

2. Promote Intermunicipal Cooperation

It is recommended policy of the Town of Olean that the town and its elected officials and appointed agents should consult with neighboring communities on all issues of planning and development that cross jurisdictional boundaries.

This policy shall be implemented in the following manner:

(a) By communicating the town's concerns with regard to the health, safety and general welfare of its entire community with adjacent municipalities, county, state and federal governments. This communication should include economic development issues, transportation issues, planning issues such as waterfront development, and environmental issues (which freely cross all governmental boundaries). Such communication should take many forms such as formal Board resolutions, letters, attending other agency's meetings, and all legitimate lobbying efforts.

(b) By presenting its adopted policies to all adjacent municipalities and institution and regional agencies as the beginning of a long-term cooperative planning process. The immediate priority for accomplishing this objective shall be contacting the Town of Allegany, the City of Olean, the Town of Portville, the Town of Hinsdale, the Board of Directors of the Cattaraugus Economic Development Zone, and County and regional planning agencies.

(c) By examining the eventual need as would be appropriate for the Town of Olean to be represented on intermunicipal, county, and regional planning and development agencies. This representation should evolve and expand along with the town's development activity and as its planning and zoning capacity increases in the coming years.

I. PROMOTE AND PROTECT THE TOWN OF OLEAN AS A VIABLE COMMUNITY OF SUB-REGIONAL SIGNIFICANCE

It is recommended policy of the Town of Olean, New York, and the intent of these planning and development policies, to promote and protect to the fullest extent permissible under the law the viability of the Town of Olean, its economy, and the well being of its residents and property owners.

The fullest extent of potential growth in the Town of Olean has not been ascertained clearly in the past. Rough estimates have ranged from low projections (e.g., the Town of Olean will always remain the same, growing very slowly outward from the city) to very high projections (e.g., the Town of Olean has the capability to grow and develop at a large rate and size.

The Town of Olean has steadily experienced pressure and growth as a suburban area of the City of Olean, which is the major population center in Cattaraugus County. The population of the town has increased since 1970. The number of new housing starts have increased steadily in the town of Olean. Traffic volume through the town into and out of the City of Olean has uniformly increased.

This policy should be implemented in the following manner:

1. Allow All Land Uses That Comply With Adopted Policies

Growth should be allowed to occur, but through a coordinated and publicly planned process over a period of time and in accordance with these recommended policies and the town's zoning ordinance (and eventually, also in accordance with a comprehensive plan, a capital improvements program schedule, and a subdivision ordinance). It is logical to assume that growth will occur in the Town of Olean subsequent to the high taxes in the Town of Allegheny as well as the overcrowding of the City of Olean.

The real possibilities of these trends could also destroy the town's environment in the next two decades, and produce expensive, unsightly "development strips" with incompatible mixes of uses sprawled throughout the town. This can be prevented if the town begins to plan carefully to control the location and density of new development. By using an updated and carefully enforced zoning ordinance, the town will be able to remain a predominantly rural community with an attractive, productive, commercial center based in the city and/or around city limits. If this could be accompli-

shed, local residents and property owners would be able to enjoy urban amenities but not themselves suffer the full costs and negative effects of uncontrolled urbanization and strip development. With controls on development and waste disposal, the local environment can also be very productive into the indefinite future.

Town officials should therefore discourage and prohibit when permissible under the law, any development or other action which will damage or impair the value of the land, or damage existing uses and natural resources within the Town of Olean. It is not the intent of this policy to prohibit per se, land use activities which will meet the intent set forth in these policies and which will meet the standards set forth in the town's zoning ordinance (and eventually the master plan, the capital improvements program, and the subdivision ordinance.)

2. Promote the Town's Regional Access Points

Town officials should promote the town's location at the intersections of the Southern Tier Expressway (Exits 25 and 26) as regional access points. (Please note that Exit 26 is in the town of Olean and Exit 25 is just within the borders of the City of Olean and has integral access to the town's land under the Economic Development Zone and Industrial Development Agency.) These intersections have regional significance and are, in effect, a major transfer and routing point between the outside world and Cattaraugus County's major population, educational and economic development center (i.e., the Olean metropolitan area). The completion of Rt. 17 (the Southern Tier Expressway) has drawn more people to the regional shopping centers and local retail outlets.

3. Develop the Three Branches of the "Olean Development Areas" Differently

Each branch is unique and should be developed differently.

The first branch of the "Olean Development Areas" extends Northwest from the Homer Street city limits across Hannigan Hollow and Southeast to the Back Hinsdale Road. This area includes parts of lands currently under the Economic Development Zone and Cattaraugus County Industrial Development Agency. This area has strong commercial/manufacturing/industrial development potential.

The second branch extends westward along Blakeslee Hollow Road and Northward along Back Hinsdale Road up to Union Valley Road. This area should be perceived by the town as one of its major development areas within the "Olean Development Area." This area identified by open space, gently rolling wooded hills, free from flood plains makes it ideally suitable for lovely residential properties.

4. Other Areas in the Town of Olean for Growth Consideration

Rt. 16 from Exit 26 North to the Olean-Hinsdale Town line will become a natural area (given market dynamics) in which to expect the private sector to attempt to build new land uses. Examples of such future, potential developments are convenience stores, motel complexes, automobile dealerships, eating establishments, apartment units, etc. This is to be considered as the third branch.

The Eastern end of town surrounding the Dugan Road-Goodrich Avenue area is already highly developed and would benefit from revitalization programs. Two major problems exist in this area:

1. Sewer line capacity for the Town of Olean's Dugan Road Branch will only hold 100 additional residences.
2. Soil type cannot handle any more septic systems in this overpopulated area. The health, safety and general welfare of the people must be considered.

The Southern end of the Town of Olean is characterized by rugged hills and woodlands with an extensive history of oil exploration and drilling. Soil type in this area makes it impractical for septic systems, therefore prohibits growth in this area. Capital expenditures to place water and sewer lines in this area would not be economically feasible. Water wells contamination from the numerous oil wells are a real possibility.

The area just south of the Allegheny River lies within the 100-year flood plain of the river.

As such, the area in the town south of the city limits should remain in low intensity land use unless private developers extend, at their own expense, major water and sewer lines and utilize extensive flood-proofing measures.

Of all the areas in the town, this area has the least capacity to sustain any significant development in this century except for scattered, single family homes.

5. Promote the Growth of Community Institutions

Town officials should encourage and promote the growth of economic, educational, religious, social, political, historic, cultural and other community institutions. By their survival, growth and diversification over time, these institutions contribute significantly to the viability of the town's future quality of life and to the stability of the town's tax base. The town of Olean and its designated agents and agencies should, therefore, create a community that provides for growth and a high standard of living without destroying the existing quality of life and character.

6. Re-Examine the Capacity for Continued Growth

Town officials should re-examine the availability of undeveloped land and unused sewerage capacity of the city of Olean allotted to neighboring communities and make this information available to the Town Planning Board and the Town Board for their use in preparing a capital improvements program for the town.

The City of Olean is currently utilizing approximately 4,000,000 GPD of its 7,000,000 GPD capacity. The town, therefore, has the potential to expand by approximately 3,000,000 GPD. This translates into a flow capacity for approximately 6,666 new, three-bedroom homes (or equivalent numbers of other types and sizes of housing units). (Data provided by Mr. Peter Markus, Director of Public Works, City of Olean.)

As of present, the Town of Olean has the right to hook in any home within service boundaries. It should be noted that this existing capacity is not only for the Town of Olean, but for other surrounding communities as well.

J. PROTECT AND PRESERVE THE ENVIRONMENT

It is recommended policy of the Town of Olean to protect and preserve the environment and its natural resources, and to prevent significant deterioration in land use and land values. The intent of this policy is to protect the township's woodlands, floodplains, wetlands, open space and agricultural lands from pollution and hazardous developments. The objective is to preserve natural habitats and natural processes and maintain their currently low-intensity level of use, especially adjacent to the Allegheny River, Olean Creek, and their respective tributaries.

This policy is expected to protect those sensitive areas from over-development and environmental problems. Unlike many other suburban areas near urban centers, the Town of Olean still enjoys clean air, fresh water, and good soils. With controls on development and waste disposal, the local environment can be very productive into the indefinite future.

This policy shall be implemented in the following manner:

1. Participate in State and Federal Programs

Town officials should assist state and federal environmental agencies in order to prevent air, water, and land pollution from occurring in the townships, especially in environmentally sensitive areas such as the Olean Creek and Allegheny River Basin. It is always less expensive to prevent or minimize these types of problems before they occur. After they occur, remedial steps can become prohibitively expensive. To achieve this purpose, the town should work in close cooperation with all local, state, and federal environmental protection agencies and should incorporate the state SEQR process into its revised zoning ordinance.

This policy can be accomplished by acting on all complaints that are received about environmental conditions, and by working in cooperation with town residents. The intent of such a program is to identify areas with environmental problems within the town and assign priorities for remedial action.

Example areas of concern include, but are not limited to mining (especially near streams), littering, illegal dumping of waste material or junk, improper disposal of liquid, solid or hazardous wastes (including radioactive material), commercial landfills, improperly plugging abandoned wells from previous oil and gas drilling, transport and storage operations, and agricultural (non-point source) pollution which accumulates in the Allegheny River and Olean Creek (e.g. pesticides and fertilizers from farming operations).

Another area of concern should be air quality. Town officials should report any apparent, significant discharge of pollution into the air to state and federal environmental agencies. In this manner, the existing high standards of air quality in the town will be protected through the enforcement of established air quality control standards.

All such problems, once raised, should be investigated to ascertain actual extent of health hazards do not exist on town land and to publish this information in authoritative, official publications. The town of Olean is not without certain problems and constraints that may prevent or increase the cost of new developments. In every case, however, there are remedial steps that can be taken to remove or mitigate these constraints, and the results should be published or at minimum placed into the public record of Town Board minutes.

2. Reduce the Financial and Paperwork Burden on the Town

Town officials should request, periodically as needed, that county, regional, state, and federal agencies adjust their programs and procedures to simplify the staff work and paperwork burden that they place on the Town of Olean (e.g., combining various public hearings on a given project into as few meetings as possible and advertising such cooperation widely throughout the local area). Staff support is expensive and not always available to a rural community. Regulatory programs and procedures should therefore be coordinated and synchronized between levels of government, and if necessary, legislative and/or programmatic changes should be recommended. When proposing new legislation for this purpose, the town should recommend consistently that all new regulations should be incorporated whenever possible into existing procedures if this reduces the financial and paperwork burden on the town and/or proponent of development and will not jeopardize the integrity of the legislation's objectives.

The following State and Federal laws are presented for illustrative purposes only:

- National Environmental Policy Act and Federal Executive Orders on Flood plains, Wetlands, Agricultural Lands.

- U.S. Army Corps of Engineers, permit requirements.

- Regulations and policies of the Public Service Commission and the Department of Energy.

- State Environmental Quality Review Act, and regulations enforced by the New York State Department of Environmental Conservation.

- Environmental Conservation Law (hazardous waste).

- Coastal Barrier Resources Act, the State Freshwater and Tidal Wetlands Act, and the Coastal Erosion Hazards Area Act.

- Other State and Federal regulations that apply to the coastal area including State Executive Law 42, Protection of Waters (Article 15, Title 5), Stream Pollution (Article 11-0503), Hazardous Substances (Article 37), Public Health Law (Article 11), Flood Plain Management (Article 36), Parks and Recreation Law (Section 3.09), Local Marina Facilities (Article 11, Section 142), inland waterways, and others.

3. Discourage Land Uses that Lead to Environmental Deterioration

The Town Planning Board and the Town Board should discourage all land uses that lead to a deterioration of air and water quality, or to hazardous contamination of the land. Proponents of any development project or new land use activity shall be required to show how these policies have been taken into account prior to taking actions to implement such proposals or activities.

4. Protect Water Resources

Town officials should conserve and protect the quality and quantity of surface water and groundwater supplies, particularly where such waters constitute the primary or sole source of water supply. This objective shall be accomplished in the following manner:

(a) By enforcing and monitoring state and federal regulations and classifications on discharge of pollutants (point and non-point) into the township's water resources. Municipal, industrial, and commercial discharge of pollutants including, but not limited to, toxic and hazardous substances into the town natural waterways (i.e., creeks and rivers) and into surface water and groundwater shall at all times conform to state and federal water quality standards. Industrial and commercial discharges should include not only "end-of-the-pipe" discharges into surface and groundwater, but also plant site runoff, leaching, spillage, sludge and other waste disposal, and drainage from raw material storage sites. Also, the regulated industrial discharges should be both those which directly empty into receiving waters and those which pass through treatment systems before reaching the town's natural waterways and its natural water storage drainage systems.

(b) By replacing reliance on wells and septic systems with public water and sewer systems with public water and sewer services in all designated mixed-use "nodes" or enclaves, over time, as a means of permitting development to occur at consolidated locations and at the same time limiting the extent and cost of future capital investments for new water and sewer systems. Groundwater for example, will be the major source of drinking water within the region and needs to be protected for the long term.

The potential problem of groundwater contamination and sewer overflow draining into the town's natural waters of septic tank systems should be monitored closely. For example, six mobile home units are currently placed along Blakeslee Hollow Road Creek area. It is a concern primarily because the leachate falls into Blakeslee Hollow Creek, a noted "A" stream by the N.Y.S. Department of Environmental Conservation, and is approximately one-fourth mile from the City of Olean's water filtration plant.

Other concerns pertain to the high density area of Dugan Road/Happy Hollow Road/Goodrich Avenue. According to the Cattaraugus County Health Department, the soils in this area are incapable of handling additional septic systems. A majority of residing septic systems are inadequate, out of code, and need to be updated into modern sandfilter systems to avoid water well contamination and sewer run-off.

There has been resulting pressure from the Cattaraugus Health Department as to the immediate need of hookup onto the Dugan-East Road Sewer District.

Another area of pointed concern by the Cattaraugus County Health Department is on the Old Rock City Road. Due to the inadequate soils and substandard septic systems it has been suggested to extend a new sewer branch extension into this area.

Another type of best management practice to be promoted is limiting the use of chemicals, fertilizers, and pesticides which could endanger humans, animals, and fish wildlife through run-off into the Allegheny River/Olean Creek (and their respective tributaries) and/or into groundwater. Farmers should be encouraged to use practices that minimize non-point discharges of excess nutrients, organic and eroded soils into the town's natural waters. Examples of such practices include encouragement of organic farming and pest management principles, soil erosion control practices, and surface drainage control techniques.

5. Control the Shipment, Storage and Disposal of Hazardous Wastes

Town officials should prohibit or place severe restrictions upon the handling, storage, transport, treatment, and disposal of all hazardous wastes (including radioactive) within the town except for transient, truck traffic along the Southern Tier Expressway and Route 417, and rail traffic along the established lines through the township:

(a) By requiring that all handlers of hazardous wastes within the township, from whatever origin to whatever destination, be in full compliance with county, state and federal regulations governing the handling of hazardous waste. For purposes of this policy, hazardous wastes are defined as a waste or combination of wastes which because of its quantity, concentration, or physical, chemical, radioactive, or infectious characteristics may:

(1) Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or

(2) Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed or otherwise managed.

(3) Be generally characterized as being flammable, corrosive, reactive, radioactive or toxic.

(4) A town policy opposed to any nuclear waste dumping facilities and/or nuclear power plants built within the Town of Olean.

(b) By protecting fish and wildlife resources in the township, especially in the Allegheny River Basin/Olean Creek and their tributaries, from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sub-lethal or lethal effect on those resources. All food sources within the township, be it agricultural products for people or natural foods for fish and wildlife, should be protected from contamination by hazardous wastes.

6. Control the Disposal of Solid Wastes

Town officials should control all solid waste collection and disposal within the township except for such activity that is being conducted by an authorized county or regional collection and disposal service. All such county and regional services should be closely monitored at all times to ensure proper handling of the town's solid waste.

Currently, solid waste disposal in the Town of Olean is accomplished by residents of the town taking their refuse to the Cattaraugus County Solid Waste Transfer Station located on West Union Street adjacent to the Allegheny River Park Project or the Portville County Facility in Portville. These facilities are currently open daily Tuesday to Saturday. The solid waste is transferred either to a private landfill or to the Cattaraugus County Waste Conversion-to-Energy facility in Cuba, New York.

The Town of Olean provides its residents with privately contracted curb pickup services which come once a week. The private contractors haul the trash to a transfer station.

A prime concern in the town has been a growing problem of solid waste being dumped in unauthorized areas. It seems that even with New York State D.E.C. becoming increasingly involved in policing this situation, it still occurs frequently, particularly along the back roads. The town needs to make a continuing commitment to work with all existing agencies to resolve the solid waste and littering problems and enforce stiff penalties for violators.

Town officials should:

(a) Require that the transport, storage, treatment and disposal of solid wastes including authorized hazardous wastes within the township, be conducted in such a manner so as to protect groundwater and surface water supplies significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources. Examples of solid waste management facilities include resource recovery facilities, sanitary landfills and solid waste reduction facilities. Although a fundamental problem associated with the disposal and treatment of solid wastes is the contamination of water resources, other related problems may include the filling of wetlands and littoral areas, atmospheric loading, and degradation of scenic resources.

(b) By requiring that all industrial waste, private hazardous waste, and public waste collection and disposal systems, procedures, requirements, sites, and schedules be made as a matter of public record in the Town Hall, posted in public places, and published periodically as may be appropriate, in a local paper.

(c) By requiring that no commercial landfills/dumpsites be allowed within the town limits.

7. Protect Wetlands and Fish and Wildlife Habitats

Town officials should protect all major wetlands and fish and wildlife habitats within the township.

(a) By preserving and protecting freshwater wetlands and preserve the benefits derived from these areas in accordance with New York State law and regulations of the State's Department of Environmental Conservation (NYSDEC).

(b) By limiting the use of wetlands, woodlands, floodplains, open space and agricultural areas to very low-intensity, low-density land uses that do not damage or interfere with fish and wildlife habitats.

(c) By protecting, preserving, and, where practical, restoring all significant fish and wildlife habitats within the township, so as to maintain their viability as habitats. Fish and wildlife policies are concerned with protecting fish and wildlife habitats, the foodchain, promoting recreational and commercial fishing.

The recreational use of fish and wildlife resources should be expanded within the township by increasing access to existing resources, supplementing existing stocks, and developing new resources. Such efforts shall be made in a manner which ensures the protection of renewable fish and wildlife resources and considers other activities dependent on them. The following guidelines should be considered during the planning and implementation of any proposed action that will affect fish and wildlife resources within the township:

(1) Consideration should be made as to whether any proposed action whatsoever will impede existing or future utilization of the town's recreational fish and wildlife resources.

(2) Efforts to increase access to recreational fish and wildlife resources should not lead to over-utilization of that resource or cause impairment of the habitat. Sometimes such impairment can be more subtle than actual physical damage to the habitat. For example, increased human presence can deter animals from using the habitat area.

(3) The impacts of increasing access to recreational fishing on wildlife resources should be determined on a case-by-case basis conferring with trained fish and wildlife biologists or other specialists prior to any construction activities taking place.

8. Minimize Flooding and Erosion Hazards

Town officials should recognize the high cost of structural measures to control flooding and erosion on a long term basis, and seek to minimize such costs:

(a) By promoting non-structural solutions to flooding and erosion problems such as using proper zoning techniques. Non-structural measures include, but are not limited to the following measures:

(1) Setbacks, elevated berms, flood-proofing measures in building construction such as raising the foundation above flood levels. Also included are non-intensive buffers such as parking lots, passive recreational facilities, outdoor storage areas, agricultural uses, tennis courts, hiking trails, and non-permanent structures or facilities which are considered to be temporary non-water-dependent uses. Planting of vegetation also should be encouraged to retard erosion on non-structural measures.

(2) Avoidance of risk or damage from flooding by siting of buildings outside the hazard area. Buildings and other structures should be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

In determining whether or not non-structural measures to protect against erosion or flooding will afford the degree of protection appropriate, an analysis, and if necessary, other materials such as plans or sketches of the activity or development, of the site and of the alternative protection measures should be prepared by the proponent of the action, to allow an assessment to be made.

(b) By taking the following guidelines into account when considering structural measures such as channelizing, building levees or installing rip-rap on the inland shorelands of the town's waterways:

(1) Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function or existing development; and only where the public benefits out-weigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

(2) The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

(3) Activities and development including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.

(4) Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs. Primary dunes will be protected from all encroachments that could impair their natural protective capacity.

(5) By improving all upland storm drainage ditches and pipes and man-made and natural ponding areas so as not to impede flood and storm water unnecessarily as such water seek their natural courses.

(6) By preparing, publishing and distributing educational materials to warn of the dangers of unwise development in areas subject to flooding and erosion within the township.

By taking the following guidelines into account when considering any mining and dredging activity in the Allegheny River Basin and Olean Creek and their respective tributaries.

(1) Mining for sand and gravel deposits which are needed to support building and other industries should be permitted only with proper permits from the New York State Department of Environmental Conservation (NYSDEC), the U.S. Army Corps of Engineers (US ACE), the Town of Olean Planning Board and the Town Board of Olean. Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, pollutant removal and meeting other coastal management needs.

Such dredging projects, however, may adversely affect water quality, fish and wildlife habitats, wetlands and other important coastal resources. Often these adverse effects can be minimized through careful design and timing of dredging operation and proper siting of the dredge soil disposal site. All such operations should protect significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

(2) Mining and dredging activities should be prohibited that interfere with the natural coastal processes which supply river bank and creek bank materials to the level, and where permitted such activities shall be undertaken in a manner which will not cause an increase in erosion of such land. Such mining, excavation and dredging should be accomplished in a manner so as not to cause a reduction of supply, and thus an increase of erosion, to such shorelands.

9. Request New Water Quality Classifications

Town officials should request that its adopted policies be considered by New York State when the state begins reviewing inland waterway water classifications and while modifying water quality standards. Those waters, however, that are already overburdened with contaminants should be recognized as being a development constraint. New York State should study and revise its water quality classification designations for the Allegheny River's drainage basin and Olean Creek to restrict more stringently discharge standards upstream of the Town of Olean. It is the town's long term policy to improve its water quality and to seek the eventual re-classification of its waterways to higher, uniform water quality classification standards.

K. PROVIDE LOCATIONAL AND PUBLIC SERVICE GUIDELINES

It is recommended policy of the Town of Olean that the town shall guide future development within its jurisdiction so as to bring about the gradual conformity of actual land and water uses with these recommended policies. The overall purpose of this policy is to direct all future, major developments (i.e., more than single family unit, and more than a small scale septic system or well) and a heavy traffic generator (such as commercial type) into the "Three Branches" and away from the rural and waterfront areas of the town. In this manner, future major developments and higher land use densities in the town would be permitted only in areas adjacent to major highways and streets and only in areas already served by or planned for public services and utilities.

1. Encourage the Consolidation, Concentration, and Clustering of New Developments

The Town of Olean should encourage all major developments to locate within "Branch 1, Branch 2, and Branch 3", (the Pleasant Valley Commercial Hub). It is recommended policy of the Town of Olean to establish land use patterns within the "Branches" that require gradual and economical extensions for sewers, water supply, waste disposal and other public utilities, as well as recreational and educational facilities. This action would protect the areas to the northeast and south of the Allegheny River from over-development, and preserve the rural character of the town.

This policy shall be implemented in the following manner:

(a) By limiting major developments in the Branches to the area northwest of the river, it becomes possible to construct water, sewer, waste disposal, storm drainage and utility systems of minimum scope. This would minimize future tax burdens and capital expenditures, prevent uncontrolled scattered site and strip developments, and maximize the use of such facilities once constructed.

(b) By using these locational guidelines when reviewing any development proposal. The intent behind these guidelines is to encourage the consolidation, concentration and clustering of future land development. Future development should be encouraged to locate in attractively designed enclaves and activity nodes in close proximity to Homer Street, Oregon Hollow, Back Hinsdale Road, Blakeslee Hollow Road, Valley View Drive.

In turn, consolidation, concentration, and clustering of new development into higher density areas of the town, such as the Pleasant Valley Commercial Hub, is expected, in the long run, to retard, constrain, and help prevent costly and unsightly strip development. The following guidelines should be considered when town officials are determining to support or not support proposed uses for specific development sites:

At least one of the following two land uses should be within one-half mile of the proposed development site: a significant concentration of commercial and/or industrial activity, or a major intersection or arterial highway.

2. Allow Exceptions in Limited Cases

The Town of Olean should not allow major developments to occur outside the area of the Branches. This policy shall be implemented by restricting the scope and size of scattered site and strip developments and by permitting only the following types of land uses outside the Branch development zone:

(a) Economic activities may be permitted which depend upon sites at or near locations where natural resources are present. This would include agricultural uses, oil drilling, and lumbering.

(b) Developments may be permitted which because of their isolated location, self-contained activity, and small-scale have little or no potential to generate and/or encourage further land development. This would include single family homes (not subdivisions).

(c) Developments may be permitted which by their nature are enhanced by a non-urbanized setting, (e.g., summer cottages or campgrounds).

(d) Water-dependent and water-enhanced uses with site requirements not compatible with this policy may be permitted, such as when alternative sites are not available.

(e) Uses and/or activities may be permitted which because of public safety considerations should be located away from populated areas.

(f) Rehabilitation or restoration of existing structures and facilities may be permitted, at any location within or outside of the "Branch" development area, in accordance with the definitions and standards of the town's zoning ordinance.

3. Encourage Development In Phases

The Town of Olean should restrict development of all major sewer, water supply, waste disposal, storm drainage, and utility systems to the "Three Branches" in a gradual and orderly manner, and in accordance with an adopted capital improvements program for the Town of Olean (e.g. showing when and where such services shall be extended within the town during the next 15-20 years). These phases would extend these systems into Hannigan Hollow, Back Hinsdale Road, Blakeslee Hollow Road and Valley View. The objective is to protect taxpayers from unnecessary commitments, and protect the environment from over-development and the ground water from septic system contamination.

This policy should be implemented for the next 20 years, through an annual capital improvements planning process. Sewer and water systems and other public utilities should be extended in the following phases (dates are advisory pending revision and adoption of the official capital improvements program):

(a) Phase I (1992-1996) Element 1: From Homer Street up through Hannigan Hollow. Element 1 had potential since the approval of the EDZ zone and Industrial Development Agency.

(b) Phase I (1992-1996) Element 2: From Hannigan Hollow north along Back Hinsdale Road to Union Valley, and easterly along Blakeslee Hollow, and again easterly along Valley View Road. (This should be done in two stations, see concept map.)

(c) Phase II (1998-2004) Element 3: Extend lines north along Old Rt. 16 to Union Valley Road for Pleasant Valley Commercial Hub.

Furthermore, the Town of Olean should use the following guidelines to determine if existing services are adequate to meet the needs of a new development in the town:

(a) The public sewage disposal system and its phased extensions should accomodate the wastes generated by the proposed development. This may require, in some cases, that private developers agree to expand the capacity of existing lines, at their own costs to accomodate projected waste loads from their proposed projects.

(b) Stormwater runoff from the proposed site should be accomodated by on-site and/or off-site facilities, and should be in accordance with the phased development of public storm water and drainage systems.

(c) Streets and highways serving the proposed site should have the capacity to accomodate the peak traffic generated by the proposed land development, without creating congested or unsafe conditions.

(d) The energy needs of the proposed development should be accomodated by existing utility systems, or by the extension of such systems parallel to the phased development of water and sewage disposal systems.

(e) The proposed development's water needs (consumptive and fire fighting) should be met by the existing water supply systems, or by the phased development of such system.

(f) Schools, police, and fire protection, and health and social services should be adequate to meet the needs of the population that is expected to live, work, shop or conduct business in the area as a result of the proposed development.

In addition, the Town of Olean should in the coming years prepare a Design Manual for voluntary use by property owners and public agencies. This Design Manual should present new standards and designs for signs, parking areas, walkways and boardwalks, hiking and biking trails and picnic and scenic areas.

(g) Maintain High Standards of Quality and Appearance as well as Equality of Opportunity in all Future Development.

The town has powers of review over new development in the community. This review function should be used to assure that new construction is of high quality, attractive, and sufficiently compatible with the surrounding areas. Excellence in appearance often means allowing the developer flexibility in designing his development. Zoning provisions such as setbacks, lot coverage and even density can needlessly restrict developers and result in monotonous patterns of development. Encouraging the development of planned neighborhoods can allow the developer the economics of scale while including different types of housing, commercial and recreational facilities on one large site. Planned Unit Development is one technique which frees the designer from many development constraints so he can produce an attractive and superior site design.

(h) The Industrial Parkway District in "Branch 1".

(a) The Industrial Parkway District in "Branch 1" is established to provide an area in the Town where manufacturing firms can engage in processing, assembling, manufacturing, warehousing and storage; and for incidental service facilities to serve the manufacturing area. "Branch 1" is intended to encourage sound development, by providing and protecting an environment for such development, subject to regulations necessary to assure the orderly growth of the Town of Olean and the protection of residential and commercial land uses from noise and other disturbances.

"Branch 1", Industrial Parkway District, is to be characterized by open land suited for industrial uses because of the proximity to major transportation routes and the availability of utilities necessary for successful manufacturing or process. The areas in which "Branch 1" will be applied may provide for land reserves for industrial and manufacturing uses. Some land may therefore be placed in agricultural and other open land uses until its industrial and manufacturing potential is realized.

(b) Representative uses within "Branch 1", Industrial Parkway District, are manufacturing, fabrication, processing, storage warehousing, and wholesale distribution. Uses which generate excessive noise, vibration, smoke, odor, dust, fumes or danger of explosion have been excluded from "Branch 1", Industrial Parkway District.

(i) Residential Development District in "Branch 2" defined as Low Density.

(a) The purpose is to allow residential uses in areas of developable land within the Town of Olean, "Branch 2 area", Enchanted Mountain Estates, that will be compatible with the Town's development objectives and growth capabilities; to encourage the clustering of residential units in order to preserve natural open space, and minimize the cost of municipal services; to allow recreational activities that are in harmony with residential neighborhoods.

(b) Lots in approved standard subdivisions shall have one acre average per single-unit dwelling (lots below the average must be specifically approved by the Planning Board) and one acre per unit for each two unit dwelling structure.

(j) "Branch 3", Pleasant Valley Commercial Hub

(a) The purpose of "Branch 3", the Pleasant Valley Commercial Hub, General Commercial District is to allow those trades and service uses that may be compatible in scale or use with convenience to major traffic access, and emerging population centers. Environmentally compatible light manufacturing and light industrial uses are allowed.

(b) The Pleasant Valley Commercial District should be treated in conjunction with the downtown area of the City of Olean. Herein lies the town hall and the main route access from "Exit 26" of the Southern Tier Expressway. Its position has the potential for high growth in the next 30-40 years as the heart of commerce for the town.

Suggested uses in "Branch 3", the Pleasant Valley Commercial District, would be multi-dwelling structures, professional offices, retail commercial establishments, service commercial establishments, restaurants, recreational and entertainment facilities. A well planned mobile home park should be placed in the upper part of "Branch 3" to accomodate the great influx of mobile homes in the town.

- (k) "Branch 4", Mountain View Commercial District
- (a) The purpose of "Branch 4" Mountainview Commercial District is to allow commercial and recreational trades and services that would be compatible with the scenic environment and exhibit quality.
 - (b) One of the objectives of Mountainview Commercial District would be to preserve open space through scenic easements and other techniques. Suggested uses would be skiing, winter-time recreation and in the long term hotels and restaurants.