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ACKNOWLEDGEMENTS

TO THE RESIDENTS OF WELLSVILLE:

The Comprehensive Plan Steering Committee's for the Town and Village of Wellsville has developed the 2016 Comprehensive Plan to provide guidance and direction over the next 10 years. The Committees have observed that since the 2002 Comprehensive Plan the Town and Village have become a more mature community with new needs. We believe that if the Town and Village are not careful, and continue with current trends, there exists a significant potential for unplanned development that will have a negative effect upon the community. This would likely result in a degradation of our community's quality of life, character, services and financial well-being. We envision our Town to be a progressive rural community with a diversity of people, financially stable, sound education system, and a Town and Village government that is open and accessible to all. We need to be cognizant that potential future development and over development could have adverse effects on our community if not done in a carefully planned methodology. The Committee believes that the current quality of life and the services should be maintained or improved.

The 2016 Comprehensive Plan has identified new opportunities for housing, tourism, recreation and economic development in order to better manage current trends and create a balance in future growth. Since these new opportunities may differ from our recent philosophy, the potential impact of both recent trends and these new opportunities must be acknowledged and fully understood before any implementation occurs.

During the development of the Comprehensive Plan, the Committee used the following principles as guidance when making decisions:

Recall the Mission of the 2002 Comprehensive Plan:

"This joint planning committee for the Town and Village of Wellsville, New York has created a comprehensive planning guide for use immediately and in the future. This committee shall review the action steps achieved and amend the plan annually. The committee shall be the overseer of joint efforts between the Town and Village in achieving the presented goals."

Ensure that Wellsville is Sustainable

Sustainability means that the Town and Village remain fiscally sound, services are maintained or improved, and schools maintain high academic standards. This also means that the water, sewer, transportation and telecommunications infrastructure is sufficient. Additionally, we have the resources to protect our wetlands, recreation and open space, natural, cultural, and historic resources. It means we make an efficient use of our land and buildings based upon their intrinsic carrying capacity. In addition, it means we provide housing and economic opportunities for our residents.

ACKNOWLEDGEMENTS

Adopt a sensible Comprehensive Plan geared towards Smart Growth principles

The Wellsville Comprehensive Plan and outlined policies should be a joint plan between the Town and Village and should include prioritizing the reuse and redevelopment of existing structures and reusing empty lots within the Village for promoting new construction, while incorporating Smart Growth principles. Smart Growth principles encourage growth in areas where infrastructure already exists, reducing the impacts and the costs associated with growth. Community planning activities, land use regulations, government incentives, and individual actions that support Smart Growth create focal areas for development, and create population centers where they make most sense. Smart Growth seeks to discourage development on open space and farmland and encourage growth in developed areas with existing infrastructure.

Land use regulations and our community

In the coming years, our community will face many challenges that will put pressure on maintaining the quality of life and level of services we currently enjoy. A balanced approach to development and redevelopment must take place in order to insure our community remains a prosperous community. A review of our current Village Zoning Law and other land use regulations should be a priority, while exploring new innovative and sustainable land use regulations and techniques. Our community needs to maintain a sound balance for the future generations of Wellsville.

Land use regulations, such as zoning and site plan review regulations, with the incorporation of Smart Growth principles (e.g. Infill development, off-street parking, mixed use transit oriented development, solar, geothermal and small wind energy, etc.) should be updated by the Village and considered by the Town that serves local needs. Pursuing regional solutions and strategies; that encourage new housing and economic opportunities to complement other goals and objectives of the Comprehensive Plan should be a major initiative of the Town and Village. Prioritizing opportunities that include adaptive reuse, rehabilitation, and retrofitting of existing structures, while preserving open space and natural features will be an ongoing campaign for the Town and Village.

We recognize that Town and Village owned and underutilized properties might play an integral role in housing opportunities.

We wish to thank H. Kier Dirlam, Allegany County Director of Planning; the Town and Village Steering Committee's; and our consultant MRB Group, for their support and ideas throughout the process. We would like to extend a special thanks to all those constituents that provided input at the public meetings and through the community survey.

ACKNOWLEDGEMENTS

In closing, the Comprehensive Plan Steering Committee's work may end with this document, but what begins next is a period of implementation of the recommendations and regulatory review to bring the regulations in line with the Comprehensive Plan.

Respectfully,

Wellsville Comprehensive Plan Steering Committee

ACKNOWLEDGEMENTS

Members of the Village Board and Town Board

2015 – 2016

Village of Wellsville
Village Board
Judy Lynch, Mayor
Fordyce Cook, Deputy Mayor
Jamie Herman, Trustee
Dawn Ketchner, Trustee
Randy Shayler, Trustee

2017

Village of Wellsville
Village Board
Randy Shayler, Mayor
Dawn Ketchner, Deputy Mayor
Jeremy Cole, Trustee
Ed Fahs, Trustee
Jamie Herman, Trustee

Town of Wellsville
Town Board
Donald LaForge, Supervisor
Steve Havey, Deputy Supervisor
Shad Alsworth, Councilman
Bryan Gamache, Councilman
Jon Gardner, Councilman

ACKNOWLEDGEMENTS

TOWN WELLSVILLE PLANNING BOARD:

Michael Miller
Lee Gridley
Brian Brandes
Bryan Fanton
Andrew Harris

VILLAGE OF WELLSVILLE PLANNING BOARD:

2016
Vicki Middaugh
Tom O'Grady
Bill Hendrick
Joan Ball
Bob Chaffee
Judy Cooper

2017
Vicki Middaugh
Tom O'Grady
Peter VanTyne
Rick Recio

TOWN AND VILLAGE STAFF:

Bill Whitfield – DPW Director
Earl Johnson - Treasurer

ALLEGANY COUNTY DEPARTMENT OF PLANNING:

H. Kier Dirlam, Allegany County Director of Planning

CONSTITUENTS:

Darwin Fanton – Former Town Supervisor
Brenda Szabo – Former Town Planning Board Member
Jim Stevens – Former Town Planning Board Member
Bob Sobeck – Former Town Planning Board Member

INTRODUCTION

Overall Mission

To preserve, protect and enhance the quality of life for the residents of the Town and Village of Wellsville, NY.

> "A GOOD PLAN IS LIKE A ROAD MAP:
>
> IT SHOWS THE FINAL DESTINATION AND USUALLY THE BEST
>
> WAY TO GET THERE."
>
> - H. Stanley Judd

Plan Purpose and Intent

The principal purpose of this Comprehensive Plan is to provide an overall framework and promote future public and private development in our community. This development will take many forms including but not limited to drawing from our community's natural beauty and resources, financial stability, civic nature and creative abilities. In Wellsville our plan is to have a collaborative effort involving our residents, businesses, religious organizations and local government to mold the physical, social and economic backbone of our community.

The principal intent of Wellsville Comprehensive Plan is to provide our Town and Village with an updated agenda that will create a blueprint for key decisions and investments within the community. Having a unified approach by all key members of the community, will influence the physical and socio-economical character of the community. A well thought out plan that incorporates the visions of the constituents, the business community and key stakeholders, is the primary requirement for implementation of community-wide goals and recommendations towards a more sustainable community.

Comprehensive Planning Overview

Comprehensive planning has roots in the City Beautiful movement, dating in large part to the Columbia Exposition in Chicago in 1892, as well as in the governmental reform movement of the early twentieth century. Planning for a sustainable future for the community as a whole is an essential governmental function. Community land use development patterns are facilitated by public policy that forms the basis for where and how we invest in capital improvement projects, economic development, civic initiatives, and protection of community resources like cultural, natural and historical features.

Community planning is a process that combines objective information about community resources and trends with community needs, goals, and aspirations into a road map for how the community will grow and evolve over time. This

road map, or community comprehensive plan, is then put into action through land development regulations, investments in public facilities and infrastructure, and government programs for things like smart growth initiatives, economic development and open space and recreational activities.

Change happens, so we need to anticipate and plan for it!

The most essential feature of a Comprehensive Plan is its ability to reflect a community's engagement in long-term planning. The State of New York now actively encourages such planning, not through any statutory requirement, but rather by giving preference to requests for funding by local governments and agencies whose projects support a local Comprehensive Plan. Since Comprehensive Plans typically support regional plans, the State of New York can gauge the compatibility of funding requests with those in a Regional Economic Development Council jurisdiction and Regional Planning Entities such as Southern Tier West (STW) Regional Planning & Development Board. As taxpayers, this ensures our investment in the State is put to better use. Locally, it means that having a Comprehensive Plan makes a community a stronger contender for grants and programs.

PLANNING OUTLOOK

The planning outlook can be defined by the stretch of time for which the plan is considered pertinent and symbolic of the community. It also enumerates the length of time necessary to implement a majority of the plan's recommendations over the next decade. This joint planning effort for the Town and Village of Wellsville will provide a comprehensive planning guide for making future decisions. It is recommended that information contained in this document be reviewed by the Town and Village on a continuous basis to ensure that it is applicable and useful. Furthermore, the joint comprehensive plan should be reviewed by the Comprehensive Plan Review Committee at a maximum of every five (5) years in its entirety, for changes in opportunities or risks within the Town and Village.

PLANNING PROCESS

COMPREHENSIVE PLANNING PROCESS

The Town and Village of Wellsville began reviewing and updating the 2002 Comprehensive Plan in 2013 in an effort to more closely align the efforts of the two municipalities in planning for the future. In 2015 members of the Town and Village Planning Boards/Board of Trustees/Town Council attended the Comprehensive Plan Training School coordinated by Allegany County Office of Planning and funded by the New York Energy Research and Development Authority (NYSERDA).

Community surveys were sent out to residents seeking input on various questions regarding their community's vision, which assisted in formulating the Action Items outlined in the Community Vision and Policy Agenda section of this Plan. Survey questions and responses are also provided in Appendix B of this Plan.

"THE PLANNING PROCESS IS AS IMPORTANT: AS THE PLAN ITSELF"

– Senior FEMA Official

The general timeline of key milestones associated with the planning process is provided below:

August 2011	**Town and Village Joint Discussions of updating the 2002 Comprehensive Plan**
December 2013	**2013 Draft Comprehensive Plan Completed (Never Adopted)**
July 2014	**NYSERDA Grant Awarded to Allegany County to Complete Draft Comprehensive Plan**
December 2014	**Allegany County Solicits RFP for Comprehensive Plan Training School**
March 2015	**Wellsville 2020 Visioning Forum Conducted by Wellsville Chamber of Commerce**
April 2015	**Comprehensive Plan Training School (15 Classes) – Facilitated by MRB Group, D.P.C.**
June 2016	**MRB Group, D.P.C. and Wellsville Joint Agreement – Completion of 2016 Draft**
August 2016	**Draft Comprehensive Plan/Implementation Matrix**
December 2016	**Town and Village Board Review - Final Report**
April 2017	**SEQR Review**
April 2017	**Public Hearing**
April 2017	**Final Comprehensive Plan Adoption**

COMPREHENSIVE PLAN TRAINING SCHOOL

Allegany County Planning and Economic Development issued a Request for Proposal (RFP) on December 18, 2014 for a Comprehensive Plan Training School, which was funded through NYSERDA's Cleaner Greener Communities grant funding. The County took an innovative approach in providing planning and development services to its local municipal governments by launching the "Comprehensive Planning School". The premise of the School was to provide participating municipalities the training to prepare a draft Comprehensive Plan or an update to their existing Comprehensive Plan. The curriculum of the Planning School was based on the U.S. Building Council's "Technical Guidance Manual for Sustainable Neighborhoods" and New York State Technical Series publications "Creating the Community You Want: Municipal Options for Land Use Control" and "Zoning and the Comprehensive Plan" as primary reference sources.

Representatives from the Town and Village of Wellsville participated in the 15 weekly classes, which were facilitated by MRB Group, D.P.C. who was the firm retained by Allegany County to conduct the Training School. By the end of the Training School, both the Town and Village worked collectively to prepare a concurrent Comprehensive Plan for the Town and Village. MRB Group, D.P.C. assisted the Town and Village in finalizing this Comprehensive Plan.

Throughout the course of the Training School, the Town and Village representatives identified key objectives and strategies that they would like see achieved within their community after the completion of the Comprehensive Plan.

Key Objectives

- Provide residents with a high-quality of life, one that is safe, pleasant and affordable.
- Diversify and expand our economic base to provide a choice of jobs.
- Expand and diversify property tax base to ease the cost of providing municipal services.
- Enhance the educational system.
- Safeguard downtown so that it continues to provide both an excellent quality-of-life and be an economic asset to the community.
- Improve and support transportation to and from the area (i.e.: airport, community bus)
- Encourage more tourism, enhancement along the Genesee River.
- Develop a Land Use Plan that sets aside Districts.
- Encourage further development of the railroad and associated sidings.
- Improve and support public transportation.
- Support Alternative energy that would lower carbon and other gases that are polluting emissions.

Key Strategies

- Enforce property maintenance through Code Enforcement Officers to eliminate existing blight and prevent future blight of our community.
- Promote development through seeking developers to rehabilitate unused properties.
- Provide safer routes to and from Schools by enhancing measures in crosswalk areas and law enforcement.
- Promote local tourism through a pedestrian friendly and an aesthetically pleasing environment.
- Lobby the railroad industry to promote increased industrial usage at Dresser-Rand and Arvos and promote new business.
- Encourage expansion of local public transit system by adding additional service locations, locally and rurally.
- Promote the Governor's new clean energy plan by maintaining our low cost hydropower renewal energy. Continue new innovative methods of renewal energy projects similar to the Villages solar powered battery backup traffic signal project.

WELLSVILLE 2020

The Wellsville 2020 Forum that was held on March 24, 2015 is a prime example of a grassroots community engagement effort initiated by the Wellsville Development Corporation (WDC), an entity of the Wellsville Area Chamber of Commerce, which took place at the David A. Howe Public Library. The Forum was intended to bring business representative, government leaders, and Town and Village officials together to discuss the community's future.

The Forum was facilitated by the Chamber and the chairman of the 2020 Planning Team. The purpose of the Forum was to hear from the local leaders and constituents of ideas and concepts that may present future recommendations for the community. The following are some of the Action Items that participants identified as "Immediate Action" items (complete summary can be found in the Appendix C).

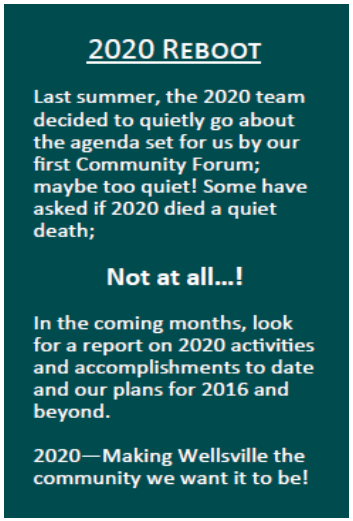


Figure 1: Keep the momentum going Wellsville!
Source: April 2016 WACOC Times

Cultural Environment

- ✓ **Monthly Community Events (Irish/St. Paddy Parade, etc.)**
- ✓ **Support Local Art Students & Artisans with Display Spaces**

Recreational and Social Environment

- ✓ **Wellsville Walking & Biking/Fitness Trail**
- ✓ **Promote Existing Resources (i.e. Genesee River, WAG Trail, etc.)**

Commercial Enhancement

- ✓ **Interface with Allegany County Economic Development Committee**
- ✓ **Institute Welcome Wagon for New Homeowners**
- ✓ **Develop Shuttle Service**

UTILIZED RESOURCES

When considering the 2016 Comprehensive Plan, a number of important resources were utilized in order to gather as much data as possible during the planning process. The Town and Village intends to continue utilizing its previous plans and studies as resources for recommendations. Although the Plan is a tool of government policy, it should not exclude future decisions that may not align exactly with the stated vision and policies. Without a doubt, the single most important resource was the Wellsville community itself, with residents supplying detailed survey responses.

As part of the planning process, the Town and Village designated members of their Planning Boards to act as the Steering Committees. Key members of each Committee are those who attended the Comprehensive Plan Training School with their knowledge of the planning process and their willingness to be the conduit for increased communication. With the objective of gathering as much data and input as possible, the selected committee represented several distinct perspectives including transportation, infrastructure, housing, economic development, education, health care, emergency services, recreation and tourism, land use, and local government services.

Some of the local resources that were utilized in developing the plan were: 2002 Town and Village Comprehensive Plan; 2013 Town and Village Draft Comprehensive Plan (Not adopted); 2020 Vision: Allegany County Comprehensive Plan, October 2013; Needs and Assessment Study for the Village and Town of Wellsville, Alfred Housing Committee, Inc.; and the Western New York Regional Sustainability Plan 2013.

Information regarding the Town and Village's population, housing, employment location, educational attainment, were obtained from the U.S. Census Bureau. Also gathered were previous demographic data for comparison and identification of trends. Relevant data which determined the focus of Steering Committee are cited by footnote, and are reflected in tables in the Community Assessment section of this document.

Finally, Geographical Information System (GIS) mapping was developed utilizing various data sources, such as the U.S. Geological Survey data and Allegany County Real Property Services assessment/tax data. GIS mapping provides a digital representation of data linked to a specific parcel or area within the Town and Village. All maps created for the Steering Committee are included in an Appendix D.

ACRONYMS USED

There are numerous agencies, organizations, and planning references used throughout this document. The following list provides the acronyms for the most commonly used names and titles:

- ACIDA - Allegany County Industrial Development Agency
- ACDOH – Allegany County Department of Health
- ACDP – Allegany County Department of Planning
- CDBG – Community Development Block Grants
- CFA – Consolidated Funding Application
- BOCES - Cattaraugus-Allegany Board of Cooperative Educational Services
- FAA – Federal Aviation Administration
- GIS – Geographical Information Systems
- GPS – Global Positioning System
- NYSEG – New York State Electric and Gas Corporation
- NYSERDA – New York State Energy Research and Development Authority
- PACE - Program of All-inclusive Care for the Elderly
- RGE – Rochester Gas and Electric
- SEQR – State Environmental Quality Review
- STW – Southern Tier West Regional Planning Board
- WAG Trail – Wellsville, Addison and Galeton Railroad
- WWTP - Wellsville Wastewater Treatment Plant
- WNYREDC - Western New York Regional Economic Development Council
- YMCA – Young Men's Christian Association

COMMUNITY RESPONSE

COMMUNITY SURVEY

During the early stages of the planning process, the Town and Village Steering Committee distributed a community-wide survey to residents in order to engage them in the planning process. Surveys were sent out asking for the residents input in formulating this Comprehensive Plan. Residents of the Town and Village were initially asked to participate in the planning process by offering their thoughts and concerns about the community, in order to examine its current strengths, weaknesses, opportunities and threats.

> "AS FOR THE FUTURE, YOUR TASK IS NOT TO FORESEE IT, BUT TO ENABLE IT."
>
> – Antoine de Saint Exupery

From a variety of opinion-gathering venues including a discussion of core values, a community-wide survey and community outreach strategies which focused on community values, future goals, land use, economic development, public services, and future recommendations, residential feedback afforded the Town and Village Steering Committees' to identify a common thread of locally perceived issues and opportunities present in the Wellsville community.

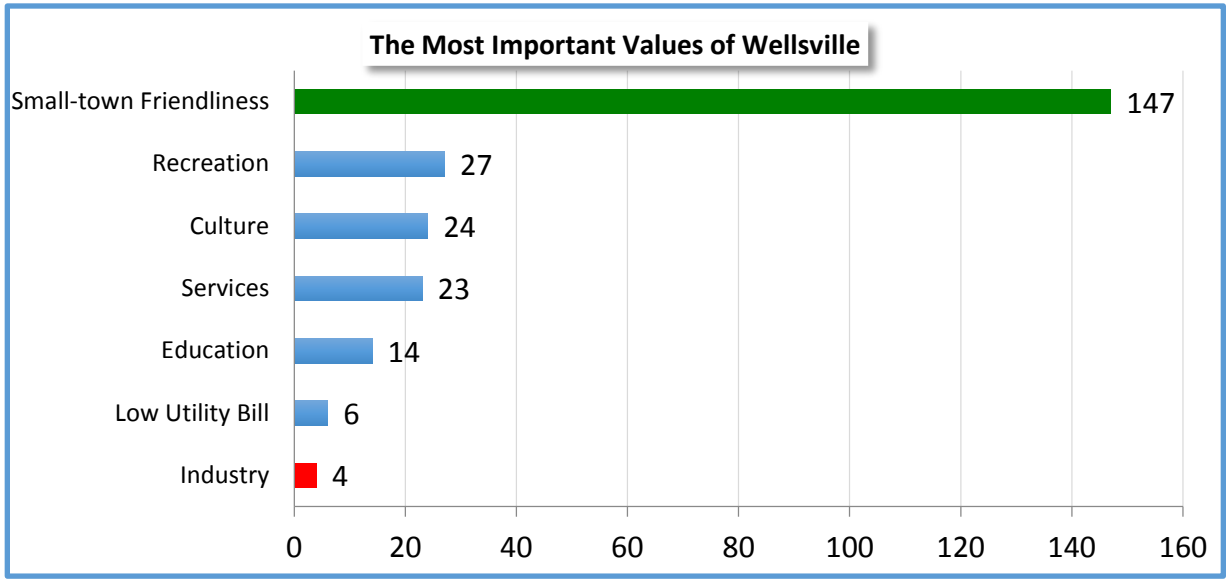
One nearly universal perception of the community emerged as a central theme, resulting in the foundational benchmark for remaining discussions: that the small-Town friendliness atmosphere and strong sense of community is a ***defining characteristic*** of the Town and Village of Wellsville and the quality of life found here.

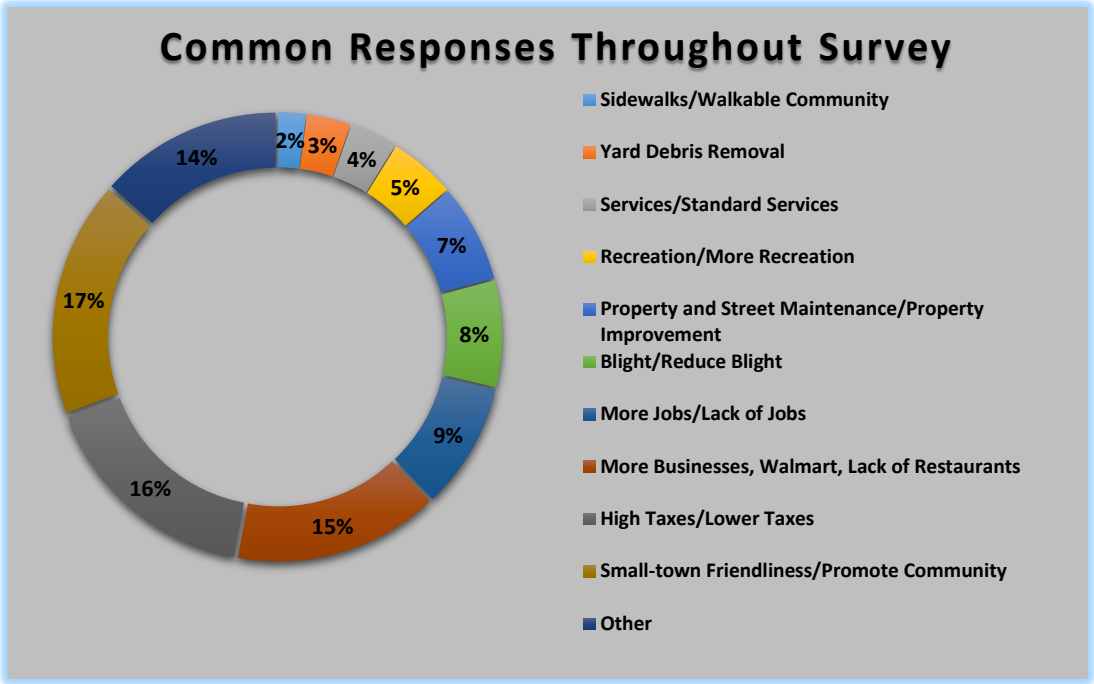
RESIDENTS VALUES AND PREFERENCES

Of all the community-wide surveys distributed, there were 207 total surveys returned to the Steering Committee. While representing a smaller fraction of the total population, this number reflects an estimated return of approximately 6% of identified households and known businesses in the Wellsville community who received the survey by mail. Copies of the survey were also available at several public buildings and the Town Hall for constituents to complete. In considering the results of the survey, the Steering Committees recognized the potential for duplicate submissions, although careful examination of survey responses did not reveal any exact duplicates nor was there evidence of attempts to influence survey results. While not scientific in process, much deliberation was given to the creation of survey language that would foster honest, candid responses.

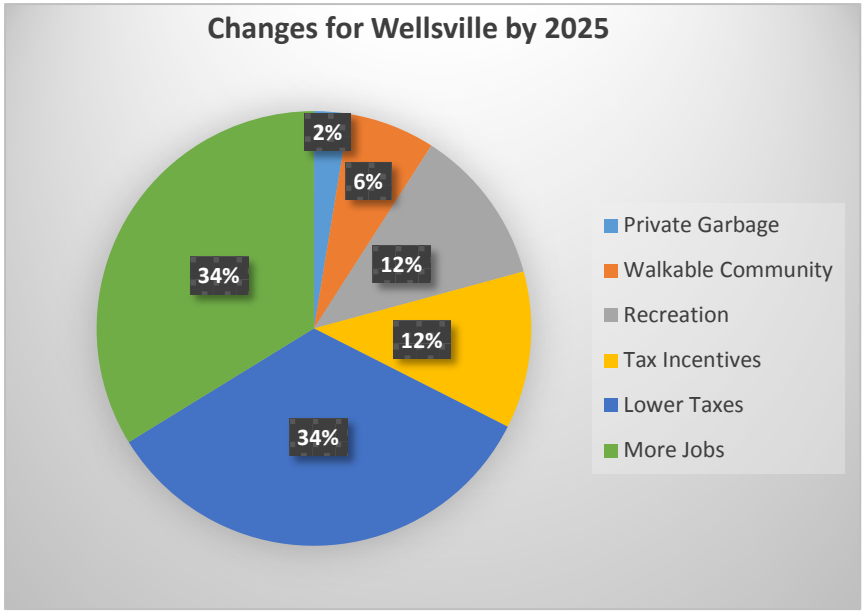
The complete survey results can be found in Appendix B

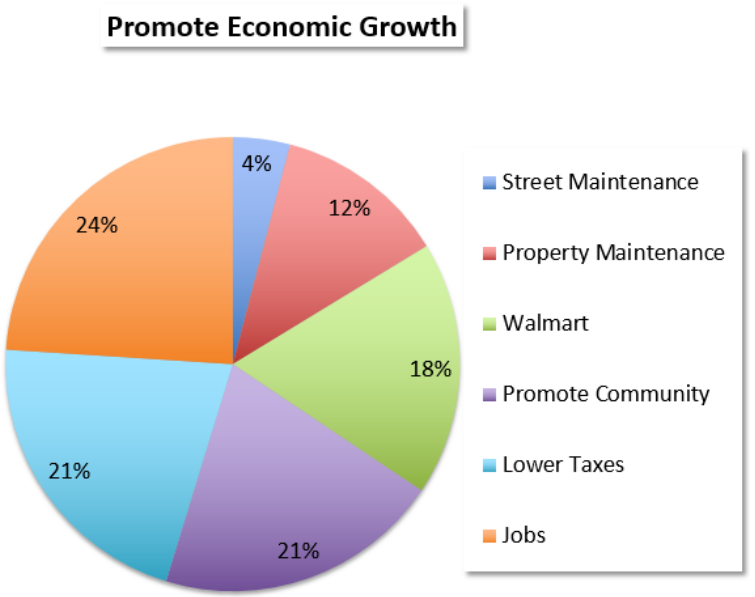
COMMUNITY RESPONSE

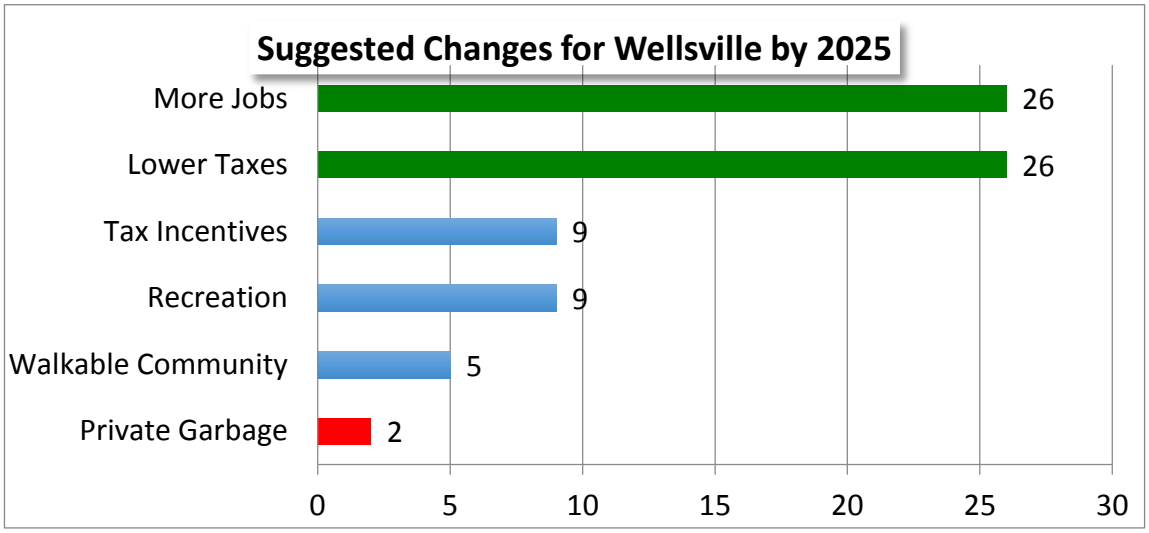




COMMUNITY RESPONSE







COMMUNITY PROFILE

LOCATION

The Town and Village of Wellsville is located in the southeastern section of Allegany County, just a few miles from the border of Pennsylvania. Wellsville is the second youngest of the 29 towns in Allegany Country, and it is also the most populous community. The Village of Wellsville lies within its borders, on the banks of the confluence of the Genesee River and Dyke's Creek. The surrounding foothills of the Appalachian Range offer its residents unparalleled natural beauty.

Facts at a Glance

2000 Town Population..... 7,678
2010 Town Population.....7,397
Tax Parcels..... 3,549
Total Land Area.....36.7 Sq. Mi.
Total Water Area.....0.04 Sq. Mi.
Road Miles w/in Town.....31 Mi.
Road Miles w/in Village.....26 Mi.
Population Density.....202 People/Sq. Mi.
Highest Elevation.....2,248 Feet

Allegany COUNTY Town and Village Boundaries

WELLSVILLE'S HISTORY

The Town and Village of Wellsville is nestled in the foothills of the beautiful Appalachian Range in the southern part of Allegany County, just north of the Pennsylvania Line. The Village is situated on the banks of the Genesee River which traverses from South to North. The surrounding foothills offer much natural beauty while the higher peaks offer scenic views of the Village and adjacent farmlands, forested areas and streams such as Dyke Creek that flow into the Genesee River.

Figure 2: Rare postcard, postmarked 1908 – "Building an Oil Line near Wellsville, NY"
Source: Allegany County Historical Society

The hamlet chose its name of Wellsville around 1832 in honour of Gardiner Wells, one of its largest landowners. The present village of Wellsville was still very small when the Erie Railroad came through in 1851. Its population increased rapidly and the name was unofficially changed to Genesee Station, as this is where westbound trains first entered the Genesee Valley. The U.S. Post Office refused to honour this name change due to its close similarity to well established Geneseo in Livingston County. The state legislature ended this confusion by passing a law in 1873 making the original name of Wellsville its permanent name. The Town was formed from parts of the towns of Scio, Andover, and Willing, on November 22, 1855. The Village of Wellsville was first incorporated in 1857 and then again in 1873.

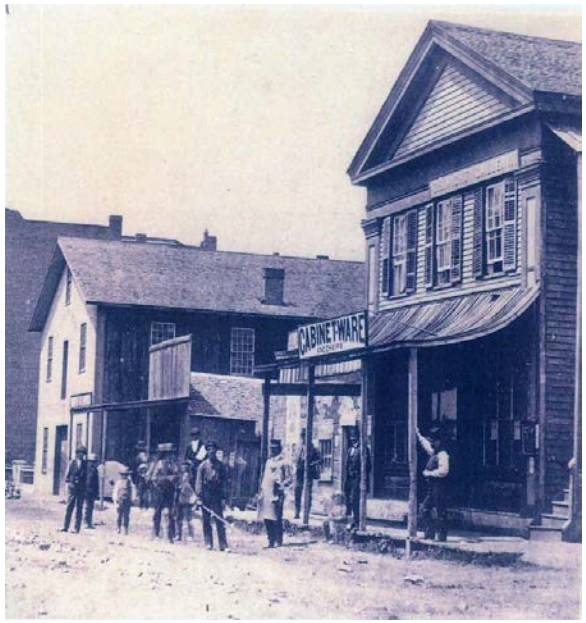


Figure 3: Former McEwens Shops built in 1861 and burned in 1876. This site is where the present day Walgreens is located.
Source: Allegany County Historical Society

Following on the heels of the lumber industry was the discovery of oil in the Southern part of Allegany County. Numerous industries were created to support the oil industry. The Wellsville Refinery was established in 1901 and later purchased by Sinclair Refinery in 1927 and expanded its size and production. The Sinclair Refinery suffered a devastating fire in 1938 and a smaller fire in 1955. It was ultimately closed in 1958. Part of the property has become the home of the Alfred State College of Technology. British Petroleum (BP) carried out extensive remediation of the site to clean up the toxic waste which was deposited during the years the refinery was in operation.

Figure 4: Former Wellsville High School taken soon after the November 25, 1924 fire. Originally built in 1891, partially burned in 1909 and rebuilt to be totaled in 1924. Today the David A. Howe Public Library sits on this former site.
Source:http://gallery.alleganyhistory.org/album/Towns%20and%20Villages/Wellsville/Schools

The oil industry and the availability of railroad transportation supported the establishment of the steam turbine industry in Wellsville. Kerr Steam Turbine Company, was organized in 1904. It was subsequently purchased by the Ellicott Company of Jeannette, PA. In 1916 James L Moore started the Moore Steam Turbine. Their name changed several times over the subsequent years and is now known as Dresser Rand, which is part of Siemens Government Technologies, Inc. division.

Another prominent Wellsville industry is located on the site of a tannery then known as the United States Leather Company. In 1903 their building was taken over by the Clark and Morton Company, manufacturers of saw mill machinery, steam and gas engines. They were chartered to manufacture oil well equipment and miscellaneous oil field machinery. In 1918 their assets were purchased by James Howden and Company, Limited of Glasgow, Scotland. The Air Preheater Corporation, which was organized to manufacture the Ljungstrom type of regenerative air preheater, took over this plant in 1925. Since that time a second plant and office building have been constructed on NYS Route 417 – East. Currently Air Preheater Corp is owned by the international corporation – Ljungstrom Arvos.

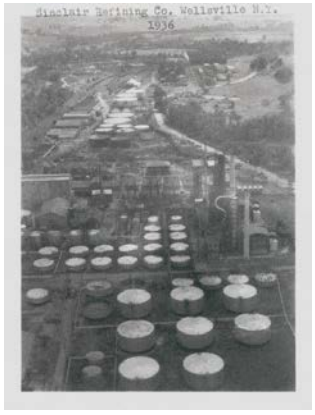


Figure 5: Aerial image of the Sinclair Refining Company, Circa

On looking back more than a century, Wellsville owes its economic success to the abundance of natural resources found here and the coming of the railroad and labor supply, which facilitated the movement of both raw materials and finished goods in and out of the area. Because of these

economic successes, Wellsville was able to support the numerous small businesses and retail shops located on Main Street and in two plazas that serve our residents and much of the surrounding area. All of this success made possible the construction of schools for education of children and the building of numerous churches of many denominations to serve the religious needs of the people. The legacies of the lumber and oil industries can be seen in the many beautiful public buildings and stately private residences seen throughout the Town and Village. To mention just two, the David A. Howe Library and the beautiful Pink House are notable examples.

Figure 6: Main Street, September 10, 1951
Source: Allegany County Historical Society

Throughout our history, farmers and farming have played an integral part in the growth and success of Wellsville. Dairy farms have been the mainstay of the agricultural community and a number of cheese plants were once located here. Agriculture in the area, past and present, has included crops of hay, alfalfa, corn, beans, potatoes, wheat and numerous others. The number of large farms has declined but many small farms still exist while the number of organic farms is increasing. Wood lot management and the production of maple products are also a part of the agricultural landscape. Some individual entrepreneurs have established market stands and sell fresh vegetables in season to the public.

In the modern era, the former Erie-Lackawanna Railroad has been acquired by a regional rail authority which has contracted with a short-line operator that now furnishes limited rail service on the east-west line of the railroad. We are also capable of handling small plane and executive jet service at the Wellsville Municipal Airport. Transportation is available for any future economic development as we are also at the crossroads of NYS Routes 19 and 417. Dresser-Rand and Arvos Air Preheater are our two largest employers with a combined employee roster of well over one thousand. Numerous smaller manufacturers, such as Otis Eastern, Northern Lights Candles and L.C. Whitford all play a huge role in the economic well-being of the area. In recent years, the growth of tourism along the Genesee River due to the Greenway and Blueway system can be credited to the Town and Village and the Genesee River Wilds, which is an active not-for-profit organization promoting recreational opportunities along the river.

With a population of about 7,400, Wellsville is an attractive, historic and unique Town and Village which encourages a relaxed, somewhat rural life style. At the same time, however, we support a daily newspaper, three radio stations, a wide-screen movie theater, innumerable cultural events, a world-renowned Hot Air balloon rally, Annual Trout Derby and a modern hospital. The schools provide an extensive curriculum and are supportive of athletic teams in a variety of sports.

Alfred State College has a campus in Wellsville. The crime rate is very low and people can feel safe almost everywhere they travel throughout the community.

HISTORIC POPULATION TRENDS AND PROJECTIONS[1]

Population at a Glance

2000 Town Population.....2,507
2010 Town Population.....2,718 — 8.41 %

2000 Village Population.....5,171
2010 Village Population.....4,679 — -9.51%

2000 Total Population.....7,678
2010 Total Population.....7,397 — -3.66%

In 1950, the Village of Wellsville had more than three times or 4,249 more residents than the people living outside the Village. Based on the historical data presented below, the Town has seen relatively steady increase since 1950, while the Village has seen a decline in population with approximately 1,700 less residents from 1950 to 2010. Based on the 2015 projections, both the Town and Village will see a decline in population. The population trend for the Town and Village are consistent with that of Allegany County. Of the 29 Towns and 10 Villages in Allegany County, the Village of Wellsville is the largest with a population 4,679 in the Village proper. The Town of Wellsville, including the Village as of 2010 had a population of 7,397 residents.

ABOUT OUR RESIDENTS

	1950	1960	1970	1980	1990	2000	2010	2015 (Est)[2]
Town	2,153	2,311	2,553	2,889	2,875	2,507	2,718	2,608
Village	6,402	5,967	5,815	5,769	5,241	5,171	4,679	4,533
Town & Village	8,555	8,278	8,368	8,658	8,116	7,678	7,397	7,213
County	43,784	43,978	46,458	51,742	50,470	49,927	48,946	47,462

The residents of Wellsville, as a whole, are getting older as shown in the Age Distribution as follows. The composition of the population is changing. While the median age in 2000 was 41.1, it increased to 43.5 in 2010, just one decade later.

The County's age distribution shows a similar trend, reflecting a national shift in age. Federal legislation long ago recognized the need to address the social phenomena surrounding our aging population.

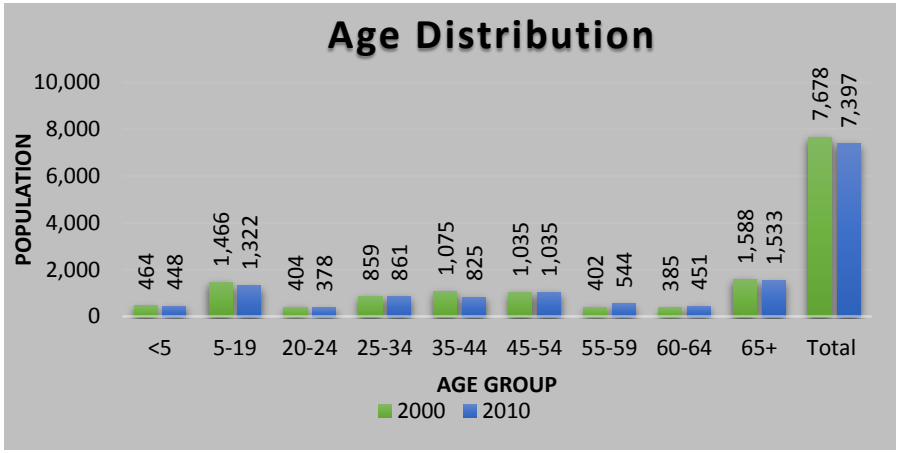
Locally, the concept of "aging in place" requires communities to rethink resident services, availability of elder-related resources, and municipal planning. Even routine municipal activities such as public sidewalk and curb replacement take on a new meaning when accommodating an aging population. The average level of education attained by Wellsville

[1] Population data obtained from the U.S. Census Bureau, http://www.census.gov/
[2] 2015 Population estimates are based on the 2010 U.S. Census Projections

residents is on par with the national average and that of County residents. Of all Wellsville's residents, 86.7% have attained an educational level of high-school graduate (or higher). Residents possessing a college degree total 19.6%, slightly higher than the County average of 19.1%.

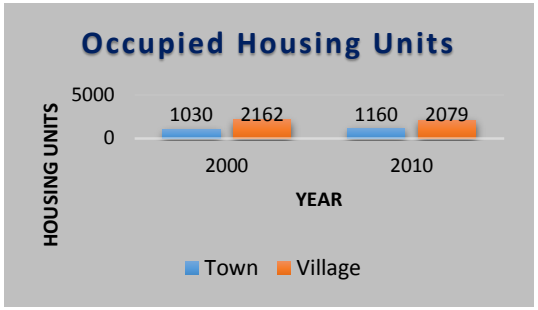
Age Distribution

The Town of Wellsville, including the Village Center is experiencing a relative increase in age groups 45-54, 55-59 and 60-64. This makes up approximately 27% of the population. There has been a slight decrease with younger children and young families, however, this trend is occurring at the County level. The largest age group in Wellsville in 2010 was the 65+ age group, while the second largest was the 5 to 19 age group, while the 45 to 54 age group being the third largest with 1,035 in 2010. There was a 3.7% decrease in the overall population from 2000 to 2010.



Housing Trends

The total households within the Village increased from 2000 to 2010 by only 4%, while the total households outside the Village increased by 10%. In 2000, there were 3,606 total households within the Town, with 2,413 of those households being located within the Village. In 2010, there were 3,639 total households within the Town, with 2,325 of those households being located within the Village. In 2000 there were 251 vacant housing units within the Town, with 163 of those vacancies being located outside the Village. In 2010 there were 246 vacant housing units, with 154 of those vacancies lying outside the Village.



Residential Building Activity

Over 70% of housing in the Town of Wellsville was constructed before 1960. Over 40% of all housing in the Village of Wellsville was constructed before 1939. Approximately 150 residential properties have been rehabilitated to date through

funding obtained from state and federal grants. All were constructed prior to 1960. Rehabilitation of these properties was in accordance with state and federal Housing Quality Standards, for upgrades and repairs to heating and electrical systems, foundations, roofs, and other mechanical and structural components. Most rehabilitation work undertaken is a replacement or repair of existing systems. Almost 80% of the homes rehabilitated have involved roof replacements/repairs.

However, ground-floor level bathrooms for elderly persons and ramps and handrails for handicapped individuals are also frequent requests, indicating a need to renovate to allow elderly homeowners to remain in their own homes. Most repairs are necessary as a result of "deferred maintenance" because the homeowner just did not have the funds to perform the work.

INCOME

In the 2010 the median household annual income level for Wellsville residents was $35,525, with a five-year estimate between 2010 and 2014 of $39,716, while the Allegany County's 2010 income level was $41,305 and a five-year estimate was $42,726. Wellsville's 2010 mean household annual income for Town and Village residents was $46,671, with the anticipated increase to $54,724 in 2014 according to the U.S. Census Bureau's Community Facts. The mean household income level for Allegany County in 2010 was slightly higher at $51,306, with an anticipated increase to $53,827. Based on the above data, the Town and Village of Wellsville will have a higher mean household income than Allegany County in 2014. Of the 7,222 residents in the Town and Village of Wellsville, approximately 1,667 residents or 23.4% are living below poverty level according to the 2010 Census.

QUALITY OF LIFE

Several families that have recently relocated to Wellsville, as well as families who have remained in Wellsville were interviewed by the Joint Planning Board. The purpose was to find out what attracted them to Wellsville and why they remained in Wellsville. Their responses were very similar: the quality of life, a friendly community with a slower pace of life, family in the area, safety for those with children, the library, hospital and a movie theater which most small Towns do not have, small town values, the outdoors-hunting and fishing, service clubs and even seeing the stars at night.

COMMUNITY RESOURCES

For each of the Community Resources discussed below, several Action Items or Recommendations were identified throughout the planning process. These Action Items have been assigned to 1 of the 4 Policy Statement's Objectives. These Action Items are presented in a tabular format in the Community Vision and Policy Agenda of the Comprehensive Plan.

ROADWAYS AND HIGHWAYS

The Town outside the Village limits currently maintains 31 miles of roadway, while the Village maintains 26 miles within the Village limits. Both Village and Town streets are maintained on a paving and maintenance management schedule. The Town and Village will continue to use its budget and CHIPS funding from the state. The state has to be encouraged to continue and to increase to this funding. The northwest-southeast corridor of State Route 19, a two-lane highway through predominantly residential areas and agricultural land connects Wellsville with Interstate Route I-86 north of Belmont. The Village and Town works hard to keep the main thoroughfares in good condition with limited funds.

The Town and Village is very accessible by a number of highways, such as New York State Route 19, which runs north and south, intersecting New York State Route 417 north and south of the center of town, with the two highways running together between the two intersections, parallel to Main Street. Route 417 from the east comes upstream having followed the tributaries of the Susquehanna River, the Chemung and the Canisteo. After passing through Wellsville, Route 417 quickly begins a downhill descent to the west on the Allegheny River, through its tributary in Bolivar, Dodge Creek. Furthermore, Wellsville is on the mainline of the Western New York and Pennsylvania Railroad.

PEDESTRIAN, BICYCLE FACILITIES AND TRANSIT SERVICE

Currently, there are two (2) designated bicycle routes New York State Route 19 north-south and New York State Route 17 east-west within the Town or Village. Bicycle traffic is accommodated along the shoulders of the existing road network.

The Village has recently worked with the Wellsville Area Chamber of Commerce on initiatives in relation to *the Wellsville Vision 2020 Walkable Community* initiative, such as discussing the possibility of incorporating 'Complete Streets' in various areas of the downtown and Village, which will provide bicycle and pedestrian facilities and amenities. North Main Street has recently undergone streetscape improvements with new lighting, benches, crosswalks, and landscaping.

Figure 7: Access Allegany Public Transportation Bus Service

ACCESS Allegany is Allegany County's public transit system offering public transportation to Wellsville residents. ACCESS Allegany also provided Mobility Management services for those who are seeking employment, education, social independence and healthcare services. Daily bus passes cost $1.00. Disabled persons have a discounted fare of $.50. Bicycle racks are equipped on buses to provide more mobility options to travelers.

ELECTRIC

The Village of Wellsville Municipal Electric Department provides its customers with the lowest cost electricity in both New York State and across the nation through renewable resources from the hydropower project in Niagara Falls. Village residents are served by Wellsville's municipal electric service, while Town residents are provided electricity through National Grid. Electricity is transmitted through high voltage lines owned by National Grid and enters Wellsville through one of three substations. The most current rate for residential customers is 2.68 cents per kilowatt hour as compared to large independent providers (National Grid, RGE and NYSEG ranging from 15 to 22 cents per kilowatt hour). The Municipal Electric Department utilizes remote meter reading for residential and commercial customers within the Village.

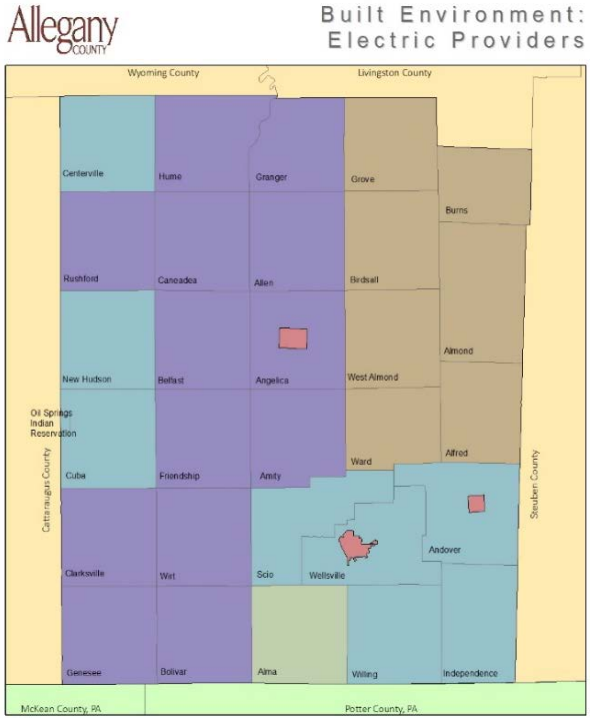


Figure 8: Electric Providers Map
Source: Allegany County Comprehensive Plan

WATER

The Village of Wellsville Department of Public Works maintains 25 plus miles of water line and an additional 5 miles of Town lines (See Appendix D - Village Water Distribution Map). The Village's Water Treatment Plant, built in 1990, currently treats just less than one million gallons of water daily; its capacity is more than two million gallons a day if the plant were operated on a round-the-clock basis. The Village, in 2001, replaced its nearly century-old open top reservoir with two closed concrete tanks, each holding two million gallons, allowing for increased storage capacity. With these two recent changes the Village now has sufficient water to not only meet the needs of current industrial, commercial and residential users, but to also allow for substantial expansion of the distribution system. The Village is in the process of replacing many existing two-inch lines with larger lines to increase flow to affected areas.

Figure 9: Aerial image of the Wellsville's water reservoirs.
Source: 2013 Allegany County Comprehensive Plan

The Village has more than 200 hydrants, which it replaces and upgrades when water lines are replaced and upgraded. In addition, it has on ongoing program to replace 10 hydrants a year. The Village of Wellsville and the Town of Scio have already connected their water lines along Route 19 north of the Village. The Village utilizes remote meter reading for residential and commercial customers. In May 2012, Wellsville Water Treatment Plant was the recipient of New York's Rural Water Association's "Friend of New York Rural Association" award.

SANITARY SEWER

The Village of Wellsville Wastewater Treatment Plant (WWTP) is located off Bolivar Road on the west side of the Genesee River in the Village of Wellsville (See Appendix D - Village Sanitary Sewer Map). The WWTP takes and treats waste from within the Village of Wellsville, special districts within the Town, as well as taking leachate from a number of different landfills. The average influent flow at the plant, including leachate is 1.15 million gallons a day (MGD). There is approximately 30 miles of sewer lines within the Village, with additional 15 miles of lines outside the Village in Special

Districts. Sanitary sewer lines have been extended to the Wellsville Municipal Airport, however, municipal water service is not provided.

The Village took the initiative in the late 1990's and upgraded the wastewater treatment plant increasing its capacity from 1.5 million gallons a day to 2.2 MGD. The upgrade gave the Village the ability to now treat groundwater from its closed landfill and surrounding landfills producing additional revenues for the sewer department. With the upgrade the plant now functions under normal conditions at approximately 60% capacity, leaving considerable room for future development and reducing burden on the waste water treatment plant.

Efforts are being made by the Village of Wellsville to reduce infiltration and inflow to lessen the burden on the WWTP and to therefore further increase its ability to handle greater loads created by growth. Along 417 West, a sewer line has been extended to the Wellsville Municipal Airport and is available for other residential, commercial and industrial customers who wish to connect to it. Water lines have not yet been extended, but efforts are under way to secure funding that may make it possible.

In 2016, the Village of Wellsville prepared a Preliminary Engineering Report to assess the capacity of the processes to meet both current and future conditions. Due to the significant cost associated with the proposed improvements, the Village is encouraged to apply for funding through NYS Environmental Facilities Corporation to assist in financing the upgrades.

Storm Sewer

The Village maintains approximately 60 miles of storm sewer lines and curbside drainage structures. The Town and Village are located within the Upper Genesee watershed district, which is the largest within Allegany County. The following tributaries that flow into major rivers during large storm events are of the following: (1) Dyke Creek, (2) Brimmer Brook, (3) Trapping Brook, (4) Chenunda Creek, and (5) the Genesee River.

Additional Services (Cable, Telephone, Internet, Natural Gas)

Time Warner (Spectrum) holds the cable television franchise for both the Town and Village of Wellsville. An 870 MHz upgrade was completed in 2001, making digital cable and Road Runner, Spectrum high-speed cable Internet access, available to customers in the Town and Village of Wellsville. Other Internet Service Providers are available to offer dial-up Internet access. Satellite access is available for internet access also. The county has had T1 main lines installed throughout

the county. Evaluation of extending additional technologies to under-served areas within the Town is currently being evaluated. In July 2014 Allegany County was awarded a Connect NY grant of $800,000 in order to create a county-wide platform for providing access to an existing network, delivering broadband to local communities and 17,440 households in Allegany County that are currently without broadband coverage through a wireless solution.[3]

National Gas provides natural gas to the Village and most parts of the Town. The existing system can handle additional customer growth. Major system upgrades occur simultaneously to road construction.

Telephone service is offered throughout Town and Village through Verizon, Time Warner (Spectrum), AT&T and others.

WELLSVILLE MUNICIPAL AIRPORT

The Town of Wellsville maintains the only general aviation airport in Allegany County; the facility is superior to any others within a 50-mile radius. The existing runway is 5,300 feet long and 100 feet wide. This airport is staffed 365 days a year from 7:00 A.M to 5:00 P.M. Runway lights can be turned on by the planes radio if the airport is not staffed. There are 2,500 operations (1 takeoff and 1 landing) per year. The airport staff can support additional operations should usage increase. A Master Plan is currently being updated for the airport. The Federal Aviation Administration (FAA) reimburses the airport 90% of all project costs.

Figure 10: Aerial image of Wellsville Municipal Airport
Source: Google Earth, 2016

Figure 11: Wellsville Municipal Airport community hangars
Source: http://www.wellsvilleairport.com/hangars.php

There are multiple tenants utilizing the Wellsville Municipal Airport; there are several private airplane owners also located there. The airport has a need for a GPS (Global Positioning System), which would allow for a precision landing versus instrument landing. Extending the runway another 1000 feet would accommodate larger aircraft, opening the door for possible commuter service to and from Buffalo, Rochester or Pittsburg, PA Airports.

[3] http://nysbroadband.ny.gov/state-funding

RECREATION AND TOURISM

The region offers countless opportunities for hunting and fishing, hiking, running, biking, boating, snowmobiling and camping. Wellsville has facilities at Island Park and the Lagoon Recreational Area, including softball and soccer fields, a Little League diamond, pavilions and picnic areas, and horseshoe pits.

Figure 12: Ribbon cutting for Riverwalk access site
Source: Wellsville Daily Reporter, July 4, 2016

There are four (4) parks and two (2) playing fields within the Town and Village, which include Colligan Park, Memorial Park, Island Park, Lagoon Park; and Quackenbush Field and Tullar Field, respectively. The four parks are owned by the Village, with the Town maintaining Island and Lagoon Parks. Colligan Park and Memorial Park provides community open space, while Island Park and Lagoon Park offers both passive and active recreational opportunities. The Wellsville Country Club is an 18 hole privately owned golf course, just north of the Village. Wellsville's public school's athletic facilities are intended for interscholastic and intramural athletic events and private sport league events, however, from time-to-time are available for use by the general public (See Appendix F: Recreational, Sporting and Outdoor Resources Summary).

Wellsville has a "memorandum of understanding" with the YMCA to provide recreational activities and senior programs that had been supplied by the Town Recreational department. The YMCA also has a memorandum of understanding with the Wellsville Central School to be able to use some of their facilities, such as the swimming pool in order to support the YMCA supplied services to the community.

For more than 40 years, the Wellsville area has hosted the Great Wellsville Balloon Rally that draws 35-40 balloons and their crews from the Northeast, Pennsylvania and Ohio and Canada. It also brings as many as 50,000 visitors to the community during the third weekend in July. Volunteers organize the balloon rally each year. In conjunction with the Balloon Rally, the Wellsville Chamber of Commerce brings a variety of vendors and entertainers to join local merchants for downtown sales and events that provide mid-day activities for the rally attendees. In recent years, the Balloon Rally sales have provided a substantial boost in sales to merchants.

In 2008, Genesee River Wilds, which is a not-for-profit organization formed with a mission of restoring, protecting and enhancing the enjoyment of the Genesee River, including the waterfront in Wellsville through a unique combination of conservation, recreation and business objectives. Genesee River Wilds also works on Blueways and trails in the area. In

July 2016, the Genesee River Wilds opened the Riverwalk access site in Wellsville, which connects to the Blueway. Genesee River Wilds is in the process of creating a Blueway trial that will run 62 miles from Genesee, Pennsylvania through Portageville, New York.

The Riverwalk is expected to be a connecting piece to the WAG Trail, Upper Genesee River Trail and north to the Genesee Valley Greenway. The Riverwalk provides an informational kiosk, which is an active launch site for kayaks and canoes into the Genesee River.

The Ridgewalk and Run race, sponsored by the Jones Memorial Hospital, is growing in popularity. The Wellsville Chamber of Commerce has worked with the Village in relation to the Wellsville Vision 2020 *Walkable Community* initiative and has discussed a variety of projects, such as conceptualizing areas where 'Complete Streets' can be incorporated.

The WAG Trail, managed by NYSDEC, is a 9-mile multi-use recreation trail and historic transportation corridor in Allegany County, extending between the Village of Wellsville and the Pennsylvania state line. It follows the route of the former Wellsville, Addison and Galeton Railroad along the upper Genesee River, just a few miles from its headwaters. Currently four miles of the WAG Trail are open to the public: the northern two miles between Weidrick Road and Jack Bridge Road, and the southern two miles between NY Route 19 in the hamlet of Shongo and the state line. The remaining five miles in the middle section have a number of bridges and culverts that have been repaired.

The trail is open for all non-motorized uses, and is popular with fishermen for access to the Genesee River. Snowmobiles will also be permitted once trail gates are installed to replace the temporary farm-style gates.

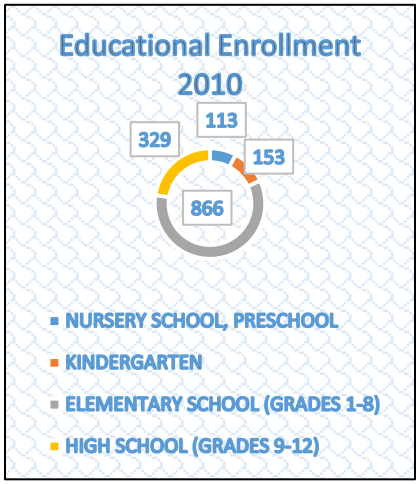
Wellsville Lions Club sponsors its annual trout derby that usually draws over 800 fishermen to the community for a weekend in April. Music on the Lawn, organized by volunteers, is a series of concerts and musical performances staged on the lawn of the David A. Howe Public Library on Thursday evenings from June through August. Donations and modest grant funds support the program. There is a Farmer's Market that is held on Thursdays from May through October at the Giant Food Mart parking lot.

Figure 13: WAG Trail provides passive recreational opportunities.
Source: http://www.dec.ny.gov/lands/88566.html

The Wellsville Chamber of Commerce sponsors many other events, such as the Christmas Open Houses and the downtown music festival, which draw people

to the community. The Riverwalk Merchants Association is also planning events there, e.g., the Thursday night cruise nights during the summer months, to draw visitors. The Boy Scouts have created a historic walking trail in the Village of Wellsville with a guide that explains different points of interest along the trail. The trail starts and ends in Island Park.

EDUCATION



Wellsville Central School District encompasses the Town of Wellsville, as well as portions of the Towns of Scio, Andover, Willing and Alma. Its current student population is 1,350 students, with 110 faculty and 100 support staff, located on two campuses.

The elementary school is located on School Street, while the middle school-high school campus is on West State Street. A renovation/construction project completed in 2005 resulted in a new middle school wing being added to the high school, with the present middle school, built in the 1930's torn down. The high school, built in 1926 has undergone substantial renovation. The construction project also included a new pool and offices at the elementary campus. With the completion of the project the Wellsville Central School District facilities should be able to accommodate the districts needs for 20-25 years.

The Immaculate Conception School enrolls students pre-kindergarten through 8th grade. Archbishop Walsh located in Olean, NY (35 miles) is available for students to continue their education from 9th through 12th grade.

Some students from Wellsville are also enrolled in Houghton Academy, which has a high school in Houghton, about 35 miles from Wellsville on Route 19 in Houghton. The Montessori School is located across from the Elementary School offers pre-school and after school programs also.

Through the Cattaraugus-Allegany Board of Cooperative Educational Services (BOCES), Wellsville students may enroll in a

Figure 14: 5th graders use persuasive writing in an effort to save the Erie Depot building in downtown Wellsville. These young planners requested the property owner to repurpose the building and in doing so, saving a piece of Wellsville's history.

range of vocational programs offered at BOCES three campuses in Belmont, Olean and Ellicottville. BOCES also provides program for handicapped students, either at its facility in Belmont or in area schools.

Wellsville Central School District has a high reliance on state aid, with approximately 74 percent of its revenues coming from the state. A flat state allocation or worse, cuts in state aid, will jeopardize programs. The size of the district makes it possible to provide a greater diversity of offerings than many of the smaller districts in the surrounding areas.

Figure 15: Balloon Rally over Wellsville High School
Source: http://www.wellsvilleschools.org/home

HIGHER EDUCATION

Wellsville is fortunate to be located in a county where there are three institutions of higher education to meet the educational and training needs of its residents.

The main campus of the State University of New York College of Technology (Alfred State College) is located in Alfred, about 15 miles from Wellsville. On its main campus, Alfred State offers two-year, three-year and four-year programs in a variety of curricula, with an emphasis on technologically based programs through its School of Arts and Science, and Management and Engineering Technology. Alfred State College maintains a School of Applied Technology in Wellsville, located on River Road with students enrolled in two-year vocational programs in such areas as culinary arts, automotive trades (including truck and diesel); building trades (construction, masonry, plumbing and heating); electrical/electronic services, and computerized design and manufacturing (including welding and machine tool). The senior-level courses of machine tool and welding programs are now located at the New Sustainable Advanced Manufacturing Center on campus. Alfred State College offers assistance and consultation to businesses and industries through its Small Business/Entrepreneurial and engineering programs. Alfred State is pioneering sustainability in their academic and co-curricular programs to prepare graduates in sectors, such as renewable energy, green building, hybrid and electric vehicles, and sustainable agriculture.

Figure 16: Alfred State College Wellsville Campus located at 2530 River Road.
Source: Allegany County Department of Planning

Alfred University (AU) is a privately endowed College of Liberal Arts and Sciences, Business and Engineering and Professional Studies, as well as the state-supported Schools of Art and Design and Ceramic Engineering and Materials Science. The University offers baccalaureate degrees, master's degrees in engineering, materials science, business, education, fine arts, community services administration and school psychology, and doctoral program in ceramic engineering, glass science and school psychology. AU is also home to nationally recognized research centers in glass, advance ceramic technology and white ware, and is developing programs in photonics, energy and environmental research. The Division of School Psychology and the Division of Education provide counseling to area children and their families. The College of Business, through its Center for Family Business and Entrepreneurship, conducts research that may be of benefit to area industries and businesses. Through its engineering programs, the University offers both research and consulting services for industry.

The University partners with Corning Incorporated and Allegany and Steuben counties in the Ceramic Corridor Innovation Centers, now known as Incubator Works, located in Alfred and near Corning. They are designed to assist start-up ceramics, glass and materials businesses, with the hope that the fledgling businesses will remain in Allegany or Steuben counties once they leave the incubators.

Houghton College, located about 35 miles north of Wellsville on Route 19, is a Christian liberal arts institution. The college strives to strengthen students both intellectually and spiritually. They offer educational BS degree programs in Religion, Philosophy, Humanities, Communication, Social Science, Computer Science and Applied Arts.

Jamestown Community College has a campus in Olean and St. Bonaventure University is located west approximately 45 miles in the Town of Allegany.

Health Care

The Memorial Hospital of William F and Gertrude F Jones, Inc. DBA Jones Memorial Hospital is a 70 bed acute care Sole Community Hospital with Primary Care and Specialty Clinics in Allegany and Steuben County. We serve a rural community, designated as a Healthcare Professional Shortage Area, which extends from northern Allegany and Western Steuben counties into northern Pennsylvania. Our mission is to provide the highest quality care to our community in a caring manner. Jones Memorial provides a full array of clinical services, including Primary Care, Pediatrics, Women's Health, Pulmonary Medicine, Rehabilitation, Sleep Medicine and General, Obstetrics/GYN, Podiatry and Orthopedic

Figure 17: UR Medicine, Jones Memorial Hospital

surgery. Our hospital provides Emergency Room services, Intensive Care, Obstetrical Care, walk in visits and has full service imaging and lab testing facilities. We have a full service pharmacy as well as contract pharmacies throughout the community.

The hospital is governed by a Board of Directors comprised of community members and system leaders. The hospital became an affiliate of UR Medicine in January 2016. UR Medicine provides clinics at Jones Memorial Hospital of neurology, cardiology, otolaryngology, oncology, telemedicine of endocrinology.

Jones Memorial Hospital employs approximately 385 employees and is one of the largest employers in the community. Currently, Jones Memorial Hospital owns 9 primary care/ OB/GYN practices at 4 different locations in Allegany County. Jones also owns one OB/GYN practice in Steuben County.

Figure 18: The original hospital continued to serve until the new hospital was completed.
Source:https://www.urmc.rochester.edu/MediaLibraries/URMCMedia/jones-memorial/about-us/documents/jmh-history-11.pdf

Our remaining three off-site practices are located 20-30 minutes from our main campus, in space that Jones Memorial owns. The Bolivar site is currently being expanded to add capacity. Podiatry services are also offered in Wellsville.

In addition to primary care and acute care services, the hospital is committed to improving the health of residents in the communities served.

There are two for-profit nursing homes in Wellsville. The Wellsville Highland Health Care Center and the Wellsville Manor are both skilled nursing homes that employ between 100 and 150 people from the area. Highland Health Care Center is located on the corner of Seneca Street and Highland Avenue, has 68 beds for long-term care, and 12 additional beds for short-term care. The Wellsville Manor Nursing Home, located just outside the Village limits off Route 417 West, has 120 beds for long term care. Manor Hills, a separate facility, has 115 beds for level two home adult care and 32 beds for dementia patients.

Both Nursing Homes maintain occupational, physical and speech therapy departments, as well as dietary therapy and 24-hour RN coverage.

Highland Health Care Center operates an Adult Day Care Center for patients needing therapy, but not requiring 24-hour supervision or care. Many area residents are able to remain in their own homes as a result of this service.

Total Senior Health Care located at the former Wellsville Community Center located at 194 Main Street offers social engagement, health and long-term care services. More specifically, programs such as the Daybreak program and Program of All-inclusive Care for the Elderly (PACE). The Daybreak program is strictly a daytime program that provided social activities to senior citizens who are homebound with limited social interaction with the outside world. PACE differs from the daybreak program because it is available throughout the day and is centered on offering long-term healthcare services.

Allegany County Office for the Aging is located in Belmont on 6085 State Route 19N, offers a vast number of services ranging from housing assistance programs, support groups, funding assistance, nutritional programs, transportation services to name a few. Allegany Council on Alcoholism and Substance Abuse, Inc. has been serving Allegany County and the Wellsville area since 1973, offering a continuum of services for those youth, adults, and families who have been affected by the disease of addiction.

EMERGENCY SERVICES

Fire

Fire protection in Wellsville is provided by the Wellsville Volunteer Fire Department, which is part of the Village of Wellsville and provides services to Town residents through a three-party contract among the Village, the Town and the fire department. The Village provides support to the department through tax revenues. Wellsville's contract provides funding which the Village passes in its entirety to the four (4) fire departments through the Village budget. The Town purchased and maintains the tanker and brush buggy. All Town funds are raised through special district taxes levied on property owners outside the Village limits.

Three of the five companies, as well as the brush buggy and tanker crews are based at the South Main Street headquarters, which is owned and maintained by the Village. The Duke Hose Co. and the Dyke Street Hose Co. own and maintain their own buildings. Each of the five companies owns their fire truck; the brush buggy and the tanker are owned by the Town but maintained by the fire department.

Ambulance

The Wellsville Volunteer Ambulance Corps provides ambulance services in Wellsville, as well as the Towns of Willing, Alma, Scio, and Ward. Because the ambulance corps is an independent not-for-profit corporation, rather than being part of a

fire department, state law permits the ambulance corps to submit for reimbursement from insurance companies. That has lessened the corps need for tax support from the municipalities, and given it the ability to purchase needed equipment. The corps headquarters is located on South Main Street, across from the fire headquarters and police station. In the mid 1990's, when Allegany County decided to divest itself of its rescue squad the unit became part of the Wellsville Volunteer Ambulance Corps.

Police

Police protection within the Village limits is provided by a department consisting of one Chief, one Lieutenant, two Sergeants and support Patrol Officers, along with dispatcher support. Outside the Village limits, police protection is provided by the State Police, and to a more limited extent, the Allegany County Sheriff's Department, although the Sheriff's Department does not provide regular road patrols. The State Police barracks is located on Route 19, about one-mile south of Interstate 86.

MUNICIPAL SERVICES

The Village of Wellsville is governed by a Mayor and Village Board, while the Town is managed by the Town Supervisor and Town Board. Both the Town and Village have their own Planning Boards and Zoning Boards of Appeals who oversee site plan and subdivision reviews and applications, land use proposals, special permit and variance requests, Town/Village ordinance and regulations, and determines if projects are required to meet New York State Department of Environmental Conservation's (DEC) State Environmental Quality Review (SEQR). Below is a list of Town and Village Departments and Boards/Commissions.

Village

Website: http://www.wellsvilleny.com/index.html

Address: P.O. Box 591, Wellsville, New York 14895

Contact: (585) 596-1700

Departments

- Mayor's Office
- Village Treasurer
- Village Clerk
- Code Enforcement
- Department of Public Works
- Public Utility Office
- Water and Wastewater
- Municipal Electric Company
- Underground Facilities Department
- Solid Waste

Boards/Commissions/Committees:

- Village Board
- Planning Board
- Zoning Board of Appeals
- Comprehensive Plan Review Committee

Town

Website: http://www.townofwellsvilleny.org/default.html

Address: P.O. Box 591, Wellsville, New York 14895

Contact: (585) 596-1700

Departments

- Supervisor's Office
- Town Clerk
- Code Enforcement
- Department of Public Works
- Town Assessor
- Town Justice

Boards/Commissions/Committees:

- Town Board
- Planning Board
- Zoning Board of Appeals
- Comprehensive Plan Review Committee

LAND USE SUMMARY

This section of the Comprehensive Plan examines development trends and current land use patterns within the community. Land use refers to the physical arrangement of a community's agricultural, residential, commercial, industrial and institutional development, along with undeveloped/developable land. Examining spatial development patterns, rates of change, and trends can provide insight into how Wellsville evolved under varying social, economic and environmental conditions. Understanding land use change within a community is a key aspect of the overall Comprehensive Plan, and forms the basis for discussion regarding the future direction of the Town and Village.

LAND USE CHARACTERISTICS OF EXISTING PARCELS

The Town of Wellsville has approximately 1,495 parcels encompassing 21,126 acres of land outside the Village proper as shown in Table 1 below. The Village of Wellsville, although comprising 1,278 acres of land has 500 more parcels at 2,054 parcels within the Village as shown on Table 2. As indicated by the Existing Land Use Map, the majority of the Town's land is dominated by residential and undeveloped land uses.

Table 1 and 2 contains a breakdown of the various land uses within the Village and the Town of Wellsville and the Existing Land Use Map delineates their location. The tables were developed using the land use codes from the Allegany County tax files. Land use codes were developed by the New York State Office of Real Property Services to create a uniform

TABLE 1
CURRENT USES OF LAND IN TOWN OF WELLSVILLE (2015)

Class of Use	Parcels	Acres	% Total Acreage
Agriculture (100)	36	2,952	13.97%
Residential (200)	947	8,123	38.45%
Undeveloped Land (300)	437	8,578	40.60%
Commercial (400)	66	579	2.74%
Recreation and Entertainment (500)	4	105	0.50%
Community Services (600)	19	261	1.23%
Industrial (700)	11	170	0.80%
Public Services (800)	10	301	1.42%
Municipal Parks/Recreation Areas (900)	1	57	0.27%
Total Town	**1,495**	**21,126**	**100%**

Source: *Allegany County Real Property Tax Office*

classification system to be used in the assessment of land.

Nearly 38% or 8,123 acres of land within the Town are classified as residential property, while close to half of the Village's total land is dedicated to residential land uses at 45%. Of the 947 residential parcels within the Town, 717 are classified as single-family residential, while the Village has 1,325 single-family residential homes. The Town has a vast majority of land that is classified as undeveloped at nearly 40% of the Town's 21,125 acres of land. Undeveloped land can incorporate land within residential, commercial and industrial areas, including abandoned agricultural land.

TABLE 2
CURRENT USES OF LAND IN VILLAGE OF WELLSVILLE (2015)

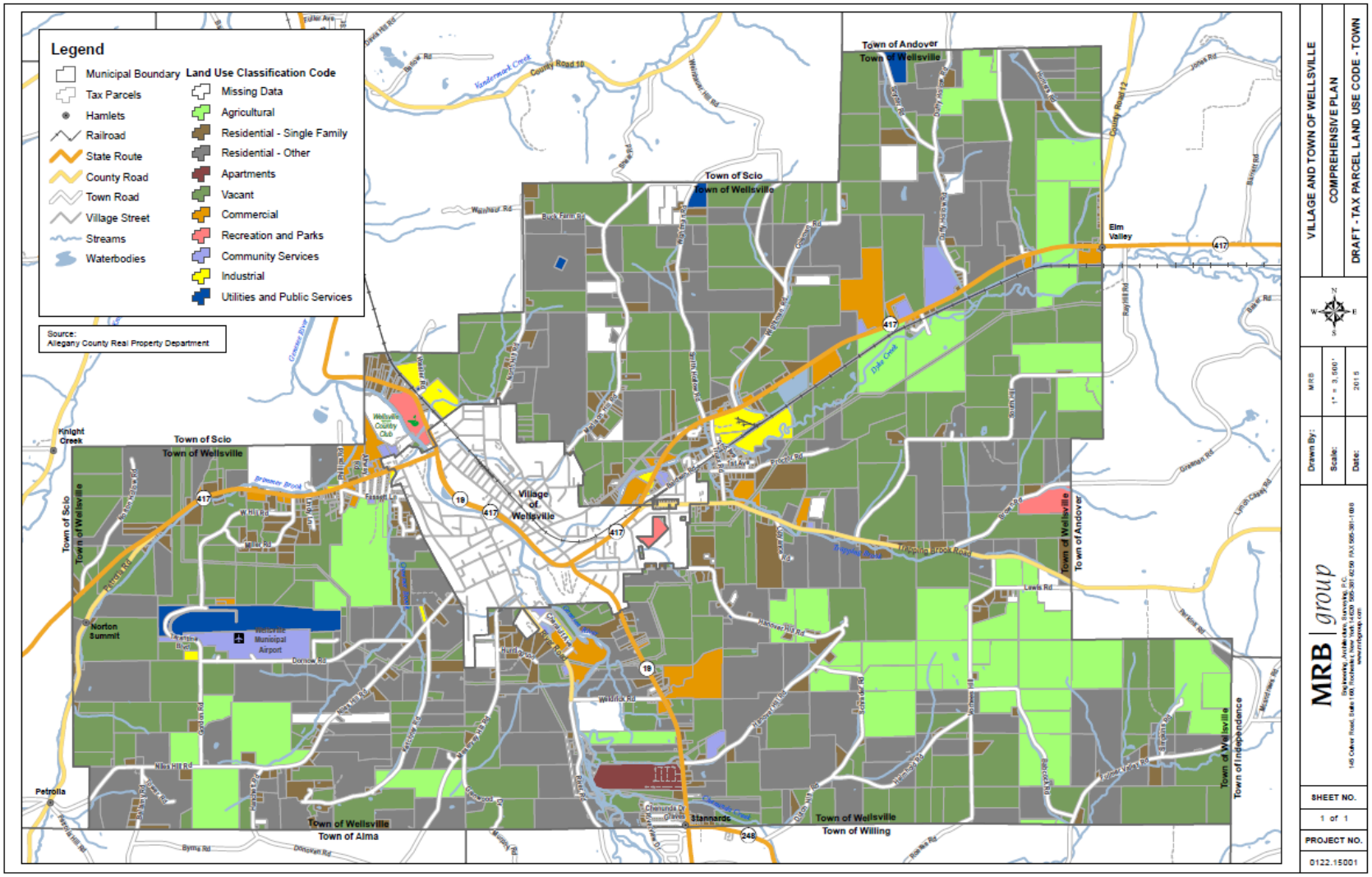
Class of Use	Parcels	Acres	% Total Acreage
Agriculture (100)	0	0	0
Residential (200)	1,515	577	45.15%
Undeveloped Land (300)	237	296	23.16%
Commercial (400)	212	156	12.21%
Recreation and Entertainment (500)	10	9	0.70%
Community Services (600)	63	166	12.99%
Industrial (700)	5	16	1.25%
Public Services (800)	11	57	4.46%
Municipal Parks/Recreation Areas (900)	1	0.92	0.07%
Total Town	**2,054**	**1,278**	**100%**

Source: *Allegany County Real Property Tax Office*

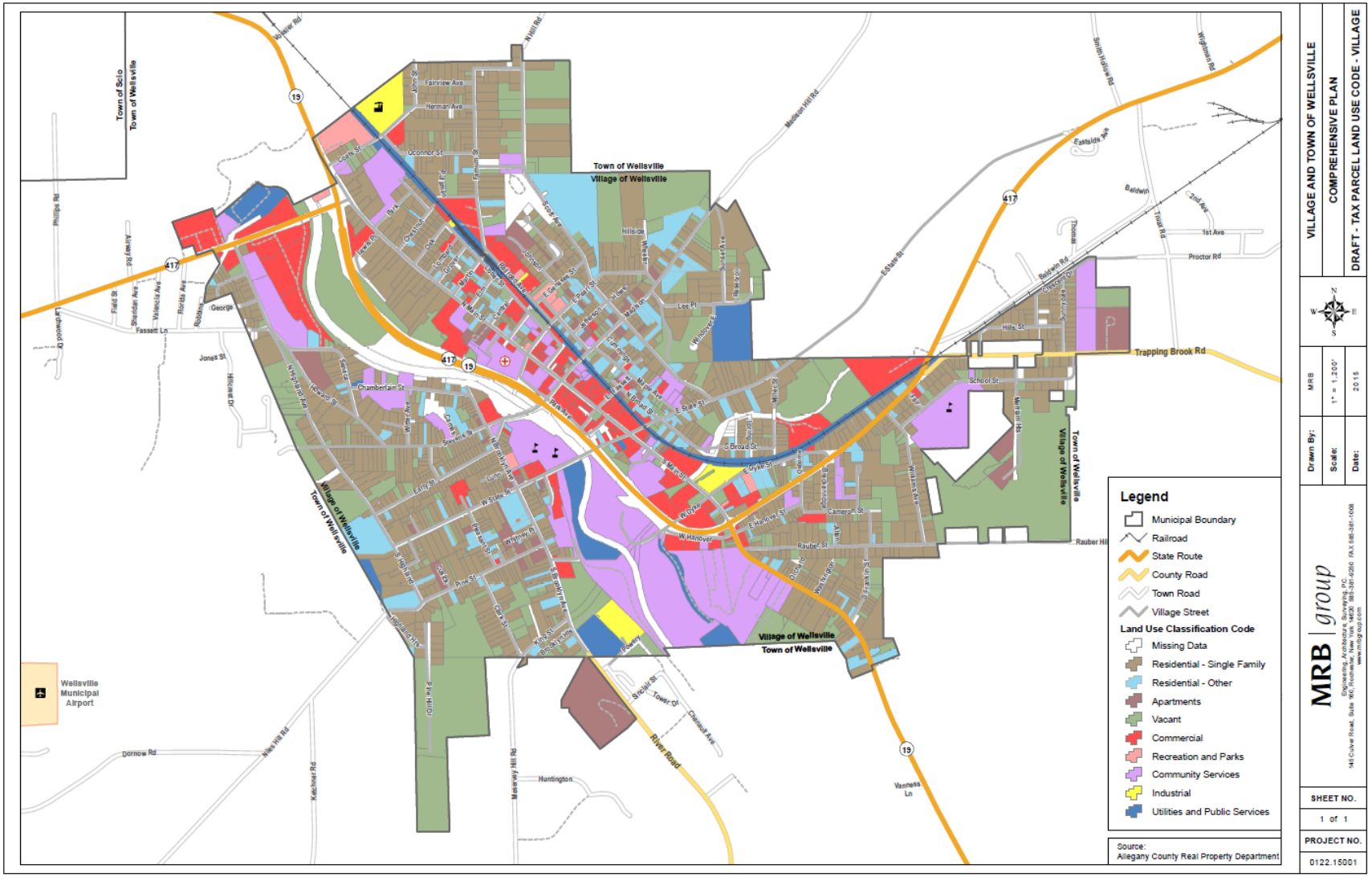
Agricultural lands (36 parcels) represents the third largest land use in the Town with 2,952 acres of land being used for various agricultural purposes. There are 22 parcels totaling 1,520 acres that are classified as productive vacant land, while only 5 parcels or 120 acres are designated as being used as crop fields.

There are only 16 industrial properties consisting of 186 acres of land within the Town and Village with 170 of those acres being located within the Town. Commercial land uses make up 736 acres within the Town and Village.

TOWN OF WELLSVILLE EXISTING LAND USE MAP



VILLAGE OF WELLSVILLE EXISTING LAND USE MAP



ZONING OVERVIEW

THE VILLAGE OF WELLSVILLE

The Village of Wellsville regulates development through zoning, Board of Health Regulations and environmental regulations. Of these regulatory tools, zoning is the most important, especially for historic small Villages like Wellsville, due to their capacity to steer redevelopment and its capacity to guide development of vacant land.

The Village of Wellsville Zoning law was first adopted in 1978, with subsequent updates on an as needed basis. In accordance with New York's zoning enabling statues (the state statutes, which gives Towns and Villages the power to enact local zoning laws) all require that zoning laws be adopted in accordance with a comprehensive plan and provide the backbone for local zoning law. The Village is encouraged after adoption of the Comprehensive Plan to create a committee to monitor and review the progress of the comprehensive plan.

The Village's zoning framework includes six (6) conventional zoning districts (Zoning Map, Page 39). A use district is a geographic area delineated on a zoning map and designated for specific land uses. Each zoning district has dimensional and use requirements, and many uses require a special exception use, i.e., an approval granted at the discretion of the Zoning Board of Appeals. The Planning Board exercises control over activities and uses that to require site plan review.

The Village's zoning districts listed below as outlined in Section IV (District Regulations) of the Village's Zoning Law were established to outline the Intent and vision of each zoning district.

ZONING DISTRICT'S INTENT

Residential (R-1) Zoning District

Delineate those areas where predominately single-family, low-density residential development and limited multi-family residential development has occurred or is likely to occur and to protect the integrity of these residential areas by prohibiting the intrusion of any use which is not compatible with this predominant type and intensity of use.

Residential (R-2) Zoning District

Delineate those areas where predominantly single-family, moderate-density residential development and some multi-family residential development has occurred or is likely to occur, to allow in special instances, in accordance with site plan review, and all other applicable regulations, multiple-family dwellings and group homes and to protect the integrity of these residential areas by controlling the type and intensity of uses so that the overall character and density is preserved.

General Business (B-1) Zoning District

Delineate the Village Business District which is primarily utilized, and is appropriate for retail, business and personal service, financial, institutional, office, cultural, residential and governmental uses, and to provide and promote a full range of central business uses that cater to the needs of the population and to ensure that any use is compatible with the character of the district and its permitted types and intensities of uses.

General Industrial (GI) Zoning District

Delineate areas within the Village which are now used for and are appropriately suited to manufacturing, distribution, major wholesaling, warehousing, processing or industrial uses, to preserve these areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other land uses and to regulate such industrial development so that it will not be detrimental or hazardous to the Village and its citizens.

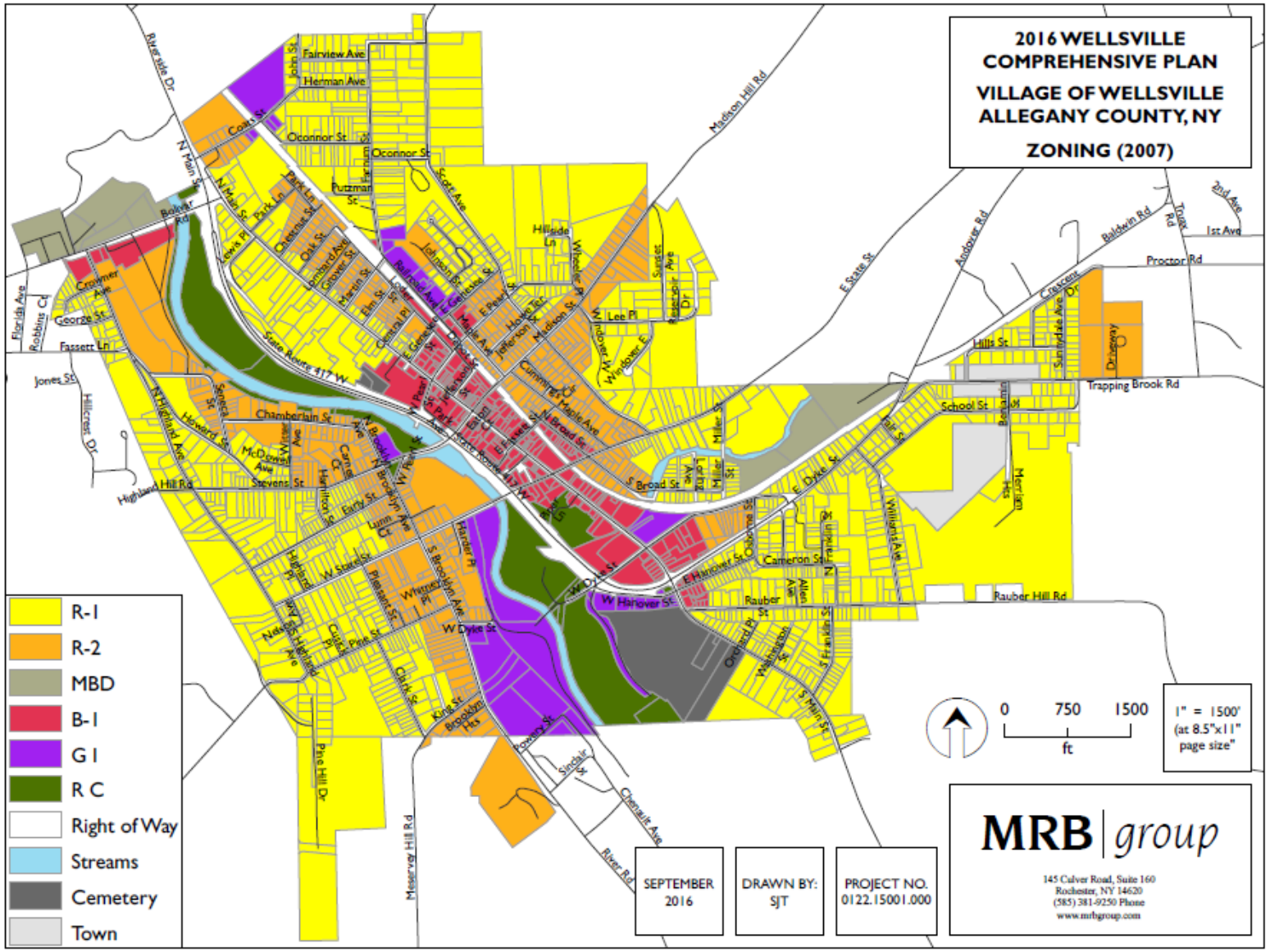
Commercial-Industrial (CI) Zoning District

Delineate areas within the Village that are suitable and appropriate for development as intense uses for commercial and industrial applications such as manufacturing, research, business incubators and related uses, and allow cluster development by these uses.

Recreation (RC) Zoning District

Delineate areas within the Village that are suitable for passive and active recreational uses, civic uses, arts and entertainment uses.

VILLAGE OF WELLSVILLE EXISTING ZONING MAP



THE TOWN OF WELLSVILLE

Currently the Town of Wellsville does not have zoning regulations set in place as does the Village.

Zoning regulations are a major tool for guiding land use decisions, which not only helps to separate compatible and incompatible uses, thereby protecting property values, promoting economic development, public health, safety and welfare; and would create uniformity of land uses between the Town and Village.

Across New York State, especially in smaller rural communities, resistance to zoning still runs high where there is a very strong philosophical acceptance that less government is better government and that the use of one's private property should not be regulated by public agencies. Certain counties in which rural Towns were still resisting zoning have now adopted zoning regulations, demonstrating that constituents have come to recognize its benefits, at least in certain places.

While zoning is often instituted to screen out incompatible uses, some of the newest zoning ordinances take a proactive approach by actually encouraging certain land uses, such as the kinds of eco-tourism, agri-businesses and downtown overlay districts, while infusing smart growth principles. Today, land use regulations can be crafted to the community's specific needs, as long as they are in accordance with the Comprehensive Plan.

In the coming years, our community will face many challenges that will put pressure on maintaining the quality of life and level of services we currently enjoy. A balanced approach to development and redevelopment must take place in order to ensure our community remains a prosperous community.

COMMUNITY VISION AND POLICY AGENDA

INTRODUCTION

An effective comprehensive plan builds upon a framework of policy areas and applied on several levels, addressing immediate, short-term and long-term needs of the community. Effective Action Items that will guide community investment and decision making in the Village and Town over the next decade often require a multi-faceted approach. In order to achieve this, the Policy Agenda is comprised of the following fundamental components:

> "The Ultimate goal of SUSTAINABILITY is to improve quality of life for current generations without compromising the quality of life for future generations."
>
> - Alfred State College

Vision Statement – A universal statement about the long-term prosperity of the community; it is the end toward which all actions are aimed. The Town and Village's universal Vision Statement is on the subsequent page.

Policy Statement – Similar to a vision in that it is an end toward which actions are aimed, policies are narrower in scope and tend to aim at a specific area or topic.

Objective – A statement of quantifiable activity to be accomplished in pursuit of the policy, which is reasonably attainable. Contemplate comprehensive actions or goals, such as "sustain", "rehabilitate" or "develop."

Action Item – A detailed proposal to do something that relates directly to accomplishing an objective. The said objective can be a program, project or a plan.

COMMUNITY VISION AND POLICY AGENDA

OUR VISION

Our vision is for a prosperous community built upon a diverse and growing economy. It is a vision where we capitalize on our rich, natural resources; the strengths of our basic institutions; and the energy and talents of our residents. It is a vision that draws upon our history and heritage while simultaneously embracing change. This vision includes a quality of life that is attractive to our youth, young families, professionals and executives, general workforce, and our most mature residents.

COMMUNITY VISION AND POLICY AGENDA

OUR VISION

The Vision Statement sets the tone for this plan. In order to refine the meaning of the vision, the statement was divided into 4 policy statements and a series of related objectives that creates the foundation of the plan and the series of actionable strategies outlined in the Future Land Use section of the Comprehensive Plan.

To better assist the Town and Village the following Action Items have been identified as "Immediate"; "Short-term"' suggesting 1-2 year implementation range, or Long-term" suggesting a 3-5 year range.

Policy Statement #1 – Wellsville will have a **Prosperous, Diverse and Growing Economy** by…

It is the policy of the Town and Village to have a prosperous and vibrant economy that supports all residents of the community. Priority will be placed upon fostering recreational opportunities that will market Wellsville as a regional destination; while promoting commercial activity in a manner that provides convenient and local access of goods and services by local residents and businesses. Our community also recognizes the contributions that agricultural and local businesses make to the local economy in the form of economic development. Local leaders and the business community will strive to work in unity to expand the size and number of business operations, while protecting the existing agricultural operations within the community.

PROSPEROUS, DIVERSE AND GROWING ECONOMY

Objective 1: Provide passive and active recreational facilities to accommodate current and future residents

Action Item	Time Frame	Partners
1. Encourage drafting Open Space and Recreation Plan; providing detailed implementation strategies	Short Term	Town and Village Board, Allegany County of Planning
2. Work with the Genesee River Wilds to develop blueways and greenways, while making improvements to the Upper Genesee River (WAG) Trail in the Wellsville Area.	Long Term	Genesee River Wilds, Town and Village Planning Boards
3. Work with local property owners regarding recreational easements to establish a walking and biking/fitness trail.	Long Term	Property Owners, Zoning Board of Appeals

Action Item	Time Frame	Partners
4. Partner with Wellsville Chamber of Commerce in promoting recreational facilities and events	Short Term	Chamber of Commerce
5. Coordinate with Allegany County Economic Development Committee regarding funding opportunities for promoting and funding for a Community Garden	Short Term	Allegany County Economic Development Committee, Town and Village Planning Boards
6. Consider acquiring additional land for parks, particularly in underserved areas and links along the Genesee River, which could be future connections and river access sites	Long Term	Genesee River Wilds, Zoning Board of Appeals
7. Participate in the Local Waterfront Revitalization Program (LWRP) in order to creating funding opportunities for waterfront development	Long Term	Town and Village Boards

Objective 2: Work to solidify the identity of the Town and Village of Wellsville, while promoting its rich assortment of assets

Action Item	Time Frame	Partners
1. Promote monthly community events (e.g. St. Patrick's Day Parade, Balloon Rally, etc.) and work with the Chamber of Commerce in marketing strategies.	Immediate	Wellsville Chamber of Commerce, Town and Village Boards
2. Develop a unique logo or design for use on way finding signs throughout the Town.	Short Term	Town and Village Planning Boards
3. Install new community signage and landscaping at key gateways and other major points of interest. These "gateways" or key locations should help solidify the Town and Village's identity.	Short Term	Town and Village Boards, Public Works, Code Enforcement Officer
4. Utilize Southern Tier West Regional Planning Board as a resource for funding opportunities and local government assistance.	Immediate	Sothern Tier West, Town and Village Planning Boards, Town and Village Boards
5. Support local art students and artisans with display cases in vacant downtown storefront windows	Immediate	Local Art Programs, Property Owners
6. Wellsville's size makes it possible to offer a range of programs, from resource rooms to Advanced Placement courses, while maintaining a small class size.	Short Term	Wellsville Central School District
7. Proximity to institutions of higher education will make it possible for Wellsville students to take college-level courses.	Short Term	Wellsville Central School District

Objective 3: Work with local business groups to promote existing businesses and recruit new businesses that are consistent with community goals.

Action Item	Time Frame	Partners
1. Work with Allegany County IDA and Allegany County Planning Department to promote new businesses/industries and assist existing businesses flourish. Establish a Task Force to work specifically with the IDA.	Short Term	Allegany County IDA, Allegany County Planning Department, Chamber of Commerce, Town and Village Boards
2. Consider forming a Business Improvement District (BID) or Local Development Corporation (LDC) to assist in economic development efforts concerned with funding, grant opportunities and marketing the central business district.	Short Term	Town and Village Boards, Business Owners
3. Develop and incorporate a Central Business Overlay District and associated Design Guidelines in the downtown to make investment for developers more attractive.	Short Term	Village Board, Village Zoning Board of Appeals, Allegany County Planning Department
4. Work with the Western New York Regional Economic Development Council (WNYREDC) and Empire State Development regarding business recruitment and Consolidated Funding Application (CFA) funding opportunities.	Immediate	WNYREDC, Empire State Development, Town and Village Boards
5. Map out areas beyond the Village boundaries for future expansion of sewer and water that may provide good sites for future commercial and light industrial development.	Short Term	Town and Village Boards, Code Enforcement Officers
6. Inventory the vacant housing units within the Village that meet zoning requirements that could be repurposed for office space or business services.	Immediate	Code Enforcement Officer, Planning Board
7. Collaborate with Allegany County to utilize portions of the sales tax revenue generated in Wellsville to enhance economic development.	Long Term	Allegany County, WNYREDC, Town and Village Boards
8. The Town and Village to develop an adaptive reuse or rehabilitation program for downtown properties.	Short Term	Town Board, Village Board, Town and Village Planning Boards, Allegany County Planning Department
9. Market UR Medical Center and Jones Memorial Hospital as a regional facility, which will act as an incubator for other health care services, while attracting full-time physicians and nurses, rather than relying on on-call specialists. This will further assist in attracting younger primary care physicians and nurses.	Long Term	Jones Memorial Hospital, Allegany County Planning Department, Chamber of Commerce
10. Access to higher educational and training programs for the hospital workforce and community residents.	Long Term	Jones Memorial Hospital, Town and Village Boards

Action Item	Time Frame	Partners
11. Possibility of attracting industries to the area by promoting the expertise available through the institutions of higher education, or graduating from the incubator in Alfred.	Long Term	Town and Village Boards, Allegany County Planning Department, Chamber of Commerce

Objective 4: Protect and support the growth of local farms and agri-businesses

Action Item	Time Frame	Partners
1. Create and improve markets for local foods, both farm-to-table and wholesale distribution. Label and advertise products as locally produced. Take into account and improve upon seasonal variations in distribution systems and retail store operations.	Short Term	Local Farmers, Local Restaurants and Institutions
2. Work with Allegany County's Cornell Cooperative Extension Agriculture Program to ensure land use practices, policies and regulations are supportive of farming activity.	Short Term	Cornell Cooperative Extension, Local Farmers, Town Board

Policy Statement #2 - Wellsville will embrace its **Natural and Cultural Resources and Rural Character** by…

The Town and Village of Wellsville shall embrace its natural resources and cultural heritage, while at the same time protecting our farmland, open spaces, natural environment, and celebrating our rural character. These resources contribute to our local economy and serve to define the small-Town and rural character that makes Wellsville the special community that it is. Although the location of Wellsville within the region poses challenges, however, in retrospect that is why people and businesses choose to locate in our community. We will work collectively in our approach as a community to further our land use and environmental regulations, while supporting agricultural operations to ensure the well-being of our natural landscape.

NATURAL RESOURCES AND RURAL CHARACTER

Objective 1: Preserve the Town's natural resources and scenic rural quality

Action Item	Time Frame	Partners
1. Promote the Town's natural features. For example, provide signage and success sites at locations of significance, such as the Genesee River, and WAG Trail.	Short Term	Town Board, Chamber of Commerce, Wellsville Historical Society
2. Consider the benefits of adopting Environmental Protection Overlay Districts.	Long Term	Town Planning Board, Town Board
3. Increase use and understanding of the State Environmental Quality Review (SEQR) process by all review boards to protect our natural resources from potential negative impacts of development.	Short Term	Town and Village Boards, Town and Village Planning Boards, Code Enforcement Officer, Town Staff
4. Consider the impacts of development and investment on the Genesee River.	Short Term	Code Enforcement Officers, DEC
5. Consider the impacts of new development and investments on Town owned land located along NYS Route 417 East and 417 West corridors that currently have no zoning or land use regulations.	Short Term	Town Board, Planning Board, Allegany County Planning Department
6. Study additional Land Use Controls to include a formal site plan review process and other land development tools.	Long Term	Town Planning Board

Objective 2: Preservation of historical sites, while promoting public awareness of the Town's history.

Action Item	Time Frame	Partners
1. Collaboration between the Town Historian and Allegany County Historical Society to develop a list of historical sites, structures or areas and potential historical designations.	Long Term	Town Historian, Allegany County Historical Society
2. Consider the adoption of a Demolition Delay Ordinance to protect historical structures within the Town and Village.	Long Term	Town Historian, Zoning Board of Appeals, Allegany County Historical Society, Wellsville Historical Society
3. Explore utilizing historical markers or signage to identify significant sites and structures throughout the Town and Village.	Short Term	Town Historian, Code Enforcement Officers, Allegany County Historical Society, Wellsville Historical Society
4. Identify funding sources and tax incentives for restoration and maintenance of historical properties.	Short Term	Town Historian, Code Enforcement Officers, Allegany County Historical Society, Wellsville Historical Society

Policy Statement #3 – Wellsville will embrace Sustainable Growth and Development by…

It is the policy of the Town and Village to encourage sustainable growth and development patterns through sound land use planning and infrastructure development. As our demographics changes, with the aging community and smaller households, our community will provide the assets and services they require. Wellsville recognizes that the future of the community is dependent on a sound balance of land uses. Wellsville will support future development patterns that serve to maintain and enhance our quality of life, conserve natural features, while capitalizing on sound investments in infrastructure and pursue smart and green technologies and practices.

SUSTAINABLE GROWTH AND DEVELOPMENT

Objective 1: Endorse the use of green infrastructure and development practices with future investment.

Action Item	Time Frame	Partners
1. Review, amend and in cases adopt local zoning laws. Work with Allegany County to support the Town and Village with upgrades and creation of zoning laws.	Short Term	Town and Village Boards
2. Encourage the Village and Town to join the NYS DEC Climate Smart Communities Program.	Immediate	NYS DEC, NYSERDA
3. Assess the potential for streamlining and sharing services between the Town and Village governments.	Short Term	Town and Village Boards, Public Works
4. Re-evaluate tax structures to encourage infill development within the Village, while discouraging scattered development outside the Village.	Short Term	Town and Village Boards. Planning Boards, Allegany County Planning Department
5. Support programs, such as the Cornell Cooperative Extension or the Solar Home Tour, which facilitates the exchange of relevant ideas and knowledge.	Immediate	Town and Village Boards, Public Works
6. Encourage the institutions of higher learning within the area to include sustainability programming in their curriculum.	Long Term	Alfred State College, Alfred University
7. Explore joint renewable energy opportunities between the Town and Village in an effort to comply with the New York's State Energy Plan.	Immediate	Town and Village Boards, S.U.N.Y. Alfred
8. Consider the adoption of renewable energy bylaws relating to wind and solar energy production.	Short Term	Town and Village Boards, Zoning Board of Appeals, NYSERDA
9. Local Farms and Agricultural operations should explore biomass energy alternatives.	Short Term	Cornell Cooperative Extension, Town and Village Boards

Action Item	Time Frame	Partners
10. Develop a partnership between Wellsville High School and Alfred State College to offer a course on sustainability for college credits	Long Term	Wellsville Central School District, Alfred State College

Objective 2: Encourage property maintenance of existing housing stock and growth of affordable housing options for all ages and income levels.

Action Item	Time Frame	Partners
1. Work closely with Alfred Housing Committee, Inc. on preparing a housing study to determine the existing conditions of the senior, disabled and low-income housing stock.	Short Term	Alfred Housing Committee, Inc., Code Enforcement Officers, Town Board, Village Board
2. Work with Allegany County Department of Health and establish a Lead Poisoning Prevention Program for all housing units.	Immediate	Code Enforcement Officers, Allegany County DOH
3. Develop a Home Purchase Assistance Program for first-time home buyers.	Short Term	Town Board, Village Board
4. Consider Smart Growth initiatives pertaining to the rehabilitation of older residential structures as an alternative to demolition of abandonment for both the Town and Village.	Short Term	Town Board, Village Board, Town and Village Planning Boards, Allegany County Planning Department
5. Update Zoning Law, Village Code and Town Code to ensure residential uses are permitted in the appropriate districts, while encouraging infill development options to developers.	Long Term	Code Enforcement Officer, Zoning Board of Appeals, Planning Boards
6. Work with Allegany County Planning Department and Southern Tier West Regional Planning Board regarding grant assistance for affordable housing, senior housing and homeowner assistance for housing rehabilitation.	Short Term	Town and Village Board, Allegany County Planning Department, Southern Tier West Regional Planning Board
7. Work with Allegany County in restructuring the tax auction process to deter absentee ownership.	Immediate	Allegany County Planning Department, Alfred Housing Committee, Inc., Village and Town Boards
8. Review, update and enforce the property maintenance code.	Immediate	Code Enforcement Officer, Town and Village Boards
9. Identify all properties and parcels consisting of property classification codes designated as “300” (Vacant Land) and categorize by parcel size in order to develop an inventory of vacant and underutilized parcels that could be used for infill development purposes.	Short Term	Town and Village Boards, Code Enforcement Officers

Objective 3: Promote and encourage pedestrian friendly and multi-modal transportation options.

Action Item	Time Frame	Partners
1. Continue working with the Wellsville Area Chamber of Commerce on initiatives in relation to *the Wellsville Vision 2020 Walkable Community* initiative, such as discussing the possibility of incorporating 'Complete Streets' in various areas of the downtown and Village, which will provide bicycle and pedestrian facilities and amenities.	Immediate	Wellsville Area Chamber of Commerce, Town and Village Boards
2. Work with the Genesee River Wilds and DEC to enhance blueways and greenways, while making improvements to the Upper Genesee River (WAG) Trail in the Wellsville Area.	Long Term	Genesee River Wilds, Town and Village Planning Boards, DEC

Policy Statement #4 – Wellsville will embrace its **Quality of Life** by…

The Town and Village of Wellsville shall preserve and enhance the quality of life of its residents by effectively planning for growth, recreational opportunities, quality community services, and enhancing resources for all residents, while maintaining the small Town characteristics that define the Town and Village of Wellsville. Wellsville has been fairly successful at creating good quality of life in the community, but there are still issues related to recreational opportunities, housing opportunities, business development/retention, cultural activities, and the community's heritage that need to be addressed. Future investments will respond to the changing needs and lifestyle of our local population and foster a community that is healthy and livable.

QUALITY OF LIFE

Objective 1: Encourage effective and efficient use of public infrastructure within the Town and Village

Action Item	Time Frame	Partners
1. Maintain and improve upon technologies with regard to the Village Micro-paver program.	Short Term	Public Works
2. Investigate larger equipment and provide training for current staff to prepare changes in the pavement material market.	Short Term	Public Works
3. Continue seeking Consolidated Funding Application grant monies for Capital Improvement Projects pertaining to infrastructure projects (e.g. water, sewer, storm sewer, etc.).	Immediate	Town Board, Public Works

Action Item	Time Frame	Partners
4. Electric: Improve rate structure to more evenly allocate higher consumption costs; develop a repair schedule based on funding capabilities to repair collection system through slipline technology.	Immediate	Town Board, Public Works
5. Develop a better preventative maintenance schedule for cleaning storm sewer and stormwater structures and system on an annual basis.	Short Term	Public Works
6. The Town and Village should continue to explore cooperative use of facilities and staff to reduce unnecessary duplication of services.	Short Term	Town and Village, Allegany County

Objective 2: Foster continuing public investments for current and future generations, while serving local and regional economy.

Action Item	Time Frame	Partners
1. Promote the extension of the existing Wellsville Municipal Airport runway by an additional 1,000 feet to accommodate larger aircraft, which would provide possible commuter services to and from Buffalo and Rochester Airports.	Long Term	Town Board, Allegany County IDA, Allegany County Planning Department
2. Work on obtaining a Global Position System (GPS), which would allow for precision landing versus instrument landing for the airport.	Short Term	Town Board, Allegany County IDA
3. Promote the extension of the water main to the Industrial Park at the Wellsville Municipal Airport should be explored. Potential development of 60+/- acres for non-aviation uses south of the airport.	Long Term	Town Board, Allegany County IDA, Allegany County DP
4. Explore and develop the connection of sewer and water to the Village of Andover.	Long Term	Wellsville Water Treatment Plant, Village Board, Public Works

Objective 3: Guarantee the provision of community services is adequate to meet the needs of our current and future generations, serving residents.

Action Item	Time Frame	Partners
1. The Village Police station is inadequate for current needs, particularly the courtroom. Renovations should be considered to enlarge the existing facility in order to provide adequate services.	Long Term	Town and Village Board, Wellsville Police Department and Court
2. Explore alternative locations for a new Town Highway Facility, as current facility is outdated and future expansion is not feasible. The Town and Village should explore a future site that would accommodate both the Village and Town Departments.	Long Term	Town Board and Village Board, Town and Village Highway Department
3. The Town should explore the Trapping Brook Road Site for the future highway facility or multi-purpose recreational facility.	Long Term	Town Board
4. Improve the Municipal Building and enhance parking located on North Main Street to better accommodate persons with disabilities and the aging population.	Short Term	Village Board, Town Board
5. Install an elevator and handicapped accessible bathrooms at the Municipal building owned by the Village. Mechanical upgrades to the HVAC should also be considered.	Short Term	Village and Town Board

FUTURE LAND USE

OVERVIEW

Future land use planning involves how a community should look and function if redevelopment or new development were to occur. However, it also strives to preserve essential areas of the community, such as the Village center, agricultural land and residential neighborhoods. While land use planning plays a key role in determining the location of future development, it is not the only function it serves. It also helps to create a sense of place and a common vision for the community. The manner in which people perceive their environment, organize their time, and determine local interaction is defined, in large part, by how the land uses are organized within their community. The sense of connectivity, the sense of a place and the overall success of a community is indelibly tied to land use.

"PLANNING IS A PROCESS OF CHOOSING AMONG THOSE MANY OPTIONS. IF WE DO NOT CHOOSE TO PLAN, THEN WE CHOOSE TO HAVE OTHERS PLAN FOR US."
– Richard I. Winwood

One of the key roles of a comprehensive plan is to inform future land use decisions for local governments and provide a tool for accomplishing this is the Potential Future Land Use Recommendations, which is intended to be a generalized vision for a community's land use over the future years. Below are some of the Potential Future Land Use Recommendations that should be carefully examined and considered on behalf of the Town and Village of Wellsville:

- ✓ ***Wellsville Airport: Increase Utilization***
- ✓ ***Central Business Overlay District & Design Guidelines***
- ✓ ***LEED Certified: Business/Industrial Park***
- ✓ ***Genesee River: Blueway and Greenway***
- ✓ ***Water and Sewer Improvement Districts***
- ✓ ***New Recreational Complex Site: Passive/Active***
- ✓ ***Commercial "Big Box" Development Site***
- ✓ ***Local Waterfront Revitalization Program (LWRP)***
- ✓ ***Infill Development within the Village Main Thoroughfares***
- ✓ ***NYS Route 417(East & West) Corridors***

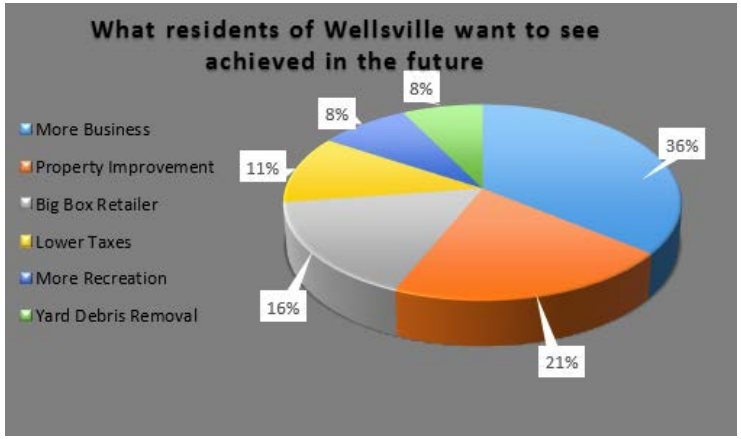


Figure 19: Top Future Preferences Identified by Residents
Source: 2015 Community Survey

The Potential Future Land Use Recommendations should be utilized by Town and Village departments, boards and commissions, developers and design professionals and the general public to guide future zoning decisions, and other land use regulations, smart growth and sustainable planning practices over the next decade.

Figure 21: NYS Route 417 West corridor
Source: ArcMap 10.3.1, MRB Group, Allegany County, GIS data files

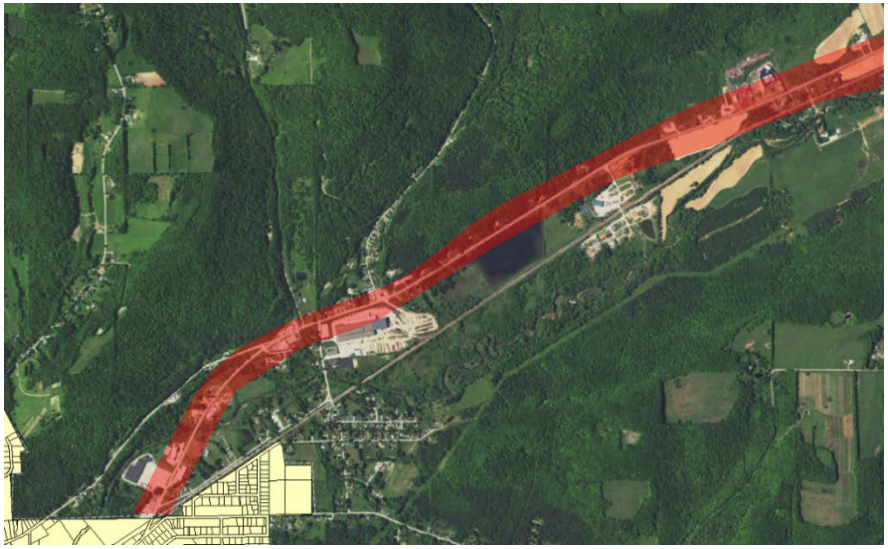


Figure 20: NYS Route 417 East corridor
Source: ArcMap 10.3.1, MRB Group, Allegany County, GIS data files

The NYS Route 417 East and West corridors shown above are one of the Future Land Use Recommendations that the Town should carefully examine and work with local officials and Allegany County Planning Department to safeguard against development that is not consistent with this Comprehensive Plan.

Other Future Land Use Recommendations listed on the previous page should be reviewed by the Town and Village on a regular basis and should be considered a top priority for the future prosperity of the Town and Village of Wellsville.

CONCLUSION

STATEMENT OF REVIEW AND REVISION PROCESS

The ongoing efforts of our current residents, business owners and community leaders will ensure Wellsville's quality of life and small town charm will continue for future generations to enjoy!!

Four (4) years from the date of approval or sooner if needed, the Town and Village of Wellsville will appoint a Comprehensive Plan Review Committee to examine and update this Plan within one (1) year of that date.

In order to assist the Town and Village in better utilizing this Comprehensive Plan, community leaders should frequently visit the Community Vision and Policy Agenda section of the Plan and review the Action Items that supports the plan's Vision Statement.