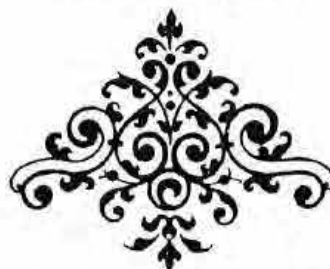


COMPREHENSIVE MASTER PLAN
AND
RURAL DEVELOPMENT POLICIES
FOR THE
TOWN OF OLEAN



Olean, New York

Adopted 4-21-1992

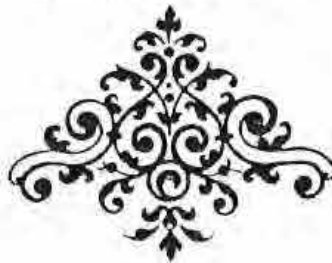
SUMMARY OF EXISTING CONDITIONS AND DEVELOPMENT CONSTRAINTS AND
COMPREHENSIVE PLANNING AND RURAL DEVELOPMENT POLICIES TO BE
CONSIDERED WHEN MAKING LAND USE DECISIONS IN THE TOWN OF OLEAN,
NEW YORK.

PREPARED BY
THE TOWN OF OLEAN PLANNING BOARD
FOR SUBMISSION TO THE OLEAN TOWN BOARD

TOWN PLANNING BOARD MEMBERS
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OLEAN TOWN HALL
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(AS AN ADVISORY DOCUMENT TO BE USED BY THE TOWN OF OLEAN, ITS
NEIGHBORING MUNICIPALITIES, TOWN RESIDENTS, PROPERTY OWNERS,
DEVELOPERS, INVESTORS, AND LOCAL, STATE, AND FEDERAL PLANNING
AGENCIES.)

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ACKNOWLEDGEMENTS

The information used in this report came from many different sources. The report was prepared by the Town of Olean Planning Board through extensive research, deliberation and drafting phases.

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The Town of Olean Planning Board would like to take this opportunity to express gratitude to Michael Kayes, Director; Terry H. Martin, Chief Planner; and Carol O'Brien, Planner in the Cattaraugus County Department of Development, Planning and Tourism, for their technical assistance and support. Other areas of support came from Richard Sauer, City of Olean Planner, New York State Department of Environmental Conservation, New York State Planning Federation, Eugene Williams, Town of Portville Supervisor, U.S. Army Corps. of Engineers, Cattaraugus Economic Development Zone, Mario Zakel, Town of Allegany Planning Board, Cattaraugus County Health Department, State of New York, Office of Rural Affairs, Rodney Sergel, Chairman, Town of Ellicottville Planning and Zoning Board, Peter Markus, City of Olean Public Water Works, Cattaraugus County Industrial Development Agency, Josephine Weiman, City of Olean Historian, Office of Michael Canada, Surveyor and Office of Congressman Houghton. We want to thank these agencies for their technical assistance and support in bringing this project to completion. For further information on these policies, contact the Town of Olean, Town Hall, Hinsdale Highway, Olean, New York, 14760, (716) 373-0582.

PREFACE

There is an increasing need for the Town of Olean, New York, to clarify what its land use policies will be in the coming years. The town finds itself in this position because it is a suburb that surrounds the City of Olean, which is the largest population center in Cattaraugus County. Therefore, the Town of Olean can experience outreaching growth of the city which can no longer find room to expand within its own city limits. The town must also recognize the significance of the Economic Development Zone and what it means to the town's potential growth. The Town of Olean serves as a major access point through which people and commerce enter and leave the City of Olean. Developers, businesses and investors are showing increased interest in the town's potential for development.

The Town of Olean Planning Board is submitting this listing of recommended policies to the Town Board for its consideration, adjustment, and adoption. Once adopted, the Town Board may continue to amend these policies periodically as it wishes to reflect changes in conditions and community values. Such policies are needed to guide planning, development, and zoning actions in a coordinated, cost-effective manner to minimize future demands on the local tax base. The policies establish a framework which gives a purpose and direction to otherwise uncoordinated development projects. If an undesired outcome is apparent, then changes in plans can still be made before construction has started and before investments have been made irrevocably. In this manner, these policies will help insure that all changes occurring within the town are in the best interest of the public health, safety, and general welfare of the community.

These policies are advisory in nature, not regulatory. All permits must be issued on the basis of existing local laws and the town's zoning ordinance, which, over time, should be amended to reflect the intent and purpose of these recommended policies. The Town Board, town residents, and developers can come to rely upon these tools to protect the community's character, quality of life, and environment. The policies affect a township of 1,999 people (1990 Census) residing in an area of 18,927.27 acres (29.5739 square miles). The recommended policies in this report are based on an assessment of major growth factors and existing conditions in the town. They are also based in part, voluntarily, on state coastal revitalization elements because the town has a major waterfront along the Olean Creek and Allegheny River.

It should be noted that additional, more detailed research will be needed to assess the feasibility of specific project proposals. Research will be needed also to ascertain the limits of the local environment's capacity to absorb each new development and its subsequent activity. Each new development proposal also should be submitted by the proponent to the town for full review and approval before any costly or irreversible action has been initiated by the proponent.

EXECUTIVE SUMMARY

It is recommended that the Town of Olean take the following steps to improve its comprehensive planning, development and zoning process:

- Review, and adopt the enclosed inventory and recommended policies. At the same time that the Town Board adopts these policies, it is recommended that it also simultaneously set dates for two public hearings one to be held six months after adoption, and the other to be held in the year 1992. The purpose of these public hearings shall be to discuss amending these policies. Thereafter, the five year review cycles are recommended.

- Update and revise the town's Zoning Ordinance, consolidate all previous amendments into the revised text, and bring the Zoning Ordinance into conformance with the adopted policies. This should be accomplished promptly after the policies are adopted. Once adopted, these policies are advisory in nature, not regulatory, in accordance with General Municipal Law of the State of New York regarding local town planning and land use regulation.

- Prepare and adopt a Subdivision Ordinance for uses in protecting property values, creating more economical site arrangements and protecting the environment.

- Update the enclosed inventory and recommended policies every five years commencing with the year 1996 (i.e., update and revise this document in 1996, 2001, 2006, 2011, etc.). The Zoning and Subdivision Ordinances should be updated soon after each update of the inventory and policies.

- Improve procedures by which the town's Planning Board and the Town Board review and approve development proposals. This should include preparing a capital improvements program as a basis for phased development of water, sewer, and other municipal systems and services between 1991 and the year 2012 (a twenty-year planning period). The capital improvements program should be based eventually on a comprehensive plan which incorporates these policies.

Begin considering, each year during budget hearings, whether or not the town should hire increased planning and zoning services. Increasing pressures for new development create a need for consistent zoning equipment. At present, the town does not employ

a full-time planner or zoning inspector. Nevertheless, the town, as well as the County of Cattaraugus in general, is at a point in its history where it is beginning to experience new growth. This new growth will also bring new and costly problems that can be controlled only through the use of proper planning and land use regulation.

Strategic Concerns Analyzed and Identified

The following concerns have been analyzed and identified by the Planning Board and have influenced the content and scope of the Town of Olean's Master Plan.

Land Use and Housing

1. Where should residential, commercial, and industrial districts be located?
2. What types of residential, commercial, and industrial development should occur?
3. In which areas of the town should population density be specified?
4. How can agricultural land use be preserved?
5. Should additional land be zoned commercial and industrial?

Open Space, Conservation, and Recreation

1. How does wetland location influence development?
2. How much land will be set aside for town parks?
3. What provisions should be made for development in areas susceptible to flooding and erosion?
4. How does elevation differences influence development?
5. Are there certain drainage conditions that deserve special attention?

Community Facilities and Services

1. Where should extensions be added to sewer lines to accommodate new development?
2. Should new development be encouraged near existing sewer lines?
3. Should extensions be added to water lines to accommodate new development?
4. Should new development be encouraged near existing water lines?
5. Will the town be able to offer any new services in the near future?

A. INTRODUCTION

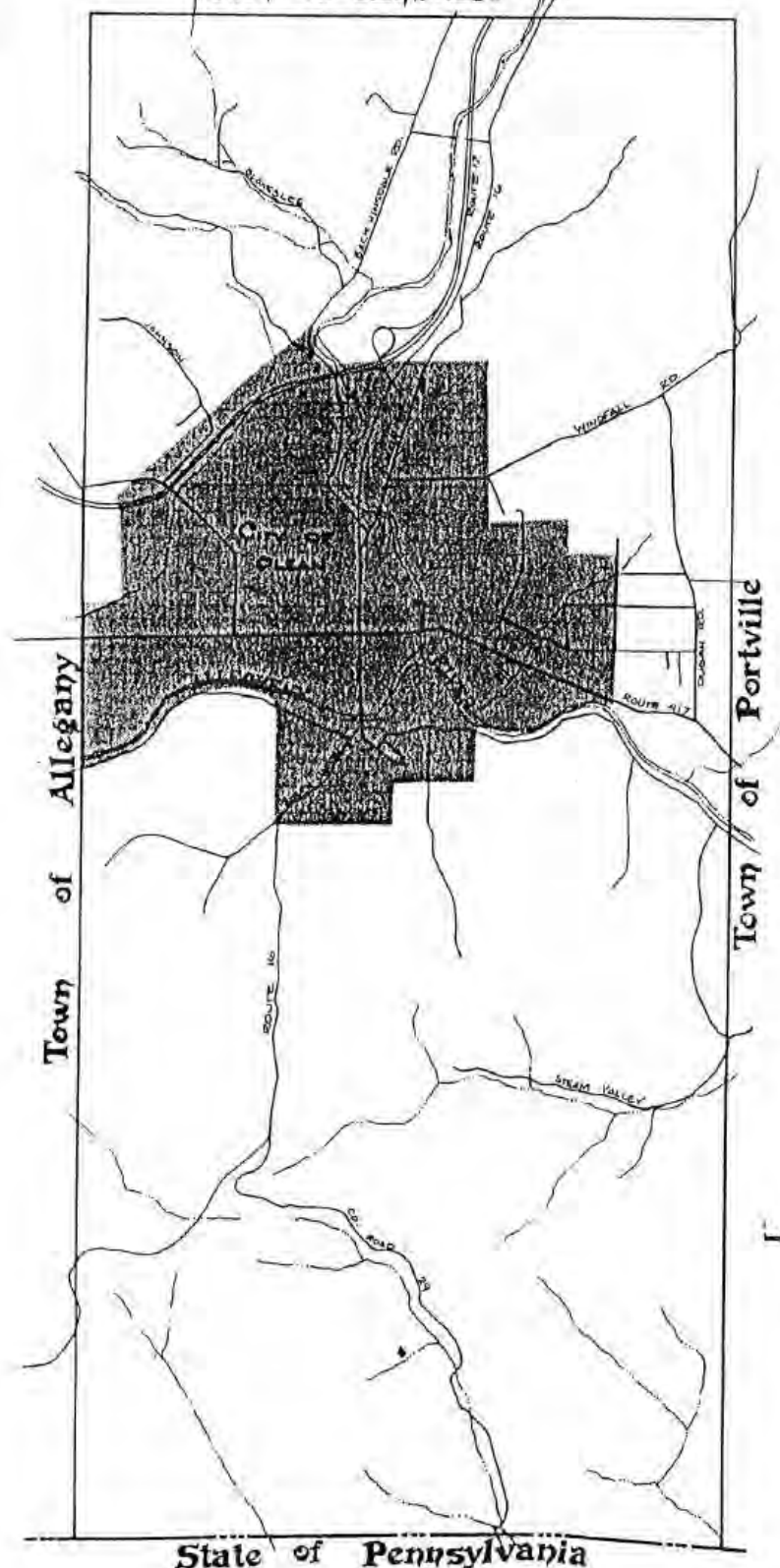
1. The Regional Setting

The Town of Olean, N.Y. is a community with a rural-suburban mix in the most heavily populated southeastern corner of the predominantly rural Cattaraugus County. The Town is situated just north of the Pennsylvania border and approximately 60 miles south of the Canadian border at Buffalo, N.Y. It is rectangularly-shaped, almost completely surrounding the City of Olean, which is the County's largest city with more than 16,700 people. The town of Olean is bounded on the north by the Town of Hinsdale, on the east by the Town of Portville, by the Town of Allegany to the west, and the State of Pennsylvania to the south. It contains (29.5739) square miles (18,927 acres) and has a population of 2294 (1980 census).

The Town of Olean (see Exhibit No. 1) is located at Exit 25 and 26 of the Southern Tier Expressway both exits utilized as a major transportation "gateway" to the region.

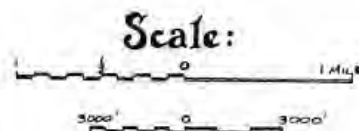
Located in what is commonly known as New York's western Southern Tier, the Town of Olean has a fairly rugged terrain with rolling uplands cut by steep-walled valleys. The Town consists of generally wooded high hills in the southern part and tilled flat land in the area around the City of Olean in the north. The principal water course is the Allegheny River, which flows in a westerly direction through the central part of the Town bordering the City of Olean. It receives the waters of the Olean Creek and Haskell Creek.

Town of Hinsdale



Town of Olean

Cattaraugus County
'State of New York'



2. Historical Perspective

Olean is the 29th largest town in the area in Cattaraugus County.

When the area was purchased from the Indians as part of the Holland Land Company holdings in 1787, it was covered by forests dominated by white pine, hemlock, beech, birch, and maple. Settlement in Olean began about 1804. Situated on the Allegheny River, Olean flourished as a gateway to the west. The river, being in close proximity, offered a cheap and easy thoroughfare to float lumber to market. These were the inducements that convinced the pioneer settlers to build mills and give their attention to manufacturing trees into lumber and shingles. They became a community of lumber men, and continued the business until the available timber was nearly exhausted. Tanneries also sprang up utilizing the Hemlock resource. At the same time, increasing attention was given to tilling the soil in these fertile valleys.

After farming had been successfully established, an oil boom swept through Pennsylvania and reached the Town of Olean. There were numerous wells located in the South end of the Town known as Mt. Herman.

3. The Purpose of this Study

The purpose of this study is to identify existing trends and assets in the Town of Olean as well as changes that have occurred and for public policies. By identifying major assets, this study can be used as a rational basis for preparing, planning, and development policies for the Town of Olean Planning and Zoning Boards, and for the Town Board. The recommendations presented herein represent only the first step in a long term planning process.

This inventory and recommended policies should be updated at least every five years as a part of the continuing planning process.

B. NATURAL RESOURCES

1. Geology

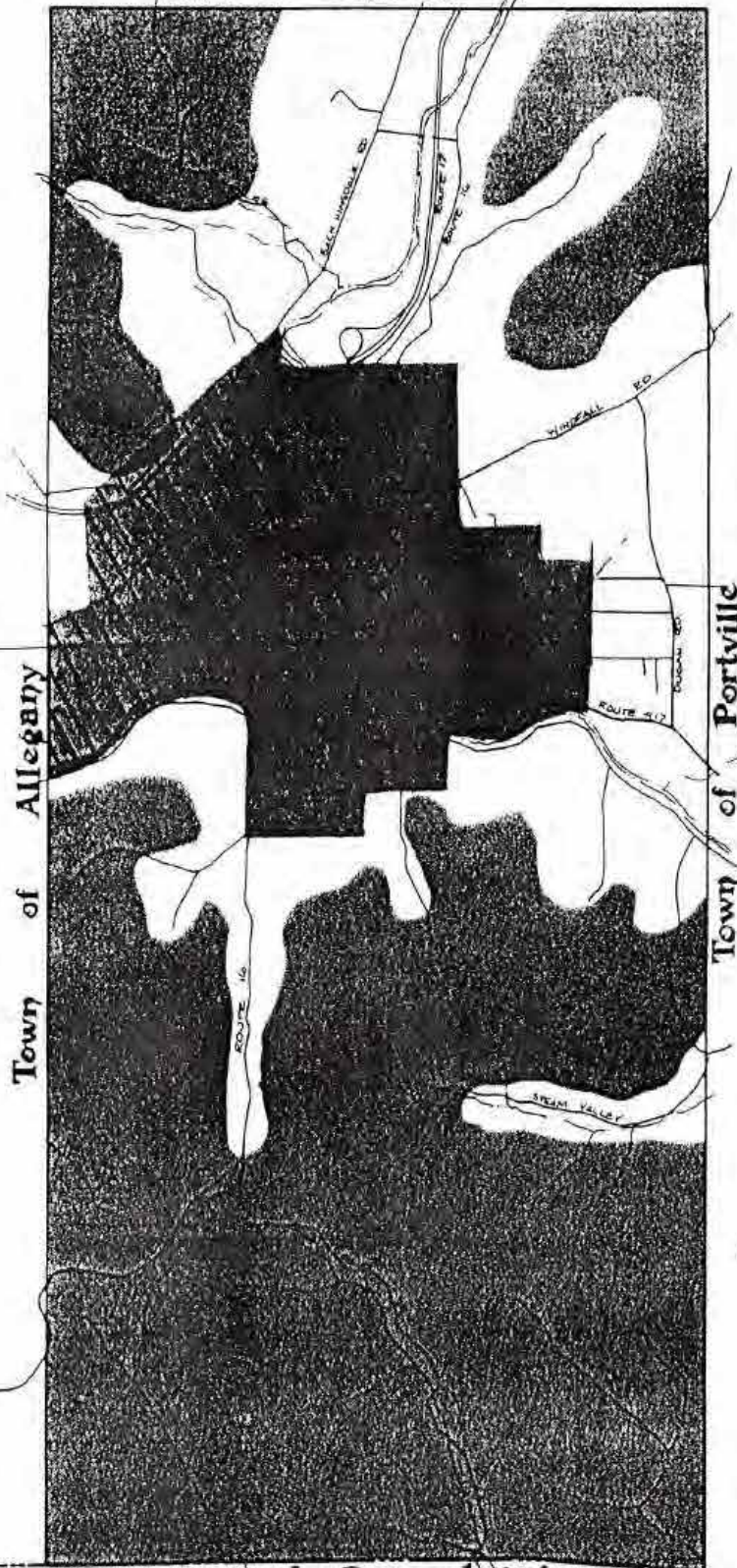
The Town of Olean lies within the Allegheny Plateau with elevations ranging between 1400 and 2300 feet. It has an area of 18,927.27 acres.

The soils range from gravelly loam to clay, but in most places the soil is silty loam. The areas under cultivation are devoted primarily to commercial bean growers; forage crops and pasture.

Numerous oil wells are located throughout the area and produce a small quantity of high grade crude oil. As of May 1987, the Town of Olean has approximately 192 active oil wells, 112 inactive oil wells, and 6 active gas wells. According to Chris Miller, Minerals Resources, N.Y.S. DEC, there was a total production of 8,645 barrels of oil and 227,000 mcf produced of gas.

The forested areas are composed primarily of Yellow Birch, maple, hemlock and typical Northeast hardwoods. According to Cattaraugus County Land Use Plan Year 2000 (1977), about 55% or approximately 8193.15+ acres are classified as woodlands. (See Exhibit 2.)

Town of Hinsdale



State of Pennsylvania

Town of Olean

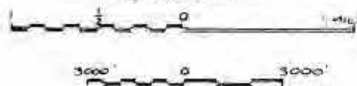
Cattaraugus County
State of New York



Map of Woodlands

 INDICATES WOODED AREA

Scale:



2. Fish and Wildlife Habitats

The Allegheny River, which bisects the Town of Olean, is rated by many canoe enthusiasts as "good" for Spring and Fall canoeing.

For the fisherman, the N.Y.S. Department of Environmental Conservation (NYS DEC) annually stocks the Allegheny River with Muskie. The Allegheny also contains an abundant supply of Bass, Walleye, Northern Pike, and panfish.

The Olean Creek is annually stocked with muskellunge and some trout. It is a natural habitat for Bass, Walleye, and Northern Pike.

The Haskell Creek is rated as an average trout stream in the Southern Tier.

Mix Creek, Wayman Creek, and Louds Creek are known to have wild trout.

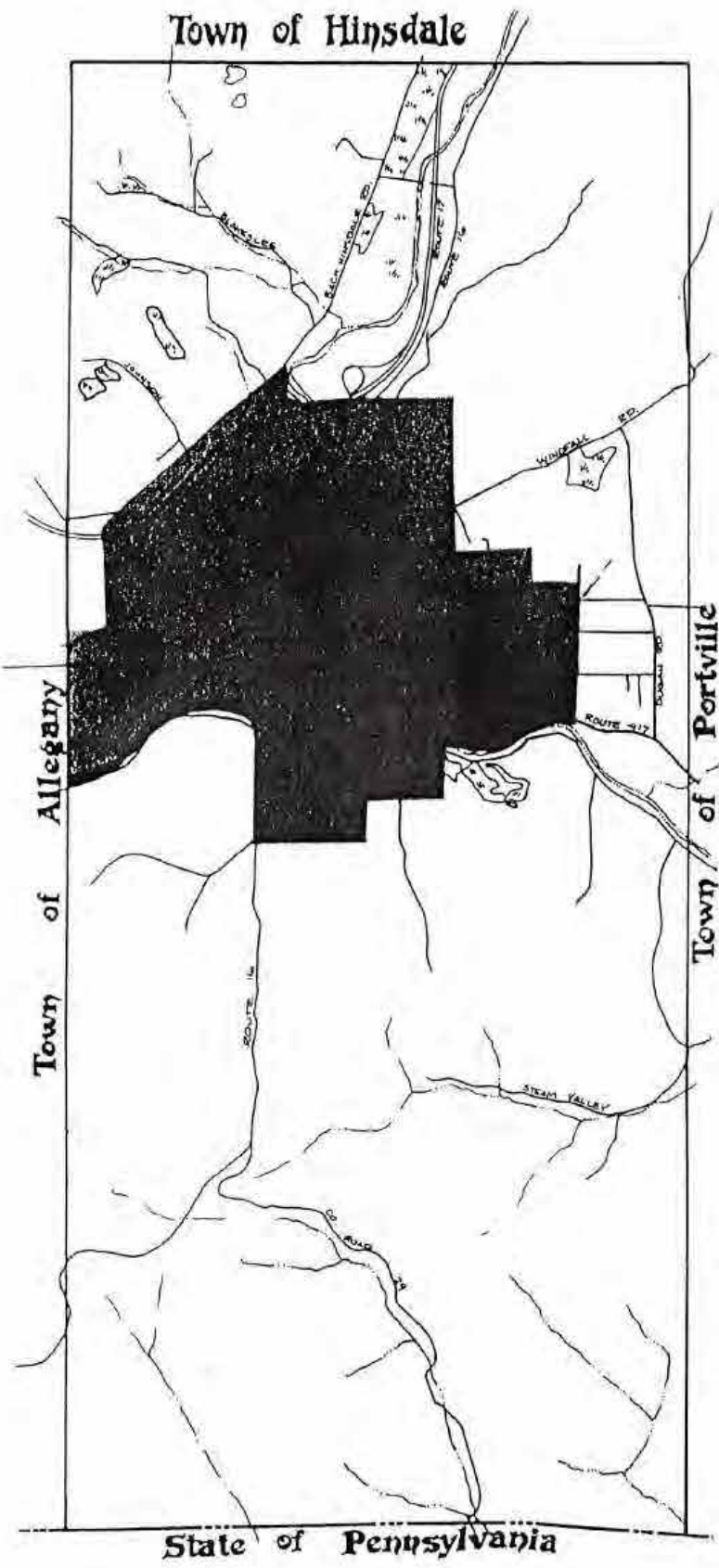
The Town of Olean is endowed with wildlife, including furbearers such as beaver, raccoon, fox, muskrat, and mink. The wildlife in this area creates significant hunting opportunities, including a fall and spring turkey season and a lengthy fall deer season. The fall deer season includes a black bear season. Cattaraugus County is usually in the top three counties statewide relative to deer kill.

There are species of wildlife found within the Town and which are of local interest. They include, the Allegheny Hellbender (Cryptobranchus Alleganiensis) is the largest salamander in the area and is listed under the (NYS DEC) as a "Species under Special Concerns." Also on the list of "New York State's Species of Special Concern" and relative to the Town of Olean area are the Eastern Bluebird, Common Nighthawk, Gravel Chub, Long darter.

The Eastern spiny soft-shelled turtle (Trionyx Spinifer) is an uncommon turtle sometimes found in the area. Olean lies at the northern edge of the range of the short head garter snake (Thamnophis Brachistoma). This snake has a small range, being found only in the unglaciated area south of the Allegheny River and in part of northern Pennsylvania and no where else in the world. Wehrle's salamander (Plethodon Wehrlei) is another uncommon species of salamander found in the area.

3. Flood Plains, Erosion, and Wetlands

The Allegheny River collects drainage from the Town as it flows westward. Olean Creek and Haskell Creeks all pass through the town and flow into the Allegheny River. Flooding usually occurs in the Town of Olean as a result of heavy winter or early spring rainfall, which is usually augmented by melted snow. The flood plain areas shown in the following map (See Exhibit 3.) were determined by the Department of Housing and Urban Development Flood Hazard Boundary Maps.



Town of Olean

Cattaraugus County
State of New York

MAP SHOWING WETLAND AREAS
REFERENCE: EXISTING LAND USE
MAP PREPARED UNDER COMPRE-
HENSIVE PLANNING ASSISTANCE
PROGRAM N.Y.S.D.O.S

W INDICATES WETLAND AREA

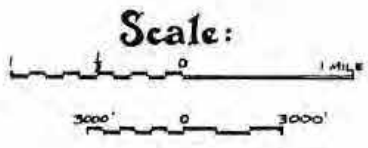


TABLE NO. 1

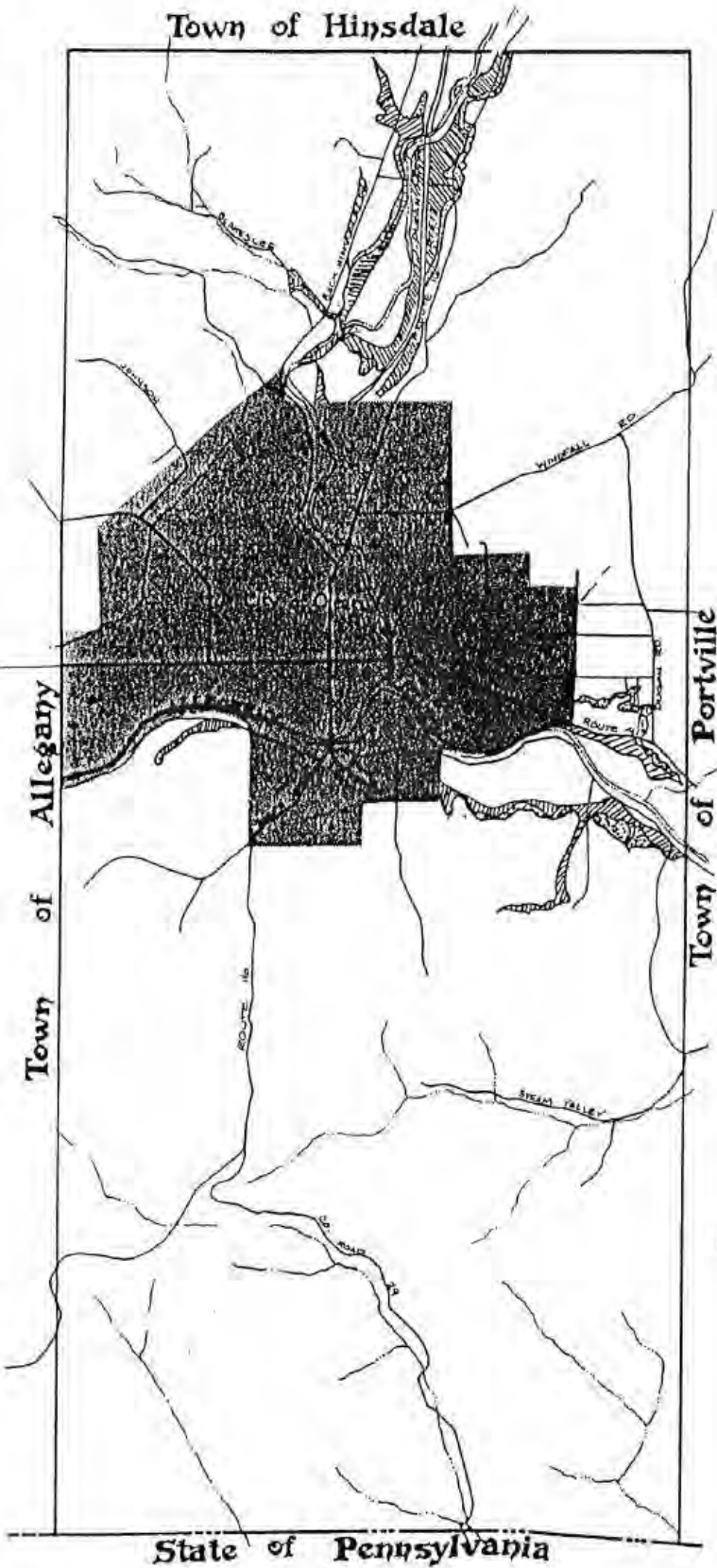
Major floods that have occurred in the town are shown in Table Numbers 1 & 2.

Table No. 1
Major Flood Elevation
Allegheny River

Date	Elevation (Stage NGVD)	Flow cfs
July 1942	1422.50	45,000
May 1946	1418.50	30,000
March 1956	1418.80	31,000
Sept 1967	1418.30	29,400
June 1972	1425.32	59,000

Table No. 2
Major Flood Elevations
Olean Creek

Date	Elevation (Stage NGVD)	Flow cfs
March 29, 1950	1434.50	15,100
January 23, 1959	1433.40	12,160
Sept 1967	1426.80	15,800
June 1972	1428.50	16,000



Town of Olean

Cattaraugus County
State of New York

MAP SHOWING
floodways

- 500 YEAR FLOOD BOUNDARY
- 100-YEAR FLOOD BOUNDARY
- FLOODWAY FRINGE
- 100 YEAR FLOOD BOUNDARY
- 500 YEAR FLOOD BOUNDARY



REFERENCE:
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD BOUNDARY AND FLOODWAY MAP
TOWN OF OLEAN PANEL 5 OF 10
EFFECTIVE DATE: FEB. 1, 1979



The principal residential, commercial, and industrial portions of Olean which were formerly subject to flooding on the north bank of the Allegheny River and along the east and west banks of Olean Creek are now protected from flooding by the system of dikes constructed by the Army Corps of Engineers and turned over to local interests in 1952. The south bank of the river, with residential development has no protection and is subject to occasional flooding. Beyond these limits a much greater portion of the area within the above mentioned confines could be flooded by greater floods which have a probability of occurrence in the future and must be considered in planning policies.

Wetlands are areas of shallow surface water or waterlogged soils where certain types of plants grow but do not necessarily contain standing water. The Town of Olean's land area contains approximately 112 acres, five specified areas, as shown on Exhibit No. 4, of State designated wetlands. These designated wetlands, obtained from review of U.S.G.S. topographic maps, are protected under the Freshwater Wetlands Act of 1975.

Many activities are permitted in these wetlands such as recreational pursuits, commercial fishing, and a broad range of agricultural uses. However, certain activities, such as filling, draining, mining and the application of pesticides, are not permitted without prior approval of the New York State Department of Environmental Conservation and Town of Olean Planning Board.

4. Climate and Air Quality

The climate of the town is typical of Western New York with its warm summers and moderate to heavy snowfall during the winter months. Average January and July temperatures are 23 degrees F and 70 degrees F, respectively. Precipitation is approximately 45 inches per year of which 22 inches becomes runoff.

TABLE NO. 2

The air quality standard rate of the Olean area has been established at 55 micrograms/cubic meter. The national standard is 75* micrograms/cubic meter. Readings for the period from 1970 through 1983 are shown in the Table. The table indicates a decline (i.e., and improvement in air quality) in the rate of micrograms/cubic meter in the Olean area. As of May, 1989, New York State Department of Environmental Conservation personnel were confident that air pollution for this area does not contribute to any health problems.

AIR QUALITY READINGS

1970 - 1983

<u>YEAR</u>	<u>MICROGRAMS/CUBIC METER</u>
1983	31
1982	34
1981	41
1980	38
1979	30
1978	33
1977	36
1976	39
1975	41
1974	52
1973	47
1972	48
1971	N/A
1970	54

* 75 for industrial areas, 65 for light industrial areas, 55 for predominantly single and two family residents, small farms, limited commercial services and industrial development and 45 for rural areas.

C. WATER RESOURCES

1. Historical Use of the Allegheny River and its Tributaries

The Allegheny River was regarded historically as a great natural highway along which boats (filled with products of the fields and forests) could find an easy and rapid passage to the markets of the southwest, with Pittsburgh being the major market and transfer point.

The valleys of the Allegheny River and Olean Creek were covered with a dense forest. The river, being in close proximity to where this high quality timber grew, was declared a public highway in 1870.

2. Water Quality and Classifications

The Town of Olean contains the flow of one river and eight creeks. These waterways have been classified as to water quality by the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers. The following table provides the classifications of each of the Town of Olean's waterways (see also Exhibit No. 5).

Town of Hinsdale

Town of Allegany

Town of Portville

State of Pennsylvania

Town of Olean

Cattaraugus County
State of New York

Map of Waterways

WATERWAY CLASSIFICATION TABLE

WATERWAY	CLASSIFICATION
Allegheny River	B
Olean Creek	A
Haskell Creek	CT
Two Mile Creek	C
Louds Creek	C
Mix Creek	CT
Wayman Creek	CT
McCann Hollow Creek	C
Kings Brook	C
Blakesly Hollow Branch*	A
Struble Hollow Branch*	A

Scale:



- A- indicates waters used for drinking purposes
- B- indicates recreational and navigational uses, protected for swimming, fishing and boating.
- C- indicates waters are suitable for survival of fish and fish propagation, as well as primary and secondary contact such as swimming and boating. Any C classified waters are not to be used for drinking or food processing, but may be used for certain disposal purposes.
- CT- indicates that waters are a protected trout stream.

* tributary to Olean Creek

The waterways in Olean are either "A", "B", "CT", or "C" classification. An "A" classification indicates that the waters are used for drinking purposes. A "B" classification denotes recreational-navigational uses, i.e., it is protected for swimming, fishing, and boating. A "CT" classification means that the waters are a protected trout stream. A "C" classification indicates that the waters are suitable for survival of fish and fish propagation as well as primary and secondary contact such as swimming and boating. Any "C" classified waters are not to be used for drinking or food processing, and may be used for certain disposal purposes.

3. Water Uses

Aside from the normal household and restaurant uses of water, this resource could be utilized at a new town park for fishing, swimming, and restroom/shower facilities.

A canoe/boat launch along the Olean Creek and/or Allegheny River could potentially draw tourism to the area. It would also take advantage of an available resource, the Olean Creek/Allegheny River, which is currently under-utilized.

It should be noted that all tributaries leading into Olean Creek are classified "A". Olean Creek is classified "A" downstream until filtration plant at which point it becomes "B" classification.

Wayman Creek is classified as "CT" till one mile above confluence of the Allegheny River. This point is at the intersection of Steamvalley Road and South Wayman Road and changes to "C".

Table No. 3

Waterway Classification

<u>Waterway</u>	<u>Classification</u>
Allegheny River	B
Olean Creek	A
Haskell Creek	CT
Two Mile Creek	C
Louds Creek	C
Mix Creek	CT
Wayman Creek	CT
McCann Hollow Creek	C
Kings Brook	C
Blakeslee Hollow Branch (empties into Olean Creek)	A
Struble Hollow Branch (empties into Olean Creek)	A

Classifications of waterways denotes the water quality and represents the type of limitations.

D. HUMAN AND CULTURAL RESOURCES

1. Education

Education in the Town of Olean is provided for grades Kindergarten through Twelve by the Olean City School District, Hinsdale Central School and Portville Central School District.

Higher education is available at St. Bonaventure University, a four year private institution, located in Allegany. Administered by Franciscan Monks, St. Bonaventure is an independent co-educational institution offering undergraduate programs and Masters and Doctor of Philosophy degrees. The 1988 - 1989 semesters had 2400 students enrolled with a faculty of 177.

Degrees are also offered nearby at the Cattaraugus County Campus in Olean (e.g., Associate in Art, Associate in Science, and Associate in Applied Science). This campus is a branch of Jamestown Community College. The Spring semester, 1989, had 1200 students enrolled with a faculty of 25.

The Olean Business Institute, situated in Olean, offers a two-year degree: Associate of Occupational Studies in Accounting, Business Management, and Executive Secretarial. One year diplomas are offered in General Secretarial, Legal Secretarial, Medical Secretarial, and General Business. In January 1989 the Institute has a faculty of 15, and an enrollment of 160 students.

Further education is also offered from the Board of Cooperative Educational Services (BOCES), located in the Town of Olean, which provides excellent, high quality vocational training both for high school students and adults.

2. Population/Income

The Town of Olean, per 1980 Census Data for Cattaraugus County, has a population of 2,294. This 2,294 is an increase over the 1970 population by 3.75% or 83 persons.

Table No. 4

Trends in Population of Communities Bordering Town of Olean

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>Percentage</u> <u>Change</u>	<u>1990</u>
City of Olean	21,868	19,169	18,207	-16.74%	16,946
Town of Portville	3,321	4,252	4,486	+35.08%	4,397
Town of Allegany	6,483	7,542	8,619	+32.95%	8,327
Town of Hinsdale	1,538	1,781	2,182	+41.87%	2,095

From 1960 - 1980, the City of Olean has exhibited a population decline. During the same time period the neighboring communities of Portville, Allegany, and Hinsdale have had significant increases in their population base. The Town of Olean from 1960 - 1980 has remained steady with only a 1.14% population increase.

Of the total population of 2,294, 1157 are male and 1137 are female. The following table is a breakdown of population by age and sex.

Table No. 5

Population by Age and Sex (1980 Census of Population)

<u>Age Group</u>	<u>Male</u>	<u>Female</u>
0 - 9	171	139
10 - 20	284	233
21 - 29	149	129
30 - 44	203	228
45 - 54	128	151
55 - 64	133	126
65 - over	89	131

The Town of Olean has an unemployment rate of 11% and a poverty level of 11.56%.

Per 1980 Census of Population for Cattaraugus County, the Town of Olean's average income per household owner was \$18,704, and the average income of a renter household was \$14,118.00.

The Town of Olean's average income per household owner and renter is above the Average income Countywide. Cattaraugus County shows an average income of \$17,970 per household owner and \$11,162 per household renter.

Households on public assistance totals 57. The total number of family households with own children and a male householder is 10 while the family households with own children and a female householder is 49.

3. Economy and Labor Force

Of the persons age 16 and over, a total of 1047 are within the labor force status. The following table shows a breakdown of labor force status by sex.

Table No. 6

Labor Force Status by Sex
(1980 Census of Population)

	<u>Male</u>	<u>Female</u>
Employed	573	359
Unemployed	78	37

Table No. 7

Employed Persons 16+ By Occupation
(1980 Census of Population)

Manag. and Prof. Specialty	
Exec., Admin., Manag.	79
Professional Specialty	81
Tech., Sales, Admin. Support	
Technicians/Related Support	22
Sales	94
Admin. Support (Inc. Clerical)	146
Service	
Private Household	6
Protective Service	11
Other Service	119
Farming, Forestry, Fishing	2
Precision Prod, Craft, Repair	123
Oper, Fabricators, Laborers	
Mach. Oper., Assemblers, Insp.	152
Trans. and Material Handling	60
Handlers, Equip. Cleaners, Helpers, Laborers	37

Table No. 8

Employed Persons 16+ By Industry
(1980 Census of Population)

Agri, Forest, Fish, Mining	32
Construction	52
Manufacturing	
Nondurable Goods	29
Durable Goods	267
Transportation	45
Comm, Other Public Utilities	19
Wholesale	27
Retail	201
Finance, INS, Real Estate	23
Business and Repair Service	32
Personal, Recreation Service	26
Professional and Related Service	
Health	57
Education	57
Other	23
Public Administration	42

It is predicted that the recent expansion approval of the Cattaraugus County Economic Development Zone (See Exhibit No. 6) proposal will raise the economic level of the Olean area. The Economic Development Zone provided by N.Y.S. and the Industrial Development Agency provided by Cattaraugus County both respectively with many financial and other incentives for new and expanding businesses, will be responsible for an influx of industry, businesses and homeowners to the Olean area in the next ten years.

Cattaraugus Economic Development Zone
Olean, New York
Designated July 1987

Zone Boundary: —

