

4. Housing Units

There has been a moderate number of housing starts in Olean in recent years which are driven by residents and non-residents within the regional housing market. From 1970 to 1980 there was an increase in 108 new units. This pattern has held the same for housing starts in 1980 - 1990. The Town of Olean should continue to encourage long term growth of its residential community.

The following data shows a breakdown of housing units for the Town of Olean (from the 1980 Census of Population):

Table No. 9

Urban	0
Rural	817
Year Round Units	810
Occupied-Year Round	771
Vacant-Year Round	39
Seasonal/Migratory Units	7

Table No. 10

<u>Structure Built</u>	<u>Town</u>
1980 - 1990	190
1979 to Mar 1980	7
1975 - 1978	40
1970 - 1974	61
1960 - 1969	128
1950 - 1959	154
1940 - 1949	103
1939 or earlier	317
Unaccounted for	<u>7</u>
Total	817

There are a total of 817 housing units in the town, of which 70% were built in 1959 or earlier. There are a total of 817 housing units classified as rural. Year round housing units total 810 with 771 occupied and 39 vacant. Most of the housing units are concentrated around the city.

5. Historic Resources

Olean received its name from the Latin word oil or "Olean".

The Genessee Canal which can parallel to the Ischua Creek was built for transportation purposes linking Rochester with Olean. It was abandoned in 1850 with the introduction of the railroads which proved to be more profitable. Remnants of the Genessee Canal are still visible in places throughout the town. (See Exhibit No. 7)

The Erie Railroad (1850) borders the Allegheny River and runs through the Town of Olean parallel to the Back Hinsdale Road. Later, the Pennsylvania Railroad was built which presently follows the Southern Tier Expressway.

Judge Brooks, a prominent citizen in the town of Olean resided in Pleasant Valley at a home now owned by Mr. Michael Nenno. Judge Brooks played an integral part of the underground railroad, hiding slaves at his home.

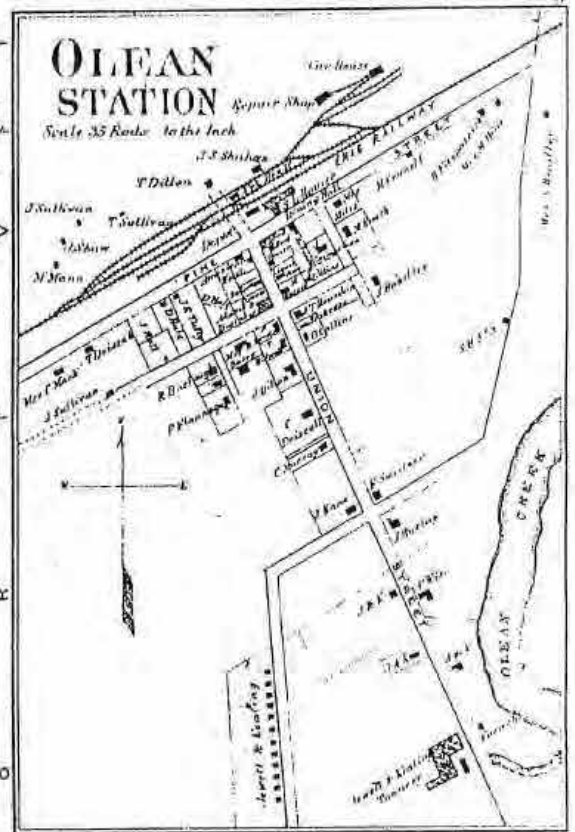
Around 1898, one could ride a Trolley car from the City of Olean, up Mt. Herman to a location called Flat Iron Rock, a large geological formation resembling a Flat Iron.

Carbide was mined in a quarry off White's Glen Road during WWII particularly useful for the manufacture of shells.

It should also be noted that the Ice Age glaciers ended at the Allegheny River dividing the Town of Olean in half.

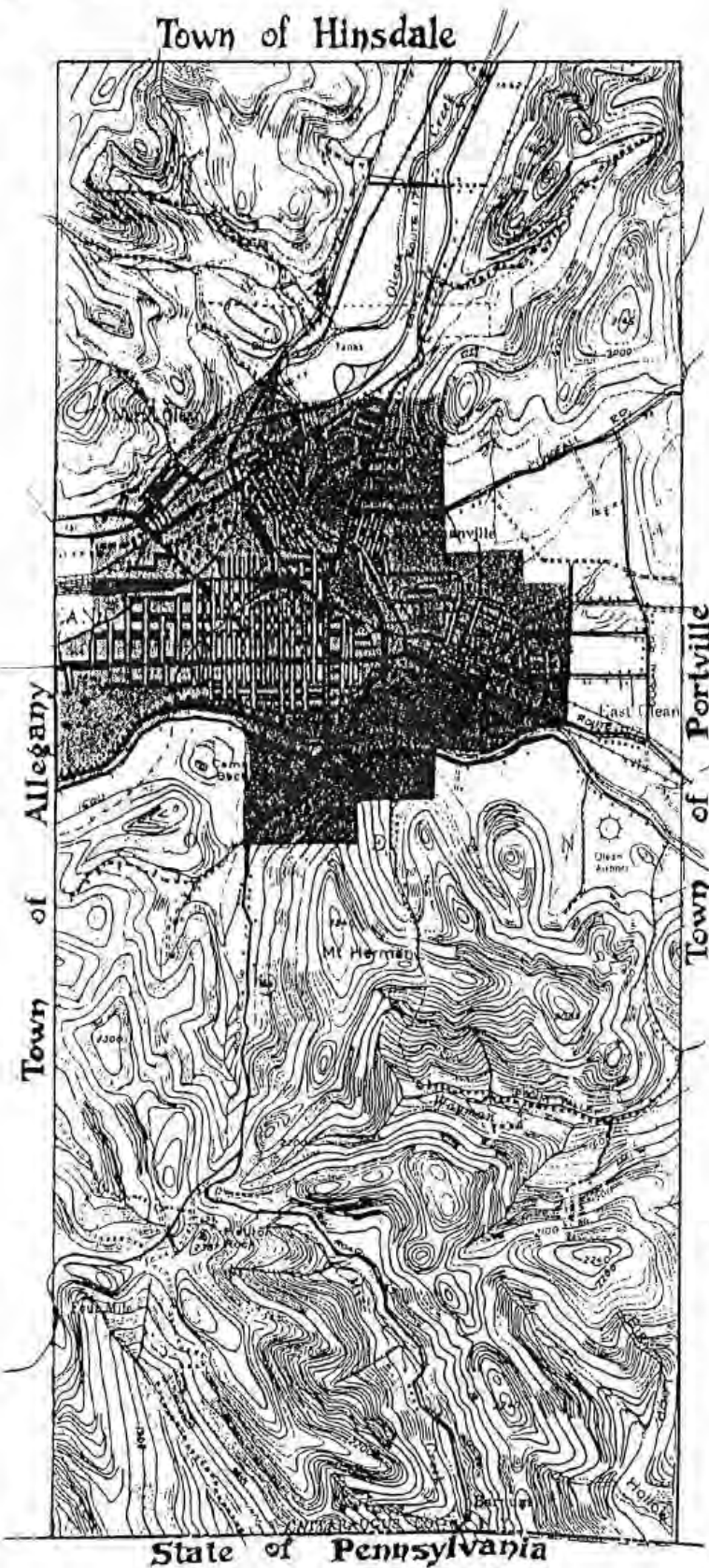
OLEAN

MAP TAKEN FROM ATLAS OF
CATARAUGUS COUNTY BY
D.G. BEERS & CO.
PUBLISHED 1869



Olean Station Business Directory.

B. R. Homer, Proprietor of Erie Rail Way Dining Hall.
A. Sprator, " " " " Rail Road House.
J. Sherwin, " " " " American House.
Jewett & Keating, Tanners.
D. Hale, Rele R. W. Blacksmith.



TOPOGRAPHIC MAP SHOWING

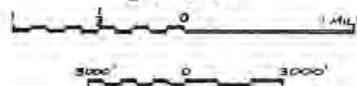
Town of Olean

Cattaraugus County
State of New York

REFERENCE:

USGS TOPOGRAPHIC MAP
OLEAN QUAD 15 MINUTE SERIES

Scale:



E. COMMUNITY SERVICES AND INFRASTRUCTURE

1. Community Services

There is one church located within the bounds of the Town of Olean.

Although the town does not have a law enforcement department, the area is policed by the New York State Police Department and the Cattaraugus County Sheriff Department.

The town is encompassed in three Fire Districts which are protected respectively by the Westons Mills Fire District, Hinsdale Fire District and the Town of Olean Fire District.

G. MAJOR ASSETS AND DEVELOPMENT CONSTRAINTS

1. Locational Advantages

The locational advantages for the Town of Olean commence with the easy off-on access to the Southern Tier Expressway at Exits 25 and 26.

Many of the town's residents are employed by the area's three largest employers Dresser Rand, St. Bonaventure University and Cooper Industries (McGraw Edison). Cooper Industries and AVX Products, both located in the Town, are a major asset in terms of employment and sharing the concerns of the community.

2. Rural Characteristics

The rural characteristics of the Town of Olean range from valleys to very steep slopes in the northern and southern parts of the town where development is restricted by rugged terrain. The area south of the City of Olean is probably at its best use currently. The river valley bisecting the town of Olean (at the City border) and the valley originating from the Olean Creek have enjoyed prime agricultural and residential use.

The strategic location of the valleys to the job market and their natural beauty seems to ensure that these valley areas have potential for continued development in the agricultural and residential uses to which they are suited. The rugged terrain in certain areas also have scenic vistas.

3. City of Olean

The City of Olean constitutes a major asset to the Town of Olean in several respects. The Town of Olean identified as a bedroom community is the "donut around the hole" or City of Olean. The geographical nature provides easy access for town residents for employment, business, medical, educational, and governmental services, churches, and recreational uses.

The City owns and maintains the water supply system and sells the water to the town. Also, through inter-municipal agreement, the town's sewer systems are coordinated through the city and ultimately billed to the town residents.

The Town and City are constantly renewing efforts to solve issues that affect both municipalities. This includes sharing equipment and manpower when necessary.

According to the City of Olean's 20 year plan "Olean is going to continue to have a major role in providing personal services, employment, and entertainment in the five-county area."

4. Olean Creek Waterfront

The Olean Creek Waterfront is an asset to the town that has been under-utilized. There are approximately 2 miles of the creek in the township available for recreational use. There has been some discussion as to a placement of a town park which would make available a canoe launch, restroom, fishing and swimming facilities, picnic area, playground equipment, and a baseball field. It would make it attractive for tourism as well as for the local populace to enjoy the serenity that the Olean Creek has to offer.

5. Oil Production

The oil produced in the area was originally refined in Olean. Currently, crude oil is refined in nearby Pennsylvania.

Oil production currently accounts for approximately 1.06% of the Town of Olean's tax base. The New York State Department of Environmental Conservation predicts a recovery of production as the world market price escalates. This, of course, could happen virtually overnight depending upon world events.

6. Constraints to Future Development

There are apparently no existing, significant constraints to future development for the Town of Olean. Development would be enhanced by the extension of the water and sewer systems. The feasibility of this should be studied before additional, new development comes about. Once the cost factors and legal and engineering aspects are known, such as working with the city to extend the utilities, the current residents could be polled and a decision made to proceed with the extensions.

A constant constraint is preventing development from occurring in the large flood plain created by the Allegheny River and Olean Creek. Floods will continue naturally in this area into the distant future. Because of this, instead of building channels, dikes, levees, and rip-rap walls, it is more advisable to discourage development from occurring in the first place. Where it does occur, proper flood-proofing measures should be required.

H. PUBLIC POLICY FORMATION BASED ON MAJOR ASSETS AND DEVELOPMENT CONSTRAINTS

The Town of Olean's general planning policy is to initiate and continue a comprehensive planning process which will benefit the health, safety, and general welfare of the entire community.

1. Initiate and Continue a Comprehensive Planning Process for the Town of Olean

The Town of Olean is responsible for many public burdens and concerns other than economic development, although economic development is a high priority as of 1990. All such responsibilities affect growth potentials and the quality of life within the township. All interests and objective factors (i.e., the assets and development constraints) should therefore receive careful attention by town officials whenever development proposals come before them.

The various interests within the community should be balanced through a continuing, public planning process. This process shall be directed by the Town Board and shall be implemented and enforced by the Town's Planning Board, the Town's Zoning Inspector, the Town's Zoning Board of Appeals, and any new staff or planning services should the Town seek to obtain such services. The intent of this policy process is to improve and preserve the quality of life within the town. Therefore, all policies, plans, and regulations such as the town's zoning ordinance shall benefit the entire community and not just certain interests within the community.

This policy shall be implemented in the following manner:

(a) By the Town Board adopting these comprehensive planning and development policies as a means of guiding all planning and zoning actions within the Town of Olean, and as a means of safeguarding the public interest in promoting a community of balanced interests and diversified land use of activities.

All future development in the Town of Olean should be consistent with the adopted policies as a condition of Planning Board and Town Board approval. These adopted policies are expected to give the Town of Olean a sound basis for making decisions (e.g., to approve or disapprove specific development proposals, set annual development and environmental priorities, create new project, and raise funds to implement these recommended policies.)

(b) By continually updating these policies to reflect changing values and conditions in the community. A five year interval is recommended to enable the town to cope successfully with any increasing change it is experiencing.

(c) By preparing eventually an official capital improvements program which shall serve as the basis for annual capital expenditures for the town, and as the basis for gradual, phased development of its available land. The capital improvements program would rationalize the development review and environmental protection process by creating a formal procedure for the Town Board, the Planning Board, and the public. The purpose of such a review procedure is to examine all proposals to develop and use the land. Proponents of all such proposals shall be asked to take into account the social, economic, and environmental interests of the entire community and its people, including these policies and related planning tools such as zoning and the phased development of public utilities and services (e.g., water, sewer and storm drainage systems, and street improvements).

Proponents of development need to safeguard not only their own interests, but also the vital economic, social and environmental interests of the town and its citizens. This is the reason they should be asked to give full consideration to the various interests within the community, and to local, state and federal legislation that has been enacted to protect the environmental and the public health, safety, and general welfare. This type of thinking (i.e., planning process) protects everyone's future interests in the town and sustains the environment within which all development projects occur. To allow proponents of development to ignore the various interests and environmental factors is to risk destroying the town's capacity and potential for new development. Such neglect in the long run would raise the cost of development to unacceptable levels for town residents and developers alike.

(d) By examining the need eventually for a written, comprehensive community development and maintenance plan for the Town of Olean which should be prepared in the coming decade. This plan should be used as a framework for all annual capital improvements plans, and as a basis for making planning, development and zoning decisions. Such a plan should be based on these policies and should reflect the public's understanding of how land use should be guided within the town. Such a plan should require a balanced mix of land uses as well as water-related uses for its under-utilized waterfront area along the Olean Creek. The town should accomplish this objective by re-examining the need each year at budget time for additional planning and development services which would be needed in the development of such a comprehensive plan. This type of intensified effort would increase the capacity of the Town Board, and the Town Planning and Zoning Boards, to solve land use problems and to identify new opportunities that improve the tax base and protect the rural environment.