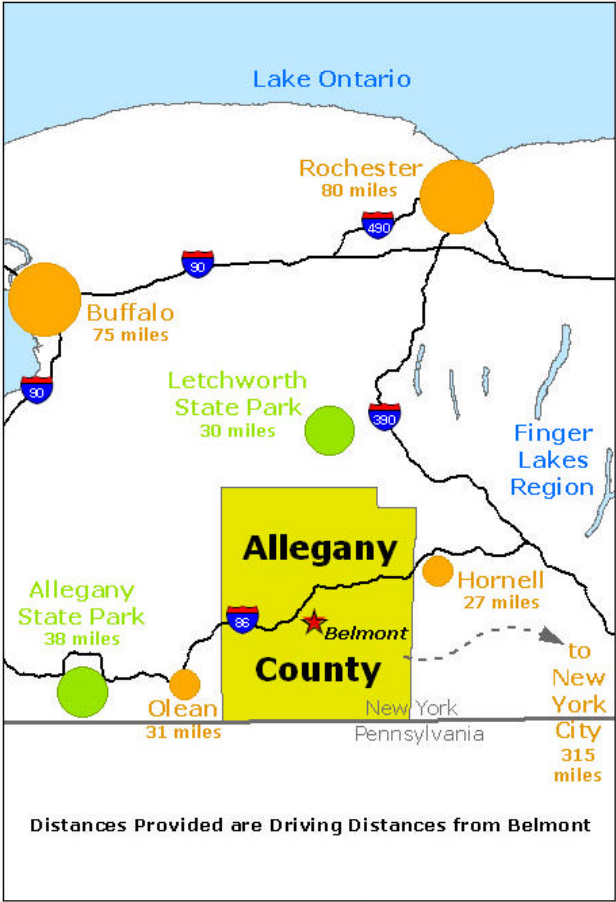
far, and wide. Our most recent improvement was the designation of Route 17, the Southern Tier Expressway, as I-86. Wellsville is served by a municipal airport, and improvements in communication have kept pace with the times. Computers have brought the world to our doorstep.

Well-funded and excellent school systems have been established throughout the county, and we are very fortunate to have three institutions of higher learning here: Alfred State College, Alfred University, and Houghton College. For health care, we have excellent physicians and specialists, two hospitals and several clinics throughout the County. Numerous communities fund and provide emergency services including fire protection, ambulances, and critical care, to cover most needs.

Allegany County has indeed progressed since 1806, but in spite of all this growth and change, we have been able to preserve our rural heritage and lifestyle. It is the goal of this Comprehensive Plan to creatively meld the successes of the past with the desires and expectations for the future. Planning for, and providing a prosperous and safe environment for our citizens will enable Allegany County to achieve its full potential in the twenty-first century.

GENERAL BACKGROUND INFORMATION

Allegany County, New York is located in the southwestern part of the State. The 2000 Census population was 49,927, while the 2006-projected population is 50,267. The County is substantial from the standpoint of land area, with 1,030 square miles.



Regional Context Map

The County has extensive, attractive, hills, valleys, and wooded areas. Most of the hills are over 2,000 feet above sea level. The only higher peaks in New York State are in the Adirondack and Catskill Mountains. The County was settled in the last decade of the 18th century and celebrated its bicentennial year of incorporation in 2006. Allegany County is comprised of 29 Towns and 10 Villages. The largest Village, Wellsville, has a population over 5,000 in the Village proper. The Town of Wellsville, including the Village, exceeds 8,000 residents. Other Villages are Alfred, Cuba, Angelica, Bolivar, Andover and Belmont, the latter being the County Seat. The smallest Villages are Almond, Canaseraga, and Richburg. Eleven of the Towns and six of the Villages have Planning Boards. Two of the Villages and three of the Towns have a written comprehensive/master plan. In municipalities without Planning Boards, the planning functions are directly addressed by the Village or Town Board. There are several Historic Districts in the County, including those in Alfred, Angelica, Canaseraga, and Cuba.



Rushford Lake

Allegany County Context:
Town and Village Boundaries



Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau, American Factfinder

DISCLAIMER OF USE:
This map is intended for planning purposes only.
The County assumes no liability associated with
the use or misuse of information contained herein.

Allegany County
Comprehensive Plan
for more maps
bit.ly/18m208u8a

Towns and Village Boundaries Map

There are several Countywide Boards focused on development, comprised of appointees who volunteer their time and expertise, including the County Planning Board, a Development Advisory Board, and a Tourism Advisory Board. The County Office of Development staff relates to and/or is guided by these Boards, in addition to their direct relationship of accountability to the County Board of Legislators, via its Ways and Means Committee. The County Board of Legislators has economic and community development as its primary focus. The Southern Tier West Regional Planning and Development Board, covering Chautauqua and Cattaraugus as well as Allegany County, has historically been a driving force related to regional as well as County-specific economic and community development. Allegany County is part of the Appalachian Regional Commission area and receives support through this program.

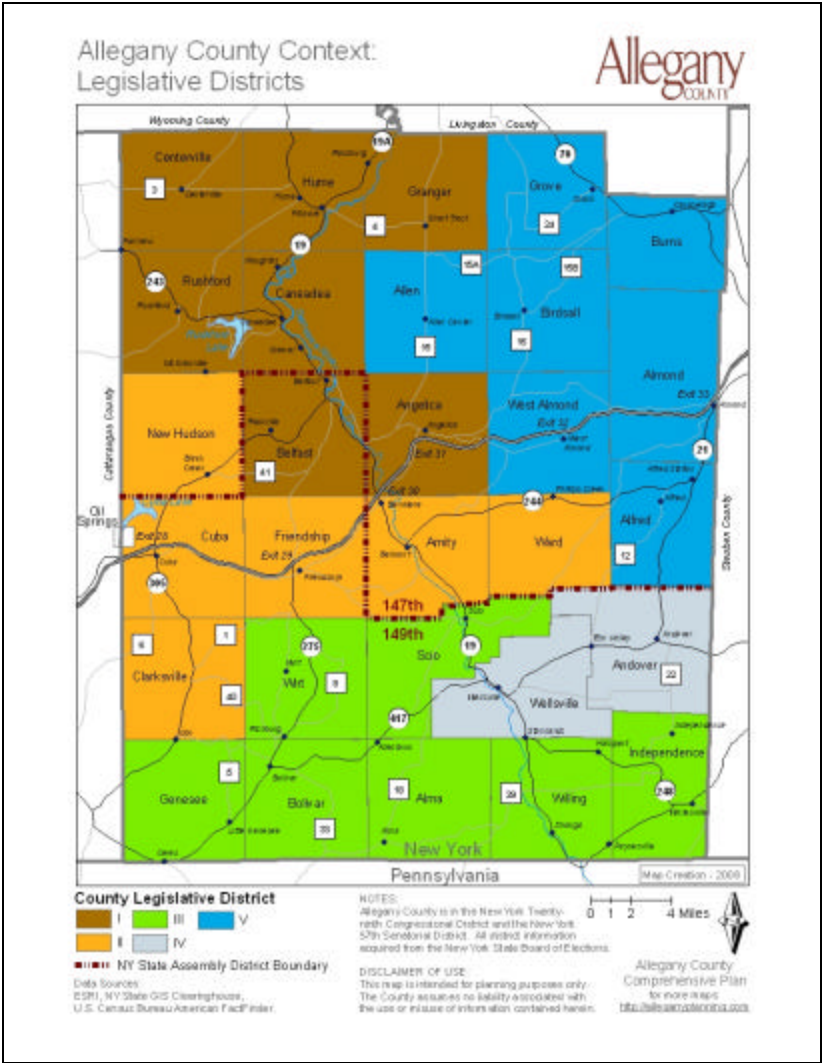


Houghton College

Several institutions of higher learning are located in Allegany County. Alfred University is a private university within which is located the State University College of Ceramics. Houghton College is a small liberal arts school with specialties in music, education, world studies and numerous other areas of concentration. Alfred State College has been working to become a full-fledged four-year college during the last decade in addition to its traditional two-year programs. It also has a satellite campus in Wellsville that focuses on vocational activities such as culinary arts, automotive mechanics, construction trades, welding, and many other hands-on trades. During the last five years, Jamestown Community College has started offering classes in the Crossroads Conference Center and has opened an office there.



Alfred University

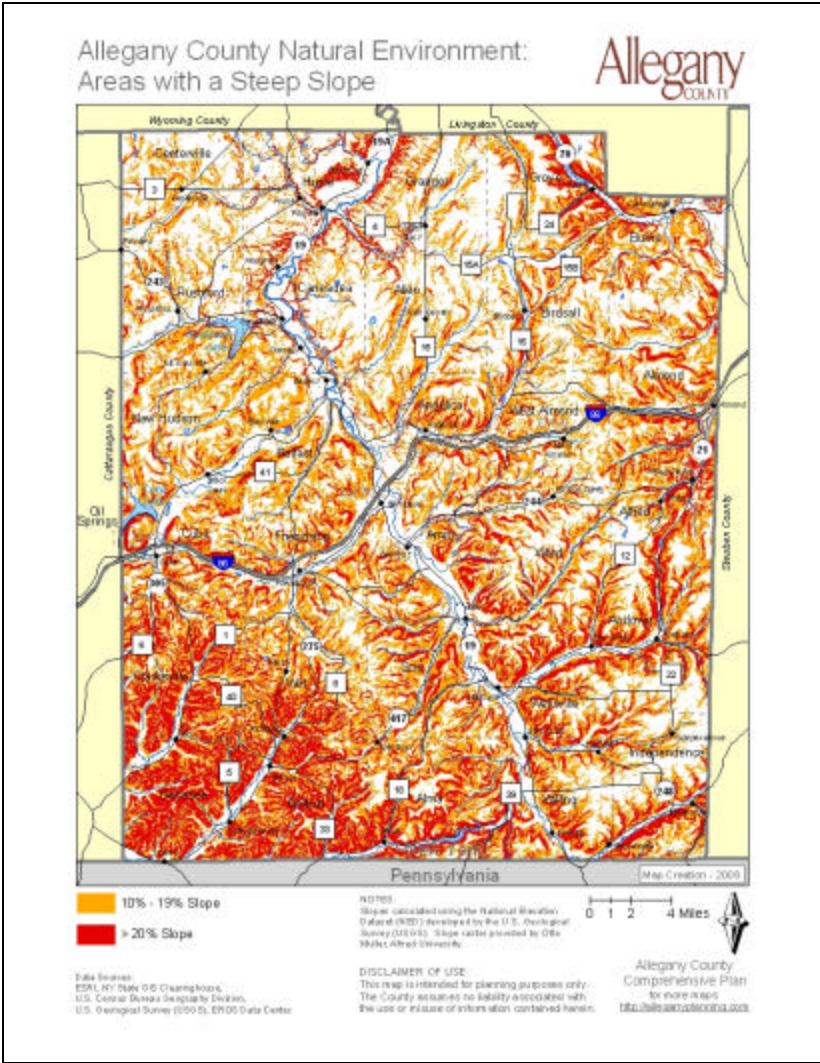


Legislative Districts Map

There are several large corporations located in Allegany County, predominantly in the Village of Wellsville. Small business development is the primary business growth in the County. This trend is expected to continue in the near future.



Downtown Cuba



Areas with Steep Slope



GEOLOGY

Allegany County is in the section of New York State known geologically as the Southwestern Plateau. Glacial action on this landscape has rounded the hills, cut the valleys deeply, and left glacial deposits as parent material of the soils. The southern part of the County is largely forested, while the northern part is more open and predominantly rolling and hilly. Allegany County occupies a rugged part of southwestern New York.

Allegany County lies in the Glaciated Allegheny Plateau section of the Appalachian Plateau. It is a maturely dissected plateau having deeply cut valleys and landforms smoothed by glacial action. The elevation ranges from 2,548 feet above sea level at Alma Hill to 1,137 feet where the Genesee River leaves the County on the north. The hilltops of the southern part of the County are predominantly 2,000 to 2,400 feet above sea level; those of the northern part are generally 200 to 400 feet lower. The Genesee River drains more than $\frac{3}{4}$ of the County and flows into Lake Ontario. Bedrock is flat-lying, late Devonian shale and siltstones of the Canadaway, Conawango, and Conneaut groups. One of the most telling identities of Allegany County is the association with oil-bearing rock groups. The first oil to be discovered in the New World is said to have been found in 1627 near Cuba at Oil Springs. The extensive gravel deposits are a by-product of the glaciations that occurred in the area during the Wisconsinian Glaciation.

[From the 1942 Soil Survey and Roadside Geology of New York - 1985]



The Rolling Hills of Allegany County

PLANNING: 1960 - Present

1960's: Creation of the Allegany County Planning Board

The Allegany County Planning Board was created on July 13, 1964. The Board has met continuously since its creation. The primary task that the planning board has is the review of certain zoning-related actions at the Town and Village level. They also review SEQR-related applications regarding Lead Agency status. Other items that the Planning Board works on range from surveys, specific plans, review and interaction of Town and Village planning documents, and providing training to local municipalities.

1970's: Federally Funded Allegany County Planning

Department. During the 1970's the Allegany County Planning Department was a large force of workers that oversaw the development of a number of plans. At this time, the County was eligible for monies from the State and Federal government to fund the department. When the monies ran out in the late 1970's the Department was dissolved.

1980 – Present: During the 1980's, the only County Planning performed was by the Planning Board. During this time, there was an on-going discussion of the need to reestablish the County Planner position. In 1990, the County created the Planner position as a non-unit employee. Michael Kear was the planner until January 1998. At that time, the County voted to eliminate the Planner position. During 1998 and 1999, the County contracted with the Southern Tier West Regional Planning and Development Board. Kier Dirlam was the primary person acting on behalf of STW in this matter. In 2000, Kier Dirlam created Allegany Community Development, Environment and Planning Services, Inc. to take over planning for the County essentially full-time through most of 2003. Mr. Dirlam continues to assist the County Planning Board on a monthly basis. During 2007, the Legislature reauthorized the County Planner position. Presently the County is working to secure a full-time Planner.

COMPREHENSIVE PLANNING PROCESS

During December 2006, a small gathering of people met at the Crossroads Conference Center to discuss the need to have a Comprehensive Plan for the County. Another meeting was held in April 2007 to continue this discussion. In May 2007, the County Legislature approved the creation of the Allegany County Comprehensive Planning Board. The Chairman of the ACCP is Charles Jessup; members include Ed Eicher, Ted Hopkins, Fred Sinclair, Ron Stuck, Lee Gridley, Curt Crandall, and Brent Reynolds. They also authorized monies to be spent on consulting work for this project. Allegany County contracted with ACDEP Service, Edgewood GIS Services to provide technical assistance with

the development of the project. During late May and June the ACCP met and sifted through the approximately ten (10) years worth of planning-related documents that had been developed in the county. The results of this work were taken to the public in a series of five public forums held in Almond, Amity, Belfast, Willing and Wellsville. The results were also presented at the annual County Planning Board picnic. A short survey was sent to the County departments and other agencies within the County structure. The results from the public forums and the surveys were then collated and utilized along with the original work that had been done by the ACCP Board. A Final Draft of the document was developed and was presented to the Allegany County Legislature for its review. After the review by the County Legislature, the SEQR and Public Hearings were undertaken. The Comprehensive Plan was then approved by the Legislature.

DEMOGRAPHIC TRENDS

The table below shows Allegany County rankings compared to the 3,141 Counties in the US. The first item is interesting, as Allegany County is considered by some to be so rural, yet Allegany County is more populated than two-thirds of the Counties in the United States. We have had a slight decrease in population of .4% since 1990. However, the projections of the latest census report estimate that we have had slight growth since the 2000 census of approximately 350. Our rankings show that we are in the lower one-third of the per capita personal income, Median household income, and percentage of jobs that are related to finance and insurance. We are in the top one-third of number of households, number of people in the labor force,

education of our adults, and percentage of jobs in manufacturing. We are in the top 25% of average-wage manufacturing jobs in the country.

2000 CENSUS DATA

INCOME DATA

MEDIAN HOUSEHOLD INCOME BY AGE (\$ IN PREVIOUS YEAR)	Allegany County Number	NY Number	US Number
Median household income	32,106	43,393	41,994
Householder under 25	14,680	21,730	22,679
Householder 25-34	31,475	42,868	41,414
Householder 35-44	40,071	51,082	50,654
Householder 45-54	44,813	57,309	56,300
Householder 55-64	36,577	50,737	47,447
Householder 65-74	24,337	32,349	31,368
Householder 75 and older	19,116	21,617	22,259
PER CAPITA INCOME BY RACE OR ETHNICITY (\$)	Allegany County Number	NY Number	US Number
Per capita income	14,975	23,389	21,587
White	15,118	27,244	23,918
Black or African American	6,411	15,498	14,437
Native American	12,022	12,947	12,893
Asian	17,619	20,618	21,823
Native Hawaiian and Pacific islander	7,200	13,485	15,054
Some other race	6,723	11,028	10,813
Two or more races	8,326	14,268	13,405
Hispanic or Latino	7,974	12,789	12,111

Sources: U.S. Census Bureau, 2000 Census; ePodunk

2000 CENSUS DATA

POPULATION DATA

POPULATION	Allegany County #		NY Number	US Number
Total population	49,927			
Square miles (land)	1,030.22			
Population per sq mile	48.46		401.93	79.56
GENDER	Allegany County #	Allegany County Pct	NY Pct	US Pct
Male	24,942	50%	48.2%	49.1%
Female	24,985	50%	51.8%	50.9%
AGE	Allegany County #	Allegany County Pct	NY Pct	US Pct
15 or younger	9,931	19.9%	20.7%	21.4%
16-24	9,987	20%	13.3%	13.9%
25-44	11,942	23.9%	30.7%	30.2%
45-64	11,067	22.2%	22.3%	22%
65+	7,000	14%	12.9%	12.4%
Average age (years)	36.66	---	36.8	36.22
RACE AND ETHNICITY	Allegany County #	Allegany County Pct	NY Pct	US Pct
White	48,444	97%	67.9%	75.1%
Black or African American	361	0.7%	15.9%	12.3%
American Indian and Alaska native	139	0.3%	0.4%	0.9%
Asian	358	0.7%	5.5%	3.6%
Native Hawaiian and other Pacific islander	2	0%	0%	0.1%
Some other race	183	0.4%	7.1%	5.5%
Two or more races	440	0.9%	3.1%	2.4%
Hispanic or Latino	454	0.9%	15.1%	12.5%

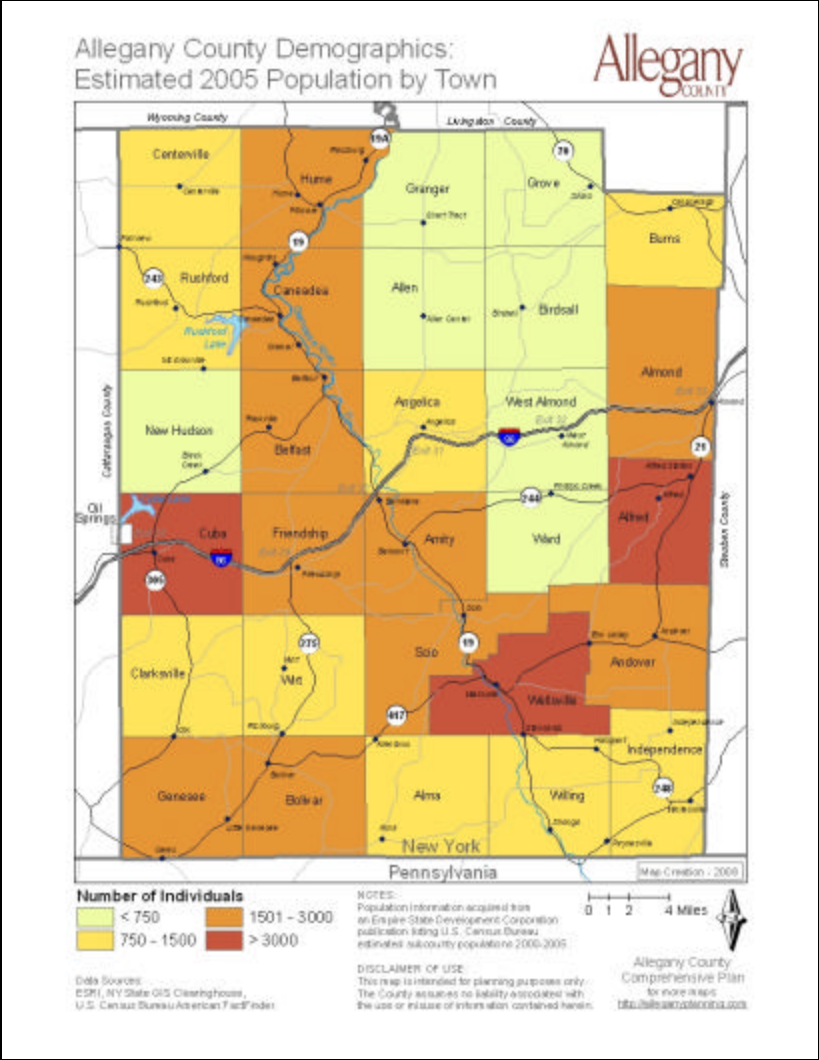
Sources: U.S. Census Bureau, 2000 Census; ePodunk



New York		
Monthly costs for units with a mortgage		
County	Median cost	Ranking
Allegany County, NY	\$734	1
Lewis County, NY	\$735	2
St. Lawrence County, NY	\$746	3
Franklin County, NY	\$750	4
Cattaraugus County, NY	\$768	5
Hamilton County, NY	\$776	6
Chautauqua County, NY	\$802	7
Herkimer County, NY	\$812	8
Essex County, NY	\$817	9
Chenango County, NY	\$820	10
Delaware County, NY	\$825	11
Yates County, NY	\$831	12
Steuben County, NY	\$838	13
Jefferson County, NY	\$842	14
Schuyler County, NY	\$850	15
Fulton County, NY	\$854	16
Otsego County, NY	\$857	17
Wyoming County, NY	\$865	18
Chemung County, NY	\$870	19
Seneca County, NY	\$892	20
Cortland County, NY	\$894	21
Broome County, NY	\$895	22
Montgomery County, NY	\$902	23
Orleans County, NY	\$909	24
Washington County, NY	\$909	25
Oswego County, NY	\$914	26
Schoharie County, NY	\$916	27
Cayuga County, NY	\$921	28
Clinton County, NY	\$926	29
Tioga County, NY	\$930	30

Oneida County, NY	\$942	31
Genesee County, NY	\$967	32
Madison County, NY	\$967	33
Niagara County, NY	\$985	34
Greene County, NY	\$991	35
Warren County, NY	\$993	36
Wayne County, NY	\$1,020	37
Livingston County, NY	\$1,037	38
Onondaga County, NY	\$1,048	39
Erie County, NY	\$1,053	40
Sullivan County, NY	\$1,068	41
Ontario County, NY	\$1,076	42
Tompkins County, NY	\$1,094	43
Columbia County, NY	\$1,099	44
Schenectady County, NY	\$1,110	45
Monroe County, NY	\$1,122	46
Rensselaer County, NY	\$1,123	47
Ulster County, NY	\$1,149	48
Albany County, NY	\$1,180	49
Saratoga County, NY	\$1,200	50
Dutchess County, NY	\$1,398	51
Orange County, NY	\$1,405	52
Richmond County, NY	\$1,431	53
Bronx County, NY	\$1,584	54
Queens County, NY	\$1,597	55
Kings County, NY	\$1,605	56
Suffolk County, NY	\$1,663	57
Putnam County, NY	\$1,751	58
Nassau County, NY	\$1,903	59
Rockland County, NY	\$1,924	60
Westchester County, NY	\$2,372	61
New York County, NY	\$3,615	62

Sources: U.S. Census Bureau, 2000 Census; ePodunk



Population 2005 by Town and Village Map

People and Income Overview (By Place of Residence)	Value	Rank in U.S.	Industry Overview (2006) (By Place of Work)	Value	Rank in U.S.
Population (2006)	50,267	950	Covered Employment	13,783	1186
Growth (%) since 1990	-0.4%	2318	Avg wage per job	\$30,094	1344
Households (2000)	18,009	961	Manufacturing - % all jobs in County	17.1%	970
Labor Force (persons) (2006)	23,650	987	Avg wage per job	\$43,822	699
Unemployment Rate (2006)	5.3	1044	Transportation and Warehousing - % all jobs in County	2.1%	1605
Per Capita Personal Income (2005)	\$21,697	2658	Avg wage per job	\$36,498	1540
Median Household Income (2004)	\$33,791	2021	Health Care, Social Assist. - % all jobs in County	10.7%	1044
Poverty Rate (2004)	15.1	1054	Avg wage per job	\$22,237	1740
H.S. Diploma or More - % of Adults 25+ (2000)	83.2	905	Finance and Insurance - % all jobs in County	1.5%	2510
Bachelor's Deg. or More - % of Adults 25+ (2000)	17.2	1,038	Avg wage per job	\$30,764	2175

GENERAL GOALS AND POLICIES

A few overarching goals and policies have been determined to have importance to the various projects and general welfare of the County. These categories have a positive effect on virtually all of the other sections that follow.

Property Taxes

Without a doubt, the number one concern that comes to mind in Allegany County and New York State in general is the high burden of local property taxes. Generally, New York is known as having the worst burden of taxes of any state in the country. This is a very complicated issue. Some of the reasons that this is the case include the fact that our basic infrastructure is very old compared to many of the southwest states. This state has been in existence since the late 1600's. Most communities have had infrastructure for sewer, water, streets, and electric dating back some 125 years. As such, that infrastructure requires constant maintenance in a climate that is harsh with freeze-thaw cycles, cold temperatures, snow and ice storms and high winds. There are also many levels of government throughout the state. In New York State, there are in excess of 4,000 separate municipal governments. These include the vast New York State government, 62 Counties, 932 Towns, 553 Villages, 62 Cities, 5 boroughs of NYC, 59 Community Boards, 705 School Districts, as well as a variety of fire and emergency services, sanitation, police, water, sewer, light, sidewalk, electric, regional planning boards, Industrial Development Agencies, and library districts. There are also public benefit corporations and Authorities that operate similarly to governments. In Allegany County there are 10 Villages, 29 Towns, and 14 school Districts

plus, a number of additional fire, ambulance, water, electric/light and sewer districts. There are also jurisdictions related to police and courts. These were logical at the time they were developed in the early 1800's due to the limitations of travel and communication. Today these boundaries and designations do not always make as much sense. Each layer of government has a certain level of basic needs to keep it running, even in the least populated Town. Reducing the burden of Taxes through these levels of government is essential to improving the viability of the County.

Goal:

To increase property tax base throughout Allegany County.

Objectives:

The County needs to lessen the individual tax burden by increasing county tax base. It is imperative that the County work to find new and innovative ways to reduce tax burden on the County residents. It is generally noted that New York State mandated programs that are passed onto the County are the cause of many obligations. Recent evidence of this includes the Medicaid program, jail requirements, and court requirements. The New York State mindset that one system works as well for Allegany County as New York urban counties tends to discriminate against rural counties.

The County and local governments need to work together to enhance shared services on virtually all fronts. The objective should be to have zero duplication of services where it offers an economic advantage.

The County needs to be very proactive in its development efforts. Bringing in new businesses and sustaining our existing businesses will lead to better property value, thereby increasing total property taxes, and sales tax. If there are more retail sales occurring then there will be more sales tax collected in the County. Encouraging the expansion of shopping opportunities within the county is paramount.

Strategies:

- Help organize and lead effort to cap rates; 100% NYS takeover of County's 25% share of Medicaid; work with NYSAC in lobbying effort on Medicaid
- Make Landfill Self Sufficient - Reducing tax subsidy for landfill
- Encourage the county to pursue responsible fiscal policies taking into account the needs of future years.
- Increase income for county and municipal government through methods other than property taxes.
- Expand Shared Services
- Promote a "Build in Allegany County" Campaign.



Downtown Carnival

County Image

The County needs to promote a strong positive self-image. People that live here want to be here and are quite proud of their community and county. Residents most often speak of our county with pride and passion. This pride and passion needs to be clearly demonstrated to visitors and travelers coming through the County. One issue is the manner in which some people maintain their property. Some of the properties are museums to our past. There are antique tractors, cars, farm equipment and other treasures to be found. To the passerby, however, this may appear to be old junk. Sometimes houses do not appear to be maintained when perhaps they are. Another issue relates to the parochialism that our communities feel. They often do not see themselves as Allegany County. They identify themselves only with their particular Town, Village, or school district. Other parts of the state and country are proud to announce that they are from such and such a County. Here we identify our Town or Village. An example of the benefits of a strong county image would be when Allegany County was under siege in the late 1980's when New York State wished to put the low-level nuclear dump into the County. Then there was County identity and unity.

Goal:

Improve the pride Allegany County residents feel and show.

Objectives:

- Improve reputation of the County.
- Generate pride in Allegany County citizenship
- Improve the visual attractiveness of our County.

Strategies:**Reputation and Image:**

- Improved appearance and sense of community will encourage people to stay and thereby encourage companies to locate in the County.
- Create a more positive image for Allegany County: Clean it up and talk it up.
- County identity - reduce fragmentation such as newspapers, shopping, radio, TV, area codes, etc.
- Promote a “County-wide pride” program.
- Generate pride in Allegany County citizenship by promoting an increased awareness, understanding, and utilization of a county positive image.
- Campaign across the County to make the people think of their community as the County, not just a particular Village or Town.
- We need to promote unified countywide sources for delivery of news and information within Allegany County.
- Create a positive image through positive news in the papers and on the radio. County leaders can assist in these efforts by creating positive press releases for government, education, and businesses.
- Create a positive attitude about “change”.

Visual Blight and Junky Yards:

- Develop an aggressive attack on blight and junk.
- Develop a program whereby homeowners can receive assistance in cleaning up their properties.
- Establish an amnesty program for people not in compliance with local regulations. Then start an enforcement campaign.

- Consider the benefits of a County-owned or leased car crusher that would move from Town to Town; the County can sell the scrap through the DPW.
- Review and implement, if feasible, a program similar to Australia's “Tidy Town” concept program. This may be a good project to find NYS funding for a pilot project.
- Improve appearance of properties especially along major New York State and County routes. Eliminate or rehabilitate neglected buildings.
- Encourage county assistance and enforce compliance with all junkyard laws.

DATA

Recognizing the importance of countywide coordination of digital data in support of county economic, environmental, planning and community-assistance objectives. The creation of a central source for County-related data is a positive goal. This entity will seek to ensure the quality, access, cost-effectiveness, and utility of its digital information repository. This valuable information is a strategic resource for the County, one that will support County decision-making in its programs and projects.

Goal:

To create a central repository for County-related planning and geographic information to utilize in programs and projects.

Objectives:

Collect, consolidate, store and provide digital data to guide land use planning, support economic development, improve awareness and management of natural resources, and assist with risk assessment and emergency response.

Strategies:

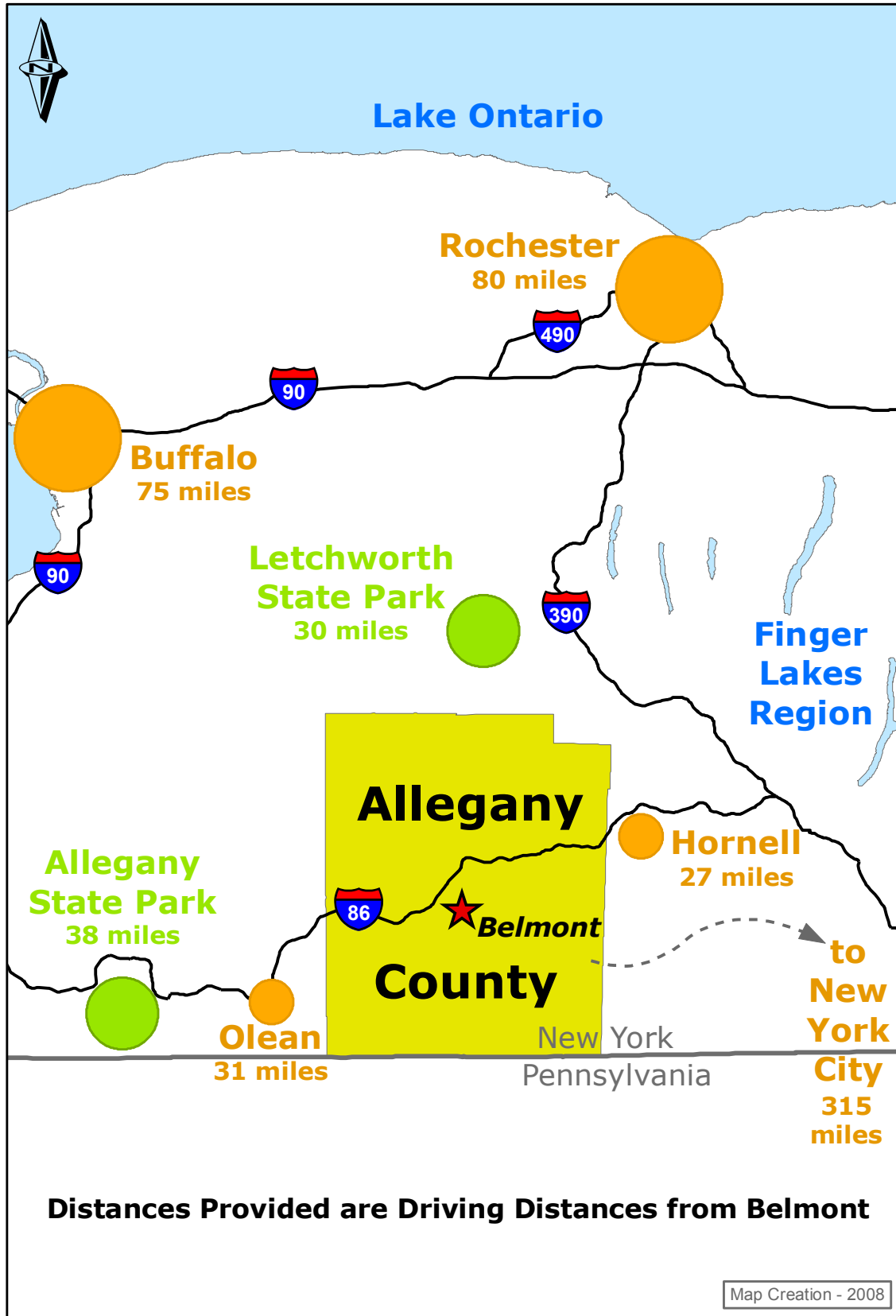
- Develop a Central Data Information Center.
- Build clearinghouse for land use tools and decision-making.
- Increase GIS and digital technology in the Office of Development.
- Utilize the existing data sources and integrate them.
- Make appropriate portions of the repository easily accessible by the public.
- Communicate with local communities to ensure they are aware of the repository's resources.
- Provide cost-savings by utilizing the repository to reduce duplication of effort and improve the efficiency of County activities.
- Collaborate with local agencies, academic institutions, and the private sector to improve information technology expertise as well as achieve cost saving and/or cost sharing.
- Develop a Countywide existing conditions GIS map of all utilities/infrastructure first, before you can determine deficiencies throughout the County; this is fundable through grants.



*Aerial Photographs available through Pictometry Technology
Showing Village of Alfred*



Showing rural lands in Town of Granger



Allegany County Context: Town and Village Boundaries

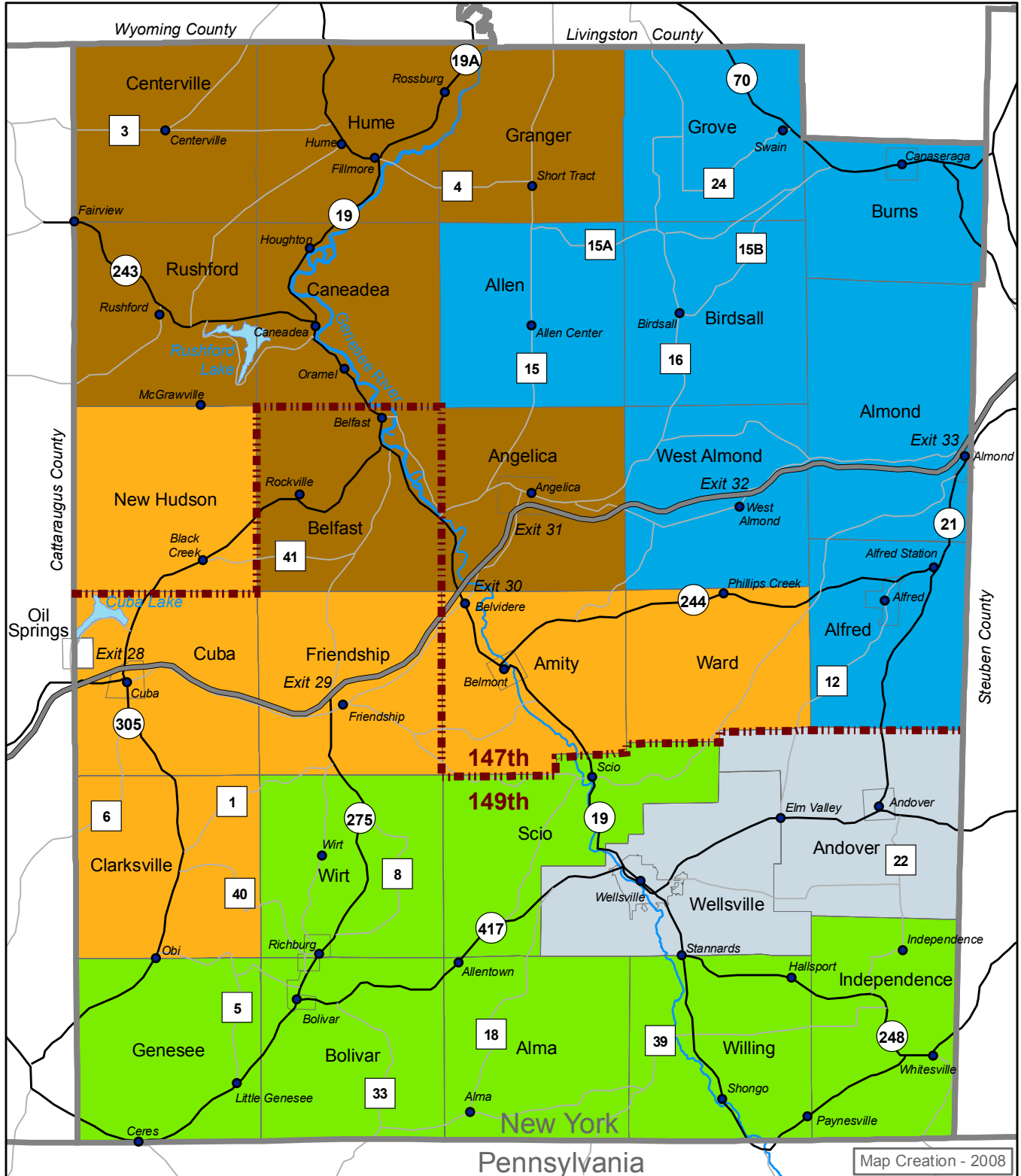


Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau American FactFinder.

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Allegany County Context: Legislative Districts



County Legislative District



■■■■ NY State Assembly District Boundary

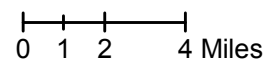
Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau American FactFinder.

NOTES:

Allegany County is in the New York Twenty-ninth Congressional District and the New York 57th Senatorial District. All district information acquired from the New York State Board of Elections.

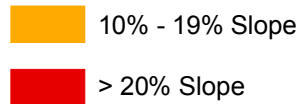
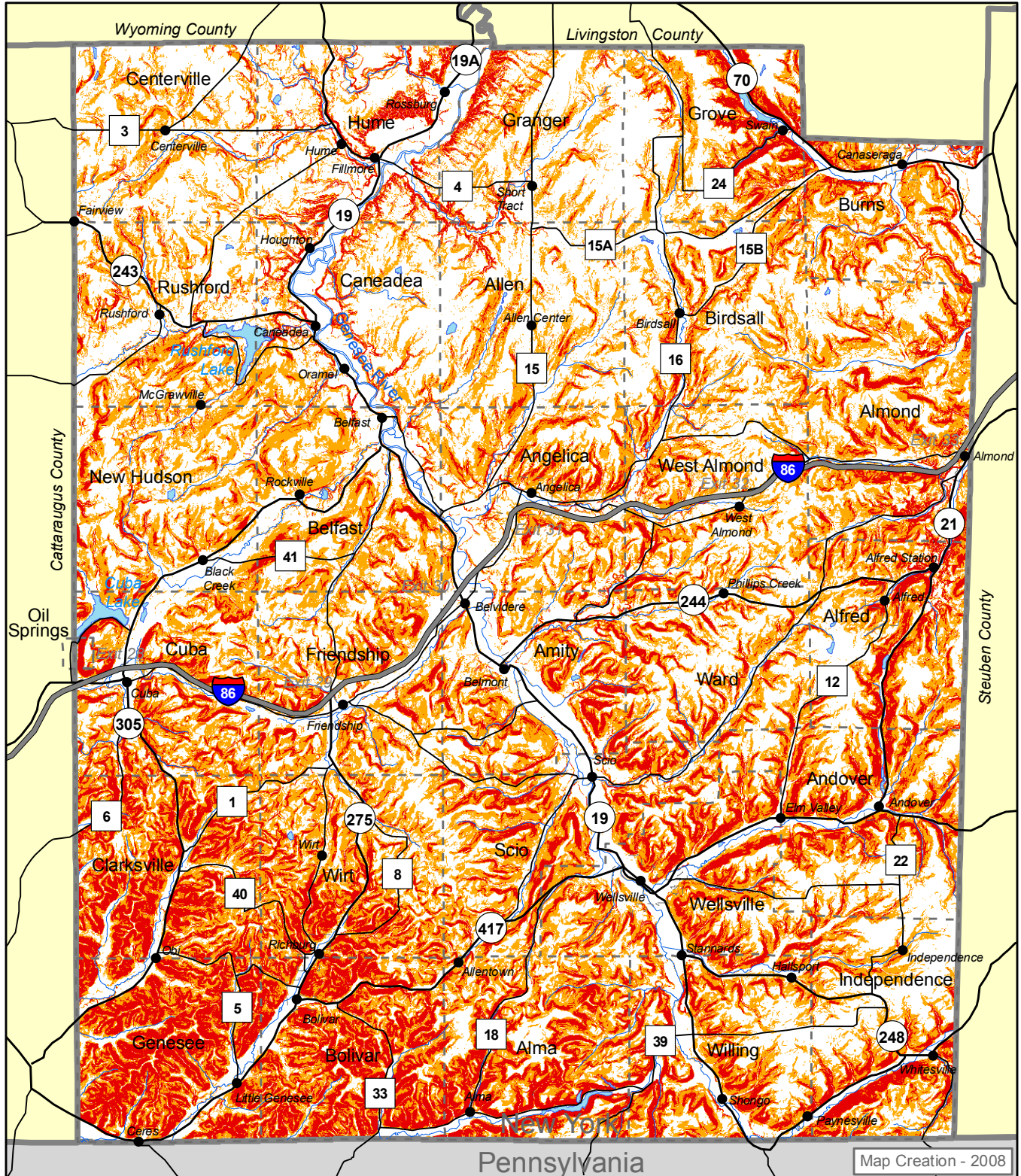
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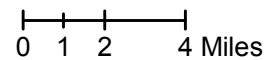


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Allegany County Natural Environment: Areas with a Steep Slope



NOTES:
Slopes calculated using the National Elevation Dataset (NED) developed by the U.S. Geological Survey (USGS). Slope raster provided by Otto Muller, Alfred University.



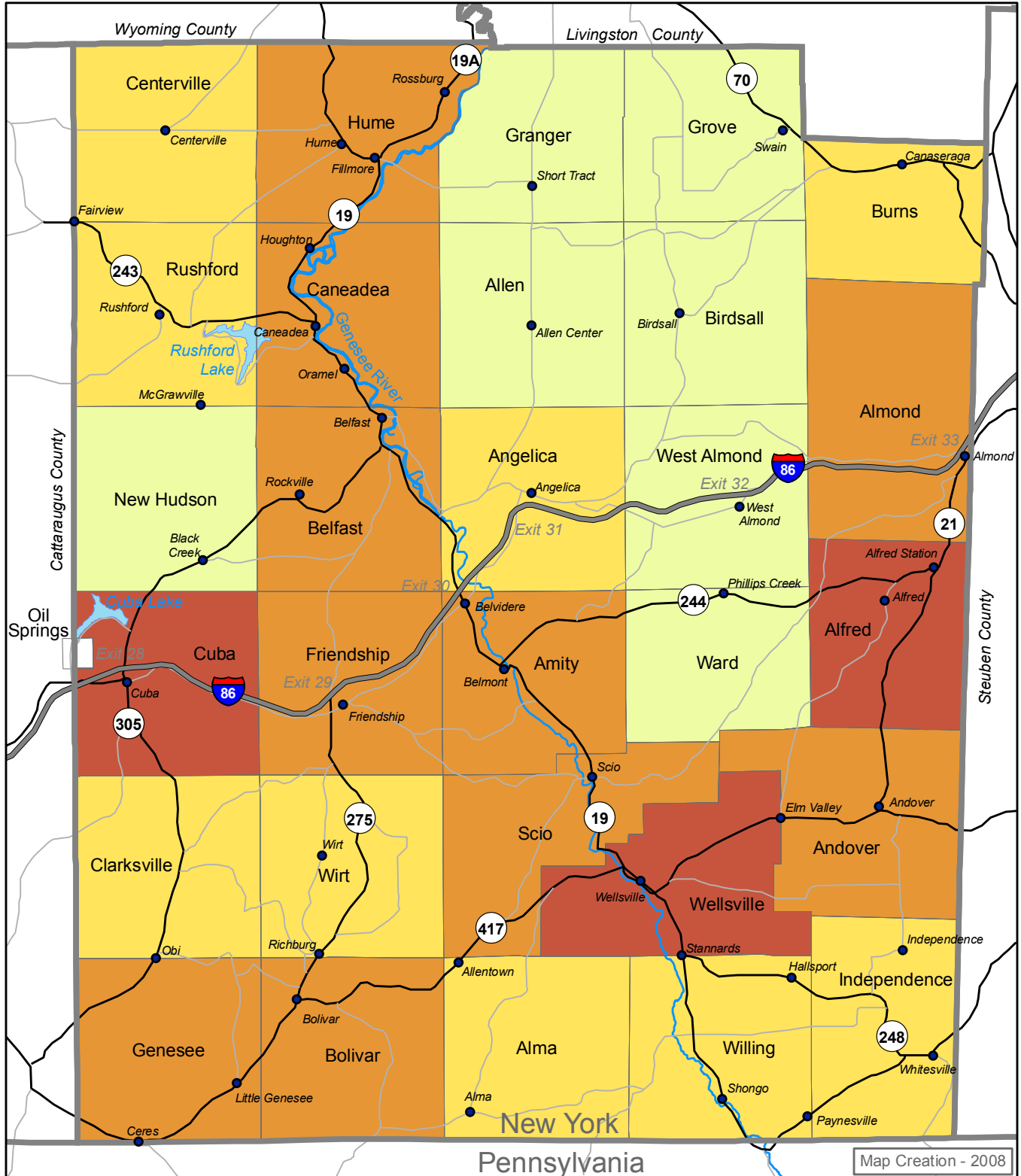
Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau Geography Division,
U.S. Geological Survey (USGS), EROS Data Center.

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Map Creation - 2008

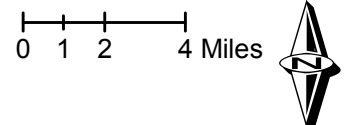
Allegany County Demographics: Estimated 2005 Population by Town



Number of Individuals

 < 750	 1501 - 3000
 750 - 1500	 > 3000

NOTES:
Population information acquired from an Empire State Development Corporation publication listing U.S. Census Bureau estimated subcounty populations 2000-2005.



Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau American FactFinder.

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Community Facilities

2. COMMUNITY FACILITIES

Three major aspects of infrastructure, which are critical to the county:

1. Sewer and water capacity and availability
2. Existing resources and utilities (electric, natural gas, etc.)
3. Transportation Facilities (railroads, air service, roads and trails)

Many of our Villages and population clusters currently have adequate sewer and water capacity. However, this does not allow for much expansion and does not cover the corridors between these population centers. The infrastructure in a few of our Villages is approaching 80 – 90 years of age. These pipes are living on borrowed time, and planning must begin to repair or replace this part of the infrastructure.

At this time, only local government can start the process with sewer and water in Allegany County. Sewer and water are the basic items of infrastructure that require local government involvement and initiative. Sewer and water will spur development, which could require County and State governments to build and improve roads. Development will require or entice utilities to bring service to the area. All projects are subject to the SEQR process if needed during their respective implementation.

As more and more insurance companies are requiring fire protection in the form of sprinkler systems, only a municipal system can economically provide adequate water and pressure.

A countywide sewer agency could well be the best solution for financing and upgrading sewer systems. As the older systems are becoming fragile, the Villages could be relieved of the responsibility of repairing and replacing the old parts of their systems. This could be the selling point for them to give up control of this infrastructure. However, a sewer authority should be set up very carefully, to prevent any one segment of the County gaining control over development. There are a few good models; one is the Ithaca water district, another is the Alfred-Almond sewer district. Although the sewer was never built, the authority was organized and created.

High-speed internet and data capacity is going to be developed and expanded by the private sector. With dial-up, a few quasi-government organizations tried early to bring this technology to the area only to have their efforts superseded by the private sector, which was able to accomplish the distribution faster and more efficiently. The private sector should be informed of the advantages of bringing their technology to us.

VISION STATEMENT FOR TRANSPORTATION

To develop and maintain a state-of-the-art transportation infrastructure which will attract new commercial, residential and tourism development, and enhance as well as support existing commercial, residential and tourism development.

Transportation Modes

Air

Air service is through the Wellsville Municipal Airport located just south of Wellsville. The runway is over 5,000 feet long and can accommodate small plane traffic as well as many corporate jets. The airport offers flying lessons, mechanic and fuel services, and charter services.



Wellsville Airport

Commercial traffic is offered from the larger metropolitan areas such as Buffalo, Rochester, and Elmira-Corning.

Highways

The streets and highways of Allegany County are maintained by the various levels of municipal government. The primary east-west route is Interstate 86. Interstate 86 still also carries the moniker of NYS 17 due to the eastern parts beyond Elmira not having been upgraded to Interstate status yet. This route enters the County in the east at Almond and has exits at Almond, West Almond, Angelica, Belmont, Friendship, and Cuba, then continues west toward Olean. Our primary north-south Route is NYS 19 from the Pennsylvania border along the Genesee River north to the Livingston County border. The other primary roads that are maintained by New York State Department of Transportation include NYS Routes north-south 21, 70, 305, and east west routes 243, 244, and 417.

The secondary system is maintained by the Allegany County Department of Public Works. The County operates an extensive road infrastructure that is generally built to standards similar to New York State. The remaining tertiary roads are maintained by the Towns, or the streets are maintained by the Villages. Roads within State Forest lands are the responsibility of the NYSDEC. Bridges on County, Town, and Villages are officially owned by the Town and maintained by the Town with assistance from the County.

Allegany County Built Environment:
Highway and Road System



Highway and Road System

2000 CENSUS DATA	TRANSPORTATION DATA		
TRANSPORTATION TO WORK	Allegany County	NY	US
Workers 16 and over	20,853		
Public transportation	< 1%	24.4%	4.7%
Car, truck, van or motorcycle	83.5%	65.5%	88%
Walk	11.7%	6.2%	2.9%
Work at home	4.1%	3%	3.3%
COMMUTING TIME			
Average travel time to work (minutes)	22	32	26
Average travel time to work using public transportation	35	50	48
Average travel time to work using other transportation	22	25	24

[Sources: U.S. Census Bureau, 2000 Census; ePodunk](#)

Rail

The rail system in Allegany County is currently limited to freight. The mainline is an east-west route that is operated by Western New York and Pennsylvania Railroad. The mainline route runs from Hornell in the east through Alfred, Wellsville, Belmont, Cuba and on to the west toward Olean. Another line is operated through the northeast part of the County operated by Norfolk-Southern Railroad running from Hornell through Canaseraga, Swain and on toward Nunda.



Railroad Lines in Allegany County

Trails

The walking and biking trail system is extensive. The largest are the Genesee Valley Greenway and the Finger Lakes Trail systems. The Genesee Valley Greenway runs from Rochester south into Allegany County near Fillmore, then follows the Genesee River to Belfast, where it heads southwest to Cuba. Efforts are continuing to connect all portions of the Genesee Valley Greenway. The Finger Lakes Trail is an older system that runs approximately east west from the northwest corner of the County up to Letchworth Park, and then re-enters the County in the northeast corner running down through Grove, West Almond, and Almond, and continuing in to Steuben County. The Finger Lakes Trail is considered as part of the North Country Trail system that runs across parts of New York west to the mid-west. The New York State Bike 17 Trail runs west to east along the existing NYS 417 to Andover and then follows NYS 21 toward Hornell. There is also a designation by NYS for a bike trail along NYS Route 19.

Many of the County roads are utilized for biking as well. An extensive snowmobile trail system exists within the County and is acknowledged by New York State in its annual map distribution. A snowmobile trail map is available from the Office of Tourism and/or the Allegany County Snowmobile Federation for a nominal fee. Cross Country Ski Trails are available at the Phillips Creek/Palmer's Pond area of New York State Forest.

Allegheny County Open Space: Recreational Trailways



Legend:

- Finger Lakes Trail
- Genesee Valley Greenway Trail
- Wellsville River Trail
- Brownsville Trail

NOTE:
Shown data trail routes acquired from NYS DPR HP. Or Greenway Trail is also acquired from NYS DEC. Wellsville River Trail route acquired from Kier Dutton.

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Data Sources:
ESRI, NYS State GIS Clearinghouse, U.S. Census Bureau American Factfinder, NYS State GIS Clearinghouse.

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Trail System Map

Allegheny County Built Environment: Public Transportation - Bus Service



Legend:

- ACT Route Number(s)
- ACT Route
- HAT Route (in Allegheny Co.)
- 34 Mile "Route Deviator" Service Area

NOTE:
ACT route data was acquired from the Rural Justice Institute (RJI) GIS Center. Accuracy confirmed using 1,000ft route descriptions. HAT route was hand-drawn digitized using route 9-map at www.ridelines.com.

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Public Transportation

Transportation Issues and Conclusions

- Enhance the comfort, convenience and economy of travel opportunities within the county for all residents and visitors.
- There are opportunities related to I-86 such as increased traffic, encouraging drivers to utilize services in Allegany County.
- Increase the utilization of our Public Transportation system.
- Maintain and improve our bridges, roads, railroads, airport, and trails.
- All projects are subject to the SEQR process if needed during their respective implementation.

Goal:

To expand and improve the Infrastructure and effective use of the Transportation system.

Objectives:

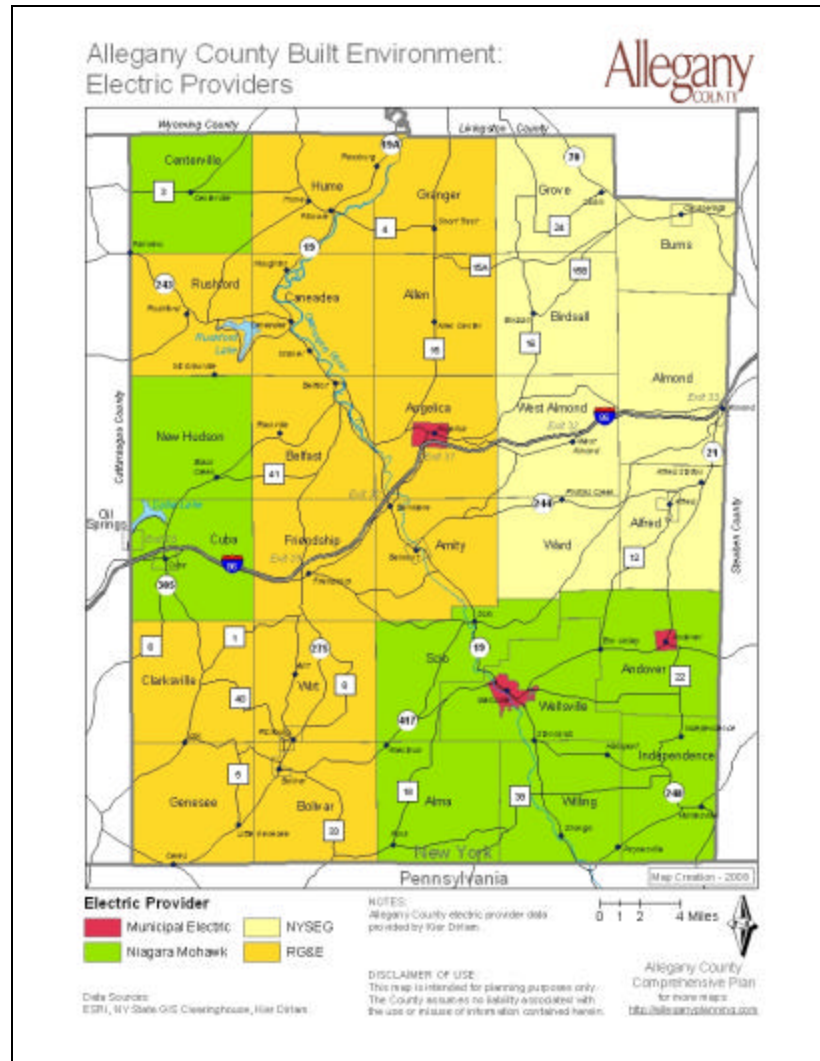
- To enhance the “curb-appeal” of I-86 Exits in Allegany County, thus encouraging travelers to exit the expressway within the County.
- To improve and maintain the existing highway network of Allegany County.
- To improve and make better use of the public transportation system.
- To improve access to highways and railroads for commercial developments.
- To enhance access to rural areas for development and tourism.
- To encourage additional development and use of the railway system.

- To encourage additional development and use of the Wellsville Airport and its facilities.
- To ensure the safety and well-being of all individuals, goods and services traveling in or through the County.

Strategies:

- Improve Rural Access - long term maintenance of roads and existing infrastructure
- Hazard mitigation on roads and rail
- Develop mechanism for increasing the use of public transportation.
- Develop a Multi-modal facility or at least more rail sidings.
- Implement the Wellsville Airport planning documents that have been created.
- Implement the plans of the Western New York and Pennsylvania Railroad.
- Improve signs for all entrances to the County and at the I-86 Interchanges. Consider the interchanges as “Entrances” rather than “Exits” to our County.
- Improve the attractiveness of the interchanges along I-86 to make them more appealing to the tourism public.
- Encourage local community groups to adopt I-86 exits.
- Plant shrubs and flowers around all exits.
- Keep areas including exits litter-free, especially along I-86 and the by-ways of the county.
- Post appropriate signage listing the area’s attractions.
- Improve North/South access - Route 19

Infrastructure



Electric Providers Map

Municipal Electric Communities

The Villages of Andover, Angelica, Wellsville enjoy reduced electric rates due to municipal electric company status. These rates tend to be up to ten cents less per kilowatt than the competing utilities.

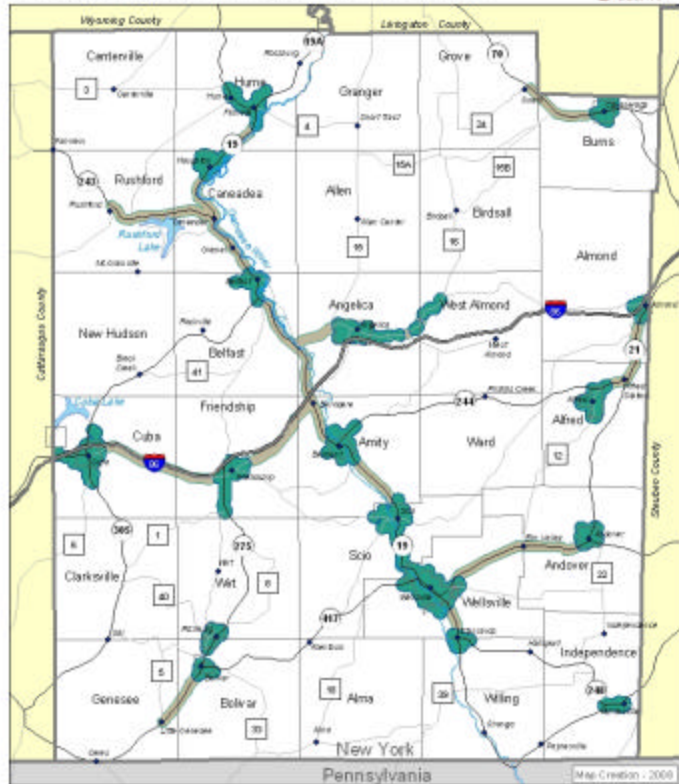
Municipal Water

The areas surrounding Alfred, Almond, Angelica, Andover, Belfast, Belmont, Bolivar, Cuba, Friendship, Fillmore, Richburg, Scio, Stannards, Wellsville, and Whitesville all have access to Municipal Water Service. Water service is dependent on source, quality, elevation of structures and the age of the lines and equipment.

Municipal Sewer

The areas near Alfred, Belmont, Bolivar, Cuba, Fillmore, Friendship, and Wellsville have access to Municipal Sewer service. Sewer service is dependent on the size of the treatment plant, age of the infrastructure and quantity being produced compared to the discharge point.

**Allegheny County Built Environment:
Existing & Planned Water Service Areas**



Existing Water Service Area
Proposed Water Service Area

NOTES:
Existing service areas are based on location of aboveground water service features (hydrants, etc.) recorded on topographic maps. If such features are believed to be located in an area, they do not represent the exact geographic extent of an area's service. Planned service areas based on input received from the Cities.

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Data Sources:
ESRI, NY State GIS Clearinghouse, Allegheny County Office of Planning

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Existing & Planned Water Service Areas Map

**Allegheny County Built Environment:
Existing & Planned Sewer Service Areas**



Existing Sewer Service Area
Proposed Sewer Service Area

NOTES:
Existing service areas are based on location of aboveground sewer service features (hydrants, etc.) recorded on topographic maps. If such features are believed to be located in an area, they do not represent the exact geographic extent of an area's service. Planned service areas based on input received from the Cities.

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Existing & Planned Sewer Service Areas

Cable Television

The communities of Alfred, Almond, Angelica, Belmont, Friendship, Fillmore, Belfast, Scio, Wellsville, Cuba, and Bolivar are all serviced by various cable companies.

High Speed Internet/Data Capacity

Frontier and Time Warner provide service in Alfred and Almond; Verizon DSL and Time Warner Road Runner serve the Villages of Belmont, Cuba, Wellsville, the hamlet of Friendship, and the Village of Angelica (Time Warner only),

INFRASTRUCTURE

Goal:

To expand repair and improve the infrastructure of the County

Objectives:

- Utilize development corridors as the basis for future expansion of sewer, water, data infrastructure improvements.
- Create the most efficient and up-to-date infrastructure system in all communities of Allegany County.

Strategies:

- Identify development corridors such as Alfred-Almond, Swain-Canaseraga, Friendship- Angelica-Amity -Belmont, (Rte I-86/Rte19), Andover-Wellsville-Scio, Fillmore-Houghton-Caneadea-Belfast, north and south of Cuba along NYS 446, south of Bolivar along NYS417
- Identify what resources and utilities need to be expanded. (i.e.: cheap municipal electric, railroads, air service, natural gas, etc.).

- Identify where these resources would be best utilized. Update and implement the Allegany County Solid Waste Plan.
- Identify areas where natural gas is desired and needed
- Identify areas where 3-phase and high-amp electric is needed and desired.
- Maximize the municipal electric in Angelica, Andover and Wellsville

Water and Sewer Infrastructure

- Identify which systems need to be expanded. Identify which sewer and water systems are in jeopardy due to age and other causes. Develop a Countywide existing conditions GIS map of all utilities/infrastructure first, before you can determine deficiencies throughout the County; this is fundable through grants.
- Facilitate sewer and water district expansion with municipalities along I-86/Rt 19 including Friendship, Angelica, Amity, Belmont, Scio and Belfast and others to the north and south.
- Establish a priority list for sewer and water projects. Develop strategies for creating infrastructure for water, sewer, roads, telecommunications and utilities by reducing provincial thinking and focus on total County needs
- Develop plans to finance these improvements and repairs in identified corridors.
- Intensify lobbying for public support of key development items identified above.
- Continue efforts to obtain public and private funding. The plans for these projects should be developed to satisfy grant application parameters.
- Review and determine if there is a benefit to developing a Countywide Sewer Agency.

- Review and determine if there is a benefit to developing a Countywide Water Agency.
- If desirable, then develop and adopt the acceptable legal structure for a countywide sewer and water agency or authority. As part of this effort, develop a complete countywide sewer and water plan. Develop a plan to deal with the lack of or disintegrating sewer and water infrastructure. Infrastructure questions include: where is the sewer, water, electric, gas and high speed data capacity? Determine which sites should have additional infrastructure improvements made to them
- Develop plans to provide the identified corridors with sewer and water; develop plans to repair, replace the parts of the systems that are in jeopardy.
- Have plans and finances in place for I-86 for water and sewer near exits that can support development.
- Immediately proceed with the construction for the sewer and water that is planned for I-86 and Rte 19 area.

High Speed Internet/Data Capacity

- Develop campaign to “sell” the County to the providers of high-speed data technology.
- The County needs to gain access to fiber optic, DSL, wireless or latest available technology for internet.
- Obtain Internet service Countywide with fast broadband and video component;
- Provide Internet training for senior citizens perhaps through the Office of the Aging.
- Identify what new technology is needed to bring high-speed internet data to the County.



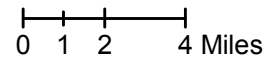
Allegheny County Road

Allegany County Built Environment: Highway and Road System



- I-86
- State System
- County System
- Other Roads

NOTES:
Highway and road data provided by Allegany County Department of Public Works.



Data Sources:
ESRI, NY State GIS Clearinghouse,
Allegany County Department of Public Works.

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Allegany County Built Environment: Railroads



NOTES:
 Railroad data ROW acquired from the U.S. Census Bureau
 Census 2000 TIGER/Line files. Railroad data clipped to Allegany
 County and updated to reflect changes since 2000.

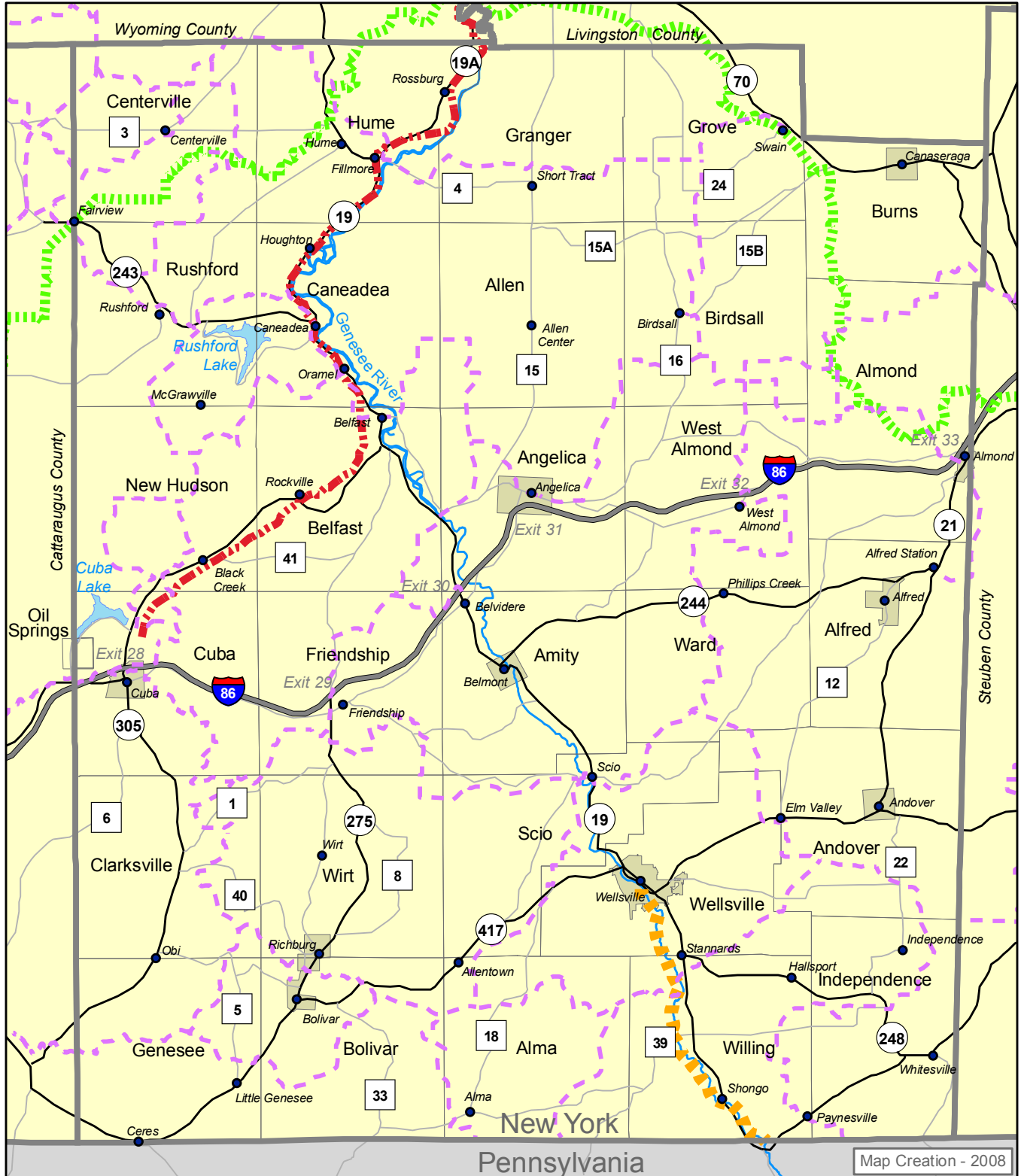
- Norfolk Southern Southern Tier Route
- Western NY & PA Railroad

Data Sources:
 ESRI, NY State GIS Clearinghouse,
 U.S. Census Bureau Geography Division.

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Allegany County Open Space: Recreational Trailways

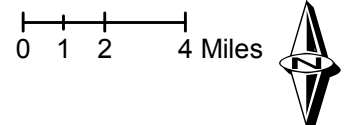


- - - - Finger Lakes Trail
- - - - Genesee Valley Greenway Trail
- - - - Wellsville River Trail
- - - - Snowmobile Trail

Data Sources:
NYS OPRHP, NYS DEC, Kier Dirlam, ESRI,
NY State GIS Clearinghouse.

NOTE:
Snowmobile trail routes acquired from
NYS OPRHP. GV Greenway Trail route
acquired from NYS DEC. Wellsville River
Trail route acquired from Kier Dirlam.

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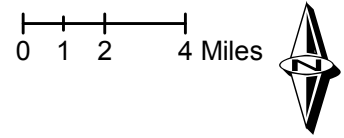
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Allegany County Community Facilities: Public Transportation - Bus Service



- 2,6** ACT Route Number(s)
- ACT Route
- HAT Route (in Allegany Co.)
- 3/4 Mile "Route Deviation" Service Area

NOTES:
ACT route data was acquired from the Rural Justice Institute (RJI) GIS Center. Accuracy confirmed using 1/2008 route descriptions. HAT route was heads-up digitized using route map at www.hatrides.com.

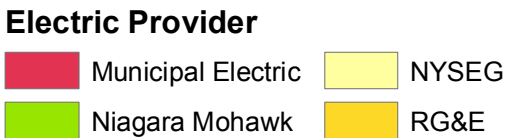
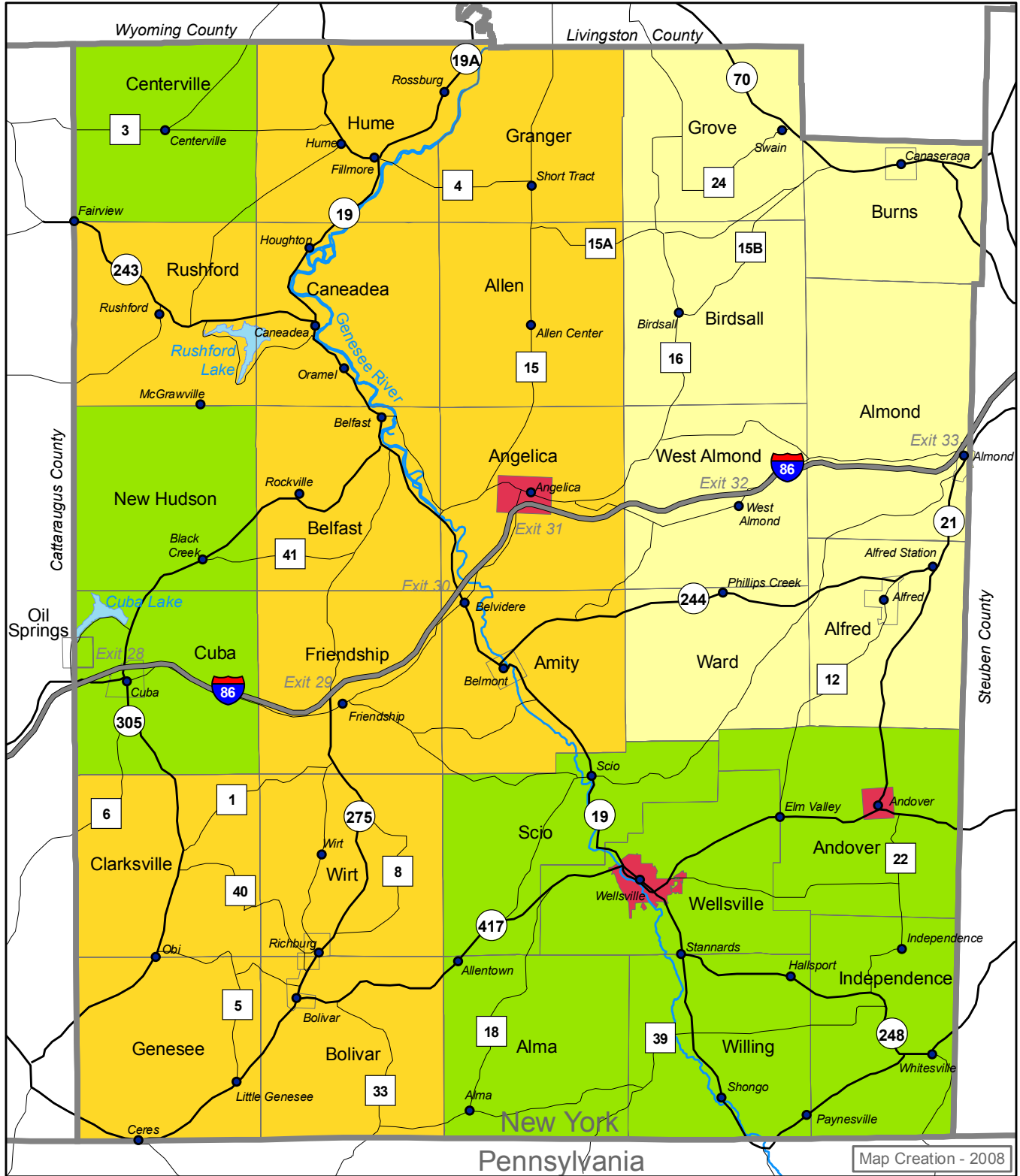


Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau American FactFinder.

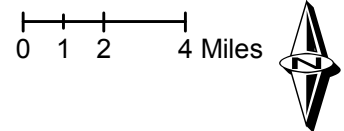
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Allegany County Built Environment: Electric Providers



NOTES:
Allegany County electric provider data provided by Kier Dirlam.



Data Sources:
ESRI, NY State GIS Clearinghouse, Kier Dirlam.

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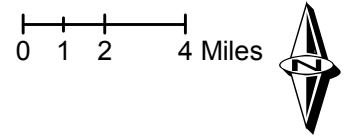
Allegany County Built Environment: Existing & Planned Water Service Areas



- Existing Water Service Area
- Proposed Water Service Area

Data Sources:
ESRI, NY State GIS Clearinghouse,
Allegany County Office of Planning.

NOTES:
Existing service areas are based on locations of aboveground water service features (hydrants, etc.) recorded using GPS. For legibility, these features are buffered. Therefore service areas shown here do not represent the exact geographic extent of areas with service. Planned service areas based on input received from Kier Dirlam.



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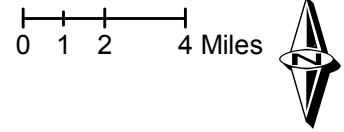
Allegany County Built Environment: Existing & Planned Sewer Service Areas



- Existing Sewer Service Area
- Proposed Sewer Service Area

Data Sources:
ESRI, NY State GIS Clearinghouse,
Allegany County Office of Planning.

NOTES:
Existing service areas are based on locations of aboveground sewer service features (manholes, etc.) recorded using GPS. For legibility, these features are buffered. Therefore service areas shown here do not represent the exact geographic extent of areas with service. Planned service areas based on input received from Kier Dirlam.



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Rural Character

3. RURAL CHARACTER

The rural character of Allegany County is a point that was continuously noted throughout this effort as something that we wish to preserve and have continued into the future. The people live here because of the rural lifestyle. Agriculture, forestry, other natural resources, the history, and culture of our County are of paramount importance. The following sections discuss these issues and the items that are considered important at this time.

Agriculture

Agriculture is alive and well in Allegany County. The trend in numbers of farms holds steady at around 800, utilizing 176,000 acres of land, and generating \$50 million in receipts. The primary farm types are dairy, beef, cash crops (hay/grain), maple syrup, horse, specialty animals and horticultural. There is an increase in the number of organic dairy farms and growing environmental consciousness as the farm community strives to be successful, to be good stewards of all resources, and to meet environmental regulations. Allegany County sponsors four agricultural Districts for the protection of farms and important farmland. The strong support of the Soil and Water Conservation District, USDA, NRCS and Cornell Cooperative Extension, has resulted in an effective delivery mechanism for the transfer of information, new technology, as well as financial and technical services, which address the environmental issues associated with farming.

VISION STATEMENT FOR AGRICULTURE

Agriculture holds the spirit of open space and heritage of working the land in Allegany County. It is seen as an economic engine and preserver of rural character, conserving while utilizing, producing food and fiber, and a lifestyle that reflects the industry of our citizens.



Four-H Sheep on Display at the Allegany County Fair

**Allegheny County Agriculture:
Farmland Soils - SSURGO Database**



Soil Survey Geographic Database
 Prime Farmland
 Farmland of Statewide Importance
 Prime Farmland Where Drained
 Not Prime Farmland
 No Data (as of 2008)

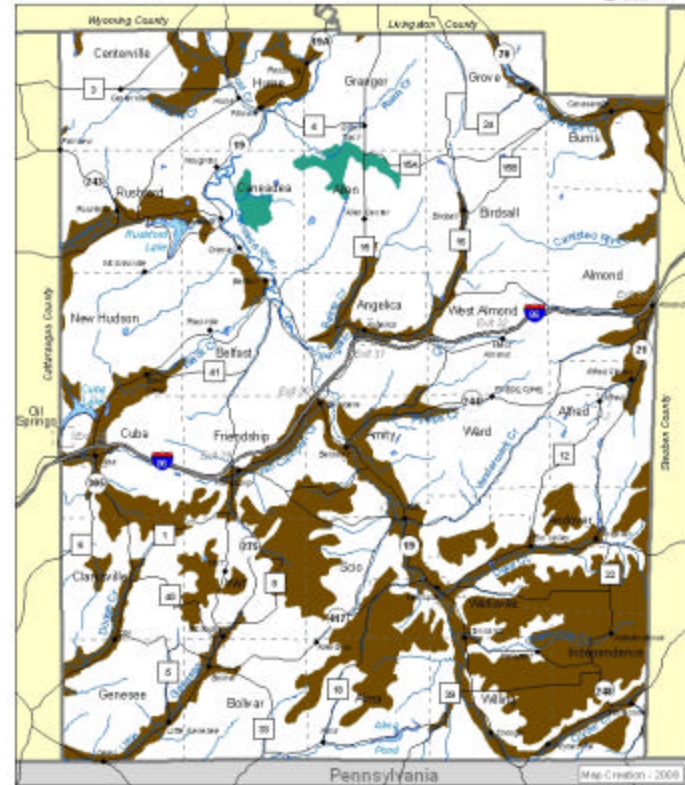
NOTES:
 Soil data acquired from the U.S. Department of Agriculture, National Resources Conservation Service. Soil data shown is the "Soil Survey Geographic (SSURGO) Database for the Aquatic Copy of the Soils of Allegheny County area, New York". Special thanks to Matt Harner, USDA Soil Scientist.

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Agricultural Soils

**Allegheny County Agriculture:
Farmland Soils - STATSGO Database**



State Soil Geographic Database
 Prime Farmland
 Prime Farmland Where Drained

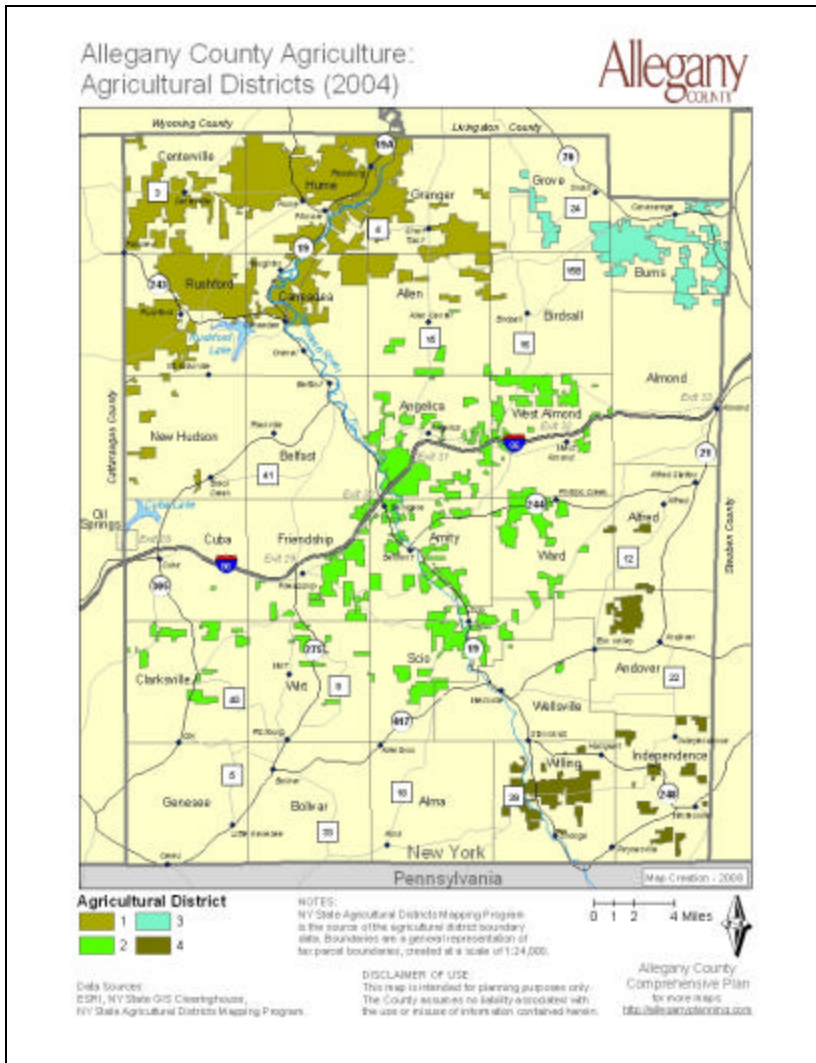
NOTES:
 Soil data acquired from the U.S. Department of Agriculture, Soil Conservation Service and the State Soil Geographic (STATSGO) Database for New York State. While the USDA does not recommend STATSGO data for County-level interpretation, State scale data is not available in a digital format for all of Allegheny County.

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Data Source:
 ESRI, NY State GIS Clearinghouse,
 USDA Soil Conservation Service.

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<http://alleghenycountypa.com>

Agricultural Soils



Agricultural Districts

Agriculture

Goal:

To maintain and improve the agriculture sector of Allegany County.

Objectives:

- To protect farmlands via the continued maintenance of Agricultural Districts.
- To provide farmers ready access to USDA and NYS programs which assist farms with mitigation of environmental issues.
- To guide housing, industrial and recreational development in ways which do not result in conflict with normal farming operations.
- To implement the Farmland Protection Plan for Allegany County.
- To fully support the development of the Center for Organic and Sustainable Agriculture at SUNY Alfred.

Strategies:

- To convene a stakeholders meeting for Agriculture and identify specific programs and projects which help meet these goals and objectives and organize a coordinated interagency/group effort for implementation.
- To fully implement the Agricultural Environmental Management (AEM) program within the County in order to capitalize on currently available funding.
- To support the activities of the Farmland Protection Board and have them play an active role in accomplishing the goals and objectives.
- To capitalize on the emerging Bio Fuel / Bio Mass markets and expand opportunities to produce feed stocks for the creation of green energy.

- To support and capitalize on as many USDA and NYS programs as is practicable and to utilize the Soil and Water Conservation District, Natural Resource Conservation Service, Farm Service Agency and Cornell Cooperative Extension as a coordinated delivery system for enhancing agriculture in the County.
- To continue updating and begin full implementation of the Agricultural Development and Farmland Enhancement Plan prepared by Cornell Cooperative Extension, develop projects identified in the plan and capitalize on NYS as well as other sources of funding currently available for implementation.
- To continue full implementation of the Agricultural Districting program to protect farming and farmlands, with additional focus on the advanced treatment of issues that exist at the ecotone [boundary] of farming and recreational development.
- To solicit input from the Farm Bureau and Grange on how to enhance and protect the viability of Allegany County Agriculture.
- To continue participating on the Special Advisory Council and planning committees and support the efforts of SUNY Alfred in the development of the Center for Organic and Sustainable Agriculture.
- Find ways to benefit agriculture including the bio-fuel market
- To support and capitalize on as many USDA programs for support of local farms as is practicable and to utilize the Soil and Water Conservation District, Natural Resource Conservation Service, Farm Service Agency and Cornell Cooperative Extension as a coordinated delivery system for enhancing Agriculture in the County.
- To continue updating and begin full implementation of the Agricultural Development and Farmland

I love the architecture of the old homes. I love the fact that some Towns, such as Angelica, are preserving their heritage. – Comment from Public Forums

- Enhancement Plan prepared by the Cornell Cooperative Extension, develop projects identified in the plan and capitalize on NYS as well as other sources of funding currently available for implementation.
- To continue full implementation of the Agricultural Districting program to protect farming and prime farmlands, with additional focus on advanced treatment of issues that exist at the ecotone of farming and residential/recreational development.
- To solicit input from the Farm Bureau and Grange on how to enhance and protect the viability of Allegany County Agriculture.

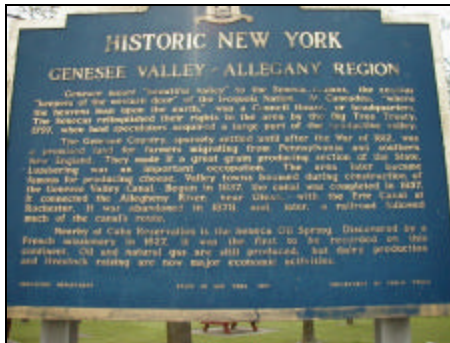


Local Farmer's Market

History

History Vision:

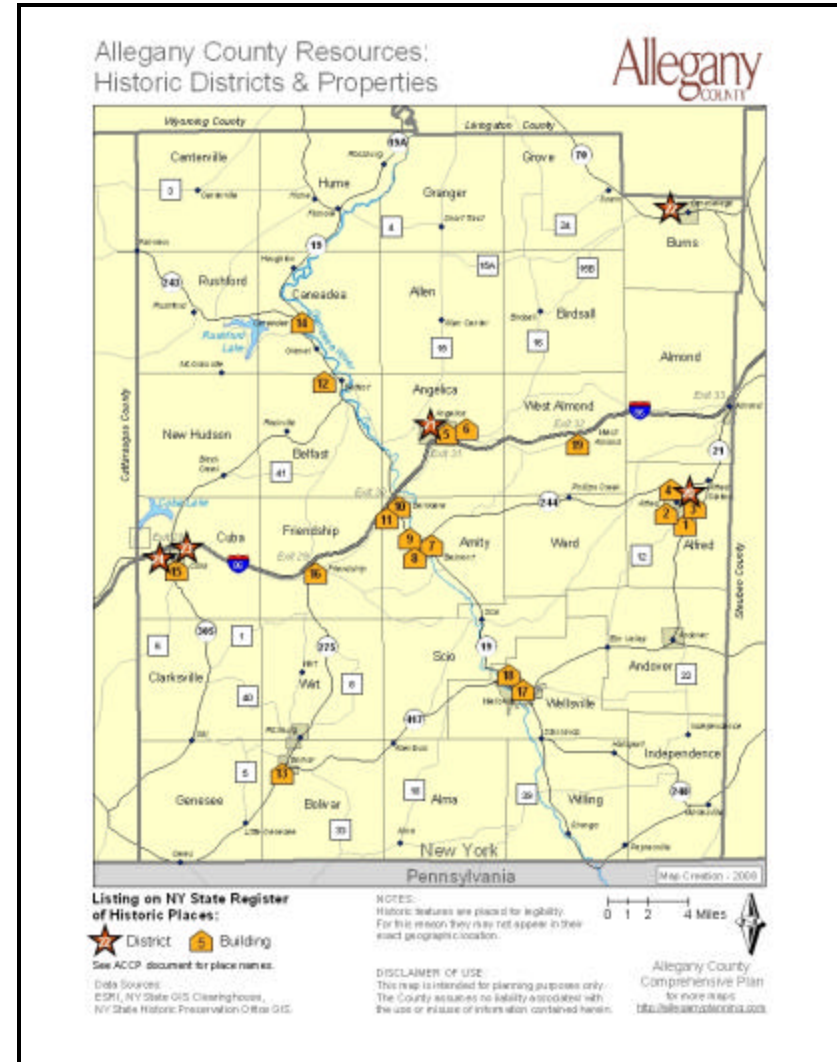
The preservation and appreciation of the written record of Allegany County is a vital, cultural, and historic asset for this area of Western New York. What has happened in the past bears a direct relationship to the present and will be a determining factor in future decisions and events. The physical, cultural, and social aspects of our past need to be preserved and promoted for the education and understanding of our future generations.



Historical Marker



Historic Electric Plant at Wiscoy Falls



Historic County Landmarks

Id	Historic Site
1	Alumni Hall, Alfred
2	Fireman's Hall/Alfred Village Hall, Alfred
3	Steinheim Building, Alfred
4	Terra Cotta Building, Alfred
5	Angelica Town Hall/Old Allegany Co. Court House, Angelica
6	Moses Van Campen House Building, Angelica
7	Belmont Hotel, Belmont
8	Belmont Literary and Historical Society Free Library, Belmont
9	Belmont Grange # 1243
10	Villa Belvidere, Belmont
11	Christ Episcopal Church, Belvidere
12	Rail and Titsworth Canal Warehouse, Belfast
13	Bolivar Free Library Building, Bolivar
14	Caneadea Bridge, Caneadea
15	McKinney Stables of Empire City Farms, Cuba
16	Wellman House, Friendship
17	Wellsville Erie Depot, Wellsville
18	Wellsville Post Office, Wellsville
19	West Almond Churches, West Almond
20	Alfred Historic District
21	Angelica Historic District
22	Canaseraga Four Corners Historic District
23	Cuba Main Street Historic District
24	Cuba South Street Historic District

Goal:

To preserve and promote the historic aspects of Allegany County

Objectives:

- Define, inventory and preserve our historic resources.
- Develop a plan to preserve our historic resources and foster a greater public awareness.
- Promote greater cooperation and collaboration amongst our County historical agencies and societies in order to encourage greater community participation and interaction in historic events and preservation projects.
- Foster a positive attitude toward increasing the public's awareness of our history and the artifacts that document that history.

Strategies:

- Preservation of Historic Resources
- Improve the Archive and Storage of Public Records including electronic records.
- Development of a New County Historical Museum
- Redevelop the historic markers that used to mark interesting buildings and points of historic interest.
- Develop countywide coordination and communications with local historians and history clubs and have a historical round table - meeting of historical societies and museum members.
- Take advantage of the Genesee Valley Canal and greenway;
- Make the County's history more widely known and appreciated and promote Native American history.
- Encourage the teaching of local County history in the public Schools.

- Promote inclusion of local history into the NYS Educational curriculum.

Cultural Resources

Culture can be defined as the civilization in which we live. Part of that environment is the learning opportunities which we experience through literature, music, theater, and art in all their various forms. Our goal is to expand and promote the cultural offerings of Allegany County and to encourage a greater appreciation of these offerings amongst our population.

Goal:

To improve, expand and promote the cultural offerings of Allegany County

Objectives:

- Define and promote our cultural offerings for greater public awareness. The cultural events offered by our colleges and university should be more widely publicized to the general public outside of the locales of the learning institutions themselves.
- Foster cooperation and collaboration between communities and organizations in scheduling cultural events.
- Seek grants and other sources of funds for the explicit purpose of creating and promoting cultural events and offerings.
- Encourage the Arts Council and other similar groups to coordinate and promote efforts of the various local and specialized groups in fostering public appreciation of the arts.

Strategies:

- Determine how to make the Cultural experiences tied in as a business and tourism attraction.
- Develop a Countywide community events calendar - activities
- Expand Cultural Assets - Arts Council - Cohesive Arts Community.
- Support craftsmen and artisans.
- Publicize the many cultural activities at the colleges.
- Assist the development of the Future Cuba Cultural Center and all other community cultural efforts (i.e. Wellsville Creative Arts Center, Belmont Fountain Arts Center).
- Encourage and promote all cultural efforts and institutions sponsored by our local colleges and University.



Houghton College Arts Center

ENVIRONMENT and NATURAL RESOURCES

The 671,840 acres that make up Allegany County lie in the glaciated Allegheny section of the Appalachian Plateau. The county is 60%-forested hillsides with fertile valleys supporting communities, infrastructure, and agriculture. There is an ample water supply in expansive aquifers, and an extensive system of streams feeding the north flowing Genesee River. Three other smaller systems constitute the headwaters of the Susquehanna River, Lake Erie, and Allegheny River watersheds. The terrain supports abundant wildlife and fisheries and provides a full display of natural settings such as wetlands, uplands, forest, and meadow.

Hillsides rise sharply from valley floors and high broad hilltops potentially support wind power generation sites. Floodplains of the valleys require management to minimize the impacts of flooding, caused by erosion, and rapid storm runoff from high gradient streams exiting the hillsides. The climate is considered continental with an average growing season of 123 days and annual precipitation between 33 to 40 inches.

The County experienced extensive exploitation of oil and natural gas deposits and occasional oil wells can be observed still producing crude oil. The production of natural gas continues and spent gas fields are being re-pressurized as storage fields. Gravel deposits resulting from glaciation support numerous sand and gravel mining operations throughout the county.



Hanging Bog Wildlife Management Area

VISION STATEMENT FOR ENVIRONMENT AND NATURAL RESOURCES

The environment and natural resources of Allegany County are the essential elements that nurture and allow the quality of life we are blessed with. Our intention is to insure the conservation of these resources to avoid exploitation, degradation, or neglect.

Goal:

To wisely develop and utilize natural resources in order to foster economic security without compromising the quality of our living environment.

Objectives:

- To develop infrastructure that delivers safe public water supplies and adequately treats the sewage from communities and private development.
- To protect the surface waters and groundwater aquifers from sediment, nutrients, pathogens and chemical pollution.
- To further the proper treatment and harvesting of forest resources.
- To monitor and assist with minimizing impacts from industrial and publicly generated waste streams.
- To minimize the destructive impacts from flooding, erosion, and natural disaster.
- To balance the positive and negative impacts of growth in order to maintain equilibrium.

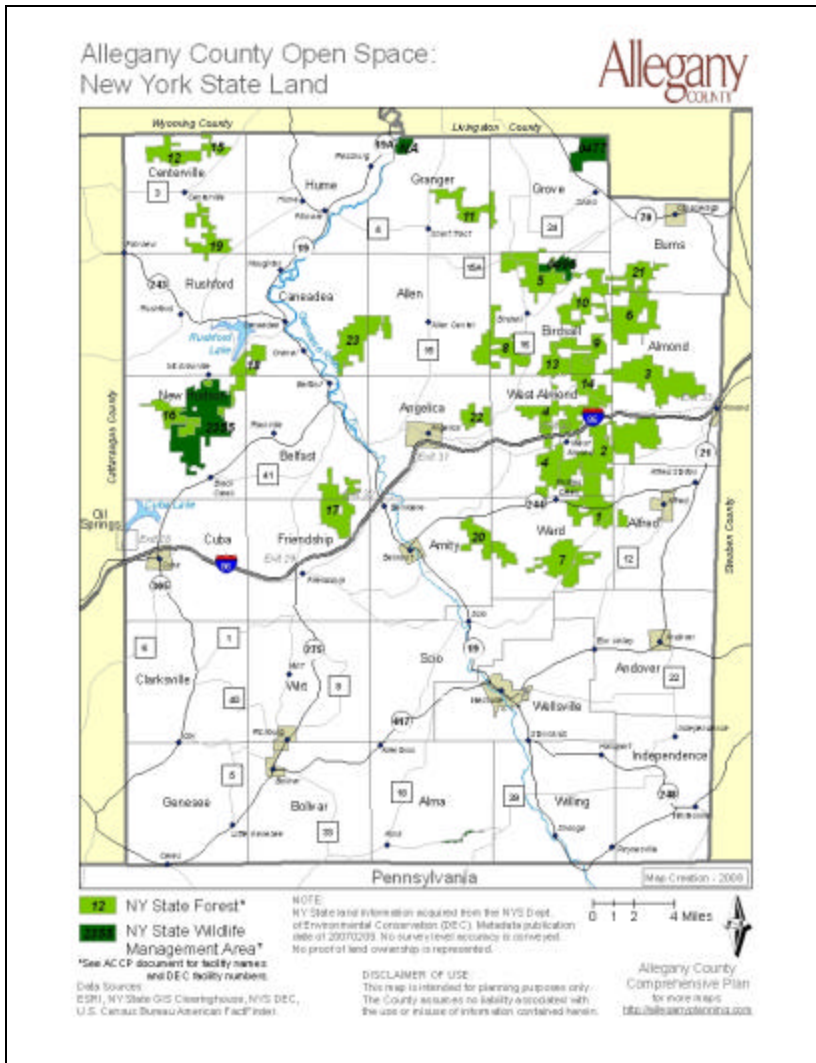
Strategies:

- Emphasize natural resource protection and the safeguarding of the environment via the reestablishment of a legislative committee for coordinating efforts of involved agencies such as the Soil and Water Conservation District, Cornell Cooperative Extension, Farmland Preservation Board, Environmental Health, Pre-+Disaster Hazard Mitigation, and other associated activities.



Washouts Along Local Rivers & Streams

- Identify issues for action and direct the associated agencies / groups to focus on mitigating the impacts. Monitor the progress and refine the process.
- Support the activities of and revitalize the Water Resources Council.
- Assist local municipalities with the enhanced evaluation of building permit applications and establish an information clearinghouse to insure informed land use decision making.
- Implement wellhead protection plans for municipal and community water supplies.
- Inform the public as to the environmental threats, issues and courses of action which can be taken.



NYS Lands Map



Andover Ponds



Cuba Lake

INVENTORY

The following table displays the major open space and recreational aspects in Allegany County.

ID	Town	Name of area	Location	Attributes	Ideas for Development	Category
1	Alfred	Five Corners Swamp	State Route 244 and CR's 10, 11	Large Pond made by Beavers	A parking area and nature trail could be developed around edge	Forested Wetlands
2	Allen	Allen Lake	Near County Route 15	Brook Trout and Rainbow Trout	Update Parking Area; improve fishing access	Waterway Access
3	Allen	Reforestation Area 23 - Allen Lake SF	Off of County Route 15 and near NYS 19	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
4	Alma	Alma Pond	CR 38 2 - 3 Miles east of the Hamlet of Alma	DEC controlled pond with fishing boat launch, very pristine	DEC controls most development on this, Perhaps information brochures could be developed	Wildlife Habitat
5	Alma	Honeoye Wetland	A smaller wetland area near to Alma Pond.	Wetlands area that is excellent for canoing and birding	Possible Parking Area and Boat Launch development.	Forested Wetlands
7	Alma	Hunt Creek	Near County Route 29	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
8	Almond	Reforestation Area 2 - Turnpike SF	Off of County Road 2	Hiking, Equestrian, Biking, Cross Country Skiing, Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
9	Almond	Reforestation Area 3 - Bully Hill SF	Near CR 32	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
10	Almond	The Ledges	County Rt 11 Less than 1 mile from Village of Almond	Gorge Carved into Rocks	Possible Parking Area and Trailhead Development. Trail along the gorge. Requires acquisition	Waterway Access
11	Amity, Ward	Reforestation Area 20 - Plum Bottom SF		Hiking, Equestrian, Biking, Cross Country Skiing, Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
12	Andover	Andover Ponds	State Route 21 at edge of Village of Andover	Large Pond, Natural area, skating in winter	This site is already well developed, may need additional TLC	Waterway Access
13	Angelica	Joncy Gorge	County Rote 16 within the Village of Angelica	Gorge Carved into Rocks, Swimming hole, longest wooden bridge span in North America	Trail along the gorge, Picnic Area, Real Swimming Area	Waterway Access

ID	Town	Name of area	Location	Attributes	Ideas for Development	Category
14	Angelica	Reforestation Area 22 - Bald Mt. SF	Just north of the Village of Angelica near County Route 16	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
15	Angelica, West Almond	Black Creek	Near County Route 16	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
16	Belfast	Reforestation Area 17 - Coyle Hill SF	Near to NYS 19 and I-86	Hiking, Equestrian, Biking, Cross Country Skiing, Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
17	Belfast	Rockville Lake	Off of NYS Route 305	Small lake with few cottages and homes.	Possible Parking Area and Boat Launch development.	Waterway Access
18	Birdsall	Keaney Swamp Wildlife Management Area	A large wildlife management area located between County Routes 15 A and 15 B.	Good Birding and fishing for Brown Trout and largemouth Bass. Hiking and Snowmobiling	Possible Parking Area and Boat Launch development.	Forested Wetlands
19	Birdsall	Reforestation Area 10 - Gas Springs SF	Off of County Route 15B	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
20	Birdsall	Reforestation Area 14 - Karr Valley Creek SF	Off of County Road 2A	Hiking, Equestrian, Biking, Cross Country Skiing, Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
21	Birdsall	Reforestation Area 5 - Keaney Swamp SF	Off of County Route 16, 15A and 24	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
22	Birdsall	Reforestation Area 6 - Klipnocky SF	Near CR 32	Finger Lakes Trail runs through this Forest. Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
23	Birdsall	Reforestation Area 8 - Gillies Hill SF	Near to County Route 16	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
24	Birdsall	Reforestation Area 9 - Hiltonville SF	Adjacent to Jersey Hill SF and Karr Valley Creek near CR 2 and 16	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
25	Bolivar	California-Hollow Brook	Near County Route 33	Brook Trout and Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
26	Bolivar	Root Creek	Near NYS 417	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
27	Burns	Canaseraga Creek	Near County Route 13A and NYS 70	Brown Trout and Largemouth Bass	Possible Parking Area and Boat Launch development.	Waterway Access

ID	Town	Name of area	Location	Attributes	Ideas for Development	Category
28	Burns	Reforestation Area 21 - Slader Creek SF	Off County road 13C	Finger Lakes Trail runs through this Forest.	Possible Parking Area and Trailhead development.	Forestry
29	Caneadea	Moss Lake	Near to Rushford Lake off Route 243	Great birding and special wildlife	Additional Parking work should be done with owners of the facility.	Waterway Access
30	Caneadea	Reforestation Area 18 - Rush Creek SF	Near to Rushford Lake off CR 49	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
31	Caneadea	Reforestation Area 23 - Allen Lake SF	Off of County Route 15 and near NYS 19	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
32	Centerville	Reforestation Area 12 - Lost Nation SF	Adjacent to Cold Creek SF near County Border with Wyoming County.	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
33	Centerville	Reforestation Area 15 - Cold Creek SF	Near County Road 36	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
34	Centerville	Reforestation Area 19 - Swift Hill SF	Off of CR 3 and 23.	Finger Lakes Trail runs through this Forest.	Possible Parking Area and Trailhead development.	Forestry
35	County Wide	Exceptional Forest Communities	These have not been identified and should be part of the proposed study.			Unique Area
36	Cuba	Cuba Lake	Located in the northern part of the Town of Cuba.	Boating, Good fishing for black crappie, largemouth bass, smallmouth bass, yellow perch, walleye	Possible Parking Area and Boat Launch development.	Waterway Access
37	Cuba	Cuba Lake Access	Western end of the lake has a limited access point.	Boating, Good fishing for black crappie, largemouth bass, smallmouth bass, yellow perch, walleye	Possible Parking Area and Boat Launch development.	Waterway Access
38	Cuba, New Hudson	Van Der Linden Ponds	State Rt 305 just north of Cuba Lake on East Side	Ponds and Wetlands said to be some of the best birding in County	Parking area and nature trail with information monumentation.	Forested Wetlands
39	Genesee	Sanford Hollow	Near to NYS 417			Unique Area

ID	Town	Name of area	Location	Attributes	Ideas for Development	Category
40	Genesee, Bolivar	Little Genesee Creek	Near County Route 5 and NYS 417	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
41	Granger	Reforestation Area 11 - English Hill SF	Off of County Route 15	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
42	Granger, Hume	Genesee Valley Wildlife Management Area	Near to NYS 19A	Under development by NYS DEC	Parking area and nature trail with information monumentation.	Wildlife Habitat
43	Grove	Rattlesnake Hill Wildlife Management Area	Near to Swain off Route 70	Hiking, Equestrian	Possible Parking Area and Trailhead development.	Wildlife Habitat
44	Hume, Caneadea, Belfast, New Hudson, Cuba	Genesee Valley Greenway	This Greenway extends from Rochester NY generally following the Genesee River until it reaches Belfast where it heads southwest toward Cuba.	Good hiking, biking, and cross-country skiing. Wildlife likely to viewable. Good views at some locations.	This trail needs continued effort with updates and repairs to modern greenway status.	Trailway & Greenway
45	Hume, Centerville	Wischoy Creek	Near to County Route 27	Excellent Brown Trout fishing	Possible Parking Area development.	Waterway Access
46	Independence	Cryder Creek	Along Route 248	Good fishing for Brown Trout and Brook Trout	Possible Parking Area and Boat Launch development.	Waterway Access
47	Independence	Spring Mills Creek	Near County Rout 19	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
48	New Hudson	Hanging Bog	Near NYS Route 305	A great wildlife management area with both forest and wetlands communities. Good fishing for Rainbow Trout, pan fish	Possible Parking Area and Trailhead development.	Wildlife Habitat
49	New Hudson	Reforestation Area 16 - Crabb Hollow SF	Adjacent to Hanging Bog Wildlife Management Area.	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
50	Rushford	Caneadea Creek	Near County Route 49 and NYS 19	Rainbow Trout, Smallmouth Bass	Possible Parking Area and Boat Launch development.	Waterway Access

ID	Town	Name of area	Location	Attributes	Ideas for Development	Category
51	Rushford	Rushford Lake	Adjacent to NYS Route 243 and County Route 49	Largest Lake in the County with beach, boat launch and fishing for brown trout, rainbow trout, crappie, smallmouth bass, and walleye.	Possible Parking Area and Boat Launch development.	Waterway Access
52	Rushford, New Hudson	Rush Creek	Near County Route 7B	Rainbow Trout	Possible Parking Area and Boat Launch development.	Waterway Access
53	Scio, Ward	Vandermark Creek	Adjacent to County Road 10	Good fishing for Brown Trout and Brook Trout	Possible Parking Area development.	Waterway Access
54	Ward	Reforestation Area 1 - Phillips Creek SF	Off of NYS Route 244	Hiking, Equestrian, Biking, Cross Country Skiing, Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
55	Ward	Reforestation Area 7 - Vandermark SF	Off of County Route 10	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
56	Wellsville	Brown's Pond	Located along NYS Route 417 about 1 mile east of the Village of Wellsville.	Large Pond with continuing maintenance. Good birding area	Possible Parking Area and Boat Launch development.	Waterway Access
57	Wellsville, Andover	Dyke Creek	Near NYS 417	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
58	West Almond	Reforestation Area 13 - Jersey Hill SF	Off of County Road 16	Hiking and Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
59	West Almond	Reforestation Area 2 - Turnpike SF	Off of County Road 2	Hiking, Equestrian, Biking, Cross Country Skiing, Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
60	West Almond	Reforestation Area 4 - Palmer's Pond SF	Off of NYS Route 244, County Route 2 and adjacent to I-86	Hiking, Equestrian, Biking, Cross Country Skiing, Snowmobiling	Possible Parking Area and Trailhead development.	Forestry
61	Willing, Alma	Ford Brook	Near County Route 38	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
62	Willing, Independence	Chenunda Creek	Near County Route 22 and 22A	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
63	Willing, Independence	Dodge Creek	Near NY 19	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access

ID	Town	Name of area	Location	Attributes	Ideas for Development	Category
64	Willing, Wellsville	Allegheny County Trails (WAG, Etc.)	This trail is under construction from Wellsville Village near Island Park to the Pennsylvania Border.	Genesee River Views along the trail. Runs from the Village of Wellsville so it has more users possible.	This trail needs significant updates and repairs to modern greenway status.	Trailways
65	Willing, Wellsville	Fulmer Valley Brook	Near NY 248	Brown Trout	Possible Parking Area and Boat Launch development.	Waterway Access
66	Willing, Wellsville, Scio, Amity, Angelica, Belfast, Caneadea, Hume	Genesee River	This waterway extends from the PA border north through the Town of Hume and continues on through Letchworth Park on to Rochester. It eventually discharges into Lake Ontario.	Good fishing for Brown Trout, Brook Trout, rainbow trout, largemouth bass, smallmouth bass, walleye	Possible Parking Areas and Boat Launch development.	Waterway Access

Open Space/Recreation

Goal:

To preserve, promote and expand the Open Space and Recreation opportunities in Allegheny County

Objectives:

To have a comprehensive Recreation and Open Space Plan that covers the needs of the wildlife, nature, recreation, and enjoyment of the County's natural resources.

Strategies:

- Develop a Countywide Recreation Plan.
- Develop a Countywide Open Space plan.
- Develop Plan for Lakes, Streams of Allegheny County.
- Develop Plan specifically for the Genesee River Valley.
- Pursue State Park designation for one or more NYS Forest Areas.
- Tourism/recreation development with organized tours, public recreation areas - swimming, boating, fishing,

hunting, historical sites, motels, nice cabins for camping, tourist farms, biking, hiking, etc.

- Increase recreational opportunities - sell the outdoors better; this can be done by more positive advertising and media notices. .
- There are many more ATV's than snowmobiles so more effort should be made to incorporate ATV's into the tourism and recreational plans.
- Continue and increase efforts on the trail systems on the WAG Trail, Finger Lakes Trail, State and County Forest trails and the Genesee Valley Greenway. These can be integrated with a County wide interconnecting hiking, bicycle trail system.

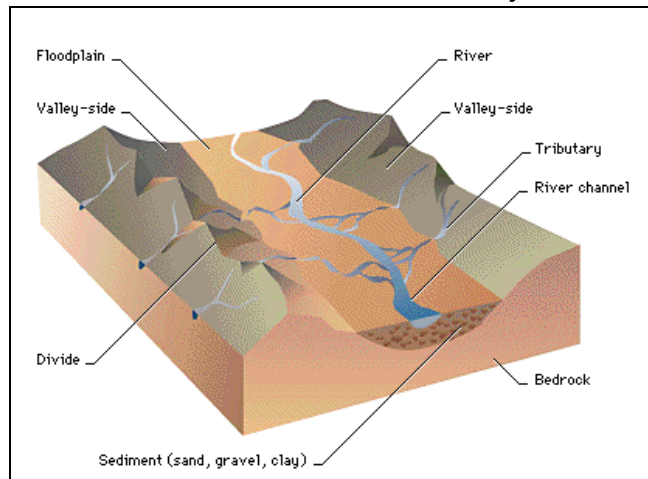


Highest Buck Take in NYS

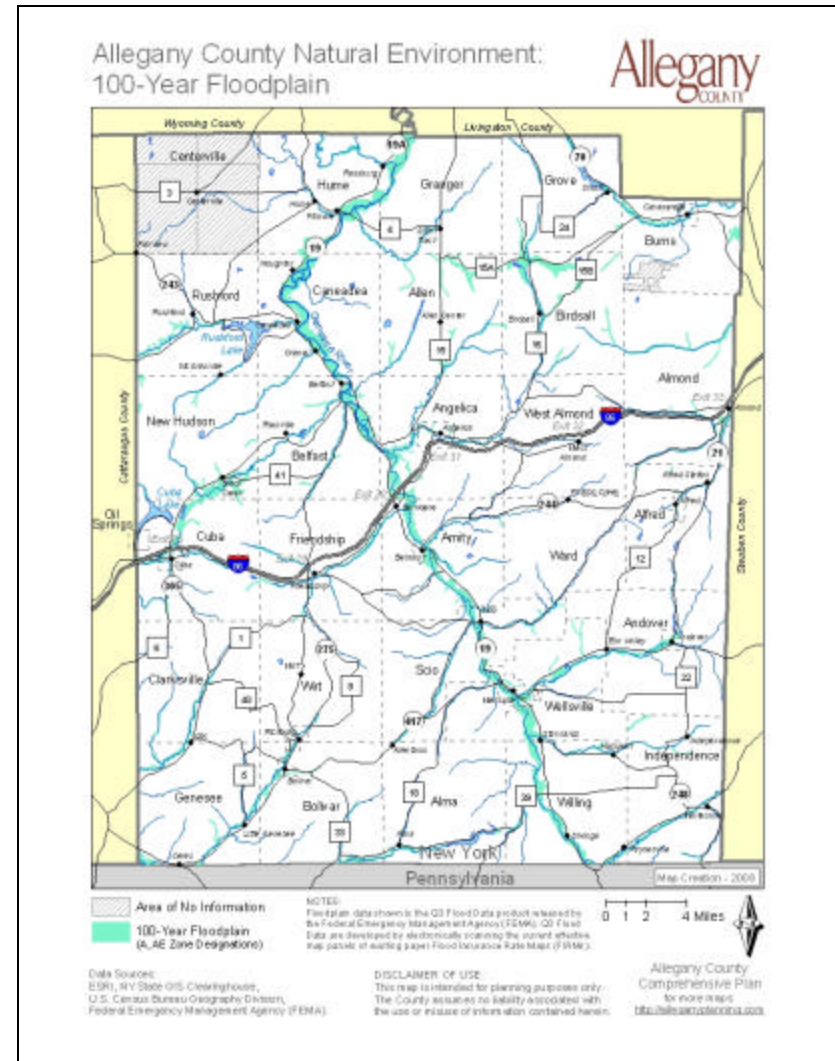
Environment and Natural Resources

This plan will foster plans and policies for floodplain management, good air quality and increased use of wind resources.

Flood Plains: Flood Plain management should be increased and enforcement of floodplain regulations should be undertaken in all communities in the County.



Flood Plain Diagram (US Army Corps)



Flood Plain

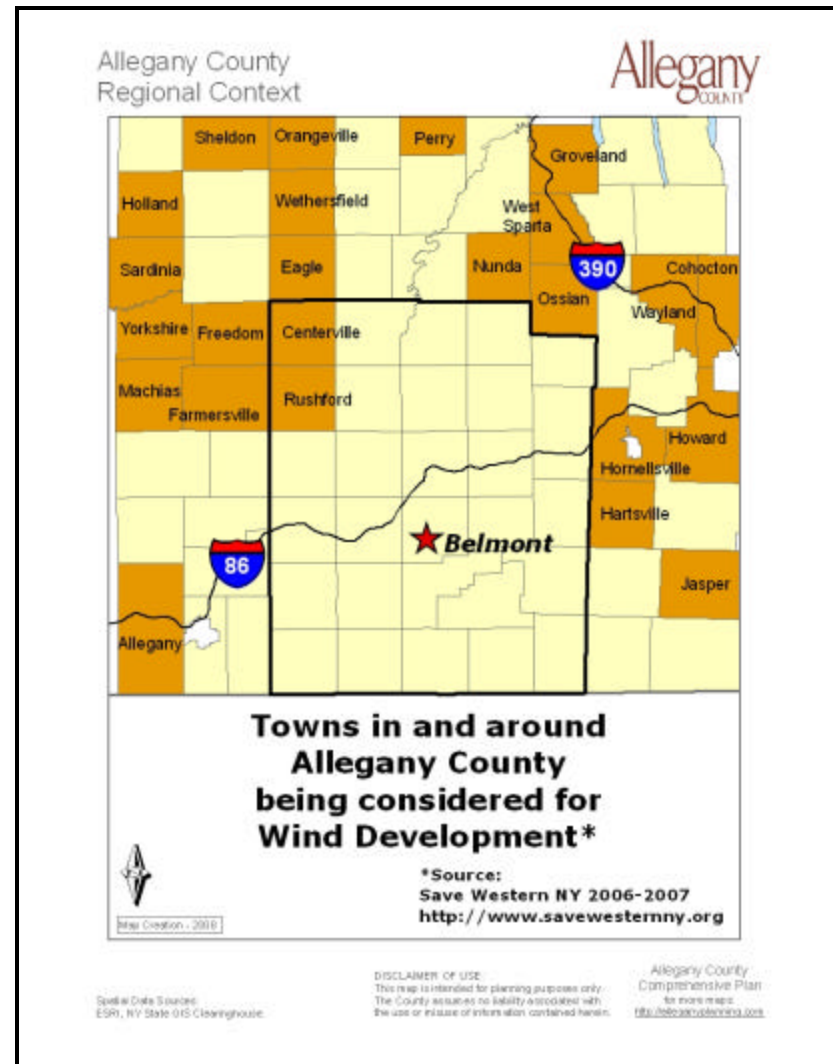
Air Quality: Excellent or good Air Quality should continue to be encouraged through enforcement efforts promoted by the DEC and EPA.

Wind Resources:

Allegheny County has good locations for wind energy facilities generally along the tops of hills. Wind energy facilities have been proposed for the Towns of Centerville and Rushford. Additionally a project has been proposed along the eastern border of the county in the Alfred – Andover area in the Town of Hartsville – Steuben County. A few Towns have developed a legal process to work with developers of these facilities. This plan will foster plans and policies for floodplain management, good air quality and increased use of wind resources.



Wind Power Generation



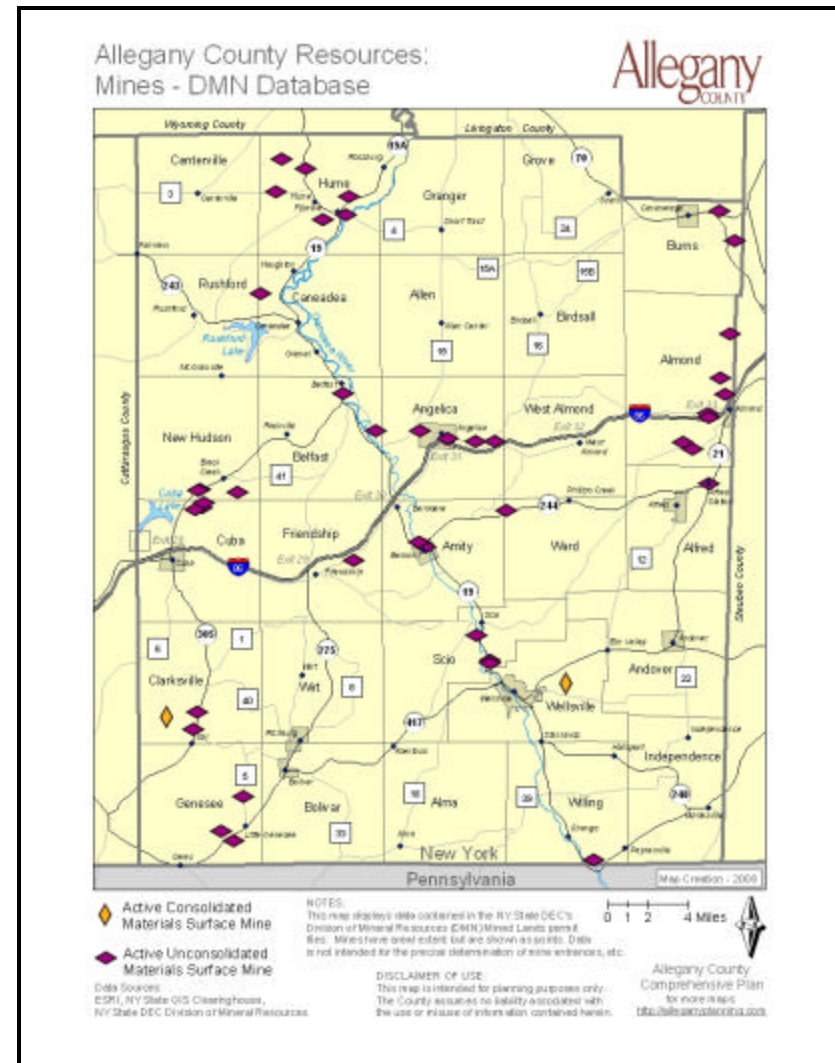
Wind Development

Forest Resources:

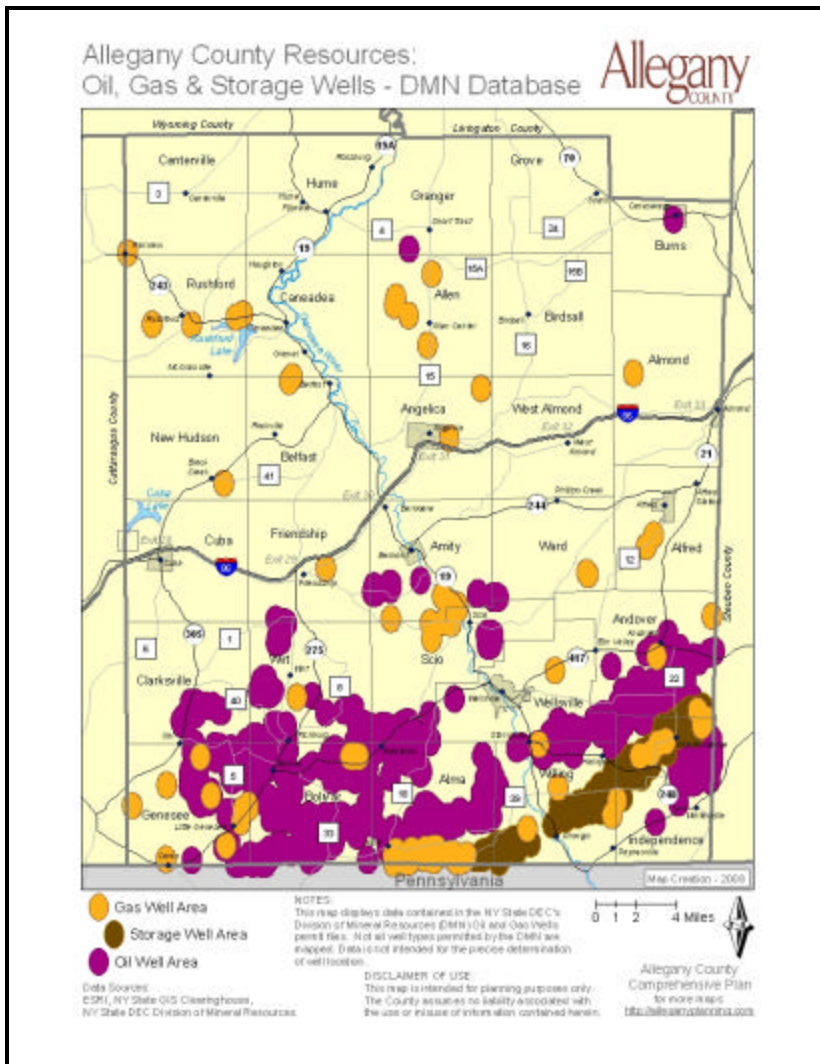
Forest resources are numerous throughout the county. There are approximately 50,000 acres in New York State Reforestation Areas and Wildlife Management Areas and another 2,000 acres of Allegany County forests. In addition, there are thousands of acres of privately owned forestlands.

Mineral Resources:

The primary mineral resources within Allegany County are the large gravel deposits that were left by the receding glacier approximately 10,000 years ago. There are also small resources of bluestone in the northern part of the county that have been quarried in the past. Petroleum and natural gas deposits are scattered across the southern part of the county but the easiest deposits were claimed during the end of the 1800's and early 1900's. Millions of barrels of oil still exist beneath the surface of Allegany County. Natural Gas storage areas utilize some of these chambers now.



Mines - DMN Map



Wetlands:

Should be preserved and expanded for the betterment of the environment and as a tourist attraction for hikers, birders, hunters, anglers, and photographers.



Lilly Pads at Hanging Bog WMA

Aquifers and Groundwater Protection: Should be protected to preserve the quality of the water that is available to the residents of the County. Proactive protection plans should be developed for all underground water sources.



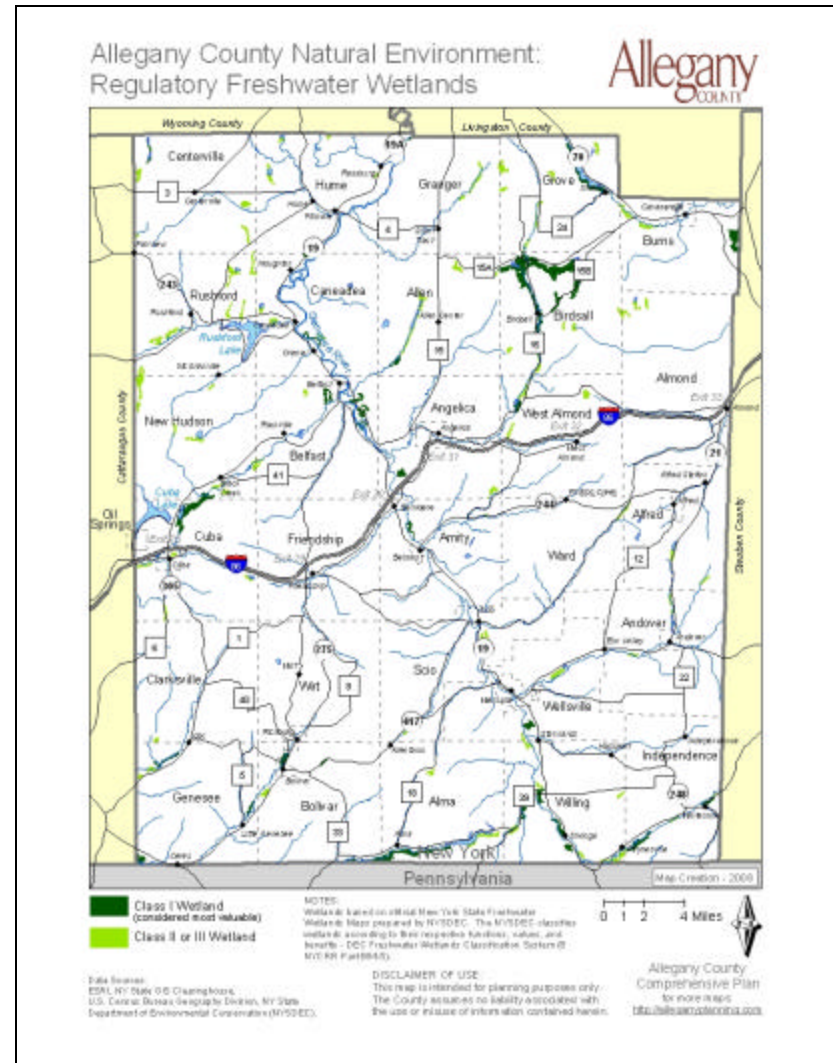
Angelica Creek

Surface Water Protection:

Proactive plans and implementation should be developed for the surface waters feeding the Rivers and Lakes.

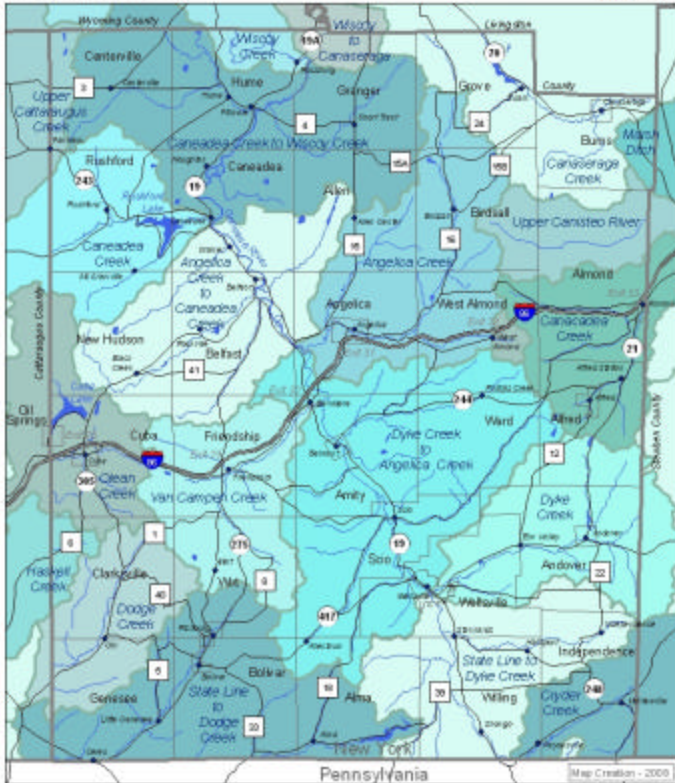


Allen Lake



Wetlands

Allegany County Natural Environment:
Subwatersheds



Legend: ■ Subwatershed

NOTES:
Hydrologic unit boundaries for New York State at the Subwatershed (12-dgt) level acquired from the U.S. Department of Agriculture, Natural Resources Conservation Service.

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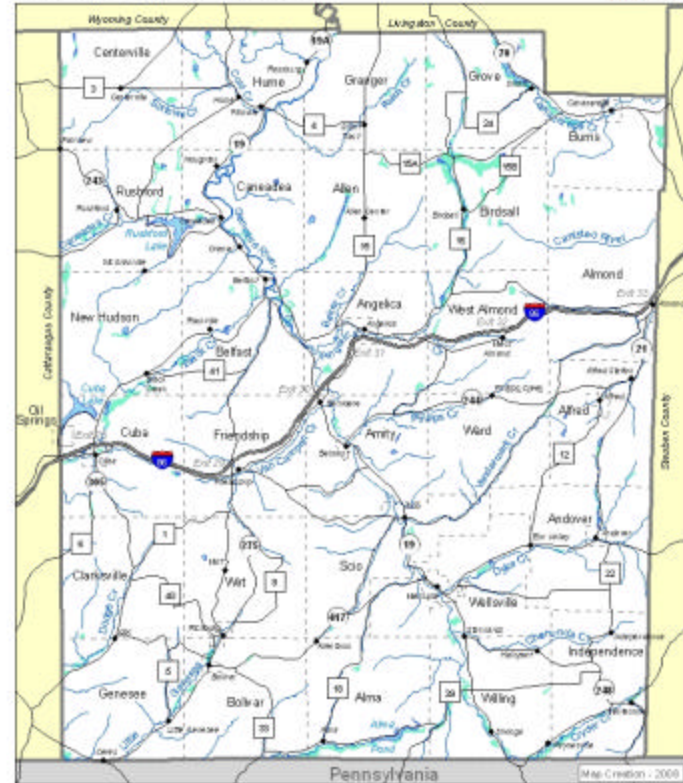
Data Sources:
ESRI, NY State GIS Clearinghouse,
USDA, Natural Resources Conservation Service.



Allegany County
Comprehensive Plan
for more maps:
<http://allegheny.com/plan>

Watersheds Map

Allegany County Natural Environment:
Surface Water Features

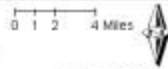


Legend:
— River, Creek, etc.
— Lake, Pond, etc.
■ NYS DEC Wetland Class I, II, or III

NOTES:
Surface water features including wetlands acquired from the U.S. Census Bureau TIGER/Line files. Wetlands based on official NY State Freshwater Wetlands Maps prepared by NYDEC. See Regulatory Framework Module for more details.

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Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau Geographic Division, NY State
Department of Environmental Conservation (NYDEC).



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<http://allegheny.com/plan>

Surface Water Features

Waste:

Solid Waste needs to be processed and eliminated in the most environmentally friendly methods. Recycling programs and reclamation programs should be encouraged and enforced. Hazardous Waste programs should be promoted. An up to date solid waste plan should be developed and implemented for the county. Composting facilities should be encouraged within the County for yard waste and organic debris that can be safely processed in this manner.

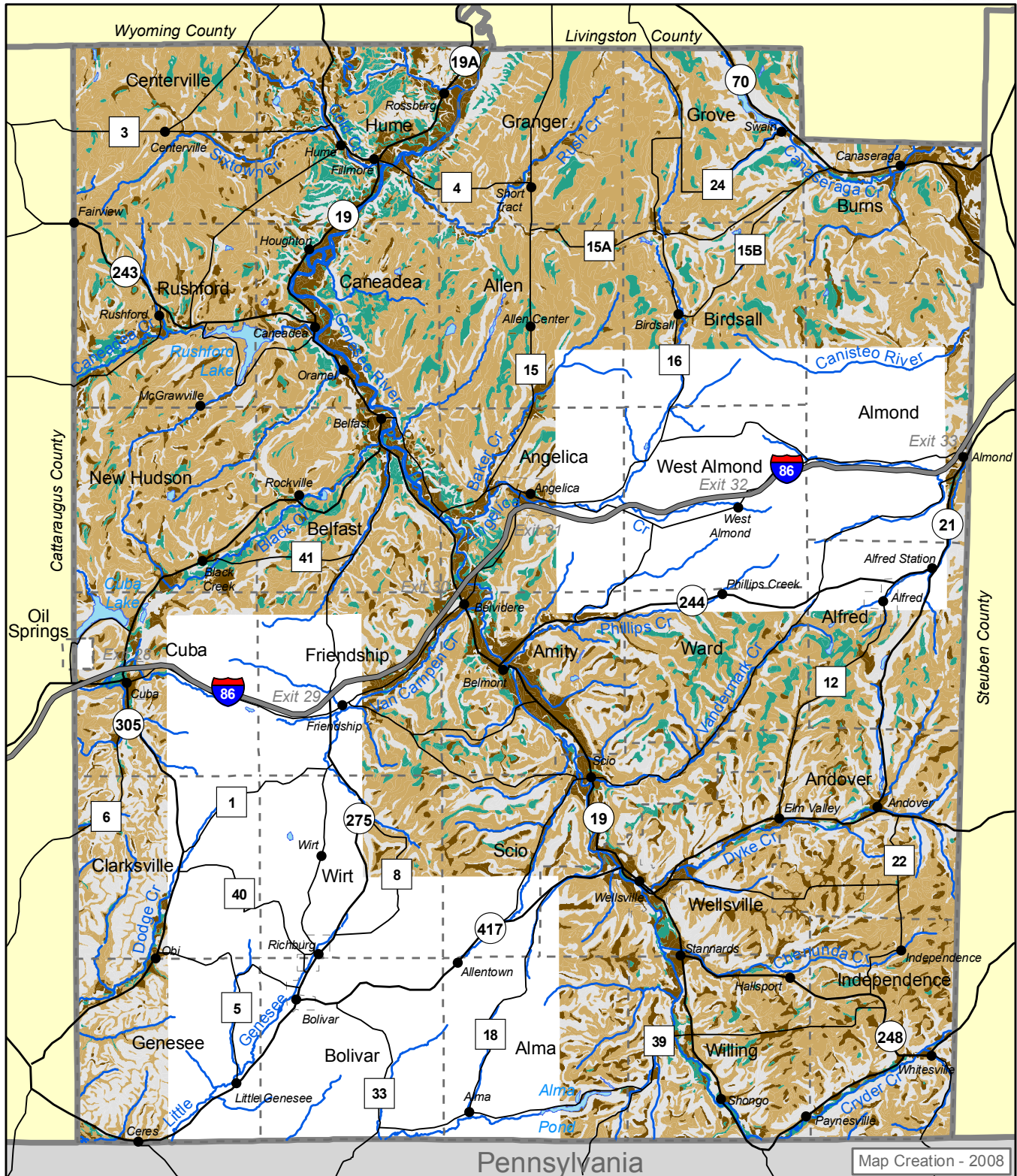
Environmental Management Board:

There may need to be a group that keeps an eye on the potential problems that threaten the County that are unseen or unexpected. Examples of these are the low-level nuclear dump incident, ash landfill business and pipelines being installed, the railroad being abandoned, abandonment of obsolete cell towers and ultimately worn out windmill generators, etc. At this time, there is not a single entity that works on these issues. Perhaps an Environmental Council or similar group should be created, wherein the staff at the various agencies and departments can make informed decisions and their recommendations can be implemented.



Aerial View of the Allegheny County Landfill

Allegany County Agriculture: Farmland Soils - SSURGO Database



Soil Survey Geographic Database

- Prime Farmland
- Farmland of Statewide Importance
- Prime Farmland if Drained
- Not Prime Farmland
- No Data (as of 2/2008)

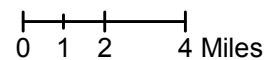
Data Sources:
ESRI, NY State GIS Clearinghouse,
USDA Natural Resources Conservation Service.

NOTES:

Soil data acquired from the U.S. Department of Agriculture, Natural Resources Conservation Service. Soil data shown is the 'Soil Survey Geographic (SSURGO) database for the Advance Copy of the Soils of Allegany County area, New York'. Special thanks to Matt Havens, USDA Soil Scientist.

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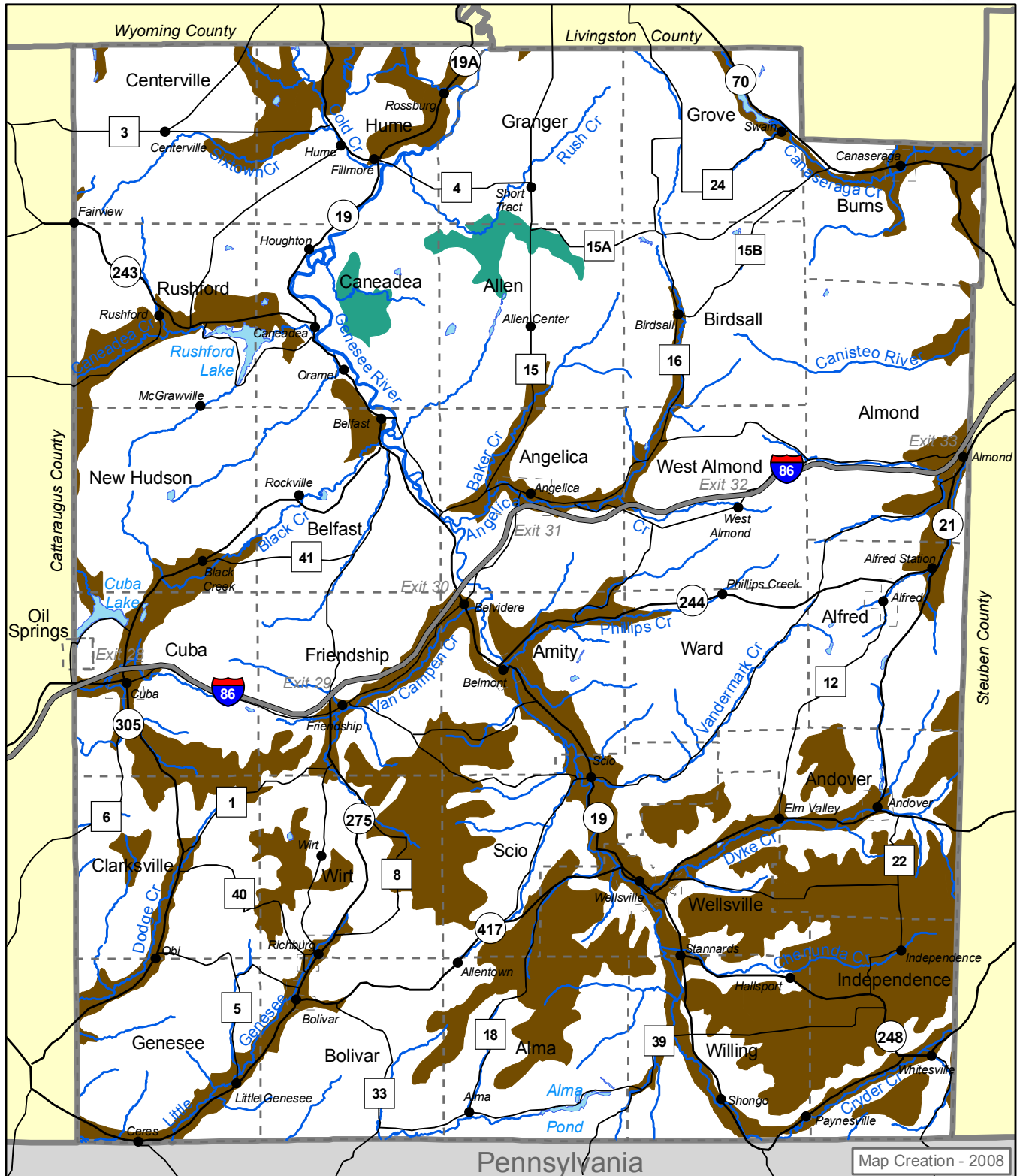
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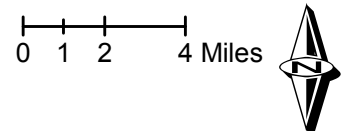
Map Creation - 2008

Allegany County Agriculture: Farmland Soils - STATSGO Database



State Soil Geographic Database
 Prime Farmland
 Prime Farmland Where Drained

NOTES:
 Soil data acquired from the U.S. Department of Agriculture, Soil Conservation Service's State Soil Geographic (STATSGO) database for New York State. While the USDA does not recommend STATSGO data for County-level interpretations, finer-scale soils data is not available in a digital format for all of Allegany County.

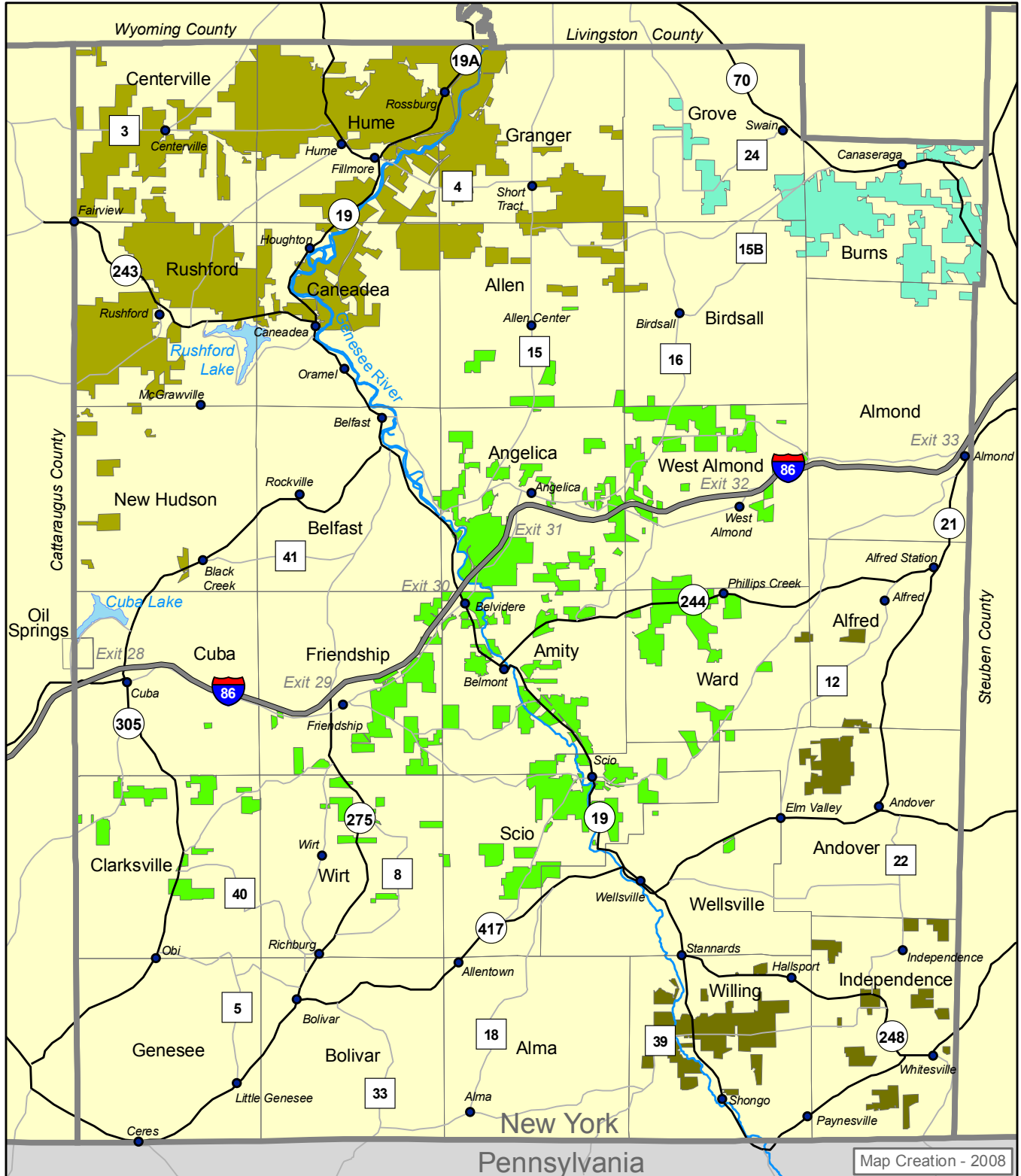


Data Sources:
 ESRI, NY State GIS Clearinghouse,
 USDA Soil Conservation Service.

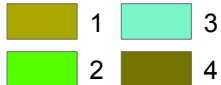
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Allegany County Agriculture: Agricultural Districts (2004)

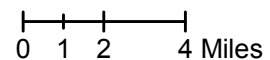


Agricultural District



NOTES:

NY State Agricultural Districts Mapping Program is the source of the agricultural district boundary data. Boundaries are a general representation of tax parcel boundaries, created at a scale of 1:24,000.



Data Sources:
ESRI, NY State GIS Clearinghouse,
NY State Agricultural Districts Mapping Program.

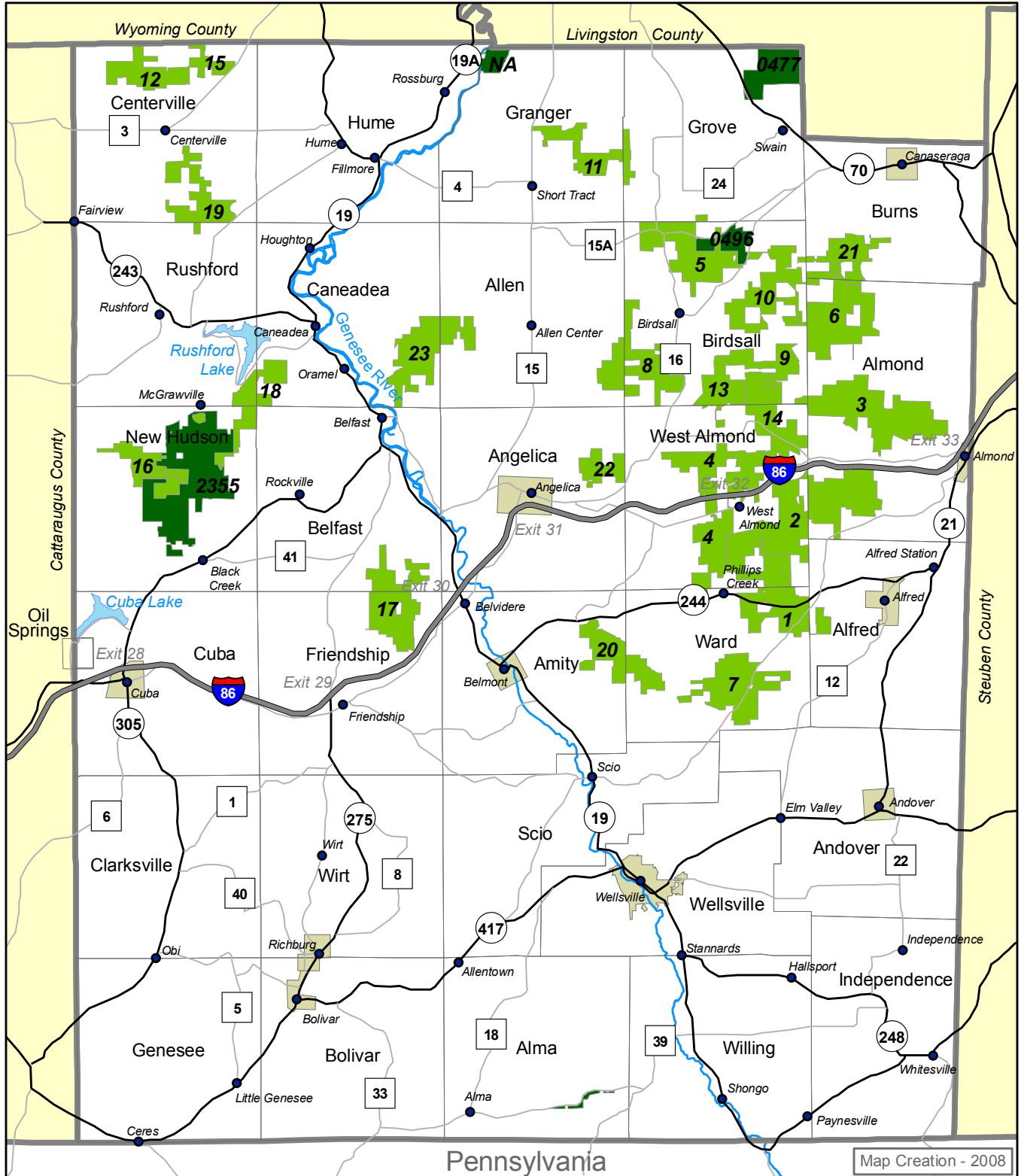
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Map Creation - 2008

Allegany County Open Space: New York State Land



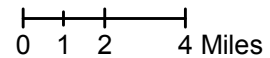
- 12 NY State Forest*
- 2355 NY State Wildlife Management Area*

*See ACCP document for facility names and DEC facility numbers.

Data Sources:
ESRI, NY State GIS Clearinghouse, NYS DEC,
U.S. Census Bureau American FactFinder.

NOTE:

NY State land information acquired from the NYS Dept. of Environmental Conservation (DEC). Metadata publication date of 20070209. No survey level accuracy is conveyed. No proof of land ownership is represented.

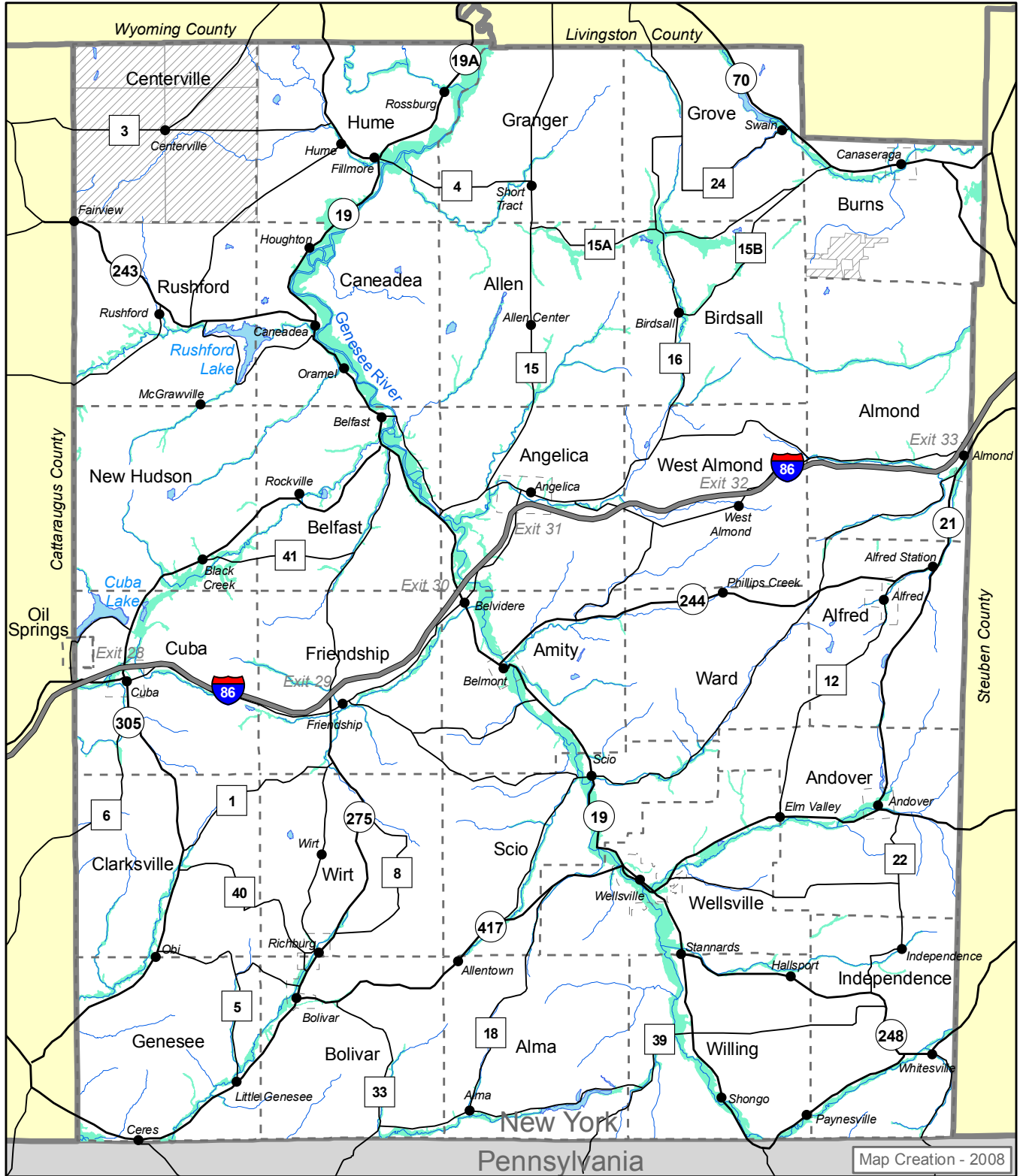




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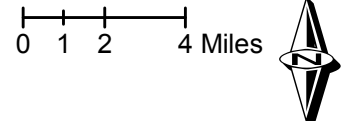
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Allegany County Natural Environment: 100-Year Floodplain



-  Area of No Information
-  100-Year Floodplain (A, AE Zone Designations)

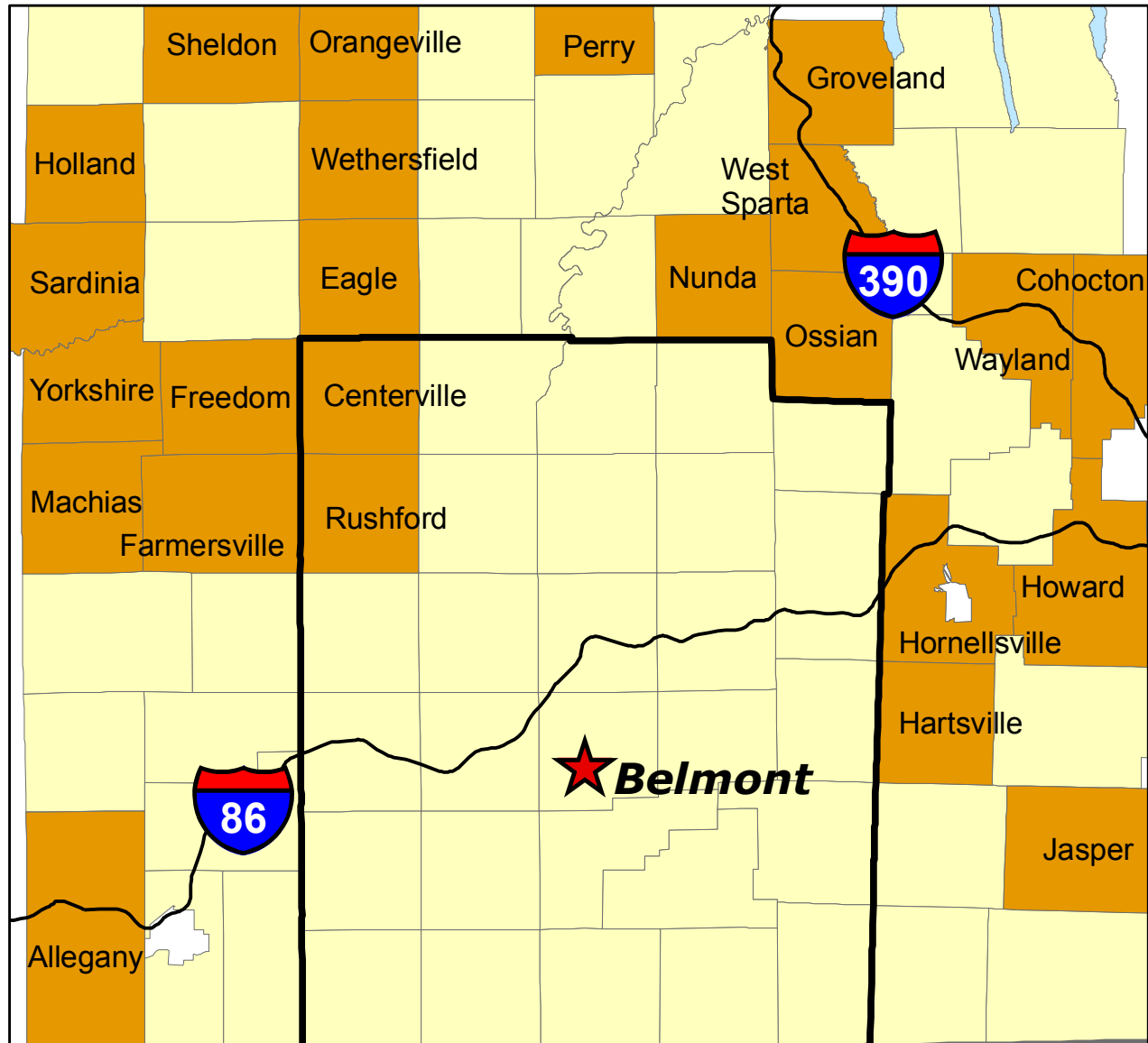
NOTES:
Floodplain data shown is the Q3 Flood Data product released by the Federal Emergency Management Agency (FEMA). Q3 Flood Data are developed by electronically scanning the current effective map panels of existing paper Flood Insurance Rate Maps (FIRMs).



Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau Geography Division,
Federal Emergency Management Agency (FEMA).

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Towns in and around Allegany County being considered for Wind Development*





Map Creation - 2008

***Source:**
Save Western NY 2006-2007
<http://www.savewesternny.org>

Allegany County Resources: Mines - DMN Database

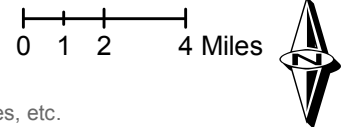


Map Creation - 2008

-  Active Consolidated Materials Surface Mine
-  Active Unconsolidated Materials Surface Mine

Data Sources:
ESRI, NY State GIS Clearinghouse,
NY State DEC Division of Mineral Resources.

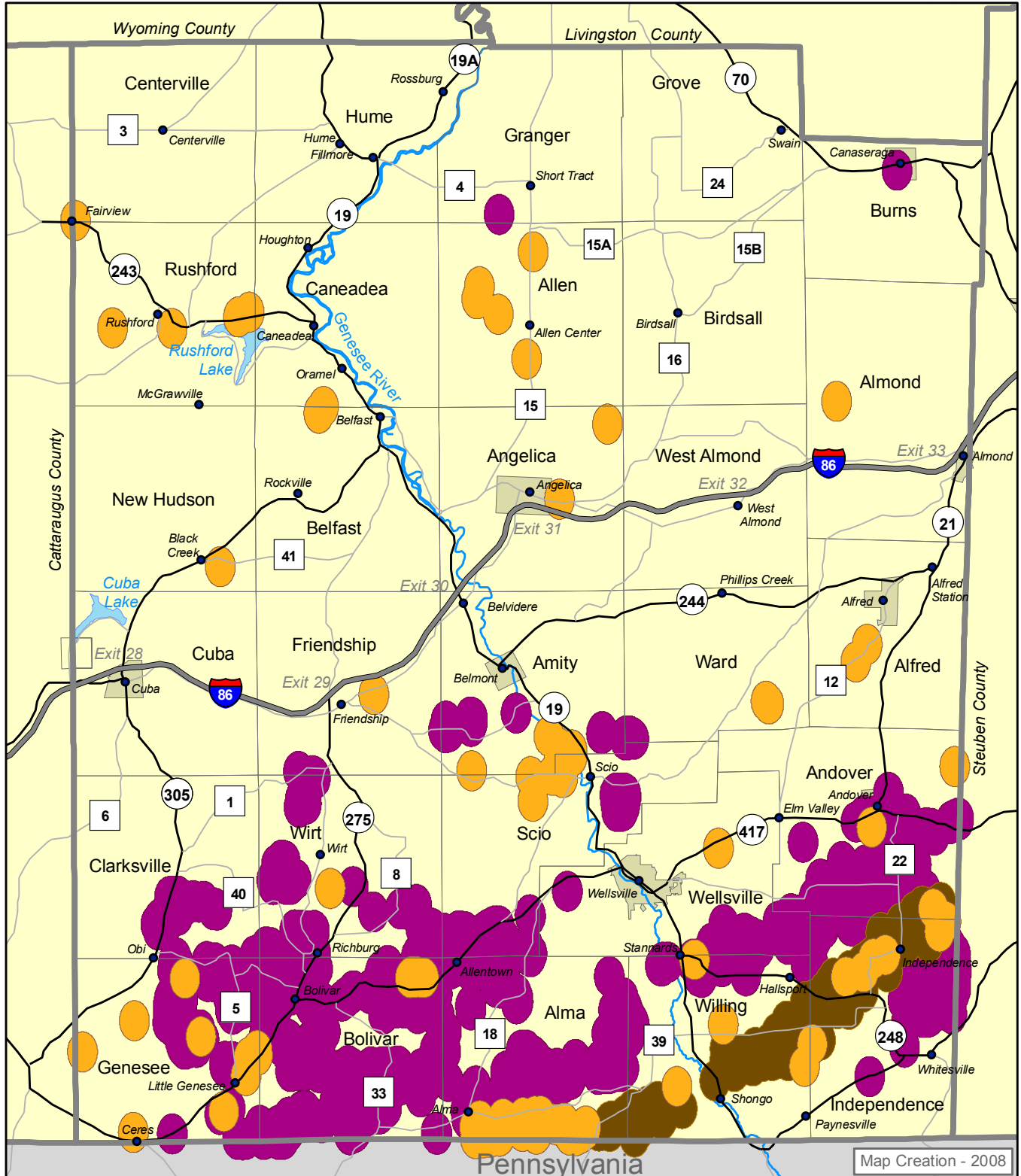
NOTES:
This map displays data contained in the NY State DEC's Division of Mineral Resources (DMN) Mined Lands permit files. Mines have areal extent but are shown as points. Data is not intended for the precise determination of mine entrances, etc.






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Allegany County Resources: Oil, Gas & Storage Wells - DMN Database



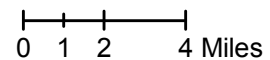
Map Creation - 2008

-  Gas Well Area
-  Storage Well Area
-  Oil Well Area

Data Sources:
ESRI, NY State GIS Clearinghouse,
NY State DEC Division of Mineral Resources.

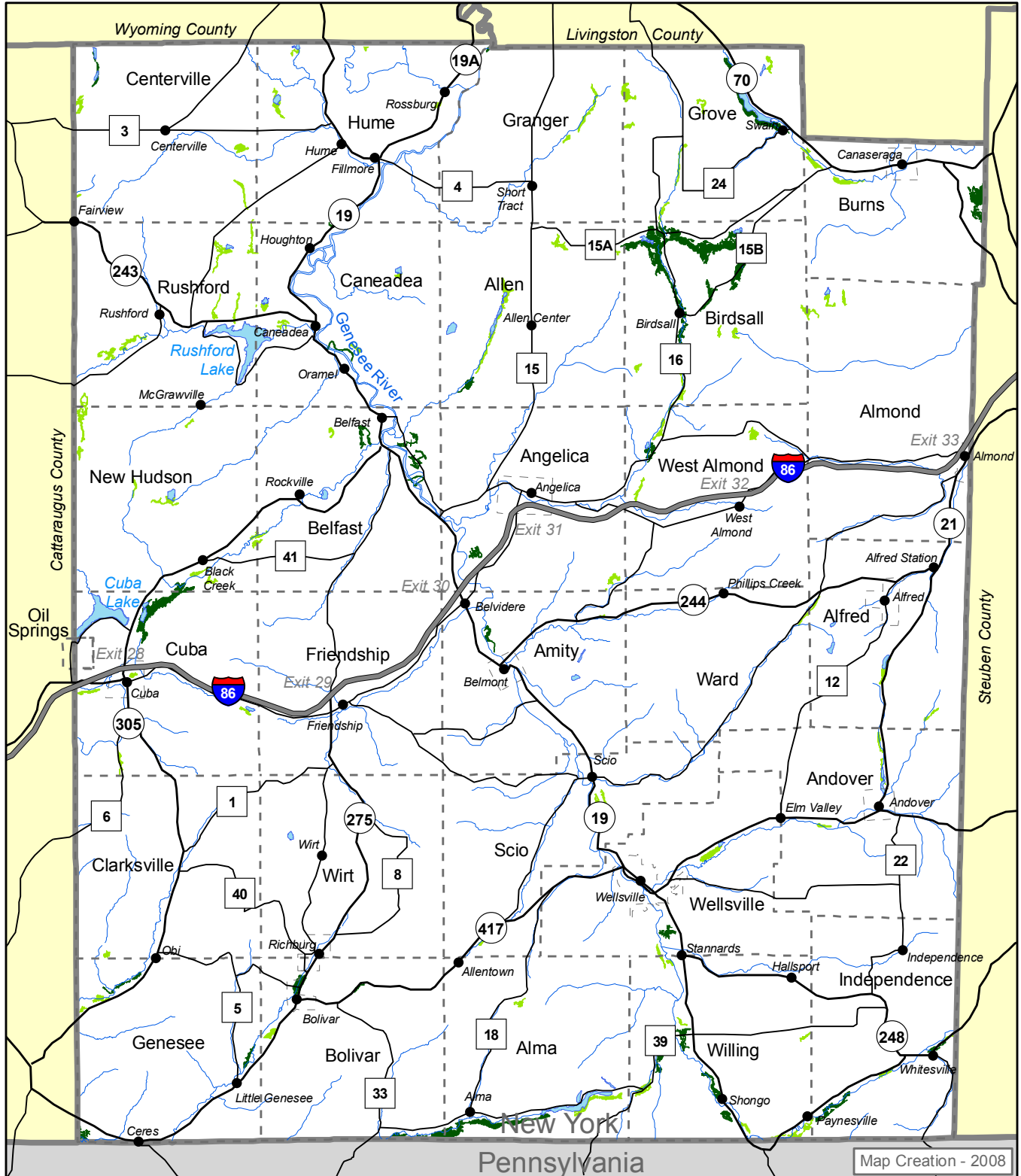
NOTES:
This map displays data contained in the NY State DEC's
Division of Mineral Resources (DMN) Oil and Gas Wells
permit files. Not all well types permitted by the DMN are
mapped. Data is not intended for the precise determination
of well location.

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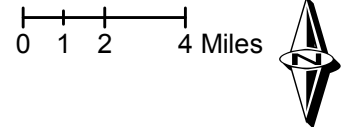
Allegany County
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<http://alleganyplanning.com>

Allegany County Natural Environment: Regulatory Freshwater Wetlands



- Class I Wetland (considered most valuable)
- Class II or III Wetland

NOTES:
Wetlands based on official New York State Freshwater Wetlands Maps prepared by NYSDEC. The NYSDEC classifies wetlands according to their respective functions, values, and benefits - DEC Freshwater Wetlands Classification System (6 NYCRR Part 664.5).

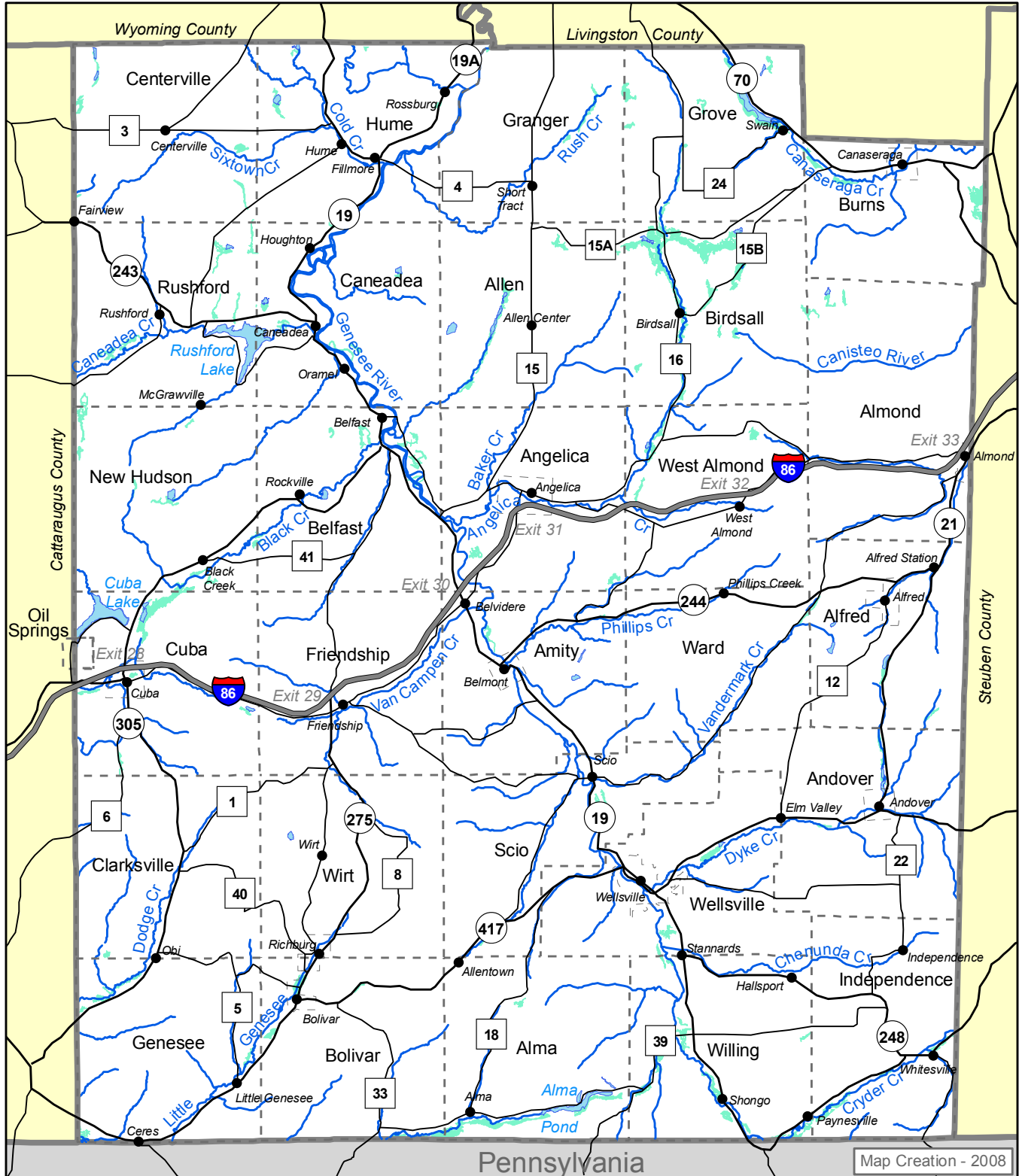


Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau Geography Division, NY State
Department of Environmental Conservation (NYSDEC).

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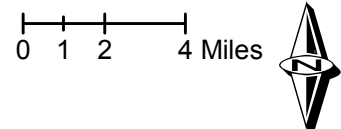
Allegany County Natural Environment: Surface Water Features



- River, Creek, etc.
- Lake, Pond, etc.
- NYS DEC Wetland Class I, II, or III

Data Sources:
 ESRI, NY State GIS Clearinghouse,
 U.S. Census Bureau Geography Division, NY State
 Department of Environmental Conservation (NYSDEC).

NOTES:
 Surface water features excluding wetlands acquired from the
 U.S. Census Bureau TIGER/Line files. Wetlands based on
 official NY State Freshwater Wetlands Maps prepared by
 NYSDEC. See 'Regulatory Freshwater Wetlands' Map for details.



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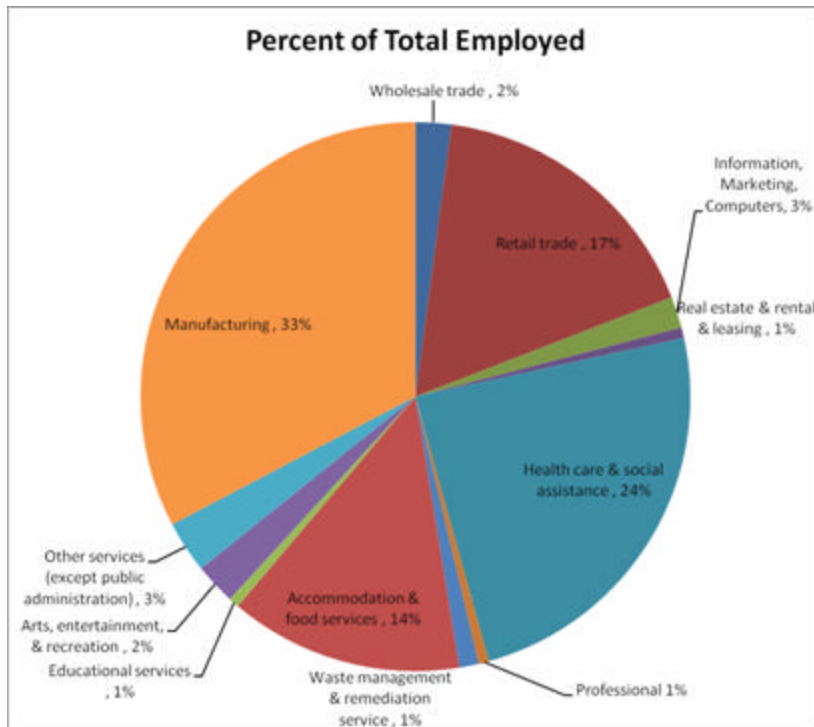
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Economic Development

4. ECONOMIC DEVELOPMENT

INTRODUCTION

Allegany County has undertaken a wide variety of Strategic Planning efforts over the last decade. These plans have been incorporated in this particular plan. The plans that are the newest will be considered appendices to this plan including: The marketing study completed summer 2007, HUD Plan completed summer 2007 and the Empire Zone Development Strategy.



VISION STATEMENT FOR ECONOMIC DEVELOPMENT

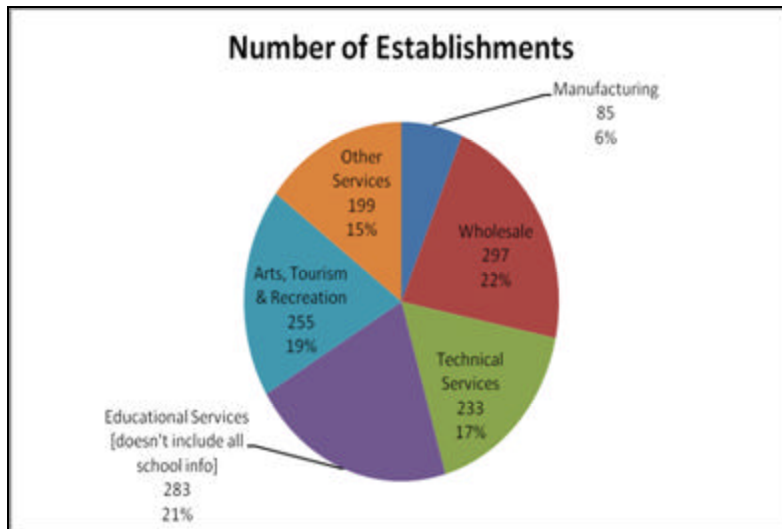
The continued strategic economic growth and stability of Allegany County is critical to our future. Our collective objective is to enhance the value of investments, economic revenue streams, increase employment opportunities, and improve the quality of life for our community.

OVERVIEW OF ALLEGANY COUNTY FIRM DISTRIBUTION

According to the 2002, Economic Census by the US Census Bureau the Allegany County survey shows that there are more than 1352 firms within the county. The Economic Census does not include all types of firms in their analysis so all these numbers are below the actual totals for the county. The Employees charted in this Census were 12,071 with a payroll of \$281,844,000. Goods shipped value was \$1,388,000,000 within the county.



Crossroads Conference Center



GUIDING PRINCIPLE AND GOALS FOR ECONOMIC DEVELOPMENT

Goal:

To retain and expand economic/business growth within Allegany County

BUSINESS LOCATIONS

Over the past decade, we have identified a number of development corridors that generally follow the valley and road system through the county. These viable locations are near services such as water and sewer, highway and often railroad access. Business parks have been planned and established within many communities for future growth.

Goal: To develop areas within the county to support, attract and expand new and existing businesses.

Objectives:

- Allegany County should have focused Development within identified corridors and parks.
- Focus on the Development of I-86 and Route 19 at the Crossroads
- Developing business locations: Empire Zone
Development areas: Friendship Development corridor, Crossroads Development Area; Wellsville Development Area; Cuba Development Area, Sugar Hill Development and others to be determined.
- Encourage new and established businesses to utilize and invest in existing empty buildings in addition to new construction. We need to continue and create tax incentives, low interest loans, dedicated funds.

ECONOMIC DEVELOPMENT ISSUES AND CONCLUSIONS

The greatest benefit of the Allegany County area is the rural character, which provides an enhanced quality of life and highly productive levels of quality of life. The low crime, good schools, well maintained roads, easy access to interstates, low traffic congestion, and general characteristics of the area are all positive factors for living and working in our area. Businesses can now be based in any locale with the advent of internet and multiple methods of broadband availability.

- Areas for development include but are not limited to:
 - Friendship Empire Zone Sites,
 - Wellsville-Scio Corridor
 - Wellsville Airport
 - Development along Route 19
 - Sugar Hill in Alfred
 - Canaseraga Creek Corridor
 - New sites along I-86 corridor
 - Alfred-Almond Corridor
 - Bolivar Industrial Park
 - I-86 and Rt 305 Corridor
 - And other locations to be determined in the future
- Develop an Inventory of available sites
- Increase focus on Main Street development
- Consider utilizing more Brownfield sites,
- Streamline the delivery system for permitting and of new investment and construction.
- Implement the six-exit strategy for Cuba, Friendship, Belmont, Angelica, West Almond, and Almond/Alfred of I-86.
- Continue our focus on key sectors including manufacturing, education, agriculture, and green energy.



Economic Development Target Areas

- County government is encouraged to support the efforts and offer stability of the Friendship Empire Zone and the Industrial Development Agency both of which are the primary county agencies for commercial tax incentives. Allegany County government has continued support of retention, attraction, and marketing programs is necessary.

BUSINESS SECTOR FOCUS

The Business Sector Focus section is divided into five sectors: Manufacturing, Tourism, Retail, Transportation, and Education. Other sub-sectors exist but most fall into one of these five general sectors. The importance of utilizing these sectors to focus our efforts is that it allows planners and development officials to tailor strategies in working with the county's businesses. Each sector has different needs and opportunities.

Goal: To focus our efforts on specific markets that compliment Allegany County and existing businesses.

Objectives:

- Undertake the needed studies and planning for each sector.
- Develop specific strategies for each sector.
- Implement the strategies for each sector.

Strategies: by Sector

MANUFACTURING SECTOR STRATEGIES:

- Development of more value added employers and employment (i.e. in addition to logging, create more lumber processing).

- Integrate business planning for each sector
- Address agricultural growth by developing additional facilities and markets (i.e. biodiesel, methane and ethanol production).
- Increase our manufacturing base, which has been our source of family sustaining income through increased training and educational support.
- Develop tax credits for training in the manufacturing sector.
- Increase the attraction efforts for manufacturers, thereby increasing gross income levels and value added production.
- Promote with tax incentives, availability of financing and venture capital.
- Include the Empire Zone Development Strategy and utilize those concepts to assist other business development.
- Involve business and education entities to encourage young people to remain and return to the area.
- Search for businesses that use energy to manufacture goods.
- Undertake efforts to continually reduce our energy costs to our businesses.

VISION STATEMENT FOR TOURISM

Allegany County has a unique and attractive rural character, which makes it a wonderful place to visit and explore in a relaxed atmosphere. Tourism in Allegany County will utilize our existing and new attractions. These attractions will be expanded, improved, and advertised locally and nationally. New Tourism attractions will be established making Allegany County a primary tourist destination for the future.

TOURISM SECTOR OBJECTIVES

- To encourage, facilitate the improvement of existing attractions, assist in the establishment of new tourism destinations while protecting our open spaces.
- Encourage positive growth while maintaining our rural heritage.
- Financial support must be pursued on all public and private levels.

Tourism Sector Strategies

- Promote and market our rural character.
- Develop a plan for designated area for ATV Tourism and recreation.
- Develop a Conference and Convention Center.
- Develop a plan for branding our Interstate Exits showing our unique local attractions.
- Create More Special Events and provide aggressive support.
- Develop more Equestrian events and market the availability of trails.
- Investigate means of rehabilitating existing historical signs and obtain additional signs.
- Front-line marketing effort for tourism lodging, restaurants
- Develop a package summarizing tourism opportunities for our visitors.
- Create educational seminars for owners and managers on how to present Allegany County to visitors.
- Capitalize on Current tourism attractions and identify new ones.
- Promote Allegany County as a tourism destination.

- Develop recreation and retail attractions.
- Implement I-86 Exit Plan with each community supporting the beautification scheme with trees, flowers and attractive signs welcoming tourists to the community. (i.e. Implement the I-86 Exit Strategies).
- Encourage and assist local establishments to purchase "blue signs" for I-86 exits.
- Attract a major sporting goods retailer.
- Encourage the development of nationally recognized lodging, resorts, and restaurants.
- Develop and promote trail systems for all season use.
- Develop a Trail system with accommodations.
- Investigate Scenic By-Way Status for some of our roads.
- Increase the marketing of snowmobile opportunities.
- Continue to promote expanded marketing opportunities with Swain Ski Resort.
- Develop complete tourism packages including visits to attractions, tours, lodging, and transportation.

RETAIL SECTOR STRATEGIES

- Create more commercial retail opportunities that provide services or products not currently offered locally. Aggressively develop retail at the I-86/Rte 19 Crossroads area.
- Encourage continued investment in retail operations throughout the county.
- Aggressively develop a retail campus at the I-86/Route 19 crossroads.
- Aggressively promote retail development within all our communities.
- Develop a strategy that will provide retail opportunities a dramatic increase in sales and property tax revenues.
- Develop a retail market for locally produced products

- Actively pursue nationally recognized restaurants and hotel chains.
- Improve marketing of the retail opportunities within the county.
- Encourage the reduction of the tax burden to make the development of new businesses more viable.
- Develop a strategy for attracting a major sporting goods retailer.

TRANSPORTATION SECTOR STRATEGIES

- Identify businesses that would require interstate access and make proactive efforts to attract them.
- Leverage existing rail infrastructure for multi-modal facility.
- Review incentive possibilities for transportation businesses

EDUCATION SECTOR STRATEGIES

Education offers mitigation of our needs for creating business, creating more wealth, creating more jobs, creating reasons for our young people to stay and addressing many of our goals and objectives. Education constitutes a large sector of our economy with fourteen school districts, Alfred University, Alfred State College, and Houghton College and the small satellite campus of Jamestown Community College.

Goal:

To provide high quality, relevant educational opportunities for all students which will prepare them for the careers in the 21st century.

2000 CENSUS DATA	EDUCATION DATA			
<i>EDUCATIONAL ATTAINMENT</i>	<i>Allegany County Number</i>	<i>Allegany County Pct</i>	<i>NY Pct</i>	<i>US Pct</i>
Population 25 and older	30,010			
High school graduates (includes equivalency)	11,897	39.6	27.8	28.6
Some college, or associate's degree	7,916	26.4	23.9	27.4
Bachelor's degree	2,620	8.7	15.6	15.5
Master's, professional or doctorate degree	2,536	8.5	11.8	8.9
<i>SCHOOL ENROLLMENT</i>	<i>Allegany County Number</i>	<i>Allegany County Pct</i>	<i>NY Pct</i>	<i>US Pct</i>
Population 3 years and over enrolled in school	16,263			
Preschool and kindergarten	1,266	7.8	11.6	11.9
Grades 1-12	8,982	55.2	63.5	65.3
College	6,015	37	24.9	22.8
Sources: U.S. Census Bureau, 2000 Census; ePodunk				

Objectives:

- Support educational curricula that ensure all students gain sufficient basic skills to be successful in life.
- Provide opportunities for all students to participate in additional curricula that will encourage goal setting, self-esteem, and career focus.

Strategies:

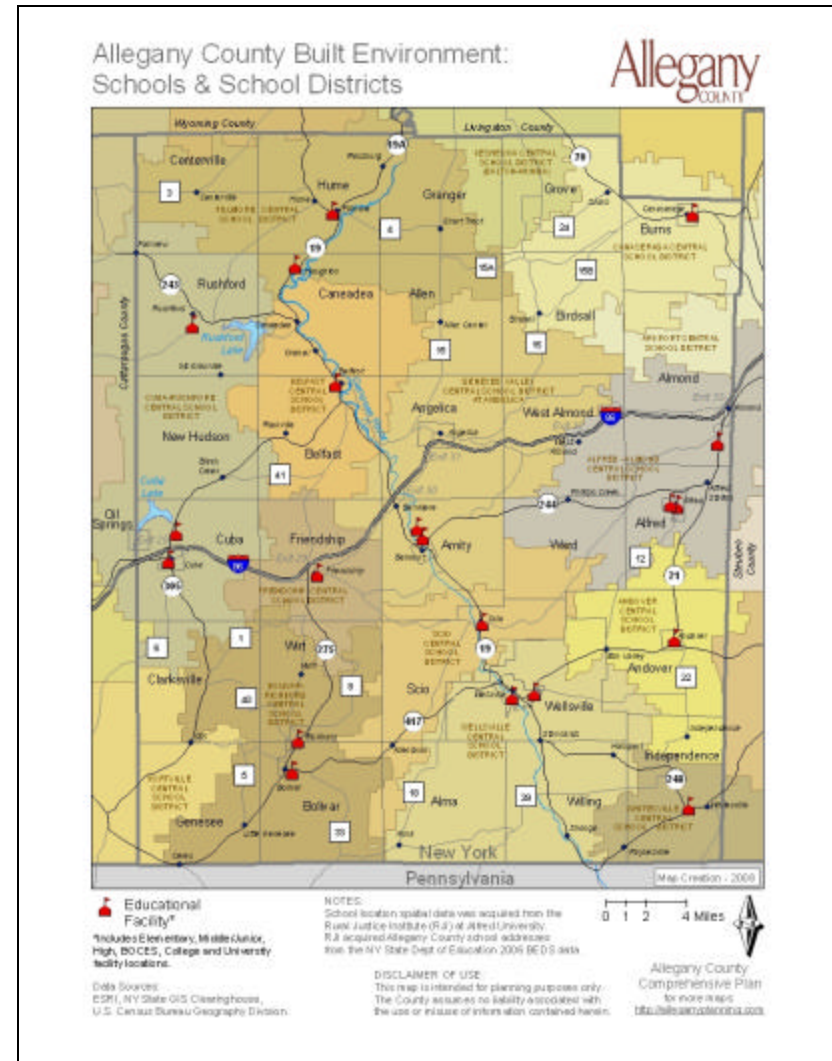
- Ensure schools have resources needed at all levels.
- Supplement basic skills education through Peer Works, a peer-tutoring program from Literacy Volunteers of Allegany County.
- Support career exploration and development programs with worksite experiences.
- Develop entrepreneurship programs in area schools.
- Provide health education- teen pregnancy prevention, alcohol and drug abuse prevention.
- Provide educational opportunities for all to appreciate and improve ecology and natural resources.
- Connect schools and businesses.

Goal:

To provide high quality, relevant educational opportunities for all students for their careers in the 21st Century.

Objectives:

- Connect levels of educational system to provide career pathways into successful careers.
- Build awareness of career opportunities located within Allegany County.
- Develop and support coalition that builds communication and liaisons between school districts, businesses, colleges, and communities.



Education in Allegany County

Strategies:

- Develop a strategy for retention of our young talent.
- Intensify school and business connections.
- Develop a strategy for increased college and community collaboration.
- Implement a plan based on identification of resources such as new business opportunities with Ceramic College.
- Strengthen liaison between business and education through programs such as BECC (Business Education Community Coalition)
- Support Career Awareness opportunities for youth-- Annual Career Day programs.
- Encourage communication between secondary and post-secondary educational institutions.
- Support career exploration and development programs with worksite experiences.
- Develop programs that help young people learn 21st Century skills needed for success in hi-tech workplaces.
- Encourage regular meetings between the County, Colleges, and University officials on public and private sector initiatives.

EMPLOYEE TRAINING AND PREPARATION

- Maximize career training at the Colleges/University.
- Increase Career Awareness for employment in Allegany County.
- Develop a stronger Technical Preparation programs.
- Improve Web based information for business opportunities.
- Capitalize on green energy career opportunities.
- Improve Business-to-Business Marketing, Communication and Websites

We need to consider and implement methods of attracting additional skilled and professional employees to the county. Continue the workforce training programs to improve skills for family sustaining incomes.

Implement economic development action plans containing a goal to provide jobs with family sustaining incomes.

Firms report a shortage of skilled and semi-skilled entry-level workers. Develop a strategy for recruiting and training skilled and semi-skilled employees.

Identify skill sets needed in growing industries in the County for current and future workers. Develop a plan to address any skill mismatch.

Develop and implement a marketing plan to identify education and training providers within the County, provide information regarding post high school employment opportunities, and promote strategies for increased involvement in school-to-work programs.

Strategies:

- Promote adult literacy through programs such as Literacy Volunteers of Allegany County, Southern Tier Traveling Teachers, etc.
- Develop programs that help young people learn 21st Century skills that are needed for success in the hi-tech workplace.
- Support workforce development programs that teach job seeking, job keeping, and transferable skills for the workplace.
- Provide youth employment opportunities.
- Create reasons for young people to stay in Allegany County.

- Utilize Mentoring program grant (through BOCES) to match middle school students with chosen career professionals.
- Utilize job shadowing/internship programs for high schools to match students with chosen career fields.

- Participate in more state and regional promotional programs in a positive way to attract tourism and development to Allegany County. Identify key features for business, tourism, and retirement and target these.
- Create incentives for our young people to stay in Allegany County - be it economical or cultural or whatever.
- Change the exodus of our educated children from the County by offering financial incentives to attract doctors and other needed professionals [may not necessarily be outright pay but could give an incentive to come back and work here rather than somewhere else.]

MARKETING

- Implement the Marketing Study that was completed during the summer of 2007.
- Enhance County website: Improve Economic Development Web Page.



- Promote positive perceptions toward tourism as vital County industry
- Develop a "Welcome to Allegany County" Sign at Cuba and Almond on I-86;
- Continue and enhance the "Allegany By Choice" Marketing campaign.
- Develop a marketable identity for Allegany County



Main Street Alfred

Allegany County Business: Economic Development Target Areas

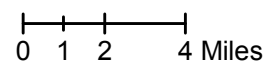


- Empire Zone Geographic Area
- County Entrance from I-86
- Economic Development Target Area

Data Sources:
ESRI, NY State GIS Clearinghouse,
Allegany County Friendship Empire Zone Staff.

NOTES:
Economic features are placed for legibility.
For this reason they may not appear in their
exact geographic location.

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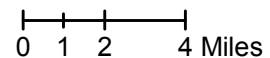
Map Creation - 2008

Allegany County Business: Economic Development Corridors



 Economic Development Corridor

NOTES:
Corridor locations based on input received during ACCP public forums in 2007.



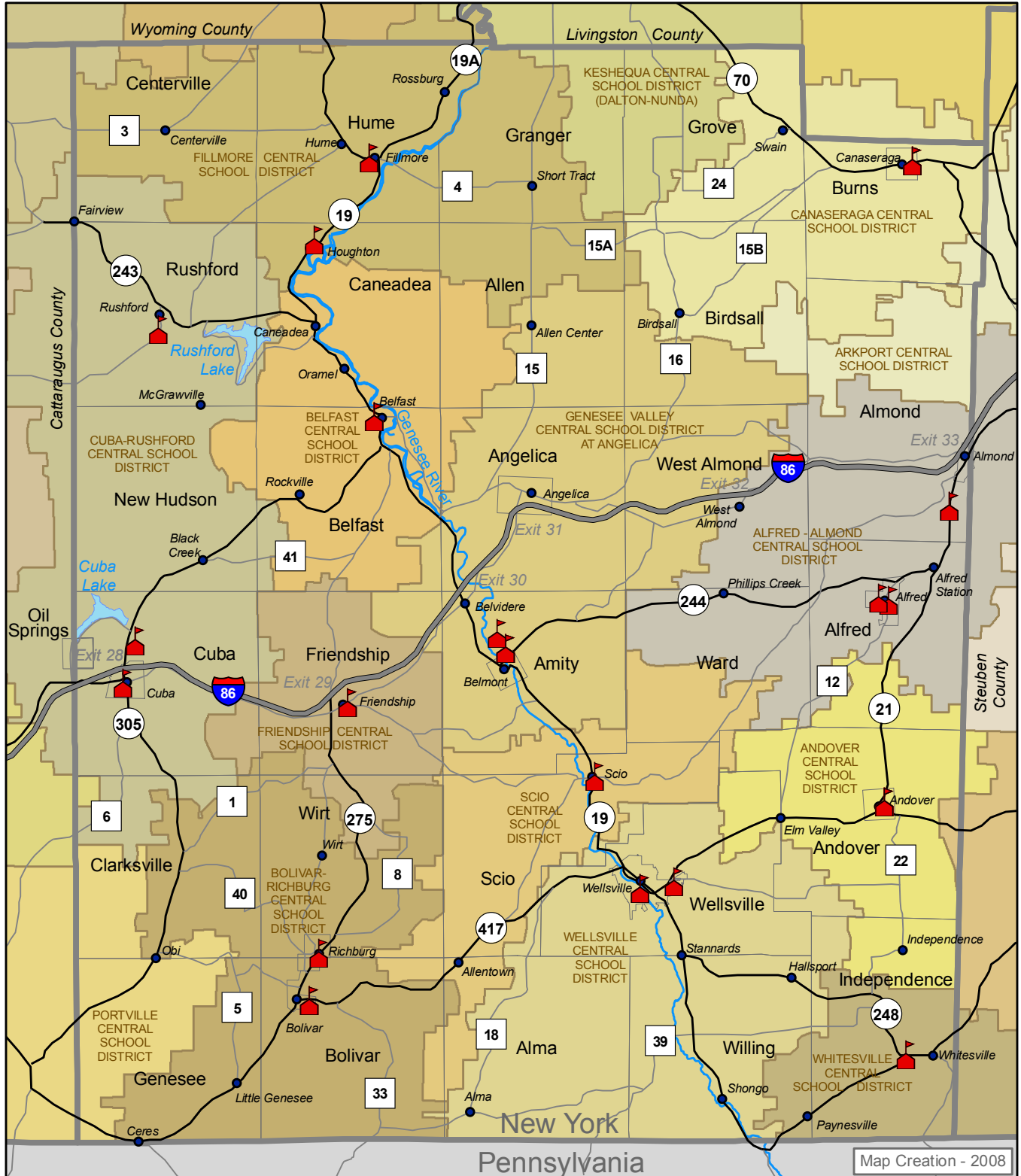
Data Sources:
ESRI, NY State GIS Clearinghouse,
ACCP Public Forum participants.

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Map Creation - 2008

Allegany County Community Facilities: Schools & School Districts



Map Creation - 2008

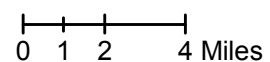
Educational Facility*

*Includes Elementary, Middle/Junior, High, BOCES, College and University facility locations.

Data Sources:
ESRI, NY State GIS Clearinghouse,
U.S. Census Bureau Geography Division.

NOTES:
School location spatial data was acquired from the Rural Justice Institute (RJI) at Alfred University. RJI acquired Allegany County school addresses from the NY State Dept of Education 2006 BEDS data.

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Intergovernmental Cooperation

5. INTERGOVERNMENTAL COOPERATION

VISION STATEMENT

To foster and facilitate intergovernmental cooperation in all areas and through all phases of projects.

Guiding Principle and Goals - Intergovernmental Cooperation

Goal:

To improve the cooperation between Federal and State Governments. Towns, Villages, and the County Government Objectives:

Objectives:

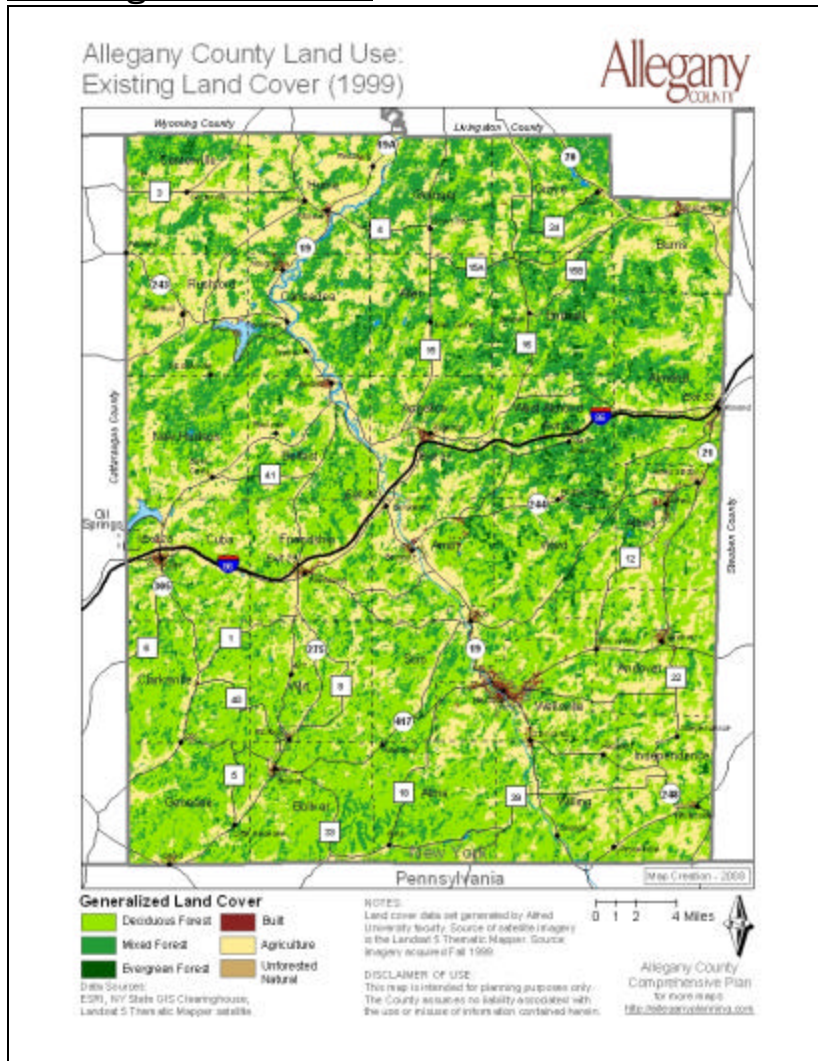
- To foster and facilitate the free flow of information among government entities.
- To foster and facilitate consolidation of services and encourage resource sharing among government entities.
- To enable Towns and Villages to make decisions based on the best available information.
- To emphasize the necessity of consulting other government entities and considering all relevant plans in the decision-making process.
- To enhance communication with all stakeholders.

Strategies:

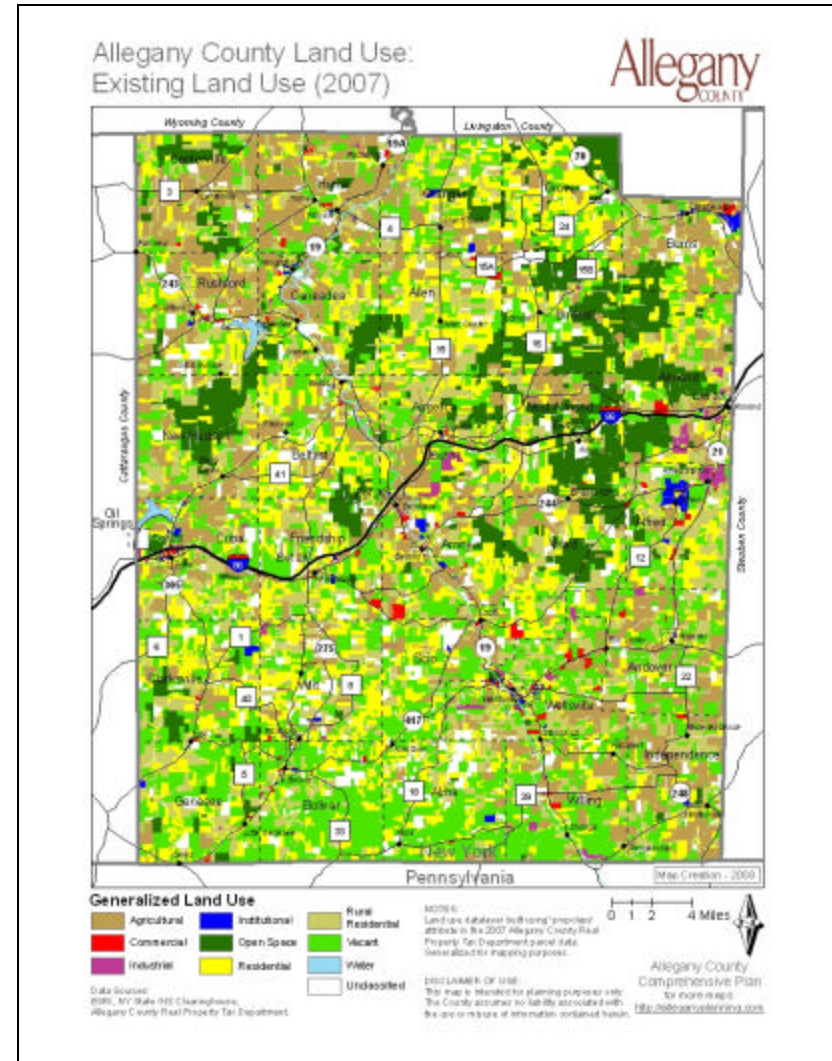
- Obtain more Federal and State support – Develop a strategy and implementation plan.

- Aggressively support sharing of services and facilities between Towns, Villages, County, Schools, Fire, Ambulance and Police Services
- Develop a news release and information network for local officials.
- Create effective means to reach all of Allegany County with information.
- Improve the Public Relations efforts in order to raise the Public's perception of the County (i.e. supplements to the Cornell Cooperative Extension Newsletter and to ACCORD's Cord and perhaps the Sr. Citizens newsletters)
- Encourage communities to collaborate on Land Use decisions and shared services.
- Encourage common goals between communities and all levels of government.
- Undertake an analysis of Intergovernmental Agreements within Allegany County and encourage changes as needed.
- Identify existing or potential issues and conflicts with other governmental units.
- Improve the aesthetics of Towns and villages by encouraging increased land use regulation.

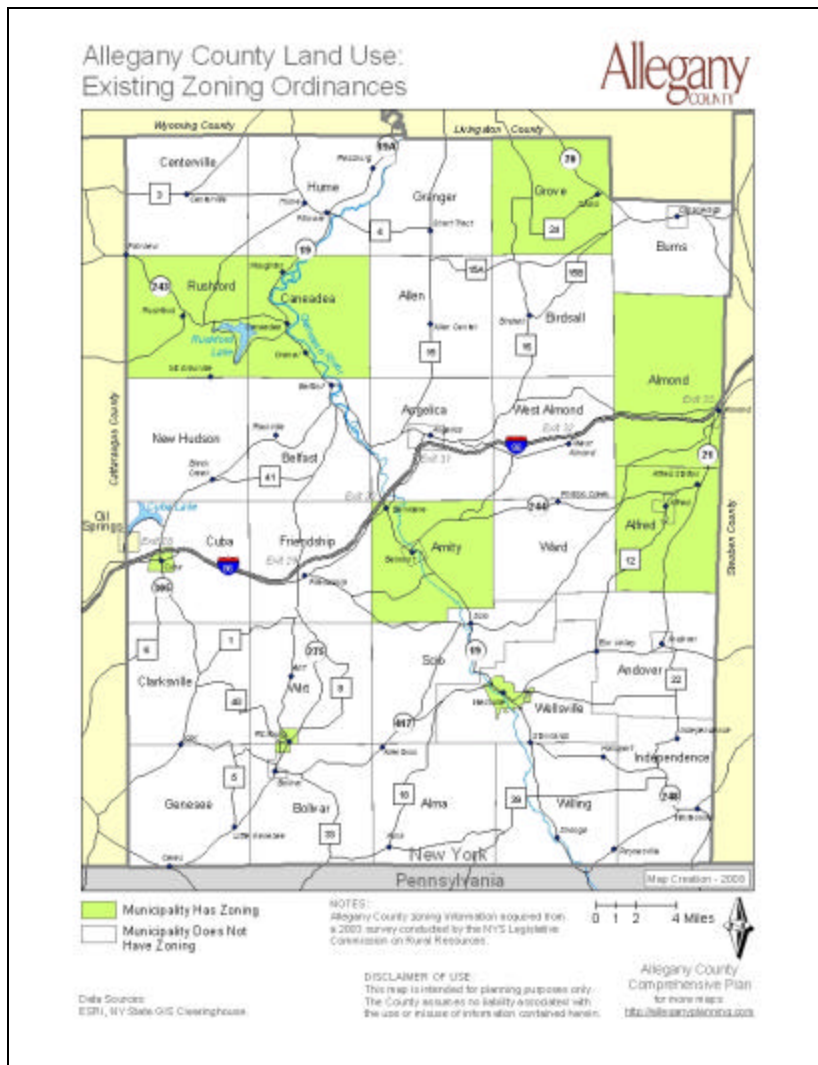
Planning and Land Use



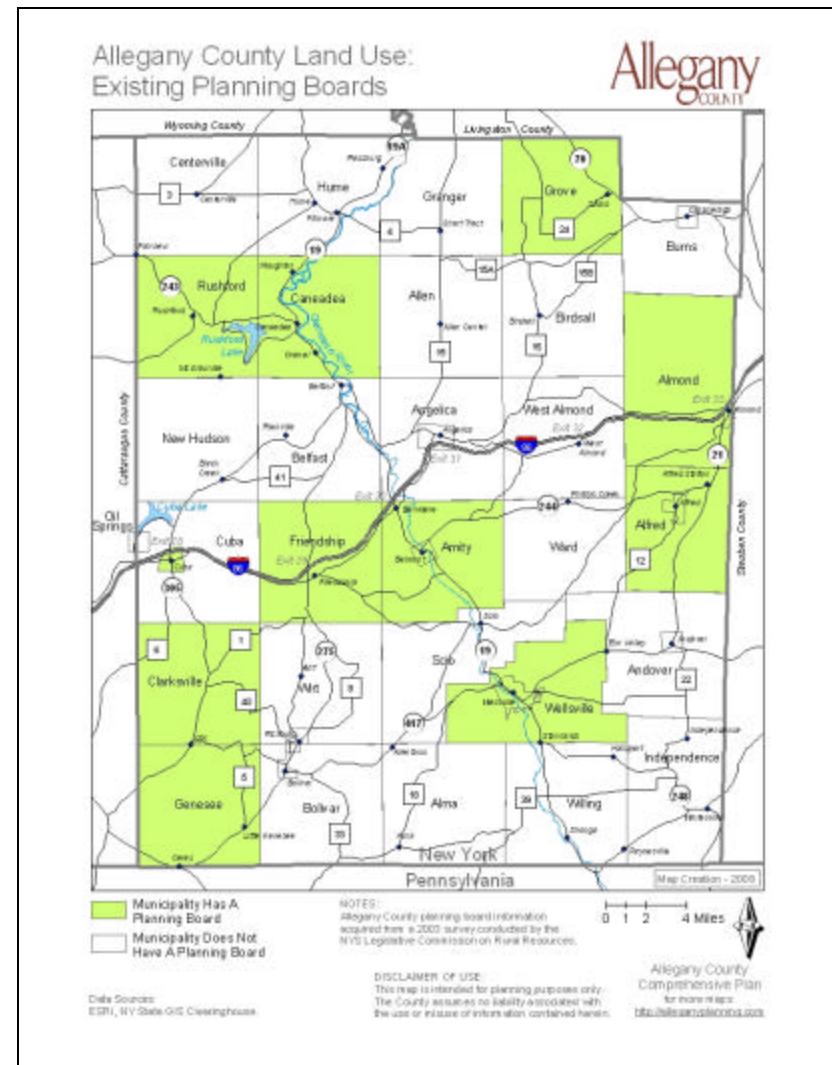
Generalized Land Cover



Existing Land Use



Towns and Villages with Zoning



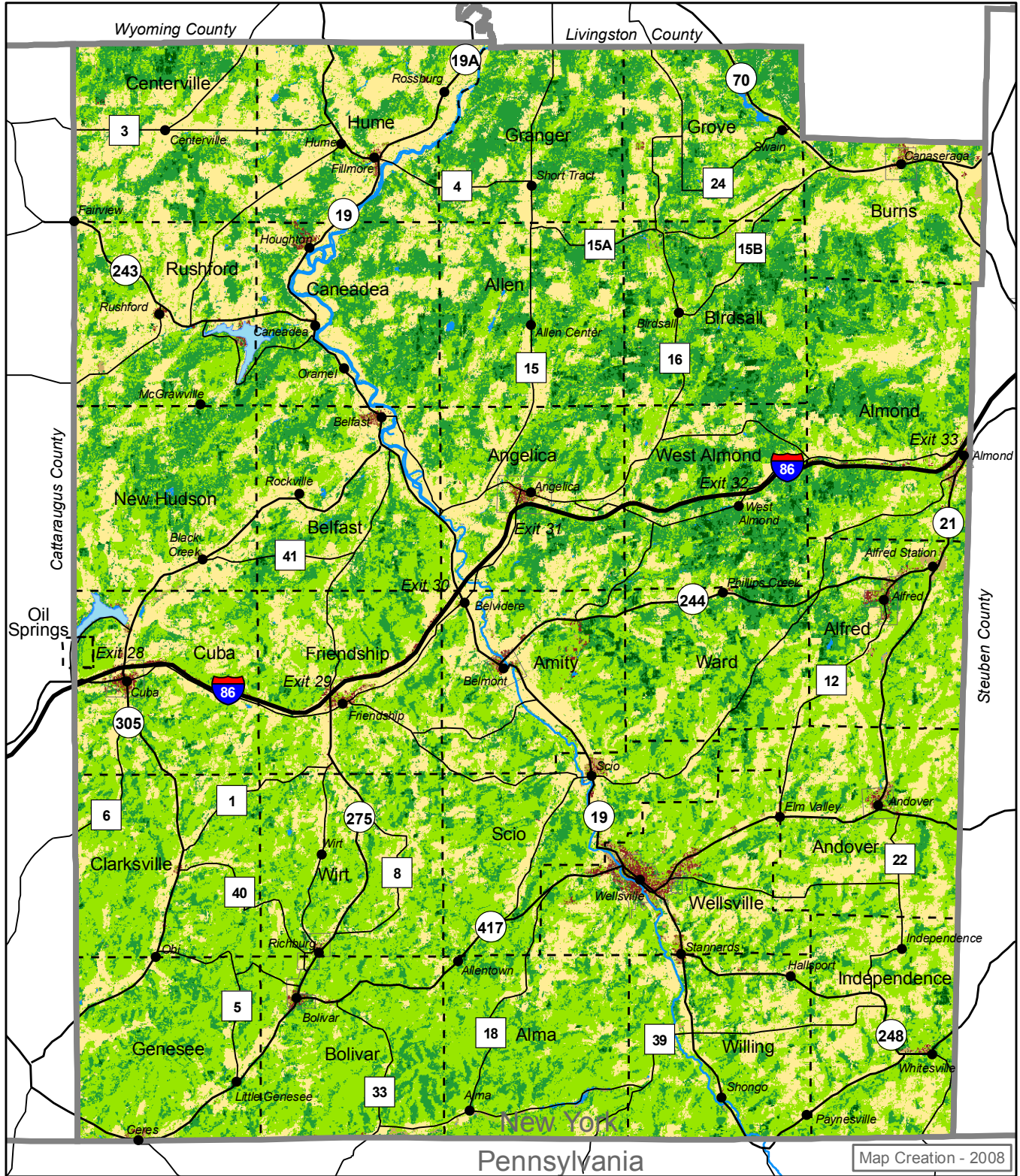
Towns and Villages with a Planning Board Map

- Legitimize land use: Encourage land use management practices.
- Attract desirable land use development.
- Support local efforts to protect and preserve the water, air, soils and all other natural resources in the County.
- Promote the creation of an Association of Towns and Villages to unify actions on issues.
- Have a grant writer on staff who can advise and assist Towns and Villages.
- Reduce redundant costs to local taxpayers by sharing and consolidating services.
- Assist communities with implementing the SEQR process.



Continuing to care for and improve our communities through Planning.

Allegany County Land Use: Existing Land Cover (1999)



Generalized Land Cover

- | | | | |
|--|------------------|--|--------------------|
| | Deciduous Forest | | Built |
| | Mixed Forest | | Agriculture |
| | Evergreen Forest | | Unforested Natural |

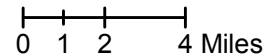
Data Sources:
ESRI, NY State GIS Clearinghouse,
Landsat 5 Thematic Mapper satellite.

NOTES:

Land cover data set generated by Alfred University faculty. Source of satellite imagery is the Landsat 5 Thematic Mapper. Source imagery acquired Fall 1999.

DISCLAIMER OF USE:

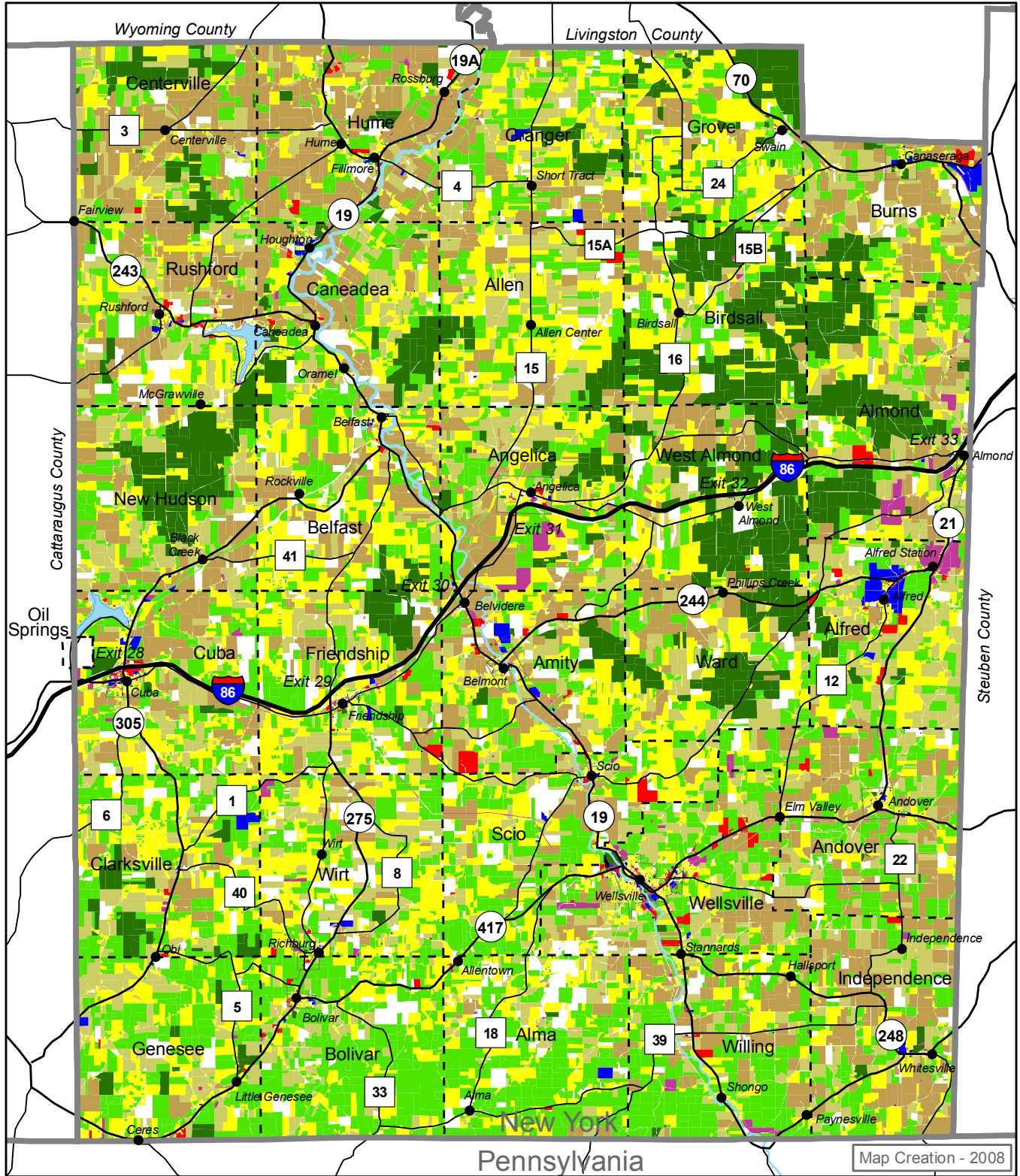
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Map Creation - 2008

Allegany County Land Use: Existing Land Use (2007)



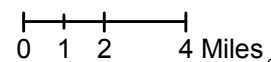
Generalized Land Use

Agricultural	Institutional	Rural Residential
Commercial	Open Space	Vacant
Industrial	Residential	Water
		Unclassified

Data Sources:
ESRI, NY State GIS Clearinghouse,
Allegany County Real Property Tax Department.

NOTES:
Land use datalayer built using 'proclass' attribute in the 2007 Allegany County Real Property Tax Department parcel data. Generalized for mapping purposes.

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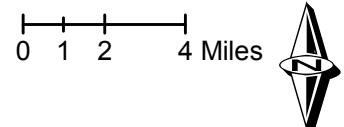
Map Creation - 2008

Allegany County Land Use: Existing Zoning Ordinances



- Municipality Has Zoning
- Municipality Does Not Have Zoning

NOTES:
Allegany County zoning information acquired from a 2003 survey conducted by the NYS Legislative Commission on Rural Resources.



Data Sources:
ESRI, NY State GIS Clearinghouse.

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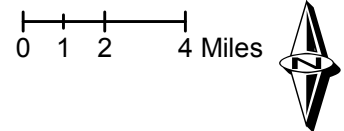
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Allegany County Land Use: Existing Planning Boards



- Municipality Has A Planning Board
- Municipality Does Not Have A Planning Board

NOTES:
Allegany County planning board information acquired from a 2003 survey conducted by the NYS Legislative Commission on Rural Resources.



Data Sources:
ESRI, NY State GIS Clearinghouse.

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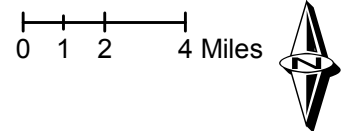
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Allegany County Land Use: Existing Comprehensive Plans



- Municipality Has Written a Comprehensive Plan
- Municipality Has Not Written a Comprehensive Plan

NOTES:
Allegany County comprehensive plan information acquired from a 2003 survey conducted by the NYS Legislative Commission on Rural Resources.



Data Sources:
ESRI, NY State GIS Clearinghouse.

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Housing, Health & Safety

6. HOUSING, HEALTH and SAFETY

Housing

Allegany County in conjunction with ACCORD Corporation completed an update of the Consolidated HUD Plan for the county in 2007. This updated inventory is the most current snapshot of the housing issues and priorities, goals and objectives, identified by the community at large and adopted by the County. The HUD Plan is included as an appendix to this Comprehensive Plan and bears review for a complete picture of housing issues as they relate to our communities. Excerpted data, issues, and objectives are summarized herein.

Housing Inventory and Analysis

The Housing data shows significant differences between Allegany County and New York State as a whole. For example, 73.86% of housing units are owner-occupied compared to 52.99% statewide. Median gross rent is \$423 compared to \$672 statewide and local mortgages average \$734 compared to \$1,357. Housing unit values are also considerably lower than is the case in the state as a whole, with the median being \$51,300 compared to \$147,600. Although these data taken from the 2000 census appear to show that housing stock is more affordable in Allegany County, than is generally the case in New York State counties, the comparatively lower rents are often offset by lower wages. County housing stock includes 37.7% of the units that were built prior to 1940 compared to 31.23% statewide. As of the 2000 census, 9,244 housing units were 60 or more years old and of all 24,505 units, 19.9%

are listed as seasonal, recreational, or occasional use. Urban constitutes 14.6% and 85.4% are rural. There is an estimated gain of 351 units from 2000 to 2006. Two-hundred and seventy (270) housing units are assisted by HUD and other public programs. Between 1970 and 2000, the number of manufactured homes went from 849 to 4,548, which represents 39% of the total growth in housing.

Housing Programs

Allegany County has a number of agencies working in the County on Housing issues. These include the ACCORD Corporation located in Belmont and serving the entire County, Andover Historic Preservation, Cuba Community Development Corp. and Alfred Housing Corp. All of these not-for-profits are very effective in bringing monies for housing into the County as a whole.

Vision Statement

Allegany County is committed to taking the necessary actions to ensure a safe and vital living environment and economic opportunity for all who live within its borders. To these ends, the HUD strategic planning process provides a significant part of the dynamic, comprehensive, countywide planning approach, whose mission is to establish and maintain means by which the quality of life of its citizens is preserved and enhanced.

Countywide Issues

- A good first impression attracts tourists and provides our residents and businesses with quality surroundings.
- There is a need for additional local regulations to guide Development. Public policies should be designed to influence availability and affordability.

- Hazards will always require vigilance, such as lead based paint, antiquated electrical wiring, unsafe heating, failing septic systems and purity of wells.
- There is a need to increase housing opportunities via affordable rehab programs, access to new homes, development of specialized elderly options, availability of quality rental units and ensure appropriate housing for those with special needs.

Housing Inventory and Analysis

2000 CENSUS DATA HOUSING DATA

<i>HOUSING UNITS</i>	<i>Allegany County #</i>	<i>Allegany Co Pct</i>	<i>NY #</i>	<i>US #</i>
Total housing units	24,505			
RENTER-OCCUPIED HOUSING UNITS				
Renter-occupied housing units	4,707	19.2	43.2	30.8
Average number of household members	2.24		2.36	2.36
Average number of rooms	4.88		3.73	4.04
Average number of vehicles	1.16		0.66	1.19
Median year structure was built	1947		1952	1969
Median year householder moved in	1998		1996	1998
Median rent (\$)	330		605	519
Median rent asked for vacant units (\$)	334		517	469
Rent includes utilities	1,035	22	23.6	16.5
Rent as a pct of household revenue	28		27	26

<i>OWNER-OCCUPIED HOUSING UNITS</i>	<i>Allegany County Pct</i>	<i>Allegany County Pct</i>	<i>NY #</i>	<i>US #</i>
Owner-occupied housing units	13,302	54.3	48.7	60.2
Average number of household members	2.64		2.83	2.71
Average number of rooms	6.66		6.47	6.3
Average number of vehicles	1.68		2.03	1.64
Median year structure was built	1949		1956	1971
Median year householder moved in	1987		1987	1991
Median value (\$)	51,300		147,600	111,800
With mortgage or contract to purchase	4,799	36.1	48.8	55.4
With second mortgage, equity loan	887	6.7	10.5	12.7
Median price asked for vacant housing (\$)	37,500		94,700	89,600
Monthly cost, with mortgage (\$)	734		1,357	1,088
Monthly cost, without mortgage (\$)	306		457	295

[Sources: U.S. Census Bureau, 2000 Census: ePodunk](#)

Goal:

Our Goal is to improve the housing of Allegany County for all economic levels, to make the county more attractive to developers and increase the renovations of existing commercial and residential properties. This would build a sense of pride in being an Allegany County resident. Pursuing this goal will have a substantial beneficial effect on all aspects of economic development.

Objectives

- Assist in providing adequate housing for all residents.
- Eliminate homelessness.
- Encourage upgrade of region's housing stock.
- Demolish abandoned and uninhabitable housing.
- Encourage investment in existing owner occupied housing.
- Encourage the construction of new single-family and multiple-family residences built annually.
- Promote the construction of a full spectrum of housing options, which address the preferences of our current and future residents. These options should include condominiums, town houses, "green" housing, single-family cluster developments, and apartment complexes in addition to traditional single-family homes.
- Encourage communities to plan areas for future residential building sites.

Strategies

- Provide incentives to property owners for making on-going improvements.
- Development of programs that provide incentives for the development of the entire spectrum of housing needs.
- Increase housing access for low-income individuals and families.
- Implementation of the results of the Regional Housing Assessment and Development Strategy (RHADS)
- Develop programs targeting the demolition of abandoned or uninhabitable units.
- Provide subsidized rental housing, proprietary homes, and congregate housing for the dependent population that either is accessible through public transportation or is located within walking distance of necessary public services.
- Work with housing programs within the County to encourage property maintenance and improvements.
- Encourage programs for property rehabilitation and site rehabilitation.
- Review and prioritize the needs for Senior Citizen Housing within Allegany County.
- Provide incentives to property owners for making on-going improvements.
- Canvas our county employers to determine the number and types of housing needed by their current and future employees.

Excellent access to health care: Two hospitals and care for newborns to the Elderly. - Comment from Public Forums

HEALTH

Vision: *The continued sustained health and well-being of our citizens is critical for our future. Our collective objective is to enhance the level of healthcare services and the facilities in which they are located.*

Mission: *To have the best rural health care system in New York State.*

Goal: To expand and enhance existing services and increase the level of care available within Allegany County.

Strategies:

- Review and improve the level of Services for EMS and Fire response capacity and initiate programs for recruitment of qualified personnel.
- Review the level of health care services, physician, technical, nurse and staff shortages.
- Improve health care within the county by increasing the recruiting efforts for health care professionals.
- Promote efforts for our Doctors, Nurse Practitioners, Nurses, and staff ensuring competitive salaries and benefits.
- Prepare a study to review the impact of health care issues on businesses and workforce retention.

- Provide facilities that are modern and make services more accessible to the public.
- Increase accessibility for the elderly and disabled to improve the likelihood that they can remain in a home setting as long as possible.
- Plan and construct additional independent assisted living facilities.

Allegany County is a safe, healthy environment to raise families.- Comment from Public Forums

PUBLIC SAFETY INFORMATION

Goal:

To enhance services and increase the level of public safety available within Allegany County.

Objectives:

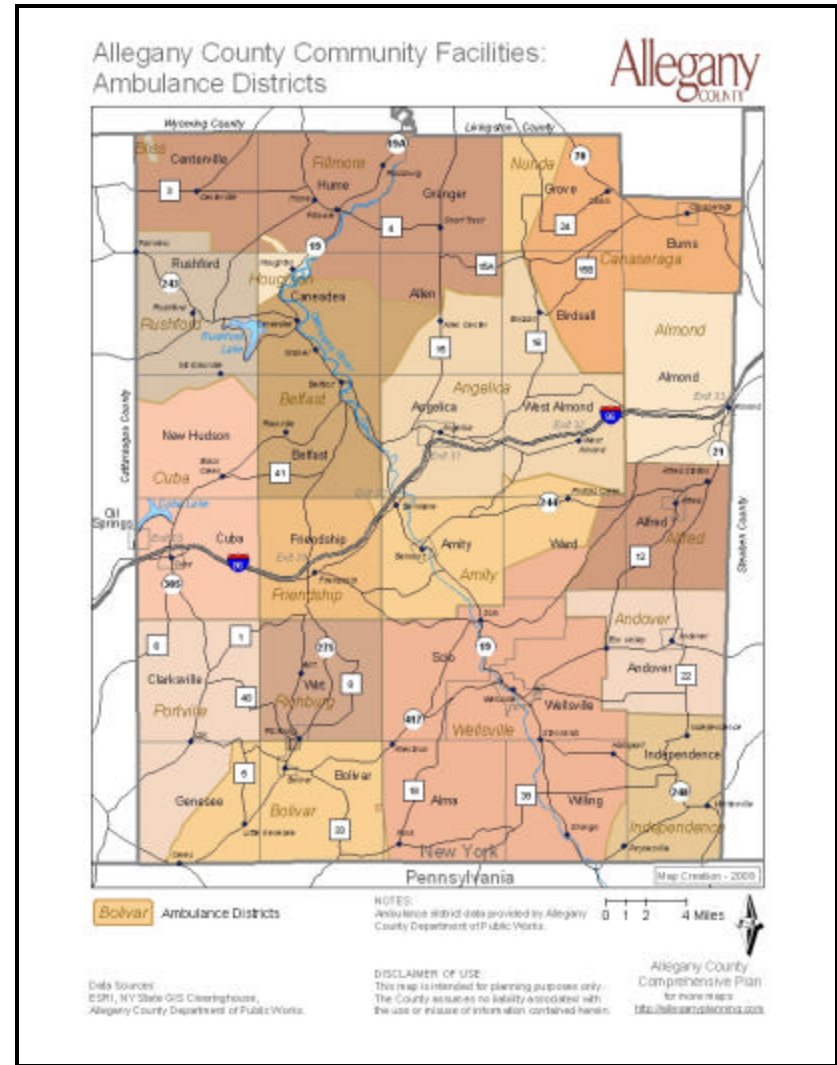
- Recruit and train volunteers for EMS and Fire services
- Obtain NYS and Federal Accreditation for both jail and dispatch center.
- Encourage and enhance existing crime prevention programs.
- Continue to upgrade emergency communication system throughout County



Houghton Fire Department

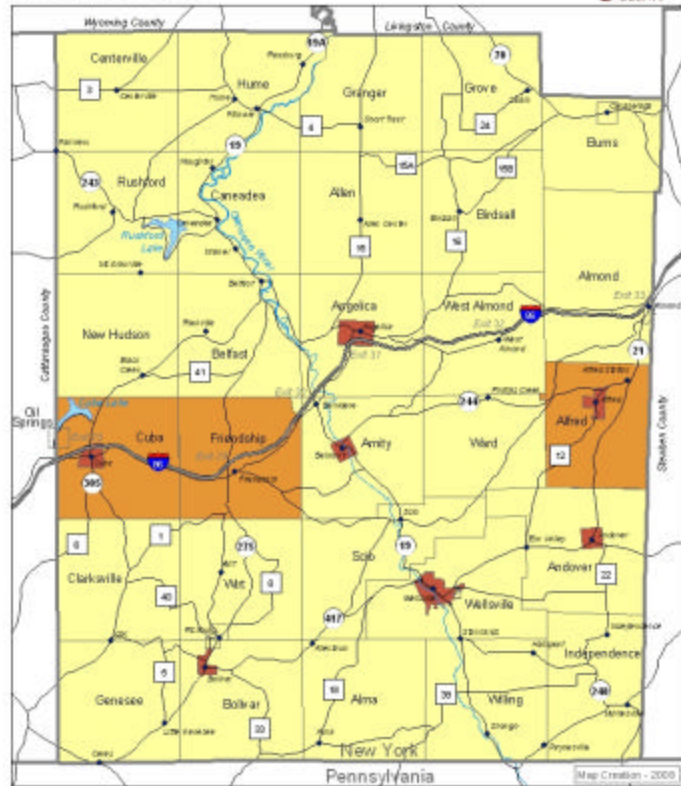


Dry Hydrants help fight fires in rural settings



Ambulance Districts

Allegany County Community Facilities: Police Coverage



Village with Local Police Coverage
 Town with Local Police Coverage
 State Police Coverage

Data Sources:
 ESRI, NY State GIS Clearinghouse,
 Allegany County Department of Public Works.

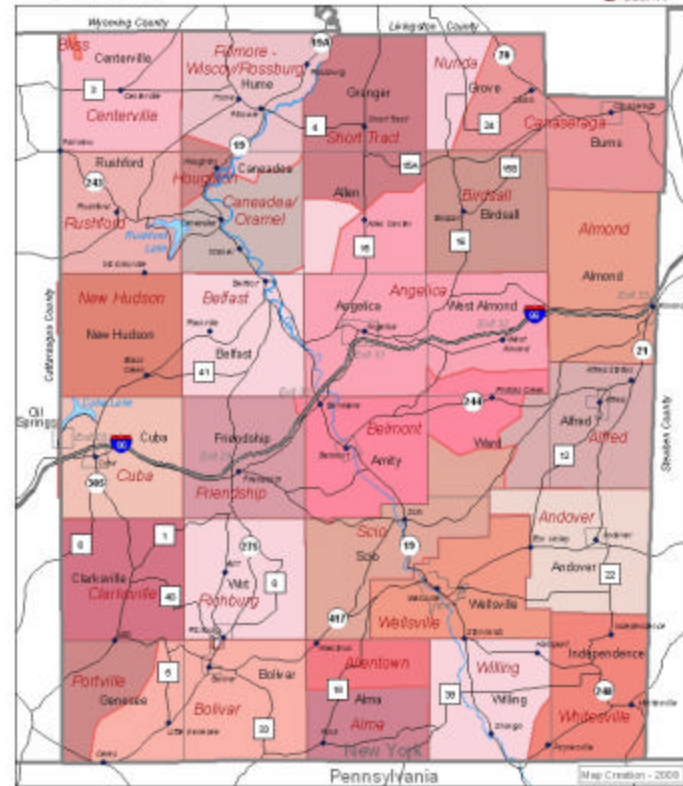
NOTES:
 Police coverage data provided by Allegany
 County Department of Public Works.

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Allegany County
 Comprehensive Plan
 for more info:
<http://allearts.com/2008a.htm>

Police Coverage

Allegany County Community Facilities: Fire Districts



Fire Districts

Data Sources:
 ESRI, NY State GIS Clearinghouse,
 Allegany County Department of Public Works.

NOTES:
 Fire district data provided by Allegany
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Fire Districts

Strategies:

- Develop a full-scale review/study of the level of services for EMS and Fire response capacity.
- Upgrade the operation of jail and dispatch center to reach NYS and Federal accreditation levels. Implement the findings of the study.
- Continue to fund and support new and existing crime prevention initiatives such as domestic violence, Stop DWI, Youth Court, etc.
- Encourage cooperation between Federal, State, County and municipal law enforcement agencies.
- Study and report to the Board of Legislators the feasibility and physical impact of cross-training Deputy Sheriffs to serve as EMT's.
- Provide the EMS with a centrally located training facility.
- Research and make efforts to secure grants to upgrade communication system.
- Study long range needs for public safety staffing, equipment, and training.



Angelica Ambulance

Crime	Number (Estimate)
Total	977
Murder	3
Rape	9
Robbery	1
Aggravated Assault	138
Burglary	264
Larceny - theft	537
Motor vehicle thefts	16
Coverage indicator	98%

Data provided by the Federal Bureau of Investigation to the National Archive of Criminal Justice Data, University of Michigan
Population statistics are based on data provided by the FBI and may differ from similar statistics reported by the Census Bureau. Population statistics generated by the FBI are used to calculate crime rates and to estimate the proportion of the population covered by the UCR program.

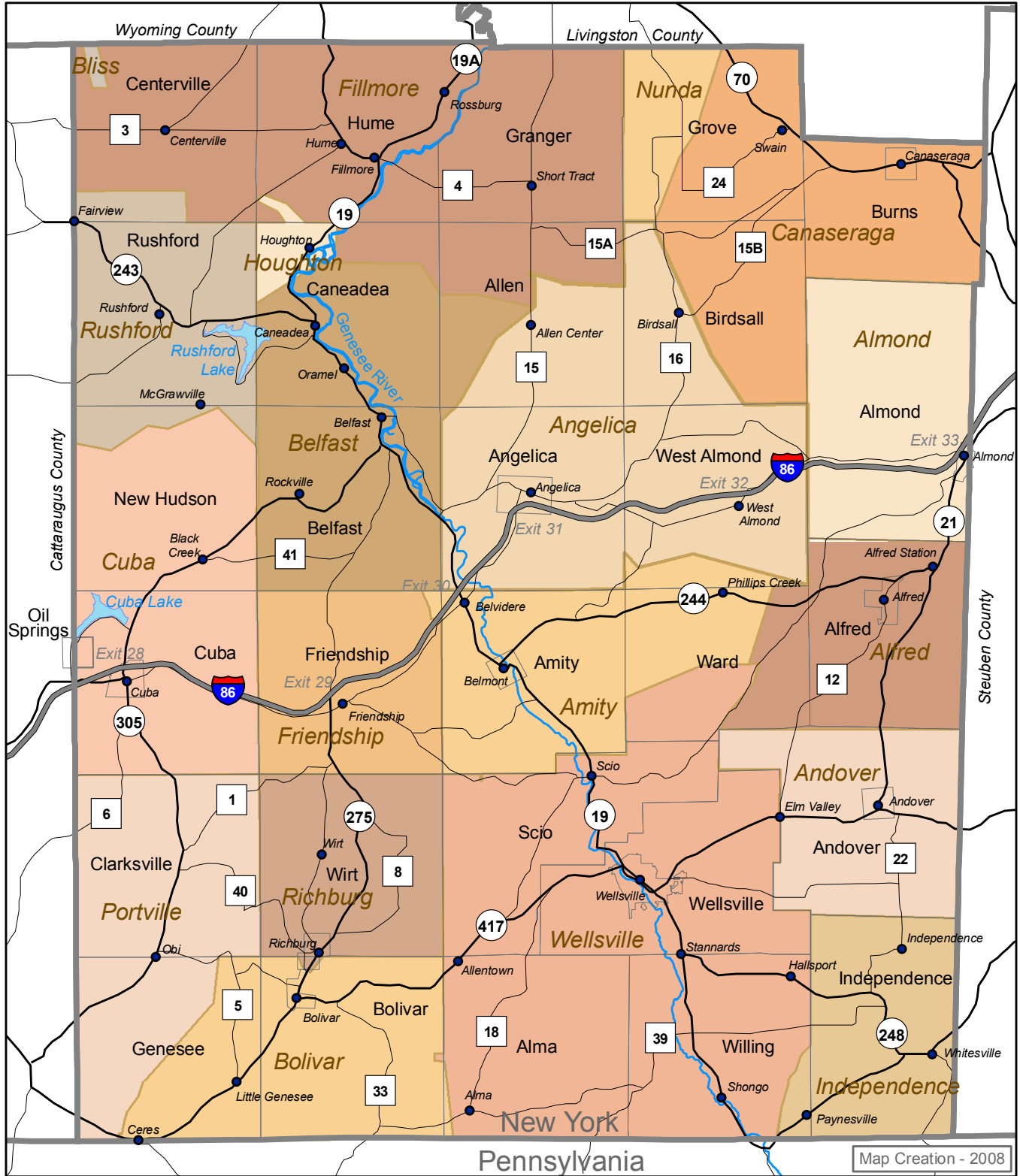
Crime	Number (Estimate)
Total	2,284
Murder	2
Rape	6
Robbery	1
Aggravated Assault	100
Burglary	83
Larceny - theft	151
Motor vehicle thefts	9
Arson	4
Other assaults	217
Forgery and counterfeiting	11
Fraud	116
Embezzlement	3
Have stolen property	22
Vandalism	95
Weapons violations	12
Prostitution and commercial vice	2
Sex offenses	64
Total drug violations	148
Gambling	1
Offenses against family and child	68
Driving under influence	286
Liquor law violations	31
Drunkennness	0
Disorderly conduct	152
Vagrancy	1

All other offenses except traffic	685
Population	49,927
Coverage indicator	90%

Data provided by the Federal Bureau of Investigation to the National Archive of Criminal Justice Data, University of Michigan. Population statistics are based on data provided by the FBI and may differ from similar statistics reported by the Census Bureau. Population statistics generated by the FBI are used to calculate crime rates and to estimate the proportion of the population covered by the UCR program.

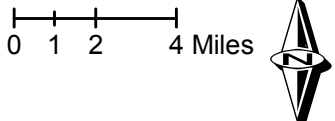


Allegany County Community Facilities: Ambulance Districts



Bolivar Ambulance Districts

NOTES:
Ambulance district data provided by Allegany County Department of Public Works.

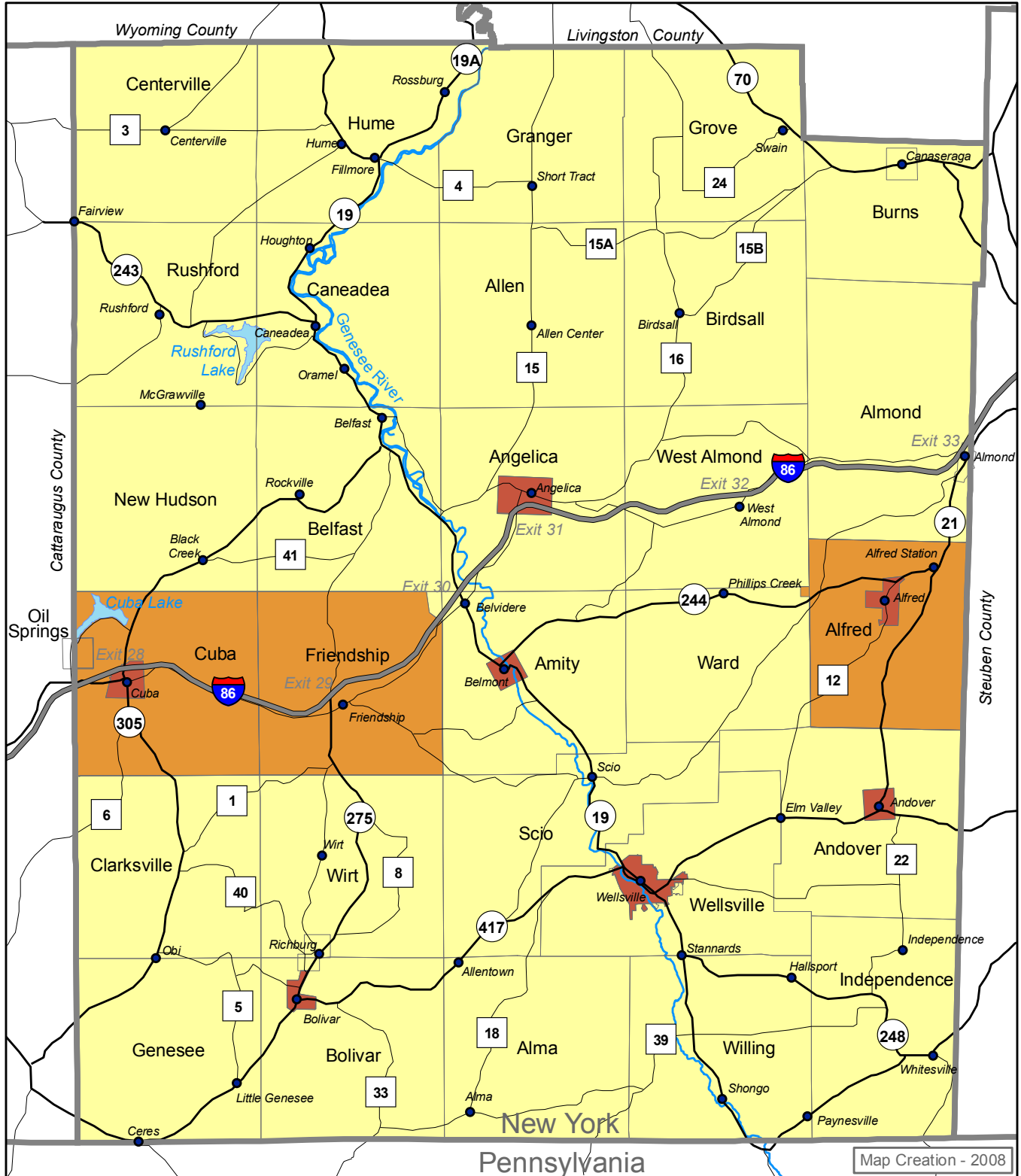


Data Sources:
ESRI, NY State GIS Clearinghouse,
Allegany County Department of Public Works.

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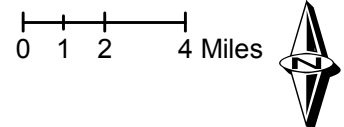
Allegany County Community Facilities: Police Coverage



- Village with Local Police Coverage
- Town with Local Police Coverage
- State Police Coverage

Data Sources:
ESRI, NY State GIS Clearinghouse,
Allegany County Department of Public Works.

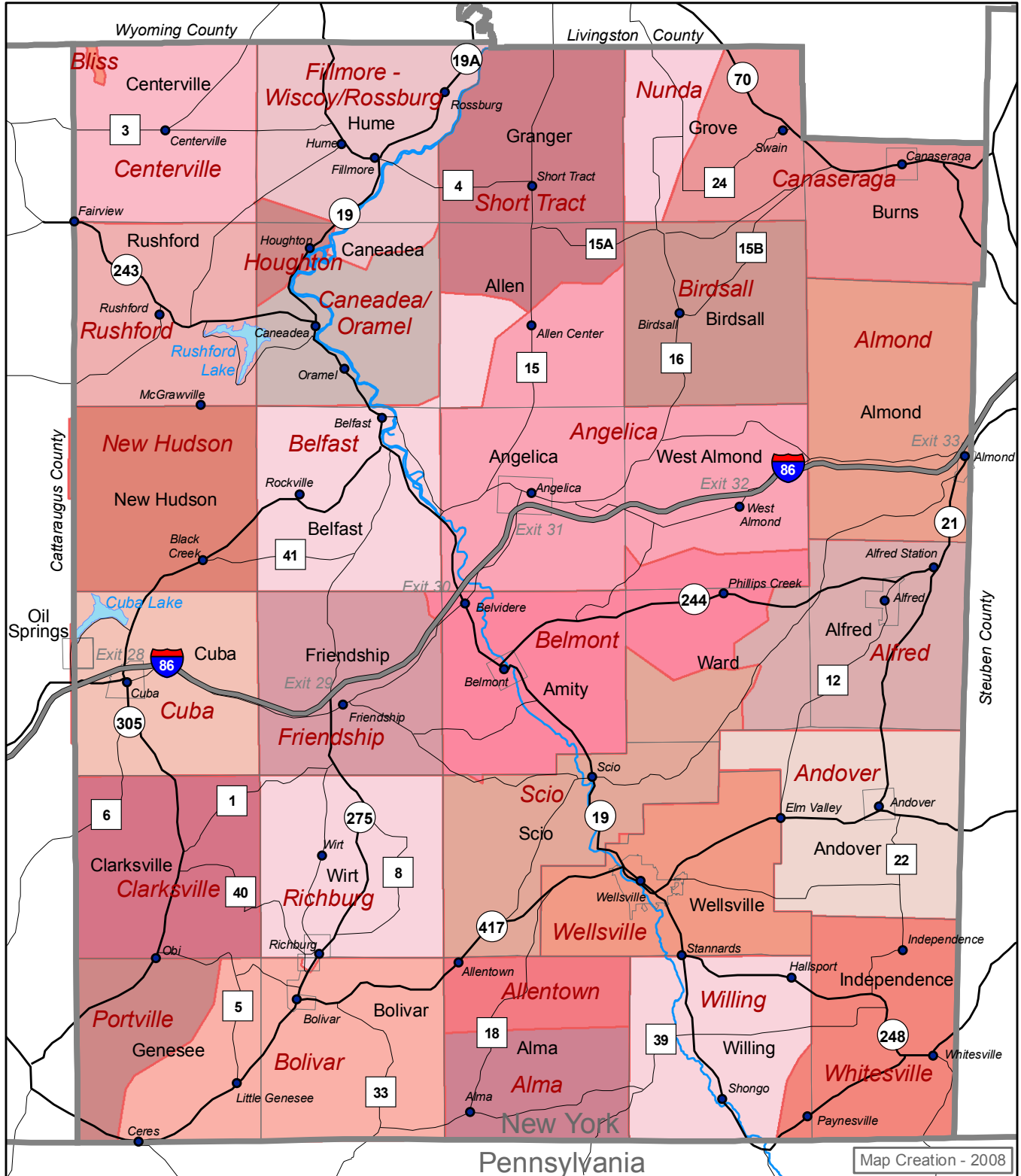
NOTES:
Police coverage data provided by Allegany
County Department of Public Works.



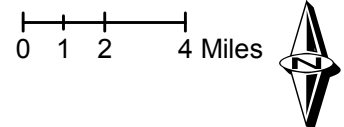
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Allegany County Community Facilities: Fire Districts



NOTES:
Fire district data provided by Allegany County Department of Public Works.



Data Sources:
ESRI, NY State GIS Clearinghouse,
Allegany County Department of Public Works.

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Implementation

7. IMPLEMENTATION

Relationship of this Plan to Other Planning Documents

This plan is directly related to many other planning documents that have been created in the past and are likely to be created in the future. We have utilized the various planning and development related plans created from 1996 through 2006 in the creation of this document. It is also expected that there are direct tie-ins from documents that we are unaware of at this time, as they have been created by other agencies that have not been fully involved with this plan's development. Where possible important ideas from other documents have been incorporated into this document. Copies of some documents will be included in the official listing and available on the website www.alleganyplanning.com

OVERVIEW OF IMPLEMENTATION

In order to be a strong, vital community we must have strong and sustainable infrastructure, utilities, and transportation, as well as adequate financial resources at all government levels. All projects are subject to the SEQR process if needed during their respective implementation.

The following chart outlines what we believe to be an appropriate first step toward successful implementation of this Comprehensive Plan. The lead agencies, departments,

and other entities necessary for completing various aspects of the Plan are delineated in the chart.

We have limited these to three immediate, three mid-range and three long-range priorities – not because that is all that needs to be accomplished, but because of the need to focus initially on a select few high-priority items. Accomplishing a few important tasks in the first months or first year of the Plan will provide the momentum and confidence necessary to undertake larger and more ambitious projects. These tasks should be assigned to the appropriate agencies or departments immediately following the adoption of this Plan by the Board of Legislators. Progress on these assignments should be reviewed by the County Planning Board within six (6) months; this progress report should then be submitted to the Board of Legislators.

A progress review should be conducted by the County Planning Board within six [6] months after adoption with a report being submitted back to the Board of Legislators on the progress.

Priorities	Level	Description	Lead Agency or Department	Contributing Agency or Department
Immediate 1 Year to 18 Months	A	Proceed with Construction for Sewer and Water that is planned for I-86 and Route 19 Area	Department of Development	<ol style="list-style-type: none"> 1 Board of Legislators 2 County Administrator 3 Department of Public Works 4 County Planning Board
Immediate 1 Year to 18 Months	B	Intensify lobbying for public support of key development items	Department of Development	<ol style="list-style-type: none"> 1 Board of Legislators 2 County Administrator 3 IDA 4 Greater Allegany County Chamber of Commerce 5 County Planning Board 6 NYS Elected Officials
Immediate 1 Year to 18 Months	C	Develop and Market more positive image for the County	Greater Allegany County Chamber of Commerce	<ol style="list-style-type: none"> 1 Office of Tourism 2 Tourism Advisory Board 3 Office of Development 4 County Planning Board 5 Local Chambers of Commerce and Business Associations

Priorities	Level	Description	Lead Agency or Department	Contributing Agency or Department
Mid-Range 18 Months - 3 years	D	Establish a Priority List for Infrastructure	County Planner	1 County Planning Board 2 Department of Development 3 Board of Legislators 4 Department of Public Works
Mid-Range 18 Months - 3 years	E	Develop a County Wide Sewer and Water Agency or Authority that in turn will develop a countywide sewer and water plan.	County Planner	1 County Planning Board 2 Department of Development 3 Board of Legislators 4 Department of Public Works
Mid-Range 18 Months - 3 years	F	Develop vehicles for business investment.	Department of Development	1 IDA 2 Development Advisory Board 3 Community Leaders

Priorities	Level	Description	Lead Agency or Department	Contributing Agency or Department
Long-Range 3 years - 10 Years	G	Construct sewer and water in the identified corridors preferably by a countywide agency or authority.	County Planner	1 Department of Development 2 Board of Legislators 3 Department of Public Works
Long-Range 3 years - 10 Years	H	Increase Inter-governmental/municipal cooperation	Board of Legislators	1 Courts 2 Assessors 3 Department of Public Works 4 County Planning Board
Long-Range 3 years - 10 Years	I	Housing - Develop housing stock and revitalization projects in existing communities.	County Planner, County Planning Board and Municipal Planning Boards	1 ACCORD 2 Towns and Villages Government 3 Commercial Funding 4 Developers

The following are items that need to be followed by the Board of Legislators:

Grants

There are many strategies noted throughout this document that rely on the idea of better utilizing grant funds to undertake projects and fully implement them. An important part of this implementation plan is to become more proactive in our efforts at securing funds from New York State, the US government and private foundations from across the nation and world.

Goal:

Our goal is to implement this plan and develop projects that promote growth throughout Allegany County.

Objectives:

- Adopt and facilitate the implementation of all aspects of this plan.
- Be proactive in finding money for projects within the County.

Strategies:

- Promote collaboration and cooperation of all citizens of Allegany County to utilize all aspects of this Comprehensive Plan.
- Encourage all levels of government to cooperate in the implementation of this countywide plan.
- Facilitate coordination of grants between County, Towns, Villages, State, and Federal levels.
- Create a Central Grant writing program. Investigate employment/contract status of a grants writer and possible sharing with colleges/Towns/Villages

- Aggressively offer support to Towns and Villages in their efforts to attract State and Federal funding.
- Develop I-86 Projects for submission to ARC and/or EDA for Grant funding
- Utilize grant funds to maximize signs and possibly billboards for location information, tourism, development, recreation opportunities within the County.



Alma Pond

Comprehensive Plan Adoption Procedures

Preparation.

Upon completion of the Allegany County Comprehensive Plan the Allegany County Comprehensive Planning Board shall, by resolution, recommend such proposed Allegany County Comprehensive Plan to the Allegany County Legislature.

Environmental review.

The Allegany County Comprehensive Plan and any amendments thereto shall be subject to the provisions of the state environmental quality review act under article eight of the Environmental Conservation Law and its implementing regulations. The County Comprehensive Plan may be designed to also serve as, or be accompanied by, a generic environmental impact statement pursuant to the State Environmental Quality Review act statute and regulations. No further compliance with such law is required for subsequent site-specific County actions that are in conformance with the thresholds established for such County actions in the generic environmental impact statements and its findings.

Agricultural review and coordination.

The Allegany County Comprehensive Plan and any amendments thereto for a county containing all or part of an agricultural district or lands receiving agricultural assessments within its jurisdiction shall continue to be subject to the provisions of article twenty-five-AA of the Agriculture and Markets Law relating to the enactment and administration of local laws, ordinances, rules, or regulations. A newly adopted or amended County Comprehensive Plan shall take into consideration applicable

County Agricultural and Farmland Protection Plans as created under article twenty-five-AAA of the agriculture and markets law.

Referrals.

The Allegany County Legislature shall, prior to adoption, refer the proposed Allegany County Comprehensive Plan or any amendment thereto to the County Planning Board and Southern Tier West Regional Planning and Development Board. The Allegany County Legislature shall, prior to adoption, refer the proposed Allegany County Comprehensive Plan or any amendment thereto to the legislative bodies and to the planning boards of each Town and Village within the County for review and recommendation.

Public hearings; notice.

- a. Prior to adopting or amending a County comprehensive plan, the Allegany County Legislature shall hold one or more hearings on such proposed plan or amendments thereto.
- b. Wherein the Allegany County Comprehensive Planning Board prepared the proposed Allegany County Comprehensive Plan, the Allegany County Legislature shall, within ninety days of receiving the ACCP board's recommendations on such proposed plan, and prior to the adoption of the plan, hold a public hearing on such proposed plan.
- c. Notice of a public hearing shall be published in a newspaper of general circulation in the County at least ten calendar days in advance of the hearing. Notice shall also be mailed to the chief executive officer and the chairperson of the Planning Board of each municipality at least ten days before such

hearing. Representatives of the regional and/or County Planning Board, the Director of Public Works, or his or her representative, County departments, municipalities, citizens and other interested parties shall be given the opportunity to be heard.

Adoption.

The Allegany County Legislature may adopt by resolution this County Comprehensive Plan or any amendment thereto.

Filing of adopted County comprehensive plan.

The adopted County Comprehensive Plan and any amendments thereto shall be filed in the Office of the County Clerk and a copy thereof filed in the office of the Allegany County Planning Board, with the Secretary of State, as well as with the Clerk of each Town and Village within Allegany County.

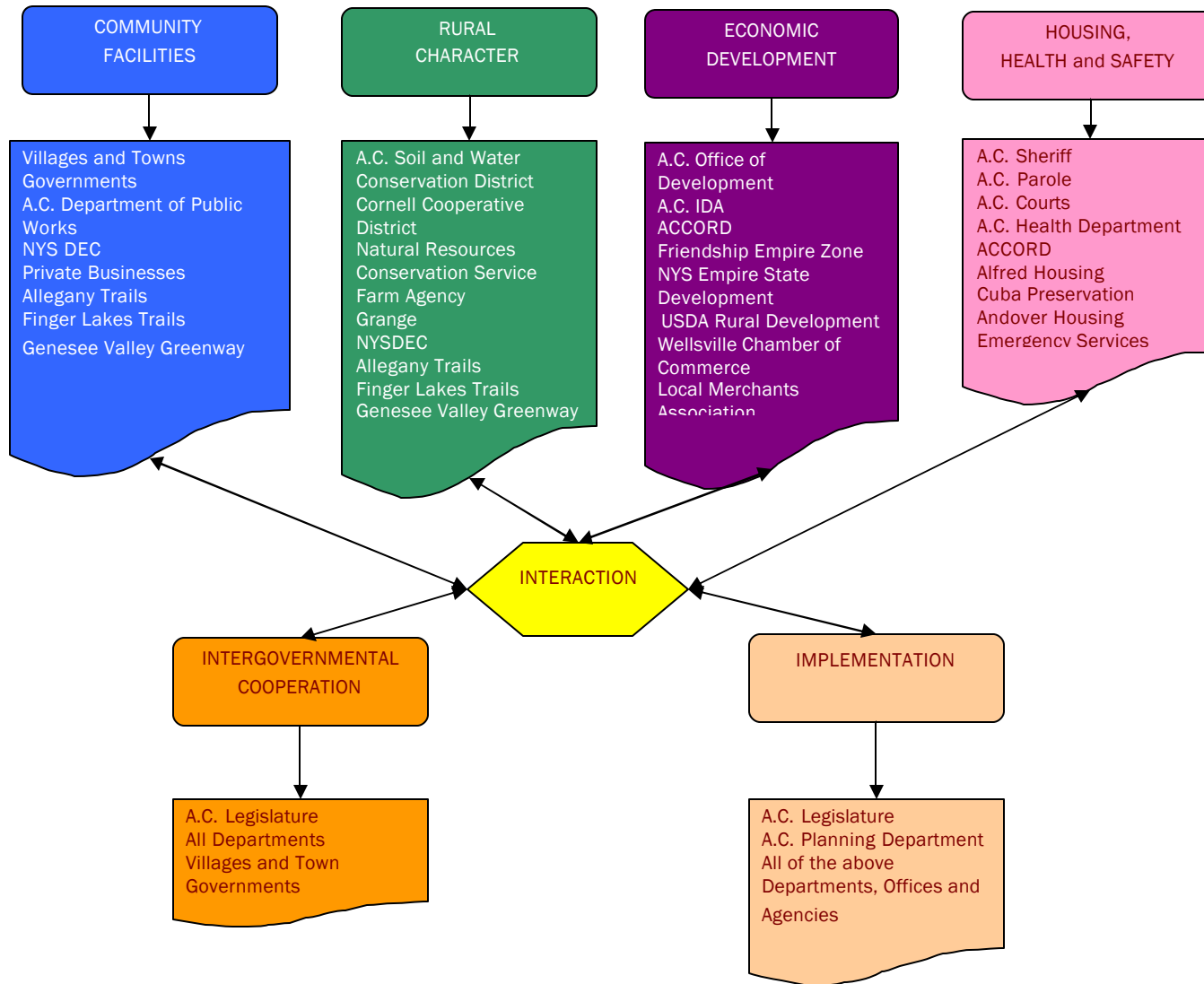
Effect of adoption.

- a. All County land acquisitions and public improvements, including those identified in the County official map adopted or amended pursuant to this article, shall be in accordance with a County Comprehensive Plan, if one exists.
- b. All plans for capital projects of a municipality or state governmental agency on land included in the County Comprehensive Plan adopted pursuant to this section shall take such plan into consideration.

Periodic review.

The Allegany County Legislature shall have the Comprehensive Plan reviewed and updated according to the Comprehensive Plan review cycle shown in the last subsection.

Allegany County



Integration, Amendment, and Update of Comprehensive Plan Elements

Goal:

To utilize this plan into the day-to-day operations of the departments, agencies and local governments of this County.

Objectives:

- Keep the plan up to date.
- Actively work to implement the plan
- Monitor and evaluate the progress of implementation of the Comprehensive Plan.

Strategies:

- Have plan reviewed by Department Staff on an annual basis
- Have Plan updated on a minimum of four-year cycle and approved by the Legislature on same cycle.
- Authorize staff to pursue implementation of the plan.
- After the comprehensive plan is done and approved: place all the old plans in the County archive building under the County Historian's control.
- All the Departments shall consider the goals of the Comprehensive Plan when developing the goals of their own Department.

The Comprehensive Plan Delivery System

1. Plan implementation and project development will build on existing structure and strengths within existing County departments and foster inter-agency collaborations. Specific goals will be prioritized and targeted for in-house action under the guidance of

the legislative body and legislative committee structure.

2. Stakeholder collaboration among special interest groups, agencies, and non-profit organizations will unify associated interests to accomplish plan goals under the leadership of the Office of Economic Development.
3. A dedicated fund supporting the accomplishment of the Comprehensive Plan is recommended. This fund would support project development, meet required grant matches, equipment, consulting, and provide fundamental support of Comprehensive Plan delivery. The fund will be managed by the Legislature with recommendations for the Planning Board and Office of Development.
4. Comprehensive Plan accountability, measurement of progress, performance, and accomplishments as well as review and making recommendations to the Legislature for updating of the plan will be coordinated by the Planning Board and the Office of Economic Development.
5. The County will develop planning and production capacity in the Office of Development by maintaining a County Planner position as well as supporting grantsmanship, information system development, and project management under guidance of the Office of Economic Development.

Comprehensive Plan Review Cycle

The Allegany County Comprehensive Planning Board considers this extremely important. The built in review procedures for this plan are to be operated as follows. The process will be:

The Chairman of the Legislature will appoint a committee as the Allegany County Comprehensive Planning Board made of nine members at the end of the first year after Legislative elections. The nine-committee members will be:

- three County Planning Board members,
- three County Legislators and
- three at-large members.

This group of nine will be allocated the financial and staffs support to complete a full review and update of the Comprehensive Plan. The timeline will be similar to this effort with a goal of having a completed and approved plan by the middle of the third year of the Legislative cycle.

1. Strengthen the Tax base in order to ease the tax burden.
2. Construct infrastructure to support industrial sites, business, and housing.
3. Preserve the natural environment in concert with increased industrial growth.
4. Provide quality education and fully utilize our Colleges as partners.
5. Sustain and support growth in agriculture
6. Workforce development preserves career opportunities and retains youth.
7. There is an immediate need to improve housing stock and availability of homes.
8. Recruit Doctors to meet the need and improve medical service delivery systems.

The Allegany County Comprehensive Plan is a compendium of issues, ideas, situations, and solutions. The power of the intention imparted to the Plan is testimony to our County resolve to move our living situation forward. It is a dynamic endeavor and the planning group does hereby charge the community and its leadership with the taking of the next

steps, the unification of stakeholders, amassing the resources and moving forward. Initial guidance for such movement is implicit to the comprehensive planning process. Economic security, development of infrastructure, business, and industry must unfold and flourish in concert with the preservation of our natural environment, cultural heritage and serve to improve our quality of life.



Photo from Annual Wellsville Balloon Rally