

**Town of New Albion
Village of Cattaraugus
Comprehensive Plan 2017**

Town of New Albion and Village of Cattaraugus Comprehensive Plan 2017

Town of New Albion Town Council

Loyd Chilson, Supervisor

Cynthia Eaton

Daniel Goss

Mark Marcus

Patrick Murphy

Village of Cattaraugus Board of Trustees

Wirt Smith, Mayor

Robert Botsford

Jason Crawford

Charles Senn

Diane Wienk

Town of New Albion and Village of Cattaraugus Joint Planning Board

Jan Bobseine, Chairman

Patrick Cullen

John Illig

Myra Johnston, Secretary

Joan Ryan

• **Town of New Albion and Village of Cattaraugus Comprehensive Plan 2017**

Table of Contents

1.0	Introduction with Mission Statement
1.1	History Town of New Albion and Village of Cattaraugus
1.2	Town of New Albion and Village of Cattaraugus Today
1.3	The Purpose of the Joint Comprehensive Plan
1.4	Comprehensive Plan Process
1.5	Comprehensive Plan Update 2017 Update
1.6	Cattaraugus County Comprehensive Plan
2.0	Goals, Objectives and Actions
2.1	Population
2.2	Housing
2.3	Economy
2.4	Land Use
2.5	Environment
2.6	Transportation
2.7	Community Facilities
2.8	Agriculture
3.0	Population and Housing Characteristics
3.1	Introduction
3.2	Existing population
3.3	Age
3.4	Population Ethnicity
3.5	Population Education
3.6	Population Income
3.7	Population Employment
3.7.1	Occupation of Workers
3.7.2	Commuting to Work
3.7.3	Class of Worker
3.7.4	Industry
3.7.5	Labor Force
3.8	Population Housing
3.8.1	Housing Stock Age
3.8.2	Housing Occupancy
3.8.3	Housing Values
3.8.4	Housing Ownership and Rentals
3.9	Senior Housing
4.0	Economy
4.1	Cattaraugus County Economic Base
4.2	Town and Village Economic Base
4.2.1	Industrial Base
4.2.2	Institutional Base
4.2.3	Commercial Base
4.2.4	Tourism Base
4.2.5	Agricultural Base
4.3	Local Budgets
4.3.1	Town of New Albion Budget
4.3.2	Village of Cattaraugus Budget
5.0	Land Use

5.1	Existing Land Use
5.2	Residential
5.3	Commercial
5.4	Industrial
5.5	Agricultural
5.6	Community Service
5.7	Parks and Recreation
5.8	Wooded and Open Space
6.0	Environment
6.1	Steep Slopes
6.2	Wetland
6.3	Floodplains
7.0	Transportation
7.1	Roads
7.2	Other Routes
7.3	Public Transit
7.4	Air
7.5	Rail
8.0	Community Facilities
8.1	Municipal Services
8.1.1	Water and Sewer
8.1.2	Solid Waste
8.1.3	Electric and Gas
8.1.4	Telephone and Cable
8.2	Public Safety
8.3	Community Services
8.3.1	Education
8.3.2	Healthcare
8.3.3	Social Services
8.3.4	Recreational Facilities and Programs
8.3.5	Cultural / Historic
9.0	SWOT Analysis
9.1	Introduction
9.2	Environment
9.3	Community Atmosphere / Way of Life
9.4	Historic
9.5	Community Services
9.6	Planning
9.7	Economic Development
9.8	Access / Transportation
10.0	Conclusions / Major Themes
10.1	Mission Statement

1.0 Introduction

The Cattaraugus Village and Town of New Albion Comprehensive Plan updates the first Comprehensive Plan adopted in 1997, and the current Comprehensive Plan Update of 2005. The Town of New Albion and Village of Cattaraugus is changing.

This new plan builds upon prior planning efforts and provides an extension of information about current conditions, trends, and issues facing the Town and Village. More importantly, it sets forth a shared set of goals and priorities. The recommendations were developed to help achieve the shared vision of a healthy and sustainable economy, environment, and populace.

The mission of the Joint Planning Board for the Town of New Albion and Village of Cattaraugus governments is to celebrate, conserve and promote a quality residential and rural agricultural lifestyle, while encouraging job formation and maintenance of current and future businesses with an emphasis on historic preservation, education, and tourism.

We embrace the rich local history and unique characteristics of our picturesque four seasons locale. We have championed past low income housing efforts and continue to encourage all new housing efforts. The local Cattaraugus State Forest, an even larger Nature Conservancy property, the Pat McGee 20 mile Rails-To-trails route originating here and the Western New York Snowmobile trail traversing within this village and township, this region has unrivaled opportunities for year round sports and activities for all to enjoy. Additionally, we celebrate our Old Order Amish Community, and the various Amish contributions to our region. The New York State Amish Trail also passes through our Village and Town.

We applaud the Historic Cattaraugus Corporation and The Historic Southwestern New York Foundation in their efforts to preserve our significant local historic architecture as well as their successfully achieving recognition of the buildings in our business section of the Village of Cattaraugus as National Trust Properties. The American Museum of Cutlery, which chose to locate here, has attracted visitors from forty-one states and numerous foreign countries and has been a wonderful addition to this Village. We encourage future museum creation and expansion.

The State Education Department's recent investment to modernize and improve our existing Cattaraugus Central School campus to include Little Valley into a new Cattaraugus-Little Valley Centralized School facility of \$75,000,000 is groundbreaking for this region. This investment by the State has created a superior educational facility in the County and has resulted in increased housing demand. BOCES estimated the value of our school campus net \$55 million prior to the recent improvements.

Future development must include green energy and green space considerations. There is a need for a local developer focused on appropriate housing and commercial space opportunities. We must also address the successful opening of our long planned farmer's market.

The focus of the Plan is to promote quality economic development and protect the positive features and resources of the Town of New Albion and Village of Cattaraugus. It strives to improve coordination and increase collaboration with regional partners and their planning efforts, including Cattaraugus County and the Western New York Regional Economic Development Council and its Economic Development Strategy; and the Southern Tier West Regional Planning and Development Board and its Comprehensive Economic Development Strategy.

The focus of this Comprehensive Plan is primarily on the issues where the Town of New Albion

and the Village of Cattaraugus have control. By New York State law, authority over zoning, subdivision and site plan review is seated (Home Rule) in individual cities, villages, and towns. New York State and Cattaraugus County dictate most of the policies, programs and capital spending. A cooperative relationship has been established and this Comprehensive Plan, by explicitly setting forth Town and Village priorities, will help guide our local actions and further facilitate that cooperative relationship.

1.1 History of the Town of New Albion and Village of Cattaraugus

The Town of New Albion and Village of Cattaraugus have a rich history; the first “white” settlers in the area arrived as early as 1818. Prior to this time, the land was settled by the Seneca Nation of Indians. The Town and Village were originally part of the Town of Little Valley and were separated from it in February of 1830. Until this time, the original territory of the Town and Village was an unbroken dense virgin forest.

Horace Snyder, an early resident, made the first clearing of approximately 6 acres, which now comprise part of the Village limits. Using the timber he cut, he created the first industry in the community by manufacturing potash in an ashery he constructed within the clearing. Saw mills, blacksmith shops, wagon shops, local stores and taverns were also very important businesses for early settlers in the Town. These were established as early as 1836.

Early travelers made their way to New Albion by following the Creek by way of Champlain’s Corner. The first road in Cattaraugus County was Old Chautauqua Road, an east/west corridor, linked to Ellicottville, Little Valley, Champlain’s Corners, Guy Corners (at Farm to Market Road), Axeville and Conewango Valley. The road cut through dense, virgin forest.

An outstanding figure in the rapid development of the Village of Cattaraugus was Joseph Plumb. Arriving from the Village of Gowanda sometime prior to 1850, Mr. Plumb purchased a large tract of land and plotted it for sale to smaller buyers. He made specific provisions that no intoxicating substances were to be manufactured or sold on any of the properties. In 1851, Joseph Plumb donated a right-of-way and land site for a train depot to the newly completed Erie Railroad. When the railroad opened in May of that year, the real development of the Village of Cattaraugus began to occur.

The railroad made Cattaraugus the shipping and trading center for the surrounding country-side. The Cattaraugus station became the shipping point for great quantities of cheese, butter, apples and other commodities to all parts of the country. Several industries also spawned from the location of the railroad including furniture factories, saw mills, a handle factory and a box factory. The Cattaraugus House, the first hotel (and first frame building in the Village) was the meeting place for trading activity in the village.

As time progressed, important evolving businesses included a tannery, an axe factory and a creamery. Apple orchards furnished farmers with a marketable produce and, eventually, an evaporator to dry the apples was established. The maple industry was also an important business for early settlers in the Village and Town. Other industries that sprang up during this time include a butter tub factory, carpet weaving shop, pearl ash shop, cheese box factory, cider mill and grist mill. When Setter Brothers developed in the early 1900’s, the Village became a “company town”: the majority of residents worked to manufacture rolled paper sticks for lollipops and veneer wood products.

Churches became an important social and spiritual connection for the early settlers of the Town

and Village; many of these residents were Irish, German and English immigrants with strong religious principals. The church often became a central location for dinners, parties and informal gatherings. Significant early churches include the Methodist Episcopal, the Wesleyan Methodist and the Catholic.

The Village recognizes the importance of the historic character of the Village and is interested in capitalizing on its unique character. In June 1997, the Village had a Reconnaissance Level Survey of Historic Resources completed. The survey was intended to "lay the groundwork for future in-depth research into individual structures and into the nomination of one or more National Historic Districts". The Historic Business District has been formed with most business buildings in the Village designated historic and placed on the National Registry of Historic Places.

The 2007 survey made recommendations on how the Village should proceed with protecting its historic character. The recommendations included:

1. Complete an intensive level survey and focus on the historically and architecturally significant structures that have been identified.
2. Further examine the potential for two National Historic Register districts (commercial district on Main Street and residential structures near Jefferson/Franklin/Washington and South Streets).
3. Educate the public on the historic significance.
4. Develop a preservation ordinance.
5. Apply for a Certified Local Government (CLG) status once preservation ordinance is in place.
6. Offer support and education to historic building owners.
7. Explore possibility of heritage tourism in the Village.
8. Initiate specific projects that could include, but not be limited to, the Crawford House, the movie theater or the 1920 school building.

At this time the Village of Cattaraugus has established a National Historic District in the commercial business district that includes many buildings on Main and Washington Streets.

The benefits of tourism are obvious, but creating appealing towns and villages attracts other types of economic activity. Local quality of life is an important factor in business location decisions. Places that are recognized as a great place to live have an edge in attracting and retaining businesses and encouraging private sector investment. The goal is to emphasize local history, characteristics, and strengths. The Town of New Albion and the Village of Cattaraugus have strong assets to draw on: its attractive natural setting, strong sense of history, unique character and picturesque downtown. While agriculture, mining and forestry contribute to the local economy; this landscape contributes to the visual and cultural characteristics of the area, and to the lifestyles and enjoyment of the residents with outdoor recreational activities, cultural tourism and sports being special local assets. The area has an eclectic mix of four season activities, which benefit both the tourism industry and local residents.

1.2 New Albion and Cattaraugus Today

The Town of New Albion and the Village of Cattaraugus are ready to work together to create an action plan for their future. The goal is to retain existing industry and foster new development that will create meaningful job opportunities for residents and ease the tax burden on homeowners. An aging population and declining agricultural base are other issues that need to be addressed in the near future.

The existing industrial base of the Town and Village includes a factory that provides rolled sticks for lollipops and cotton swabs, a manufacturing facility that produces heating and chilling equipment, and a manufacturing facility specializing in custom laminated panels for rail cars and ship bulkheads. These industrial facilities are complemented by dairy farming in the Town and several service oriented businesses that operate within the Town and Village. Many residents of the Town and Village commute to destinations such as Buffalo, Springville, West Valley, Jamestown, Dunkirk-Fredonia, Olean and Salamanca.

The vision involves a livable rural community with plenty of job opportunities, shopping opportunities, and high quality housing options for its residents. The charming and historic character of the Village would become a focal point; the downtown commercial district would offer a healthy mix of retail, restaurant and service establishments. A Village centerpiece could become the former Cattaraugus Crawford Hotel, which would be rehabilitated. Recent improvements to the Village "Main Street" and business building facades have enhanced the appearance of the downtown and would make a convenient place to shop. The village would capitalize on its history and historic resources to create cultural activities and special events that draw residents from the entire region to celebrate and enjoy.

Cattaraugus County is experiencing a growth in the tourism industry. The Town of New Albion has rich resources for hunting and fishing that are not marketed to those outside the area. As outdoor recreation tourism grows, this area should experience growth and related services.

The Rails to Trails Project currently runs from the south end of the Village of Cattaraugus to the City of Salamanca. The community sees a marked increase in visitors from outside the area, especially snowmobile traffic. The possible completion of the connection north into Gowanda should economically impact the area in a positive way.

With these goals and "vision" in mind, the Town and Village have compiled and updated a Comprehensive Plan that is intended to lay the groundwork for a prosperous and healthy future. All residents are welcome to share in the goals, objectives and actions set out in this document.

1.3 The Purpose of the Joint Comprehensive Plan

A Comprehensive Plan is a statement of goals, objectives and actions developed by a community or communities to help guide its future. The New York State legislature has found that:

1. Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of the state and its communities are made by local governments.
2. Among the most important duties of the local government is the authority and responsibility to undertake comprehensive planning and regulate land use development. The enactment of a comprehensive plan that can be readily identified, and available for public use is in the best interest of the people in the community.
3. Great diversity of resources and conditions that compel the consideration of such diversity in the development of each comprehensive plan.
4. Citizen participation in an open, responsible and flexible planning process is essential to designing the optimum plan.
5. The plan is a means to promote the health, safety and general welfare of the people in a community and to give due consideration to the needs of the people of the region.

New York State, under Town Law section 272-a and Village Law section 7-722, enables

communities such as the Town of New Albion and Village of Cattaraugus to prepare and adopt, by local law or ordinance, a comprehensive plan. Inter-municipal agreements to prepare comprehensive plans are also allowed as per section 284 in Town Law and 7-741 in Village Law. A Town or Village comprehensive plan;

“means the material, written and/or graphic, including, but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify goals, objectives, principals, guidelines, actions, standards, devices and instruments for immediate and long-range protection, enhancement, growth and development of the town (village)...The town (village) comprehensive plan...shall...serve as a basis for land use regulation, infrastructure development, public and private investment and any plans which may detail one or more topics of a town (village) comprehensive plan.

The New York State legislature defines the components of a comprehensive plan that may be included. These include goals and objectives, regional context, agricultural, historic and cultural resources, environmental considerations, population and socio-economic trends, transportation facilities, public and private infrastructure, housing resources, educational, health and emergency facilities, recreation facilities and commercial and industrial facilities. In addition, the plan can include specific actions and strategies for improving the local economy in coordination with other plan topics, proposed measures, programs, devices and instruments to implement the goals and objectives of the various topics within the comprehensive plan, all or part of another public agency or any and all items which are consistent with the orderly growth and development of the community.

Specifically, the comprehensive plan for the Town of New Albion and Village of Cattaraugus will accomplish the following:

1. Provide a basic resource document to assist in obtaining an adequate understanding of the Town and Village, its people, the natural environment and land uses.
2. Assist the Town and Village government in making decisions on specific development proposals by providing a basis for judging whether a specific proposal is consistent with long-range development objectives of the Town and Village.
3. Help the Town and Village to determine when additional services are needed such as an accessible senior citizens center, youth activity facility and possibly a daycare center.
4. Provide a basic planning tool for the Town and Village in programming public facilities and utilities, in the acquisition of land and in the construction of public improvements.
5. Serve as a comprehensive source of current information that can be used to assist the Town and Village in their efforts to receive state and federal funding and in their efforts to attract developers to the region.
6. Promote recreational and open space opportunities for residents to improve the overall quality of life in New Albion and Cattaraugus.
7. Attract potential developers and businesses to the Town or Village by illustrating the overall goals and objectives for New Albion and Cattaraugus for many years.
8. Encourage cooperation between the Town and Village in determining the types of services they can offer to residents and businesses.

1.4 Comprehensive Planning Process

To develop an overall “vision” for the ideal future of New Albion and Cattaraugus, a comprehensive process was undertaken in 1996 and updated in 2007. The process included extensive input and assistance from the Joint Town and Village Planning Board who were

responsible for all data collection.

1.5 2017 Comprehensive Plan Update

In November 2016, the Joint Planning Board undertook an update of the 2005 Comprehensive Plan prepared by Nussbaumer & Clarke, Inc., Engineers and Surveyors, Buffalo, NY 14219, to reflect changing census data, SWOT Analysis, and any new information and new or changing goals, objectives and actions considering changes in the community.

1.6 Cattaraugus County Comprehensive Plan Vision 2015 – Moving Cattaraugus County Forward

Cattaraugus County updated their comprehensive plan in 2016. The focus of the County Comprehensive Plan is to promote quality economic development and protect the positive features and resources of the County. It strives to improve coordination among the County's municipalities and also increase collaboration with regional partners and their planning efforts, including the Western New York Regional Economic Development Council and its Economic Development Strategy and the southern Tier West Regional Planning and Development Board and its Comprehensive Economic Development Strategy.

The Town of New Albion and the Village of Cattaraugus agree with the findings of this document and will strive to coordinate our efforts with those of the County.

2.0 Goals, Objectives and Actions

The Comprehensive Plan developed for the Town of New Albion and Village of Cattaraugus will help establish a “blueprint” for the way the community wishes to evolve. By establishing objectives and actions, and achieving goals one step at a time, the community can realize their ideal future. Several issues have been identified by the Town and Village that corresponds to each area outlined in the Comprehensive Plan; these are separated into population, housing, economy, land use, environment, transportation and community facilities.

These goals, objectives and recommended actions will serve as a guideline for existing and future decision-makers in New Albion and Cattaraugus; the statements outline a future “vision” for these communities.

2.1 Population

Goal 1 – To grow slowly and comfortably while protecting the overall quality of life

Objective 1.1 – To provide employment opportunities and a high quality of life that will be an incentive for residents to live, work and remain in New Albion and Cattaraugus.

Action 1.1.1 – An atmosphere of opportunity should be created in the Town of New Albion and Village of Cattaraugus. This plan is an important step illustrating the commitment of municipal officials. Each of the two communities should adopt this comprehensive plan that outlines potential growth patterns and development opportunities.

Action 1.1.2 – We would like to create a “citizen advisory committee” that includes the assessor, a school representative, a Village and Town Board member and other residents to determine ways and recommendations to maximize our tax rate in the Town and Village.

Action 1.1.3 – The Town and Village should address the shrinking number of young people in the Town and Village by encouraging and seeking new businesses and employment. These new businesses or industries could include small entrepreneurial enterprises in the Village core or larger scale businesses and Industries in the Town or Village.

Action 1.1.4 – The Town and Village should work with the school to develop life long learning opportunities for residents.. New educational opportunities will ensure that the work force is up to date on training and employment skills that are needed by industries in the community. Explore Adult Education scholastic and vocational opportunities that would enhance the quality of life , develop lifelong music, sports, arts and theater skills without increasing the tax burden.

Objective 1.2 – To take advantage of the opportunities that proximity to the Route 219 improvements can offer to the Town of New Albion and Village of Cattaraugus.

Action 1.2.1 – The Town and Village should officially go on record as supporting the efforts of the Route 219 improvements. The two communities should work with the NYS DOT, County and other local communities to ensure the improvements are realized. This could lead to more opportunities, economic or social, for residents in the Town and Village.

Action 1.2.2 – The Town and Village should request that the NYS DOT, County and local communities work together in developing a “connector” having correct and adequate signage to the Village of Cattaraugus. This connector could be developed as a “scenic parkway”.

2.2 Housing

Goal 2 – To ensure that clean, affordable housing is available to all residents.

Objective 2.1 – To improve the overall condition of housing in the Town and Village.

Action 2.1.1 – Many rental units in the Town of New Albion and Village of Cattaraugus may be below building code requirements. The Town and Village should enforce existing zoning codes to ensure residents have a safe, clean and affordable place to live.

Action 2.1.2 – Efforts should be made to encourage a greater range of housing options.

2.3 Economy

Historically the Southern Tier West Region of New York State, Cattaraugus, Allegany and Chautauqua counties have been economically distressed. We need to promote our Agricultural Heritage and Agricultural Economy. Tourism is also an economic driver. We need to promote Local Arts, History and Cultural Events with strong investment to restore the Village of Cattaraugus to a Vital, Dynamic, Attractive Center of Activity.

Goal 3 – To expand the existing economic base and increase employment opportunities for our residents.

Objective 3.1 – To retain existing businesses in the Town of New Albion and the Village of Cattaraugus.

Action 3.1.1 – Representatives of the Town and Village Boards should be encouraged to maintain regular communication with the managers of local businesses and industries. Open communication will encourage greater understanding between the two entities and will facilitate better decision-making.

Objective 3.2 - Stimulate new and entrepreneurial establishments, businesses and enterprises promoting opportunities in the Town of New Albion and Village of Cattaraugus.

Action 3.2.1 – Representatives of the Town and Village should encourage new business and new ideas, both large and small.

Action 3.2.2 – The Town and Village should embrace the development of a marketing plan for the community to reach out to prospective businesses.

2.4 Land Use

Goal 4 – To preserve the natural beauty of the Town and Village.

Action 4.1.1 – The Town and Village are located in the hills with spectacular views. These vistas should be protected and remain uncluttered from extensive development as per our Mission Statement.

Action 4.1.2 – The Town and Village should follow local laws to regulate the development of wind turbines and solar panels. The negative visual impacts of these towers can be mitigated.

Action 4.1.3 – The Town should develop criteria for scenic byway designations and protect the rural natural character of the most scenic roads with a scenic road designation ordinance.

Objective 4.2 – Regulate land uses in the Town and Village to minimize conflicts, promote stewardship of the land, and improve the overall experience in New Albion and Cattaraugus.

Action 4.2.1 – Both the Town and Village should review and if needed, update their zoning ordinance and subdivision regulations and develop other land use regulations to reflect the findings of the Comprehensive Plan. The Comprehensive Plan offers long-term vision for the Town and Village and the land use regulations should be used to implement this vision.

Action 4.2.2 – The Town and Village should promote new development near the Village. This does not preclude development from other portions of the Town, but higher density or intensive housing, commercial and industrial development would be concentrated in and around the Village. The Village offers sewer, water and other services that are required for more intense development and this could reduce costs for development. In addition, the rural character of the Town can be protected as new development is directed towards the Village.

Objective 4.3 – To maintain the individual identity of both the Town and Village.

Action 4.3.1 – The Town of New Albion and Village of Cattaraugus have very distinct characters that can be maintained and enhanced. The Town should maintain its rural character through the implementation of zoning, subdivision regulations and other land use regulations. The Village should enhance its historic character by implementing an historic overlay district, establishing a design review process in the core area, and promoting the maintenance of residential structures throughout the entire Village.

2.5 The Environment

Goal 5 – To preserve natural resources in the Town and Village.

Objective 5.1 – To recognize the importance of environmental features in the Town and Village.

Action 5.1.1 - The Federal Emergency Management Agency (FEMA) maps floodplains for use by municipalities. The Town and Village should discourage all development from floodways; floodways are the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment in order that the 100 year flood can be carried without substantial increases in flood heights. These floodplains are clearly defined for both communities and all development should be discouraged in these areas.

Action 5.1.2 - Extensive development should be discouraged from the hillsides in the Town and Village to protect views and prevent significant impacts to these areas; new proposals should be reviewed on an individual basis to determine the visual and environmental impacts on the hillside and its scenic character.

2.6 Transportation

Goal 6 – To improve overall access to the Town of New Albion and Village of Cattaraugus.

Objective 6.1 – To capitalize on the opportunities offered by signage from US Route 219. This will increase tourism traffic and spin-off businesses, etc.

Action 6.1.1 – The Town and Village should create necessary rural, artistic, historic signage from US Route 219 to the Village of Cattaraugus and through the Town of New Albion.

Objective 6.2 – To actively pursue links to the existing Pat McGee Trail and the future expansion of the trail north to Gowanda and Zoar Valley. Also join other trail systems in the area for a far-reaching trail system.

Action 6.1.1 - Access to the Town and Village has been expanded for alternative modes of transportation by the completion of Phase 1 of the McGee Trail. Additional links from the schools, retail businesses and residential areas should be developed to promote healthier lifestyles and safer pedestrian/bicycle routes.

Action 6.1.2 - The Village should develop a trailhead park on Main Street to provide parking for both vehicles and snowmobiles to encourage outside trail users to visit the business area and develop the Hotel into a destination on the trail system.

Objective 6.3 – A greater range of options for transportation is needed to recognize the unique, scenic roadways as an asset for both communities.

Action 6.3.1 - The Town and Village should develop a scenic drive through the two communities that links the unique and spectacular features. Signage could be used to direct people through the scenic drive in conjunction with New York's 'Path Thru History'. In addition, interpretive signage on the region's history could be included along the drive including Native American Trail postings.

Action 6.2.2 - The Town and Village should encourage future upgrades and improvements to Route 353; the road is vital to the communities and should be maintained at regular intervals. The brick streets within the Village should be carefully maintained as well.

Action 6.2.3 – Rural roadways need to be preserved in their “old timey” status. Encroaching byway growth is not undesirable, but must be pruned with an eye on sense of place.

2.7 Community Facilities

Goal 7 – To ensure that the residents of the Town and Village have access to important community facilities.

Objective 7.1 – To improve the existing infrastructure for future growth.

Action 7.1.1 - The Town and Village have adequate sewer and water services to meet current demand. These services will need to be re-addressed as the Village develops.

Objective 7.2 – To make telecommunications access a priority.

Action 7.2.1 - Working with surrounding communities and schools, the Town and Village should attract and develop technology that is required for “telecommunications access”. This should include, but not be limited to, the provision of cable throughout the Town and Village or development of fiber optic technology to allow internet and/or “wireless communications” access.

Objective 7.3 – To improve public spaces that promote civic pride and interaction among residents.

Action 7.3.1 - The development of local pedestrian/bicycle trails should be considered by the Town and Village. One trail could weave through natural resources (wetlands, along creeks, through hillsides, old Native American trails and historic pathways) to allow youth and visitors a unique, natural experience. In addition, a “walking tour” through the historic portions of the Village could be developed; this tour should include interpretive signage that focuses on unique characteristics of the Village. A brochure illustrating highlights of the tour could also be considered.

Action 7.3.2 -The Town and Village should contact surrounding communities and the County to determine the possibility of developing regional pedestrian/bicycle trails. Once the Town and Village establish a local trail system, these trails should be integrated into a larger system that could become a great unique tourist attraction. The development of the continuation of the “Rails to Trails” system should be encouraged along existing railroad tracks.

Action 7.3.3 - The Town and Village should encourage the development of opportunities to learn and experience the feeling of accomplishment that working and serving the community offers. A gathering place could include opportunities for sports, crafts, club activities and other types of entertainment as well.

2.8 Agriculture

Goal 8 – To preserve, protect and enhance agricultural lands, and businesses thus maintaining our rural agrarian character and lifestyle.

Objective 8.1 – Ensure the future viability of farming and agricultural businesses in our Town where agriculture was historically our economic base.

Action 8.1.1 - Increase and maintain an appreciation and understanding of farming and farming processes, the strategic and environmental value of farmland, and family farming as a business and a way of life.

Action 8.1.2 – Land uses near agricultural resources should be low impact and not environmentally degrading.

3.0 Population and Housing Characteristics

3.1 Introduction

The Town of New Albion and the Village of Cattaraugus is situated in a rural area. This chapter contains demographic information about the Town of New Albion and Village of Cattaraugus. Accurate information about population, housing, and workforce of the Town and Village residents is necessary to draft a relevant plan for the future.

Unless stated otherwise, all data is from the United States Census Bureau and the US Census Bureau via www.towncharts.com or city-data.com

3.2 Existing Population

The overall population of the Village of Cattaraugus has decreased since 1980 and increased from 2010 to 2015. The town of New Albion has experienced an increase from 2000 to 2005, and a decrease from 2010 to 2015.

According to year 2000 Census figures, the population of the Town of New Albion was 993 and the Village of Cattaraugus was 1,075. The overall increase in population from 1990 to 2000 was 90 persons (4.6%), for a total of 2,068. The overall change from 2000 to 2010 was -96 persons or -4.6%, total population was 1,972. From 2010 to 2015 the population increased in Cattaraugus to 1035 (+3.3%) and decreased in the Town to 853 (-4.3%).

Density of the Town of New Albion is 52 persons per acre.

Table 3.2 – A Population Change Combined Village/Town Population (1980-2015)

Year	Population	Village	Town	Loss/Gain
1980	2,156	1,200	956	
1990	1,978	1,100	878	-178
2000	2,068	1,075	993	+90
2010	1,972	1,002	970	-96
2015	1,888	1,035	853	-84

Source: *Cattaraugus, New York Demographics Data – Figure 1* and *New Albion, New York Demographics Data – Figure 1* at www.towncharts.com

Loss from 1980 to 2016 is 268 persons, 84 persons less in just five years from 2010 to 2015.

Both Village and Town population has decreased significantly from 1980 levels. The staggering tax rate on real estate is a likely factor in this declining population. Another factor is the decline in economic opportunity.

Table 3.2 – B Household Trends

The average size family unit is 2.8 people.

Composition	New Albion	Cattaraugus
Married	59%	58%
Never Married	22%	25%
Divorced	12%	12%
Widowed	7%	5%

64% of all households are families.

Table 3.2 – C Head of Household Families

Composition	New Albion	Cattaraugus
Married Couples	81%	78%
Male Alone	7%	4%
Female Alone	13%	18%
Birth Rate (2015)	5%	9%

Unwed mothers are 17% of the birth rate- both places
Town of New Albion and Village of Cattaraugus –
77% of unwed births are to mothers living 100-199% of the poverty level and all unwed mothers have some college or an associates degree.

Source: US Bureau of the Census via www.towncharts.com

3.3 Age

An age analysis enables a community to address ‘young’ and ‘old’ issues within their community. If a community has a relatively young population, then services such as daycare, schools and recreation may be required. Conversely, if a community has an older population, social services, medical care, or nursing homes may be in demand.

The population of the Town, Village and County has also been aging.

In 2015, Town of New Albion median age is 48.6 years, above the Cattaraugus County median age given for 2010 at 41.4 years and for 2014 the mean age is 47.5 years, with males at 47.5 years and females at 49.3 years, with the ratio of male to female at 50% each. Cattaraugus Village has 49% males to 51% females.

Age Breakdown / % of Total Population

**Table 3.3 – A Age Breakdown / Percent of Total Population
Town / Village (1980-2015)**

Town of New Albion	1980	1990	2000	2015
>14	20.4%	23.0%	23.3%	20.8%
15-29	28.5%	18.5%	16.2%	8.3%
30-59	36.4%	40.9%	43.7%	40.3%
>60	14.7%	17.6%	16.7%	30.6%

Village of Cattaraugus	1980	1990	2000	2015
>14	25.7%	24.4%	22.2%	22.3%
15-29	22.7%	20.6%	17.5%	10.8%
30-59	31.1%	33.7%	40.1%	40.9%
>60	20.5%	21.2%	19.6%	26.0%

Sources: Town / Village, 1980-2015, US Census via www.towncharts.com and www.citi.data.com

The percentage of population under the age of 14 has remained relatively constant over the past 35 years. However, this age group lacks mobility, and is largely affected by the population of their parents – most likely within the 25 to 45 age range. The new elementary – middle – high school complex may be enticing parents to stay in the area. Young working people from 15 to 29 saw a significant decrease. From 30 to 59 age group also saw a decrease but not as dramatic. These are the working age adults that become homeowners and begin their own families and support the community. These age groups are dropping fast and soon one could expect the under 14 group to experience the drop as their parents group drops. The over 60 age group has increased dramatically in the Town and Village. The population distribution is changing ever faster.

In 2015 the median age for New Albion was 48.6 years and 41.4 years for the Village of Cattaraugus. This supports the fact that the population is aging. The aged dependency percentage is defined as the percentage of a population aged 65-and over (people who are typically too old to work). A higher percentage means those of working age – and the overall economy – face a greater burden in supporting the aging population.

According to Census 2000 numbers, the Aged Dependency Ratio (percentage of population aged 65+) was 14%. The Aged Dependency Ratio in 2015 was 28.3%, not the 17.5% projected in 2005. This increase indicates that the Town and Village will need to find a way to provide for the needs of the aging population with a smaller productive work force.

Conclusions -

The past population trends (1980-2000) indicated that the Town and Village are losing their young population. This trend has continued and accelerated. The Town and Village population is aging fast as well.

The biggest factor of this population migration is economic in nature. It is a balance of available economic opportunity and cost of living. If the cost of living in the Town and Village (and Cattaraugus County as a whole) remains comparatively low, and available job opportunity exists, then the Town and Village has the best chance to retain its young population and attract new residents. Two factors in particular may advance this trend: the signage from US Route 219 to the Village of Cattaraugus (increasing accessibility to the area), and the spread of recreational tourism opportunities.

3.4- Ethnicity

Ethnicity in a community illustrates the specific breakdown of the population to determine special programs and services that may be required to meet the needs of special population groups.

According to the US Bureau of the Census, both the Town and Village are overwhelmingly

white. 97.6% White in Cattaraugus and 96.3% White in the Town of New Albion for the year 2015. In 1990, 99% of the entire population was white in the Village and Town.

3.5 - Education

The US Bureau of the Census classifies people according to the highest level of school completed or the highest degree received. In assessing a community's employment capabilities, the level of education can indicate the type of industry of business that can be targeted in a community.

Overall, levels of education in the Village and Town have gone up between 1990 and 2000.

The percentage of Village and Town residents with at least a high school degree is compared with County and State averages.

Table 3.5 – A Educational Attainment by Municipality

	Village	Town	County	State
2000 Percentages				
High School Degree or Higher	81.5%	80.6%	81.2%	79.1%
Bachelor Degree or Higher	18.7%	7.4%	14.9%	27.4%
2015 Percentages				
High School Degree or Higher	90.0%	87.0%	88.0%	86.0%
Bachelor Degree or Higher	16.0%	12.0%	18.0%	34.0%

Source: *Cattaraugus, New York Education Data – Figures 1 & 2* and *New Albion, New York Education Data – Figures 1 & 2* at www.towncharts.com

Education attainment has risen overall for the Town, County and State. The Village falls behind at 16% bachelor Degrees in 2015 compared to 18.7% in 2000. 34% of New York State residents hold a Bachelors Degree or greater and 12% to 16% hold a Bachelors Degree or greater in the Town/Village.

School Districts

The Public School District is the Cattaraugus Little Valley Central School District with enrollment in 2014 of 933 students. 88% of New Albion students and 93% of Village of Cattaraugus students attended Public School. Private school and college is available outside Village and Township.

3.6 - Income

For the year 2015, the median reported income for residents in the Town of New Albion is \$34,091 and Village of Cattaraugus is \$34,265, and New York State is \$60,850. All the mean income figures are below the New York State median.

Table 3.6 – A Yearly Median Income (1999-2015)

	1999	2015
Village	\$30,664	\$34,265
Town	\$32,917	\$34,091
State	\$33,404	\$60,850

Source: *Cattaraugus, New York Economy Data – Figure 1* and *New Albion, New York Economy Data – Figure 1* at www.towncharts.com

Table 3.6 – B Median Hourly Wage (2015)

New Albion	\$16.72
Cattaraugus Village	\$17.34
New York	\$24.98

Source: *Cattaraugus, New York Economy Data – Figure 6* and *New Albion, New York Economy Data – Figure 6* at www.towncharts.com

Table 3.6 -- C Median Household Income (2015)

Village	\$41,429
Town	\$41,202

Source: *Cattaraugus, New York Economy Data – Figure 2* and *New Albion, New York Economy Data – Figure 2* at www.towncharts.com

Table 3.6 – D Income Level Comparison

Income in 2015	Village	Town	Cattaraugus County	New York State
Less Than \$10,000	22%	19%	22%	17%
\$10,000 - \$14,999	17%	15%	9%	8%
\$15,000 - \$19,999	6%	8%	8%	7%
\$20,000 - \$49,999	28%	34%	37%	29%
\$50,000 - \$74,000	22%	19%	18%	20%
\$75,000 - \$99,999	2%	3%	4%	8%
\$100,000 or More	4%	3%	3%	11%

Source: *Cattaraugus, New York Economy Data – Figure 3* and *New Albion, New York Economy Data – Figure 3* at www.towncharts.com

Compared to the County and State, the Town and Village have nearly the same percent in the less than \$10,000, \$15,000 - \$19,999 and \$20,000 - \$49,999 and \$50,000 - \$74,999 income ranges as

the County and close to New York State's average as well. The difference is at the \$10,000 - \$14,999 range where both the Town and Village have a higher percentage of these earners and at the higher ranges of \$75,000 - \$99,999 and the over \$100,000 range where Cattaraugus and New Albion do not have the percentage of high earners as the County or especially New York State as a whole.

In 2015, the Town of New Albion labor force participation rate was 54%, unemployed rate was 3%, and total not in the labor force was 46%. The Village of Cattaraugus labor participation rate was 58%, unemployed rate was 3%, and 42% are not in the labor force.

Table 3.6 – E Workers

	Full Time	Part Time	Self-Employed
New Albion	77%	23%	9%
Cattaraugus	78%	22%	4%

Source: *Cattaraugus, New York Economy Data – Figure 19* and *New Albion, New York Economy Data – Figure 19* at www.towncharts.com

In 2015, 26% of families have a single earner in New Albion, with 29% in the Village, while 28% of families in the Town and 25% of families in the Village have no one working.

In 2015, 30% of residents in New Albion have Retirement Income and 24% of Village of Cattaraugus residents have Retirement Income.

In general, income levels in the Town and Village are lower than the majority of New York residents. In addition, 292 people earn less than the poverty level in New Albion Township, the 3rd highest in Cattaraugus County. Of these 198 live in the Village of Cattaraugus. Thus, 15.5% of the population in the Town and 19.2% of the population in the Village worked and still lived below the poverty level in 2015.

In 2000, 118 persons worked and still lived in poverty in the Village. In 2015, 198 persons worked and still lived in poverty in the Village.

This is also shown above as the higher percentage of people earning below \$15,000 residing in the Town and Village than in the County or State.

100% of the Black, 20% of the Hispanic and 14% of the White population live below the poverty level. The Town remains predominantly White at 96.3%, the Village is 97.6% White.

Table 3.6 – G Families Living in Poverty (2015)

Composition	Percentage
Married with Children	11%
Unmarried with Children	45%

Source: *New Albion, New York Economy Data – Figure 27* at www.towncharts.com

Table 3.6 – H Poverty and Education Attainment Level (2015)

Level of Education	Percentage
Less Than High School	24%
High School Graduate	11%
Some College	16%
College Graduate	2%

Source: *New Albion, New York Economy Data – Figure 28* at www.towncharts.com
2015 Homes Receiving Public Assistance

Table 3.6 – I Homes Receiving Public Assistance (2015)

Cattaraugus	20%
New Albion	26%

Source: *Cattaraugus, New York Economy Data – Figure 30* and *New Albion, New York Economy Data – Figure 30* at www.towncharts.com

3.7 - Employment

3.7.1 Occupation of Worker

An occupation is defined as a set of jobs, which involve the performance of a common set of tasks. Occupation is an individual variable, meaning that the occupation of the worker is independent of the industry.

The Town and Village occupational percentages are generally in line with the County. Compared to the County, The Town and Village occupation percentages are slightly lower in Management and Sales/Office occupations, and slightly higher in the Services and Construction/Maintenance occupations.

Table 3.7.2 – A Transportation to Work

Mode of Transportation	New Albion	Cattaraugus
Drive	88%	89%
Bicycle / Walk	7%	9%
Work at Home	4%	2%

Source: *Cattaraugus, New York Economy Data – Figure 33* and *New Albion, New York Housing Data – Figure 33* at www.towncharts.com

Table 3.7.2 – B Average Commute Time

	2000	2015
Town	25.7 Minutes	27 Minutes
Village	22.8 Minutes	27 Minutes
County	21.7 Minutes	22 Minutes
State	31.7 Minutes	32 Minutes

Source: *Cattaraugus, New York Economy Data – Figure 37* and *New Albion, New York Economy Data – Figure 37* at www.towncharts.com

On average, residents spend about an hour a day commuting for work. Travel time is a likely factor that limits the potential for new residents in the work force.

22% of workers live and work in the community.

3.7.3 - Class of worker

Table 3.7.3 – A Class of Worker

	Town	Town	Village	Village	County	County	State	State
Class of Worker	2000	2015	2000	2015	2000	2015	2000	2015
Private Wage & Salary Workers	70.1%	60.4%	71.4%	No Data	74.8%	No Data	63.7%	76.8%
Government Workers	23.9%	23.9%	21.8%	No Data	17.3%	No Data	17.0%	17.0%
Self-Employed (Not in Own Incorporated Business)	5.8%	5.8%	6.5%	No Data	7.3%	No Data	6.0%	6.0%
Unpaid Family Workers	0.2%	0.2%	0.4%	No Data	0.7%	No Data	0.2%	0.2%

Both the Town and the Village have a significantly higher percentage of government employees than the County or State, on average. Private wage and salary workers have decreased in the Town and the State reflecting our loss of Manufacturing jobs.

Table 3.7.3 – B Median Wages for Class of Worker in the Town of New Albion (2015)

Class of Worker	Median Wages
-----------------	--------------

Private for Profit	\$29,306
Private Company	\$28,194
Self-Employed	\$34,500
Private Not-for-Profit	\$31,250
Local Government	\$50,156
New York State Government	\$39,250

Source: *Cattaraugus, New York Economy Data – Figure 42* and *New Albion, New York Economy Data – Figure 42* at www.towncharts.com

3.7.4 – Industry

Industry is the type of activity undertaken by the organization, enterprise, business or unit of economic activity within which a person is employed.

Table 3.7.4 – A Median Income by Job Category (2015)

Job Category	Median Income
Management, Business, & Finance	\$66,250
Education, Legal, Community Service, Arts, & Media	\$37,083
Healthcare	\$57,813
Protective Services	\$54,063
Sales & Office	\$26,389
Natural Resources, Construction, & Maintenance	\$33,125
Production, Transportation, & Material Moving	\$26,625

Source: *New Albion, New York Economy Data – Figure 45* at www.towncharts.com

3.7.5 - Labor Force

All people 16 years old and over who are not classified as members of the labor force are considered to not be in the labor force. This category consists mainly of students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week).

Table 3.7.5 – A Employment Status (2000-2015)

	Town	Town	Village	Village	County	County	NYS	NYS
Employment Status	2000	2015	2000	2015	2000	2015	2000	2015
Population 16<	66.7%	No Data	67.2%	No Data	63.1%	No Data	61.1%	No Data
Labor Force	66.7%	57.0%	67.2%	57.0%	63.1%	No	60.9%	63.0%

						Data		
Employed	63.1%	54.0%	63.2%	57.0%	58.4%	58.0%	56.6%	58.0%
Unemployed	3.5%	3.0%	4.0%	3.0%	4.7%	No Data	4.3%	5.0%
Not in Labor Force	33.0%	46.0%	32.8%	42.0%	36.9%	No Data	38.9%	37.0%

The Town and Village no longer have a greater percentage of labor force as part of their general population. They are far below the State. The unemployment rate has remained low yet the percent not in the Labor Force has risen dramatically. This could be part of the aging population and the loss of young working age residents.

Table 3.7.5 – B Indexed Cost (Based on 100) in 2015

Cost Index	New Albion	Cattaraugus County	NYS
Overall Cost Index	80.5	83.1	116.2
Grocery Index	91.8	91.8	98.6
Housing Index	44.0	52.9	141.7
Utility Index	115.6	115.9	118.4
Transportation Index	104.8	104.8	108.3
Healthcare Index	92.0	92.0	97.8
Miscellaneous Index	87.6	87.6	104.0

Indexed Cost (based on 100) in 2015 at www.towncharts.com

3.8 - Housing

Providing safe, affordable, and high quality housing to residents in the Town of New Albion and Village of Cattaraugus should be a priority. Total housing stock in the town is 1075 Units and 501 Units in the Village in 2015. A 6% increase in the Town and a 4% increase in the Village.

3.8.1 Housing Stock Age

In Cattaraugus County the majority of homes were constructed before 1939. In the Village, over 70% of the structures were built before 1940. In the town, just over 33% of the structures were built before 1940.

Housing Stock Age, 2015

“From 1990 to 2000, nearly 100 new housing units were constructed within the Town. This accounts for over 20-percent of all current structures within the Town. The relative percentage of new housing structures (built since 1990) in the Town is higher than that of the County, indicating that new structures are being built faster in the Town than in the County as a whole. The opposite is true for the Village.”

Table 3.8.1 – A Housing Built in the Town of New Albion

Year Built	Percentage
Before 1939	58%
1940-1949	5%
1950-1959	6%
1960-1969	4%
1970-1979	6%
1980-1989	4%
1990-1999	12%
2000-2009	4%
2010-2013	2%

Source: *New Albion, New York Housing Data – Figure 31* at www.towncharts.com
Houses built in the Town of New Albion

3.8.2 – Housing Occupancy

Table 3.8.2 – A Occupied Housing Units (2015)

Status	Town	Village
Occupied	78%	92%
Vacant	22%	8%

Source: *Cattaraugus, New York Housing Data – Figure 35* and *New Albion, New York Housing Data – Figure 35* at www.towncharts.com

Within the Village, 92% of the units are occupied. In the Town, 78% are occupied.

“The number of vacant housing units in the Village increased from 30 in 1980 to 48 in 2000, an increase of 60%.”

“Between 1980 and 2000, the number of owner-occupied housing units in the Village decreased by 24 units (8%), to a total of 294 units in 2000.”

In 2015 the total number of owner-occupied units in the Village increased to 325 units from 318 units in 2000. In 2015, the vacant housing units in the Village decreased from 48 units to 37 units, a drop of 11 units over the 2000 figures.

“In the Town of New Albion, the occupancy rate is 78% in 2015 and was only 71% in 2000. In 2000,” within the Towns 149 vacant housing units (29%), 134 were listed as ‘seasonal, recreational, or occasional use’. Throughout the County, the ‘seasonal use’ rate is only 12%. This indicates that the Town of New Albion is attracting more summer-homes or other seasonal use residences than other municipalities throughout the County.”

“While seasonal use residences help increase the tax base by adding value to the tax rolls, it has a limiting factor on the local economic base. This is because the owners of the seasonal use property do not use local services on a year-round basis.”

3.8.3 – Housing Values

“In the Village of Cattaraugus in 2000, over 90% of the owner-occupied housing units are valued under \$100,000. The median housing value is \$53,800.”

“The median housing value in the Village of Cattaraugus more than doubled from 1980 to 2000. In 1980 it was \$23,600. In 2000, it had increased to \$53,800.”

“In the Town of New Albion, 86% of the owner-occupied housing units are valued under \$100,000. The median housing value in the Town is \$55,600, higher than the Village median. This is consistent with the age of housing within the respected municipalities. There are four residencies within the Town valued over \$200,000.”

Median housing values in both the Town and Village are lower than the County median of \$60,800 in 2000 and \$84,600 in 2015.

In 2015, 25% of the housing stock in the Town of New Albion has a value of \$100,000 or more, and overall an increase in value was seen.

Table 3.8.3 – A Median Housing Prices (2015)

	2000	2015
Village	\$53,800	\$69,500
Town	\$55,500	\$73,200
County	\$60,800	\$84,600
State	\$293,500	\$283,400

Source: *Cattaraugus, New York Housing Data – Figure 7* and *New Albion, New York Housing Data – Figure 7* at www.towncharts.com and www.citi.data.com

Table 3.8.3 – B Housing Stock Value (2015)

Value	Percentage
<\$50,000	31%
\$50,000 - \$100,000	41%
\$100,000 - \$200,000	21%
\$200,000 - \$300,000	4%
\$300,000 - \$400,000	1%

Source: *New Albion, New York Housing Data – Figure 9* at www.towncharts.com

Median home owner monthly cost with a mortgage is \$1,015 and the median cost without a mortgage is \$472. Median Real Estate Taxes are \$2,206/ year. 50% of the housing stock has a mortgage attached in the Town, while 53% of housing stock is mortgaged in the Village.

Table 3.8.3 – C Median Real Estate Taxes (2015)

New Albion	Cattaraugus	State
\$2,304	\$2,308	\$4,600

Source: *Cattaraugus, New York Housing Data – Figure 21* and *New Albion, New York Housing Data – Figure 21* at www.towncharts.com

3.8.4 Housing Ownership and Rentals

“According to the 2000 census, over 91% of the housing units are owner-occupied. Within the Village, the owner occupied percentage is only 66%. The breakdown is listed below.”

Table 3.8.4 – A Occupation of Housing Units

	Town	Town	Units	Village	Village	Units	State
Status	2000	2015	2015	2000	2015	2015	2015
Owner Occupied	91.1%	75.0%	630	66.6%	71.0%	325	54.0%
Rental Occupied	8.9%	25.0%	205	33.4%	29.0%	135	36.0%

Source: *Cattaraugus, New York Housing Data – Figure 32* and *New Albion, New York Housing Data – Figure 32* at www.towncharts.com

Table 3.8.4 – B Average Rents Collected from Rental Property

Village	\$465 / Month
Town	\$496 / Month
Cattaraugus County	\$617 / Month
State	\$1,132 / Month

Source: *Cattaraugus, New York Housing Data – Figure 8* and *New Albion, New York Housing Data – Figure 8* at www.towncharts.com

Table 3.8.4 – C Types of Housing Units – New Albion (2015)

Type of Housing	Percentage
One Unit Detached	78%
2 Units	7%
3-4 Units	5%
20-49 Units	4%
Mobile Homes	6%

Source: *New Albion, New York Housing Data – Figure 33* at www.towncharts.com

Table 3.8.4 – D Year Resident Moved into New Albion

Year	Owners	Renters
1979 or Earlier	19.8%	1.3%
1980 – 1989	8.8%	1.9%
1990 – 1999	22.8%	1.0%
2000 – 2009	28.8%	21.2%
2010 – 2014	19.9%	74.6%

Source: *New Albion, New York Housing Data – Figures 38 & 39* at www.towncharts.com

Table 3.8.4 – E Median Year People Moved In

	Owners	Renters
New Albion	1996	2011
Cattaraugus	2000	2011
New York	1998	2008

Source: *Cattaraugus, New York Housing Data – Figures 40 & 41* and *New Albion, New York Housing Data – Figures 40 & 41* at www.towncharts.com

3. 9 – Senior Housing

“The Cattaraugus Manor, located at 9 Mill Street, has 24 apartments for Senior Citizens, and the disabled who are on SSI. There is usually a 100% occupancy with multiple names on the waiting list.

4.0 The New Albion and Cattaraugus Economy

4.1 – Cattaraugus County Economic Base

“The County of Cattaraugus was settled primarily by Europeans in the 19th century when laborers constructing the Erie Canal moved southward from Erie County to become farmers and lumbermen. The construction of railroads in the 1840’s and 1850’s influenced settlement patterns and strengthened overall connections with the City of Buffalo to the north. Due to extremely rugged topography of the county, most settlements occurred in the regions lying close to valley floors, near potential water power.

The current economy of Cattaraugus County enjoys the benefit of stability that results from large governmental and institutional employment but suffers the disadvantages associated with a relatively small manufacturing base. Government entities and local school systems generally dominate the list of top employers in the County. Along with hospitals and other private institutions, these types of employers account for 54.8% of total employment in Cattaraugus County, as reported on the census of 2000.

The most promising recent County initiative is the future upgrade and extension of U.S. Route 219 into the State of Pennsylvania.

As mentioned previously, Cattaraugus County is largely comprised of institutional and government employers. Many of the top 20 employers are school systems, hospitals or social service centers. The Cattaraugus County government is now the number two employer reporting 1,325 employees in 2000 (up from 1,150 in 1994). The Seneca Nation of Indians, thanks in large part to the Seneca Allegany Casino, is now number one employer in the County, with 2,000 employees.

Firms that once reported over 1,000 employees have changed significantly. The Dresser-Rand Company, reports only 440 employees, compared to over 1,000 in 1994. Likewise, the West Valley Nuclear Plant also reports hiring only 490 people, compared to over 1,000 people in 1994.

Conversely, the Alcas Corporation now reports having 900 employees. Up from 378 in 1994.

The numbers of manufacturing employers are not large but are relatively diverse and indicate specializations that were more significant in the area during the past three or four decades. There are some large firms specializing in machinery and electronic manufacturing categories and several mid-sized companies in wood products and specialties. Most of the larger firms are centered around Olean, NY.

4.2 – Town and Village Economic Base

This section is intended to provide an overview of the local economic base in the Town of New Albion and Village of Cattaraugus. Local industries, institutions, commercial operations, the agricultural base and tourist opportunities in the area of the Town and Village are examined.

4.2.1 – Industrial Base

While the number of businesses in the Town and Village is not large, they are significant and

support a significant number of workers in the community. The following illustrates some of the major employers in the Town of New Albion and Village of Cattaraugus and includes a brief description of each business:

Setterstix Corporation

This corporation, founded in the early 1900's, specializes in the manufacture of rolled paper sticks for lollipops and cotton swabs; the only location is in the Village of Cattaraugus. The company currently employs 46 people and operates three shifts. Approximately 80% of the employees are recruited from the local area and are typically semi-skilled and paid an hourly wage. The company currently faces significant competition from Mexico, Europe and the Far East and anticipates slow growth over the next five years.

Chester-Jensen Company, Inc.

This company manufactures heat exchange and processing equipment for the meat, dairy, beverage and pharmaceutical industries; the service area for the company is international in scope. Chester-Jensen Company, Inc. has been located in the Village of Cattaraugus since 1873 and has been under current ownership since 1956. The company employees approximately 17 employees. Company Headquarters are located in Pennsylvania. Most employees are recruited locally. Employees at Cattaraugus Plant are typically skilled in areas such as welding and many have graduated from the Cattaraugus County BOCES Welding Program.

Composite Panel Solutions, Inc

Composite Panel Solutions, Inc. is a privately held company which is owned by Horschel Brothers Precision Located in Springville, New York. The Cattaraugus facility specializes in the manufacture of custom composite panels used in the transportation, marine and industrial markets. Currently there are 40 employees at the facility.

4.2.2 – Institutional Base

The major institution in the community, the Cattaraugus-Little Valley Central School District, is also its largest employer. A brief description is outlined below.

Cattaraugus-Little Valley Central School District

The Cattaraugus-Little Valley Central School District merged in July 2000 and consists a campus located in Cattaraugus. The Cattaraugus Campus hosts an elementary pre-K-4, a middle school with grades 5 & 6, a junior high with grades 7 & 8, and a high school with grades 9-12. Currently, 120 professional teachers are employed in the district, with 90 support staff, which includes Aides, Secretarial staff, Custodians and bus drivers. Current enrollment is 893 students.

4.2.3 – Commercial Base

The Village offers a book store, hardware store, drug store, grocery store, beauty shop, car wash, collision shop, deli, restaurant, a Dollar General store, gift shop and a second hand store. One commercial service of particular significance is outlined below.

Bank of Cattaraugus

This institution, located on Route 353 in the Village “downtown” is one of only six independent banks in Western New York; and the oldest. Current assets of the institution are approximately \$20 million. The bank was founded in 1882 with a mission statement that includes serving the needs of local residents; nearly all customers of the Bank of Cattaraugus live within the confines of the Cattaraugus-Little Valley School District. The bank lends money primarily for small businesses and consumer purposes and serves a significant Amish clientele. The bank employs approximately 8 people and growth has been stable over the past five years; the loss of approximately 200 manufacturing jobs in the region has slowed growth of the Bank. The Bank has committed itself to historic preservation and has created the Historic Cattaraugus Corporation (historiccattaraugus.org) and Historic Southwestern New York Foundation.

4.2.4 –Tourism Base

The Village is fortunate to have unique historical buildings and a historical society museum. Additionally, The American Museum of Cutlery (amcut.org) has opened on Main Street. Other tourist-oriented facilities are located on a regional level throughout Cattaraugus County. Our vision is to also offer a variety of local unique shops, farm markets and services that serve the local residents and provide interest to visitors.

Other Outdoor Activities

The Town of New Albion offer fishing, non-motorized boating and a boat ramp, hiking, hunting, picnicking, bicycling and unique flora and fauna identification on state land or by permission from individual landowners.

4.2.5 Agricultural Base

Agriculture is an important part of the landscape and economic base in the Town. There are 7,969 acres of farms in New Albion, of which 4,350 acres are crop and pasture land.

The New York State Agricultural Districts Program provides protection for local farms included in the County’s Consolidated Agricultural District 5. Protections include the right-to-farm and restrictions on local ordinances that would adversely impact agricultural operations.

The farm output generates significant economic activity in the surrounding community.

4.3 – Local Budgets

A municipal budget can be defined as a financial plan that correlates specific revenues and expenditures and serves as a basis for decisions and future expenditures. The Town and Village Budgets are prepared annually. These budgets present the previous fiscal year’s financial data, estimates of revenue and expenditures for the current year and recommendations for the coming year.

New York State procedure for preparing budgets requires that estimates of expenditures be made prior to establishing tax rates and prescribes procedures to be used regarding surpluses or deficits, tax yields, tax delinquencies and emergency appropriations. The purpose of the New York State procedure is to prevent local deficits and extravagance.

4.3.1 – Town of New Albion Budget

The following chart represents budget expenditures, 2002, 2013, 2016 and the financial changes associated with each section of the budget.

Table 4.3.1 – A Town of New Albion Budget

	2002	2013	2016
General A	\$126,883	\$234,260	\$236,575
General B	\$0	\$13,795	\$13,625
Highway DA	\$160,846	\$112,510	\$139,500
Highway DB	\$51,150	\$103,300	\$110,700
Fire Protection	No data	No data	No data
Taxable Value	\$54,434,026	\$57,717,272	\$59,142,302
Amount to be Raised	\$338,879	\$463,865	\$500,400
Tax Rate Village	\$5.29	\$6.008080	\$6.501793
Tax Rate Town	\$6.81	\$9.289412	\$9.928097
Appropriation	\$616,496	\$811,717	\$1,965,992
Revenues	\$176,617	\$248,852	\$1,348,592
Unexpended Balance	\$101,000	\$99,000	\$117,000

www.cattaraugusny.org

The Town Budget is divided into 5 separate funds: General Townwide (A), General Outside Village 9B0, Highway Town wide (DA), Highway Outside Village (DB), and Capital. The money raised in all of these accounts is from property taxes and State appropriations.

General Townwide (A) This fund is used for the salary of the Highway Superintendent and his expenses, for the highway garage expenses, dog control, ambulance, expenses and salaries of officials, dues and insurance.

General Outside Village (B) This fund provides moneys for the library, youth programs, building code enforcement and planning board expenses.

Highway Townwide (DA) This fund is used only for vehicle repair and bridge and road maintenance.

Highway Outside Village (DB) This fund is used only for repair and road construction and snow removal.

The Town has lost a considerable amount of taxable assessment over the past 10 years, although the taxable value has increased recently. The assessed value of the Town continues in decline. A revaluation of properties occurred in 2000. This brought assessed values up to 100% valuation. Expenses such as health insurance and New York State Retirement are increasing. Tax rates have remained stable over the past three years but this is only due to a high unexpected balance from past years. When this balance expires, keeping tax rates stable will be a major issue for the Town to address.

4.3.2 – Village of Cattaraugus Budget

The following chart offers a comparison of prior year's budgets in the Village of Cattaraugus

between 2002 and 2014. The purpose of the chart is to illustrate specific increases and decreases in taxable assessments and the overall tax rate in the Village.

Table 4.3.2 – A Village of Cattaraugus Budget

	2002-2003	2013-2014
General Expenditures	\$495,559	\$745,472
General Reserve	\$358,059	\$660,472
Estimated Ending Balance	\$137,500	\$85,000
Water Expenditures	\$223,000	\$249,010
Water Revenue	\$173,000	\$213,010
Water Ending Balance	\$50,000	\$36,000
Sewer Expenditures	\$112,280	\$153,945
Sewer Revenue	\$100,280	\$103,945
Sewer Ending Balance	\$12,000	\$50,000
Tax Rate Village	\$9.24	\$18.899513
Taxable Value	\$20,944,317	\$22,037,764
Amount to be Raised	\$193,506	\$416,503

www.Cattaraugusny.org

The Village Budget is divided into 4 separate funds: Water, Sewer, General and Capital. A small trust fund also exists from which accumulated interest can be spent during a given budget year. The following offers a brief description of the 4 main funds and their characteristics in the Village of Cattaraugus.

Water Fund – The Water Fund is used only for issues related to the water system in the Village. The fund currently carries approximately \$1,105,000.00 of debt and is anticipated to be paid within 10 to 15 years. The Water Fund is completely supported by Village water rates paid by local users.

Sewer Fund – The Sewer Fund is used only for issues related to the sewer system in the village. The fund carries approximately \$378,000.00 of debt and is expected to be retired in 10 to 15 years. Engineers are currently working on a study to determine the feasibility of expanding the existing sewer district.

General fund – The General Fund is used to pay for police salaries, street maintenance, fire expenses, all other salaries and highway allocations. All money in the General Fund is appropriated from property taxes.

Capital fund – Moneys in the Capital Fund are used to pay for new equipment and for special projects. The Capital Fund is currently paying debt on two highway vehicles and one fire vehicle.

The primary issues related to the budget include the continuing loss of taxable assessments as commercial industries leave the Village. The Village is anticipating the replacement of some water lines to keep the system in satisfactory condition. The Village has eliminated garbage service and one full time employee.

5.0 Land Uses

A community's unique pattern of land use affects how residents, visitors and travelers view that community. One of the purposes of planning is to direct the use of land according to an accepted design before an inappropriate use is approved.

This chapter discusses the existing land uses in the Town of New Albion and the Village of Cattaraugus according to eight categories; residential, commercial, industrial, agricultural, public and semi-public, parks and recreation, wooded and open space.

5.1 Existing Land Use

The total land area for the town of New Albion (not including the Village) is approximately 22,459 acres. Tax parcels, including tax-exempt parcels, account for approximately 21,924 acres (97.6%) of land. The remaining land, 535 acres, is devoted to right-of-way.

The total land area for the Village of Cattaraugus is approximately 715 acres. Tax parcels, including tax-exempt parcels, account for approximately 652 acres (91%) of land. The remaining land, 63 acres, is devoted to right-of-way.

5.2 Residential

The town of New Albion is predominately rural in nature, over 60% of the total Town land is devoted to residential or rural residential use.

The Village of Cattaraugus has a denser concentration of housing as would be expected in a village environment. Types of residences here include multi-family and rental in addition to single-family detached dwellings.

5.3 Commercial

Most commercial uses in the New Albion/Cattaraugus region are concentrated in the Village. Within the Town, there are only four parcels classified as commercial. These four parcels total less than 10 acres.

The Village of Cattaraugus has 1.3 acres or 2% of its total land area devoted to commercial use. The central business district that includes Main, South, Jefferson and Washington Streets provides the majority of businesses to serve the residents of the community.

5.4 Industrial

There are a total of 198 acres of land in the Town of New Albion, or less than 1%, currently used for industrial operations. Composite Panel Solutions, located on Route 353 in the Town, manufactures panels for railroad cars and ship bulkheads.

The Village of Cattaraugus has seven industrial acres, accounting for approximately 1% of its total land area. There are several industries located in and near the central business district, including Setterstix Corporation, Chester-Jensen Co., Inc. and Westfall's Garage and Paint Shop.

5.5 Agriculture

Agriculture represents a significant land use category (33%) in the Town of New Albion, occupying more than 7,300 acres. A majority of classified agricultural land is devoted to livestock; with dairy products, cattle, and horse farms accounting for more than 70% of all agricultural land in the Town. Field crops and other agricultural land accounts for only 25% of the Town's agricultural lands. Vacant or abandoned agricultural lands account for 4% of the Town's agricultural lands. Numerous parcels in the Town are included in Cattaraugus County's Consolidated Agricultural District 5.

In the Village of Cattaraugus, agriculture accounts for 13% of the total land area; over 84 acres are characterized as agriculture. This acreage is concentrated in one Village parcel.

5.6 Community Service / Public Service Lands

This land use category includes all public and semi-public land uses such as schools, non-profit organizations, religious/church buildings and public facilities. Approximately 115 acres (less than 1%) of Town land and 112 acres (approximately 17%) of Village land are comprised of Public/semi-public land.

5.7 Parks and Recreation

This category includes all areas used by groups for recreation, amusement and entertainment, as well as forested lands, private preserves, and other wild areas.

Approximately 700 acres (3%) of total land area in the Town are comprised of land dedicated for recreational or conservation use. In the Village, approximately 11 acres (1.7%) are devoted to such uses.

The Town of New Albion offers fishing, non-motorized boating and a boat ramp, hiking, hunting, picnicking, bicycling and unique flora and fauna identification on state land or by permission from individual landowners.

Village Park is located in the northern section of the Village of Cattaraugus and owned by the Village consisting of 4.6 acres. The current school yard has additional ball fields and recreation areas. All sites offer open play and park areas.

5.8 Wooded and Open Space

In the town of New Albion, forested areas takes up a substantial amount of land; 12,742 acres or 46% of the total land area is classified as wooded and are located predominantly near the borders and on the steep slopes along the valleys.

Approximately 32 acres or 5% of total land area in the Village of Cattaraugus is classified as wooded. A few wooded parcels are found near the northern and southern village boundaries.

The land use category includes all land that contains no built structures. Land that was formerly used for agricultural purposes but no longer being farmed is also included.

In the Town of New Albion, a total of approximately 4,747 acres is currently vacant; this accounts for 18% of the total land area. While these areas are scattered throughout the Town, the largest vacant tracts are found in the northwest corner and along the Town's southern border.

The Village of Cattaraugus contains approximately 280 acres of vacant land, or 41% of its land. Some vacant sites are situated in the midst of residential areas, but the largest vacant sites are found in the northern part of the Village near Leavenworth Street and the railroad tracks; other vacant spots are located at the end of Waverly, Lincoln and Scott Streets near the eastern border. Most vacant land in the Village is unusable because of the topography; steep and sliding slopes often make development unfeasible.

6.0 Environment

This chapter focuses on the characteristics of the natural environment of the Town of New Albion and the Village of Cattaraugus. The location and quality of natural resources play an important part in the future growth of these communities. Any development that takes place should not jeopardize the integrity of the natural environment; rather, it should both complement and preserve the features that so enhance the unique rural appeal of this region.

6.1 Steep Slopes

Areas with steep slopes can impede development, making construction, access and maintenance of properties more difficult. Therefore, these areas should be avoided for all but recreational uses.

6.2 Wetlands

Based on NYSDEC maps, there are seven wetland areas located partially or entirely in the Town of New Albion, while the Village of Cattaraugus has no wetlands within its borders.

6.3 Floodplains

The Federal Emergency Management Agency (FEMA) has mapped all areas located within the 100-year floodplain, that is, those areas likely to flood once every 100 years. Buildings located within the 100-year floodplain typically have flood insurance to protect against flood damage. Banks also require flood insurance before approving mortgages for homes located in these areas.

Flood-prone areas in New Albion are located along the South Branch of the Cattaraugus Creek in the northern part of Town, along Conewango Creek from the town's western border to Mayo Road, and in the southeastern corner of town from Linlyco Lake to Little Valley Creek. Flood-prone areas in the Village of Cattaraugus follow the South Branch of the Cattaraugus Creek and its tributary.

7.0 Transportation

This section examines the existing transportation network in the Town of New Albion and Village of Cattaraugus, including federal, state, county and local roads; public transit, and air and rail facilities.

7.1 Roads

The road network in the town of New Albion – Village of Cattaraugus region consists of New York State, county and local roads.

U.S. and Interstate

There are no U.S. or Interstate roadways in the New Albion or Village of Cattaraugus, however, U.S. Route 219 indirectly impacts the transportation system in these two communities.

The Town and Village also have the advantage of being located near Interstate 86, more commonly known as the “Southern Tier Expressway”. This road originates near Erie, PA and traverses the southern portion of New York State all the way to New York City.

Good signage on the connecting roads from New Albion / Village of Cattaraugus communities with Route 219 and Route 86 has been identified by local residents and officials as a specific community need.

State

The only New York State road in the area is Route 353 which extends from Dayton in northwestern Cattaraugus County to the Town of Salamanca, passing through the Town of New Albion and Village of Cattaraugus.

County

There are six Cattaraugus County routes serving the New Albion – Cattaraugus area. Route 5, 6, 7, 10, 12 and 76.

Local

The Village of Cattaraugus maintains a total of five miles of paved roads. There are no graveled or dirt roads in the Village.

The Town of New Albion maintains a total of 60 miles of roads. Most of the roads are paved. Leaving only a small section of Snyder Hill Road to illustrate nostalgic historic travel in time for tourist attraction.

7.2 Other Routes – Walking, bicycling, snowmobile, four-wheeler

Sidewalks are in place throughout the Village of Cattaraugus for pedestrian use. There are no sidewalks in the Town of New Albion. The Pat McGee Trail from Salamanca to the Village of Cattaraugus.

7.3 Public Transit

There is no local bus service at this time thru the Town of New Albion or the Village of Cattaraugus

7.4 Air

There are no airport facilities in the Town New Albion or Village of Cattaraugus.

Greater Buffalo International Airport – Located in the town of Cheektowaga approximately 50 miles north of New Albion and the Village of Cattaraugus, this airport serves the vast majority of long-distance travelers in these communities.

Chautauqua County Airport at Jamestown – This airport is located roughly 35 miles southwest of New Albion / Cattaraugus.

Olean Municipal Airport – This airport is open to the public for private corporate and cargo activity; no commercial air activity takes place at this facility.

7.5 – Rail

There is no rail line serving the New Albion / Cattaraugus communities at this time. The existing rail line , the “New York and Lake Erie Railroad” is in need of repair to be serviceable.

8.0 Community Facilities

This section examines the existing community facilities in the Town of New Albion and Village of Cattaraugus, including municipal services, public safety, and community services such as educational facilities, health care services, social service agencies, library services, recreational programs and cultural/historic resources.

8.1 Municipal services

Municipal services include public water and sewer systems, electric, gas, telephone lines. The location of these services can impact the extent and type of development that takes place. Some commercial, industrial and residential developers perceive water and sewer infrastructure as important to the success of a project.

8.1.1 Water and Sewer

Water

The Village of Cattaraugus public water system services the Village and portions of the Town of New Albion. The water system serves roughly 97% of the Village households and 4% of Town households; the remainder relies on privately drilled wells for their water supply.

The water tank and reservoir are located at the end of West Street in the Village. Water supply for the system is obtained from springs as well as the Blackmar and Cobo wells located south of the Village. The reservoir reaches a height of 18 feet when full (approximately 696,000 gallons); when water falls to 16.7 feet, the well water refills it. Roughly 200 gallons per minute are needed to supply the Village residential and non-residential users. Current capacity is sufficient to meet all needs.

Sanitary Sewer

The Village of Cattaraugus sewer system lies entirely within the Village boundaries and does not extend into the Town of New Albion (except for the main trunk that runs to the treatment plant in the Town). Approximately 40% of Village residents are served by the system, which treats sewage by using a trickling sand filter system with ultra-violet light.

8.1.2 Solid Waste

Municipal garbage collection is no longer available to Village of Cattaraugus residents. Village and Town residents utilize private contractors for their garbage disposal.

8.1.3 Electric and Gas

Electricity for the Village of Cattaraugus residents is provided through National Grid Corporation. For Town of New Albion residents, electricity is provided by New York State Electric and Gas (NYSEG) and Steuben Electric.

8.1.4 Telephone and Cable

Telephone service for the New Albion – Cattaraugus region is provided by Verizon. Cable television service in the area is provided by Spectrym through the company's Springville office. Cell phone reception is limited within the Town and Village. Cable service is available in the Village only. There is an increasing need for broadband service Townwide.

8.2 Public Safety

The provision of public safety services is important to the quality of life a community offers to its residents. The degree of safety in a particular area affects the overall level of satisfaction residents feel about their community. Public safety includes the provision of police, fire protection and emergency services.

Law Enforcement

Law enforcement in the Village of Cattaraugus is provided by New York State Troopers, Cattaraugus County Sheriff's Department and the Village Police Department.

In the Town of New Albion, police protection is provided by New York State Troopers and Cattaraugus County Sheriff's Department.

Fire Protection

The New Albion – Cattaraugus Fire District provides fire protection for both the Village and Town of New Albion. The department maintains a contract with the Town for these services. A small corner of the Town of Persia is also within the Department's jurisdiction. The fire station is located at the corner of South Main Street and Memorial Drive, in the Village. There are approximately 50 volunteer members that serve the Fire Department.

Emergency Services

Ambulance services are provided to both the Village of Cattaraugus and the Town of New Albion by the Cattaraugus Area Ambulance Association, a private organization. There is one ambulance which is kept at a new Ambulance Hall on South Main Street in the Village.

Cattaraugus County has an enhanced-911 emergency system in place since 1993. This service, available 24-hours a day, enables the caller's address to be directly transmitted to the emergency office, adding to the speed and accuracy of responses. Calls to the E-911 system are handled by operators in Little Valley, Salamanca and Olean.

8.3 Community Services

This section describes the various community services – educational facilities, health care services, social service agencies, library services, recreational programs and cultural / historic resources available to residents of the Cattaraugus – New Albion region.

8.3.1 Education

Cattaraugus Little Valley Central School system

The vast majority of students in the Village of Cattaraugus and Town of New Albion attend the Cattaraugus Little Valley Central School located on Carter Street in the Village of Cattaraugus. This school has a 50 acre campus and just completed a \$75 million dollar upgrade including an 800 seat auditorium.

Pine Valley Central School

A few students in the western portion of the Town of New Albion between County Road 6 and Barker Road attend Pine Valley Central School located on Route 83 between South Dayton and Cherry Creek.

League for the Handicapped, Inc.

This state approved private facility located in the Village of Springville serves handicapped children up to 7 years old within a 50-mile radius, including Cattaraugus County. Eligible children are referred to the facility by the county in which the child resides. The student's tuition is paid by the county and reimbursed by the NYS Education Department and Cattaraugus and Wyoming Counties Head Start

8.3.2 Healthcare

Many healthcare options are available within the area.

Gowanda Urgent Care, Gowanda, NY

Bertrand Chaffee Hospital, Springville, NY

Brooks Hospital in Dunkirk, NY

Lake Shore Hospital, Irving, NY

Olean General, Olean, NY

Concord Medical Center, Springville, NY

Olean Medical Group, Olean, NY

Comstock Hospice Care Network, Olean, NY

Many clinics from these facilities are available in Little Valley, Salamanca and Gowanda

8.3.3 Social Services

Project Echo

Sponsored by the Cattaraugus County Department of the Aging, provides daily noon meals for seniors in the vicinity.

Cattaraugus County Health Department

Provides immunizations and several health screenings for residents. They also review all sewerage and septic applications, as well as testing drinking water.

Cattaraugus County Department of Mental Health

The Department operates counseling centers in the cities of Salamanca and Olean that residents can utilize.

The Village of Cattaraugus has had an active Women's Civic League for over 105 years.

8.3.4 Recreational Facilities and Programs

There are several recreation facilities and programs available to residents of the Village of Cattaraugus and Town of New Albion

The surrounding area is over 90% wooded, growing the finest hardwood for the furniture industry in the world. We are close to National, State and County forest areas.

There are two parks in the vicinity owned by New York State; Catic Pond located on NYS Route 353 north of the Village of Cattaraugus and extending into the Town of Persia and New Albion Lake on Mosher Hollow Road. Both sites offer fishing, non motorized boating and a boat ramp. These along with numerous public access trout fishing streams, ponds and reservoirs are available to residents.

Railroad Park at the corner of Main Street and West Hill road is the former location of the railroad depot and now serves as a passive park.

The Cattaraugus Fireman's Grounds are located at South Street and Memorial Drive, this site includes a pond, softball field, picnic grounds and club house and also offers volleyball and horseshoes.

Skinner Hollow Wilderness Area is one mile from the Village Center. It is a fifteen mile long uninhabited valley with 'The Nature Conservancy' presence.

The Village of Cattaraugus owns Village Park in the northern section of the Village. It offers open play and a park area.

The Village has had an active Youth Recreation Council for 67 plus years.

Recreational uses in the Town of New Albion include the private membership swim clubs at Skyline and Wildwood Pools. The Free Methodist Camp recreational area is located near the intersection of State Route 353 and County Road 6.

There is a combined recreational program that is run jointly by the Towns of Otto, East Otto and New Albion and the Village of Cattaraugus. The program provides swimming lessons to all children within the service area during July and August. Funding for the program is provided by the four municipalities with a small reimbursement from the New York State Youth Bureau.

Other summer programs for children include soccer, midget and pee-wee football, t-ball, Babe Ruth and Little League baseball, swimming and wrestling. The County offers a summer travel soccer program for high school age youth and the library offers summer reading programs.

Recreational amenities located within a short distance on the Cattaraugus - New Albion communities include Holiday Valley Ski Resort, Zoar Valley Multiple Use Area, Rainbow Lake, Allegany State Park, Kinzua Dam/Reservoir, Seneca Allegany Casino, Highbanks, Campground, and Cattaraugus Territory Facilities.

The McGee Trail is a "Rails to Trails" route that offers opportunities for hiking, biking, equestrian and snowmobile activities along a 12.4 mile converted rail bed between the Village of Cattaraugus and the City of Salamanca. No motorized vehicular use is allowed except snowmobiles.

Senior Citizens building on South Street is the meeting place for the Let's Travel Club and other activities for senior citizens.

8.3.5 Cultural / Historic Resources

Historic pre-1900 buildings in the Business District are all declared historic by the National Park Service. The unique placement of the Village on a hillside with its brick streets and historic lighting makes a scenic vista in the Allegany foothills. Being part of the "Snow Belt" where snowfall averages 170 inches per year makes an ideal picture for any season. This unique remote place is close to large population centers of North America with many million people just 4 hours away. We are only 12 miles from one of the largest ski area in New York State.

Library Services

The Cattaraugus Free Library serves the Cattaraugus – New Albion community and has for over 105 years. Centrally located on Main Street near Washington Street. The Cattaraugus library is part of the Chautauqua-Cattaraugus Library System, which operates a bookmobile throughout the region. The library also offers a story and craft hour and "reading game" during holidays and summer months for area children. The library has recently renovated space to create a meeting room available for community use.

Museums

The Historical Society Museum is located at 23 Main Street in the Village and operated by the Cattaraugus Area Historical Society. This houses historical photos and records as well as artifacts and collections pertinent to the area. It is open for tours upon request.

The American Museum of Cutlery is unique to the Western Hemisphere, and is also located on Main Street. It highlights the area's history in the cutlery industry and has been in operation for over 12 years, staffed by volunteers.

Unique Cultures

New Albion includes residents of the unique culture of the Old Order Amish. This provides a historical look at times gone by which is a cultural tourism draw as well as shopping opportunity to purchase unique goods from quaint shops. These historic trades are still needed by local residents and visitors: blacksmithing, horseshoeing, carriage making, carpentry, furniture making, etc.

New Albion is also centrally located between the two large Seneca Indian Territories. The Allegany Territory is approximately 13 miles south and the Cattaraugus Territory is approximately 13 miles to the north.

9.0 SWOT ANALYSIS

9.1 Introduction

A SWOT Analysis is a strategic planning tool used to evaluate the Strengths, Weaknesses, Opportunities, and Threats involved in a project. As a planning tool, a SWOT analysis can help a community identify positive aspects a community can build upon and potential problems with which a community will need to deal.

Strengths and Weaknesses measure a community's internal capabilities. Opportunities and Threats refer to how the external environment affects a community. The general definition used for this analysis was as follows.

Strengths are positive internal factors that shape our community.

Weaknesses are negative, internal factors that shape our community.

Opportunities are potentially positive, external factors that could affect our Community.

Threats are potentially negative, external factors that could affect our Community.

A SWOT analysis can help in turning weaknesses and threats into opportunities, and ultimately into strengths. The exercise can also identify opportunities that will address weaknesses and strengths that will counter threats.

9.2 Environment

Strengths

- Abundance of Unpopulated and Unencumbered environment
- Scenic area, natural views
- Good hunting and fishing
- Unique flora and fauna
- Scenic Rural Roadways

Weaknesses

- Viewsheds unprotected
- Scenic rural roadways unprotected
- No appropriate signage

Threats

- Widening of roads,
- Large tracts subdivided into 5-acre lots

Opportunities

- Develop a way to capitalize on hunting and fishing
- Develop a scenic and rural road ordinance to protect important views and rural roads
- Develop wind tower ordinances to limit the encroachment of towers on important viewsheds
- Promote Open Space and Natural Resource Protection
- Help protect and promote Agricultural uses in the Town

9.3 Community Atmosphere / Way of Life

Strengths

- Friendly, small town atmosphere
- Walk-able community
- Low crime rate
- Not much sprawl
- Strong religious base
- Sense of Privacy / Security

Weaknesses

- Lack of employment
- Lack of dining options
- Lack of shopping options for tourist and residents
- Lack of entertainment
- Lack of jobs, paid or volunteer, for youth
- No New Developer or Subdivision Where New Homes can be Built in the Village.

Threats

- More tracts of land being subdivided
- Unattended and Unengaged Youth
- High Taxes Discouraging Business and New Residents

Opportunities

- Develop a Strong Identity as an Historic Community
- Promote Friendly Atmosphere and Rural Way of Life
- Promote Open Space Qualities
- Develop the Old Hotel into an Historic Dining and Entertainment Venue

9.4 Historic

Strengths

- Many Original Historic Buildings are present and in the Historic National Trust
- Brick Streets and Historic Lighting Create Historic Village Atmosphere
- Historic Cattaraugus Corporation and Historic Southwestern New York Foundation

Weaknesses

- Funding for Renovations has not yet Materialized

Threats

- Lack of Financial Support via Grants

Opportunities

- To Build on Our Historic Community and Protect our Heritage
- Designate and Promote Scenic Areas and Rural roads for Tourism
- To Fund the Search for the Grants to Meet Our Historic Rehabilitation and Tourism Needs

9.5 Community Services

Strengths

- Water and Sewer in Village
- Diversity of Housing Options to Attract a Diverse Population of Residents.
- Active Farming Community
- Strong Community Emergency Services and 911 System

Weaknesses

- High Real Property Taxes
- Lack of Cell Phone and Internet Coverage in the Town of New Albion
- Lack of jobs, paid or volunteer, for youth
- No Tax Incentive to Improve the Look of Properties or Businesses

Threats

- Increase in Taxes

Opportunities

- Look for Ways to Share Resources and Personnel with Neighboring Municipalities such as Code enforcement, Assessors.
- Develop Partnerships with Other Municipalities and Not-for-Profits

9.6 Planning

Strengths

- The Historic Cattaraugus Corporation, a non-profit is already in place, that supports our Unique Historic Town
- We Have an Existing Plan for Development and Renovation of Historic Buildings in the Village.
- Our Community's Mission Statement

Weaknesses

- Threats
- No Designated Funding for Grant Writing
 - Lack of Financial Support for Grant Writing

Opportunities

- Investigate New Grant Funding Sources Such as 'The Governor's Main Street Program for Needed improvements'.
- Develop a Prioritized List of Needed Projects and Grants for Funding Them.
- Develop Trail Connectors to Historic Buildings and Local Businesses from McGee Trail.
- Planning Board stands ready to assist any applicant to develop plans and recommendations to secure permits.

9.7 Economic Development

Strengths

- Three Local Manufacturing Plants - Chester Jensen, Composite Panel Solutions, Setter Stix Company
- Unique Tourist Destination
- Recognized Historical District
- Amish Community
- Clean Rural Small Town Atmosphere
- Natural Unsullied Four-Season Beauty
- Excellent Hunting and Fishing and Outdoor Recreation
- Our Community Attracts People for Its Rural Character
- Walkable Community
- Strong Sense of Privacy and Security in Community with Low Crime Rate

Weaknesses

- Limited Employment Opportunities at this time
- High Real Property Taxes
- Lack of Cell Phone and Internet Service in the Town of New Albion
- Lack of jobs, paid or volunteer, for youth
- Lack of dining options
- Lack of shopping options for tourist and residents
- Lack of entertainment
- No New Development or Subdivision Where New Homes can be built in the Village.

Threats

- Continued Decline in Population and Outward Migration of Worker Age Residents.

- High Taxes Restrict Business Development
- Any Change That Affects Our Rural Image

Opportunities

- Actively Promote and Encourage the Fastest Internet Technology
- Continue Our Pursuit of Granting to Complete the Historic Rehabilitation and Renovation.
- Promote our Community to Attract Businesses with Our Quality of Life, Small Town Features
- Village and Town Boards should consider cooperating with any non-profit organization that is a registered charity with the NYS Charities Bureau,, to promote successful business using the PILOT Program.
- Town and Village boards should consider embracing the Cattaraugus County "Countywide Arts, Cultural and Heritage Plan" issued January 2017.

9.8 Access / Transportation

Strengths

- Well Maintained Brick Main Street in Village
- 15-30 minutes to US Route 219 or I-86.
- 20 minutes to Seneca Allegany Casino, Holiday Valley, Zoar Valley Multiple Use Area and Allegany State Park.
- Pat McGee Trail

Weaknesses

- Lack of Public Transportation
- Historic Rural Roads are Not Protected
- Signage is Inadequate to Attract and Promote our Community
- McGee Trail Does not Currently Continue into Business Section of the Community
- Lack of Downtown Parking
- No Trailhead or Parking for Snowmobiles or Trailers on Main Street

Threats

- Lack of Protection for Rural Roads

Opportunities

- Designate and Promote Scenic Areas and Rural roads for Tourism
- Develop adequate signage to Promote and Attract Tourist to Our Community
- Develop a Trailhead in Downtown Cattaraugus Village.
- Develop More Parking in the Underutilized Village Park Above the Railroad Tracks

10.0 Conclusions / Major themes

The Rural Nature of the Town and Village are an important part of the Community Identity. The People that reside in this area have a passion for our rural atmosphere. The rural nature of the community may be threatened without specific measures taken to protect it.

Residents are happy with the small-town, friendly atmosphere of the area, along with the sense of privacy and security.

A plan needs to be developed to engage the youth of the community in constructive activities, such as work and community service.

The historic nature of the Village is an asset to the community. The fact that the Business District has been named to both the New York State and National Registers of Historic Places is a great beginning to build the future.

Major need to have signs that are complementary supporting our Mission Statement. The Town and Village should be pro consumer and pro business. Every effort should be made to support, attract, promote and welcome any business venture

The MISSION of the Town of New Albion and Village of Cattaraugus governments is to celebrate, conserve and promote a quality residential and rural agricultural lifestyle, while encouraging job formation and maintenance of current and future businesses with an emphasis on historic preservation, education, and tourism. We embrace the rich local history and unique characteristics of our picturesque four seasons locale. We have championed past low income housing efforts and continue to encourage all new housing efforts with local and regional entities. The local State Forest lands, the Pat McGee 20 mile Rails-To-trails route originating here and the Western New York Snowmobile trail traversing within this Village and Township, this region has unrivaled opportunities for year round sports and activities for all to enjoy. Additionally, we celebrate our Old Order Amish Community and the various Amish contributions to our region. The New York State Amish Trail also passes through our Village and Town.