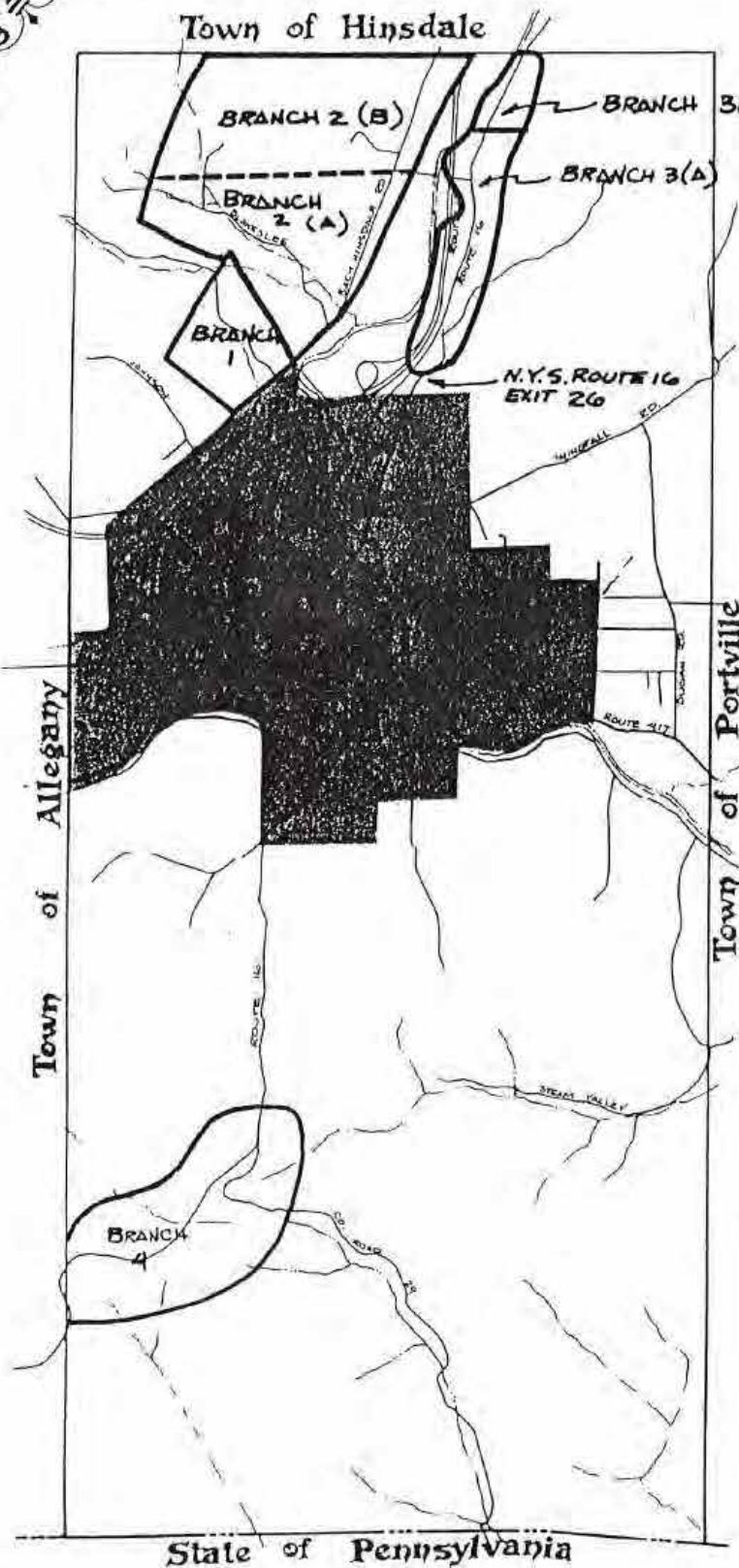




Town of Olean

Cattaraugus County
State of New York

LAND USE CONCEPT MAP
FOR COORDINATED GROWTH AND DEVELOPMENT
IN THE TOWN OF OLEAN, NEW YORK

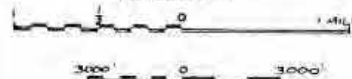
BRANCH 1
INDUSTRIAL PARKWAY DISTRICT

BRANCH 2
ENCHANTED MOUNTAIN ESTATES

BRANCH 3
PLEASANT VALLEY COMMERCIAL HUB

BRANCH 4
MOUNTAIN VIEW COMMERCIAL DISTRICT

Scale:



4. Encourage Maintenance Plan in Phases

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

(a) Phase I (1991-1997) Dugan Rd. Sewer District lines updated and maintained.

(b) Phase II (1996-2000) Join city sewer lines south of city onto Old Rock City Road area.

L. SUPPORT LOCAL AND REGIONAL ECONOMIC DEVELOPMENT STRATEGIES AND ACTIVITIES

It is recommended policy of the Town of Olean to promote and develop a year-round, diversified economy for the local community. The intent is to support all local, regional and state economic development programs that benefit the Olean metropolitan area, especially those that create jobs for residents and neighbors of the town.

1. Promote Local Industries

The Town of Olean should support the continued development and operation of existing local industries.

This policy shall be implemented in the following manner:

(a) By supporting the proposed "Branch" concept. Branch I should be marketed as a major commercial and industrial "enterprise" zone centered on the Economic Development Zone (EDZ) which runs along the Homer Street Extension and overlays Cattaraugus County's Industrial Development Agency.

The Industrial Development Agency was established primarily by the Appalachian Regional Commission and New York State legislature. There are a total of 85 acres with intentions of being fully developed.

New York State designated the EDZ on July 21, 1987 as one of the first ten EDZ's awarded in state history. The EDZ application was developed by Cattaraugus County in cooperation with the Towns of Olean and Allegany, and the City of Olean. There are 28 acres in the EDZ zone of which 50-60% are within the Town of Olean.

The EDZ's many incentives plus the "Branch" concept which encompasses the EDZ should be promoted in a low-key long-term, nationwide marketing campaign to attract business investors and developers into the EDZ and into the Town of Olean, Allegany, and the City of Olean. Over time the EDZ program would be expected to become a fixture along the Southern Tier Expressway and the "Ceramic Corridor" from Binghamton to Cattaraugus County, New York. It would increase the Town of Olean's ability to attract new business within and outside EDZ boundaries--both of which bring new income and new wealth into Olean as well as into the City of Olean. In this manner, the town would benefit from new income and its multiplier effect, and without the penalty of costly, unsightly scattered and strip development along the town's rural highways.

Olean's location, with its rich scenic value, easy transportation access, (i.e., railways and Southern Tier Expressway access points) and "Branch" concept should be promoted as desirable factors in order to attract new business, new industry and new home buyers.

Efforts also should be made to encourage new companies to locate in the Town of Olean via a direct mail campaign detailing the many advantages. This would increase employment opportunities within the Town.

2. Support Efforts to Improve the Region's Transportation and Communications Capabilities

The Town of Olean should support continued development of the region's transportation and communications infrastructure.

This policy shall be implemented in the following manner:

(a) By supporting the plan to construct a new arterial access road originating on Route 417 at St. Bonaventure University and extending eastward through the Town of Olean into the City of Olean connecting with Wayne Street at the heart of the Economic Development Zone (EDZ). There is a need to improve access to and within the Cattaraugus County Economic Development Zone. Such a roadway will provide ready access from the EDZ to the Southern Tier Expressway and to the City of Olean. It will serve as an alternate east-west transportation corridor from Route 417, thus relieving existing traffic congestion along Route 417.

The proposed access road and the new EDZ will have a positive impact on an area much broader than the actual boundaries of the EDZ. The heart of this broader impact area is defined by three streets--West State Street, North Union Street, and as is proposed in the EDZ application, "Constitution Avenue" (the proposal is to change the name of the existing street, Wayne Street, to "Constitution Avenue"). The "new" avenue would open up to the eastern end of the EDZ in the Town of Olean.

The proposed access road for the EDZ would also serve the broader community as a much needed east-west arterial. In turn, these three streets are served by Exits 24, 25 and 26 of the Southern Tier Expressway. These linkages create a new, convenient, attractive circulation system for truck traffic and heavy automobile and tourist use that would benefit the entire region.

(b) By supporting completion of the major north-south and east-west transportation axis at the center of the Cattaraugus County--the intersection of Route 219 (north-south interstate) which connects Buffalo and Erie County to the north with Bradford, and Dubois, Pennsylvania to the South, and Route 417 (east-west Southern Tier Expressway) which connects Jamestown and Erie, Pennsylvania to the west with Corning and Binghamton, New York to the east. Cattaraugus County also has another significant north-south, two lane highway--Route 16 from Buffalo to Delevan, Franklinville, the City of Olean, and ending at the Pennsylvania border. Of the two north-south routes, only Route 219 continues southward, and is more advanced in design and construction, connecting directly with the State of Pennsylvania interstate highway system. Improvements to Route 16 should nevertheless be promoted as a major objective.

This north-south/east-west transportation axis serves a county population of 85,697 people (1980 Census) who live in an area of 1,336 square miles in the heart of the western Southern Tier region of New York State.

The Town of Olean has a very favorable location at the heart of this region (with Cattaraugus County metropolitan center itself being favorably located in the Southern Tier region transportation system). The town is currently served by all of the region's county, state and interstate highways which are used extensively by the trucking industry, tourists and commuters.

Locally, Routes 417 and Route 16 serve as the community's commercial corridor. East State Street and the Hinsdale Highway are two of Olean's major arterial highways. Overall, the Town of Olean has a local network of 33 1/4 miles of Town Roads and County Roads, No. 92, 60 and 29. It is also served by air at the City of Olean Airport, Bradford McKean County Airport (Pennsylvania) and the Buffalo Airport. In addition, the town is served by rail lines (freight only-no passenger rail service). Olean has a major, new regional rail yard facility. Switch yards are within close proximity of the EDZ zone.

Regionally, the town and village are served directly by Exits 25 and 26 of the Southern Tier Expressway. These major intersections or "gateways", are located along the Southern Tier "Ceramic Corridor" which stretches from Binghamton, New York on the east to Cattaraugus County, New York on the west. It connects international traffic (to and from Canada and via internodal connections with Great Lake shipping) and interstate and regional traffic to local points of distribution along the Southern Tier Expressway. It is possible with this major highway system to move goods, services, and people to and from nearby urban areas and internodal connections in a matter of minutes up to two hours (e.g., Salamanca, Jamestown, Fredonia, and Dunkirk to the west; Olean, Corning, Binghamton, Albany to the east; Springville, Orchard Park, Buffalo, and Toronto to the north; Bradford, Pittsburgh and Cleveland to the south).

Another major highway serving Cattaraugus County and the Town of Olean is Route 219 from Buffalo to Springville, Ellicottville, Salamanca, and the State of Pennsylvania interstate transportation system. In addition, the Town of Olean is located approximately 17 miles from Exit 22, which is one of the interchanges that interconnects the Southern Tier Expressway (the east-west axis) with Route 219 (the north-south axis). The drive from Olean to Buffalo is approximately one and a half hours.

Town officials should support the need to upgrade Route 219 to interstate standards from Springville (on the northern edge of Cattaraugus County) to DuBois, Pennsylvania (to the south of Cattaraugus County). Route 219 (the north-south axis) will not be completed as an interstate highway for another decade--Congress has just funded a final study on the need to upgrade Route 219. The consultant hired by the New York State Department of Transportation (NYS DOT) is presently conducting research on the impact this project will have on the local economy.

(c) By supporting the concept, planning process and developmental activities to develop the "Ceramic Corridor." The "Ceramic Corridor" is a widely recognized concept and plan to attract new business expansions into the Southern Tier of New York State. It is an effort to reverse the now famous migration of businesses out of the northeastern United States (the "Rust Belt") to the "Sun Belt" between Florida and California. Currently, businesses such as Corning Glass, American Olean Tile Company, Olean Advanced Products, McGraw, and Dresser-Rand are engaged in discussions among themselves and with universities and economic development agencies exploring the potential development of the "Ceramic Corridor" as northeastern equivalent to the west coast's "Silicon Valley". Recent breakthroughs in ceramic technology have offered a whole new generation of products and services. This may give communities that support ceramic industries a new future. In addition, the State University of New York at Binghamton and Buffalo, Alfred University, and Cornell University are involved in developing the concept and feasibility of projects. A \$25 million venture fund has been proposed for business expansion and incubator facilities. Alfred University has received a \$10 million state grant to develop a ceramic incubator program.

M. PROMOTE THE DEVELOPMENT OF HOUSING OPPORTUNITIES

It is recommended policy of the Town of Olean to encourage the development of housing opportunities for all residents and landowners within the town, and to cooperate in efforts to meet regional housing needs.

1. Develop Better Housing Data and Subdivision Controls

There has been a steady number of housing starts in Olean in recent years which are driven by residents and non-residents within the regional housing market. For example, in 1980, there were a total of 817 housing units in the town. In 1990, the town had increased to 860 units, with the growth trend continuing at the present time. The Town of Olean should encourage this continued and long term growth of its residential community.

This policy shall be implemented in the following manner:

(a) By developing and adopting subdivision regulations in conjunction with revising and updating the town's zoning ordinance. Such action would ensure the proper development of choice locations within the town's boundaries for a higher number of residential units.

The town's rural character, and the environment and its natural resources, need to be protected from over-development and from pollution. In particular, the major shoreline areas of the Allegheny River, Olean Creek and its tributaries should be restricted to low-intensity land uses that are either water dependent or water enhanced, in order to prevent environmental damage and pollution. Development such as residential subdivisions should be encouraged to locate only within the limits of the "Branch 2" area (Enchanted Mountain Estates). All development of more intense land use such as industrial should be encouraged to locate within the "Branch 1" area. Specific densities such as allowing for apartment buildings, should be located in specific sub-zones of the "Branch 3" area (the Pleasant Valley Commercial Hub) and these densities should be controlled through a revised zoning ordinance.

Several residential land use problems have developed in Olean that need to be controlled:

(1) New developments should be located out of floodways and preferably out of floodway fringe areas.

(2) Scattered residential uses along outlying roads (an increasing trend) are difficult to serve with public facilities.

(3) It is becoming difficult to allow heavier uses along outlying roads without creating inharmonious land use conflicts and unacceptable septic loads.

(4) The continuation of floodway encroachment and strip development will raise development costs and reduce development options that are available to the town in the future. If not carefully controlled, solid strips of residential development along existing rural roads can also landlock interior areas and force illogical subdivisions or leave such areas permanently under-utilized.

(b) By supporting additional, detailed research into housing trends in the Town of Olean/City of Olean metropolitan area. The City of Olean is fully developed except for one subdivision area currently under development by a private developer. Once that subdivision is filled, the city apparently offers no other sites for new construction housing starts. This would limit the city in the future to providing new single and multi-family units only, through renovation and/or demolition of existing housing units. Likewise, the Village of Allegany is apparently fully developed, and offers few new sites for new housing construction except for annexation of surrounding areas in the Town of Allegany which holds an increasingly high tax base. The Town and Village of Portville offer opportunities for housing development to the east side of the town. Existing trends and capacity of all of these areas need to be more clearly understood as an initial step in the development of sound housing policies and in the phased development of the public water and sewer system.

2. Encourage All Types of Housing Within the Town

The Town of Olean has a major potential for continued development of housing units of all types within its boundaries. The town should encourage this type of development providing that regional market dynamics continue in the present trend. In the town itself, with the exception of scattered development activity strung along county and town roads, the most recent growth appears to be occurring in the Northwest area.

This policy shall be implemented in the following manner:

(a) By encouraging the development of all types of housing units within the town at appropriate locations under conditions that are controlled through the revised and updated zoning ordinance, and through a new subdivision ordinance. This encouragement should include single family homes, multifamily units, apartments, townhouses and condominium units, and mobile home parks in appropriate locations in accordance with zoning regulations and planning requirements.

About 4,470 acres or at least 16% of the total land area of the town falls within the residential classification, and this category is growing steadily on the tax assessment rolls. This represents about 53% of all development within the town at the present time. Residential development is occurring throughout the town on existing roads. The areas directly surrounding the city, the valley originating from the Olean Creek, and Windfall Road area have enjoyed prime agricultural and residential uses. The strategic location of the above areas mentioned to the job market and their natural beauty give these areas potential to continue developing in the agricultural and residential uses to which they are suited. The rugged terrain in certain areas also have scenic vistas that may be suitable for residential development. The very steep slopes in the southern areas of the town may not be suitable for housing development other than occasional, scattered site units (cottages, lodges, houses) and mobile homes. These areas of rugged terrain may be at their best use currently (which allow for oil production).

A prime area that should be considered for multi-family units, apartments and condominiums is along the "Branch 3" area adjacent to the Southern Tier Expressway. This is a prime location for higher density residential developments with immediate access to the Expressway.

A mobile home park should be considered also for the "Branch 3" area, assuming water and sewer services would be provided by the town or by private developers.

(b) By ensuring that the town's elderly population, and its moderate and low income families would find housing opportunities in the Town of Olean which would at the same time add new income to the local economy. For example, new rental units within the town would give additional options to elderly residents who want to sell their homes and move into more convenient quarters without being forced to leave the area and their families, and to middle income workers in the Olean metropolitan area.

3. Approve Residential Development in Gradual Phases

The town should not allow residential development to continue to occur indefinitely in scattered, unplanned locations.

This policy shall be implemented in the following manner:

(a) By expanding and extending, as the immediate objective, the water and sewer system into the areas along Oregon Hollow Road, Back Hinsdale Road and Blakeslee Hollow Road. This should be the initial focus of the town's capital improvements planning process. Such action would open these areas to light density residential development.

(b) By encouraging the utility company to consider extending natural gas lines into these areas to help induce new residential construction sales. By treating the plan as a whole, the cost to individual users may be lower than if individuals seek such service in an isolated and uncoordinated manner.

(c) By expanding, over time, fire and police protection, health care services, in support of new housing construction.

N. PREPARE AND PROVIDE A WATERFRONT DEVELOPMENT AND PRESERVATION PLAN FOR OLEAN CREEK AND ALLEGHENY RIVER

It is recommended policy of the Town of Olean to begin a long-term phased program to design and develop the Olean Creek waterfront, which is currently under-utilized and somewhat isolated from the community. Currently, the Olean Creek waterfront is a neglected, high potential area within the Town of Olean. The small stretch of Allegheny River waterfront that lies within the Town should also be updated. Our fresh water supply is our most valued resource and every step to protect it should be taken seriously by Town of Olean officials.

1. Recognize the Olean Creek/Allegheny River as A Major Asset

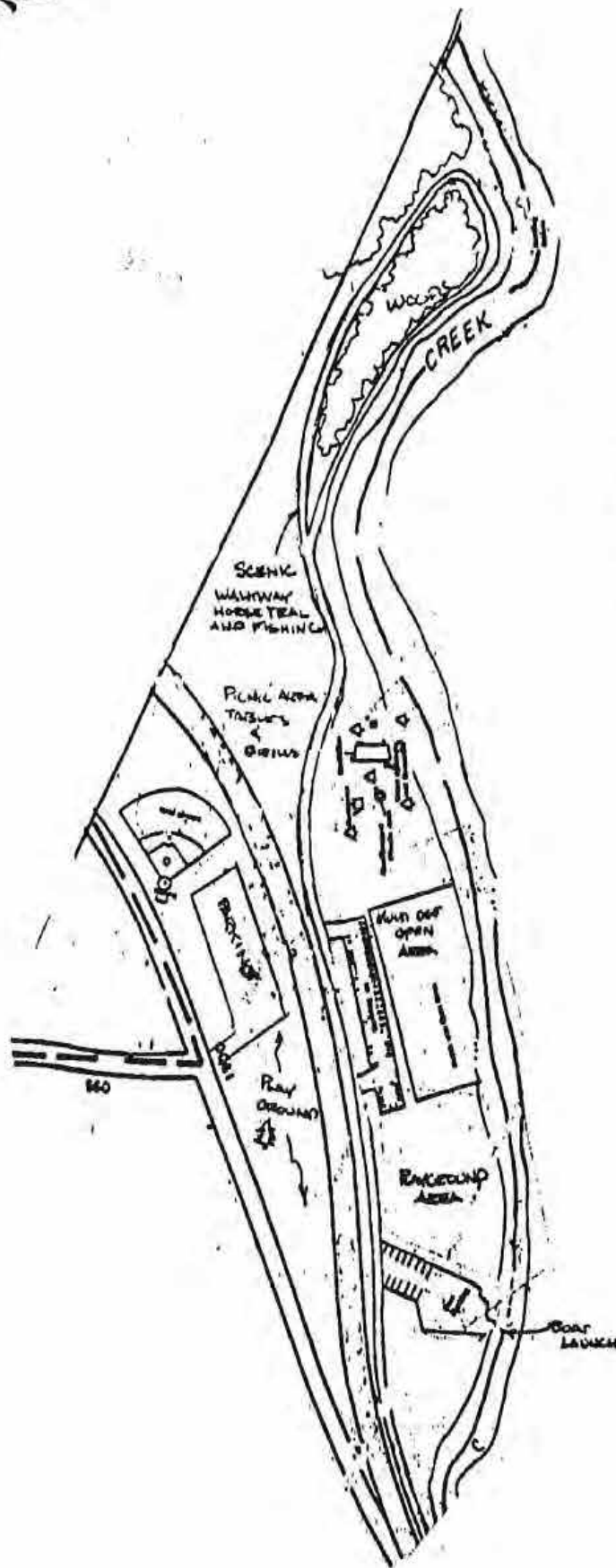
The Town of Olean should recognize, consider, treat and develop the Olean Creek/Allegheny River waterfront as a major asset to the town. Town officials should work closely to accomplish this end.

This policy shall be implemented in the following manner:

(a) By taking the entire waterfront area along the Olean Creek within the town into account, instead of treating different land parcels along the creek in an unrelated manner. A revitalized waterfront (as a whole) would improve the quality of life dramatically, making it and its adjacent areas an exciting place to visit, work, and live. The waterfront should also be linked more closely to land uses in the northwest area of the town. To accomplish this, a special waterfront zoning district should be enacted that treats the riverfront as a district that is integrated with the life and commerce of the town in conjunction with the city.

(b) By encouraging environmentally safe, private investment schemes in the waterfront district and in projects that link the waterfront to the Northwest section of the town. Such investments would improve the town and village tax base and would create centers of low-intensity, non-polluting activity for people's enjoyment (e.g., restaurants, promenades, hiking and biking trails, picnic areas, ice-skating and sledding areas, boating, swimming, foot races, and festivals, as may be found to be feasible and within the creek's capacity to support). This would include promoting tax breaks and other economic incentives to maintain or attract water-dependent industry, such as water-enhanced recreational businesses and fishing. The creek/river itself may be too shallow to support marina and recreational boating businesses, although this problem could be managed in the long term.

(c) By the Town Board ensuring public participation in the waterfront revitalization program, so that viewpoints can be expressed early in the planning process, and so that those people who will be affected by the waterfront redevelopment program can be represented in the planning process. A multi-year program is recommended because it takes time to design and implement waterfront projects, and to build a public constituency in support of planned waterfront development. A common vision of the future and a sense of policy direction for this area of the town is needed so that investors, developers, businessmen, property owners and the public can support common efforts to promote waterfront opportunities.



Town of Olean

Cattaraugus County
State of New York

PROPOSED PARK AREA



2. Develop the Allegheny River/Olean Creek As An Inland Waterway In The State's Coastal Revitalization Program

The Town of Olean should investigate thoroughly (including proposing changes in state legislation) the applicability of New York State's coastal management program to the Olean Creek/Allegheny River waterfront. For example, in 1986, sponsored legislation which was enacted by the State which added inland waterways to the State's Waterfront Revitalization Program. This new law provides for waterfront revitalization for economically distressed municipalities on inland waterways.

This policy shall be implemented in the following manner:

(a) By limiting all development within the waterfront district either to water-dependent or to water-enhanced uses. Such uses require a waterfront location and there is a very limited amount of waterfront land within the Town of Olean. All other developments should be directed away from the shoreline into the first, second, and third branches of the Branch Concept corridor, in order to preserve waterfront locations for water-dependent and water-enhanced uses.

A water-dependent use is defined as a use that cannot occur unless it is located on the water or shoreline, such as recreational fishing and swimming, marina operations, and flood and erosion structures. Support facilities should be permitted which are necessary for the successful functioning of water-dependent uses (e.g., parking lots, trails, boardwalks, snack bars, first aid stations, and short-term storage facilities).

A water-enhanced use is defined as a use that has no critical dependence on obtaining a waterfront location, but the profitability of the use, or the enjoyment level of the users, would be increased significantly if the use were adjacent to, or had visual access to the waterfront, such as scenic vistas for restaurants and homes, and outdoor areas for festivals, picnics, camping, hiking and biking, ice skating and cross-country skiing.

(b) By providing public access to the waterfront for a wider cross-section of the region's population base. In particular, the objective is to increase pedestrian access to selected areas along the waterfront. In an effort to enhance utilization of the river, the town needs to consider obtaining easements from property owners along the river to allow better hiking and fishing access.

(c) By improving the provision of local, public services within the waterfront area.

(d) By improving the visual environment of the waterfront area by rehabilitating or removing dilapidated structures and unsafe or unsightly conditions.

O. PRESERVE, ENHANCE AND RESTORE SCENIC VIEWS AND VISTAS AS A REGIONAL ASSET

The Town of Allegany should preserve, enhance and restore scenic views and vistas within the township as significant visual assets in the town's future development and quality of life.

1. Preserve, Enhance and Restore the Town's Existing Vistas

The Town of Olean should preserve, enhance and restore whenever possible all natural and man-made scenic resources which are significant in accordance with Town Board determination, and which contribute to the scenic quality of the Olean Creek/Allegheny River Basin and its many scenic views and vistas.

This policy shall be implemented in the following manner:

(a) By preserving, enhancing and restoring wherever possible, the following, but not limited to the following, existing scenic vistas within the Town of Olean:

(1) Attractive views from Mount Herman onto city and surrounding areas.

(2) View of Enchanted Mountains and City of Olean from Vantage Points along the Bysiek Road.

(3) Border to Border Scenery of Olean Creek in Northwest part of the township.

(b) By preventing the impairment of existing scenic vistas. Impairment shall include any of the following actions:

(1) The irreversible modification of geologic forms, the destruction or removal of structures, whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource within the township.

(2) The addition of new structures which because of siting or scale will reduce identified views or which because of scale, form, or materials will diminish the scenic quality of an identified resource.

(c) By protecting scenic qualities of the man-made built environment. The intent of this objective is to preserve and promote the general attractiveness of the built community, and to protect the environment from visual pollution resulting from the unregulated use of development and land use activities, and to assure that structures and land use arrangements are aesthetically harmonious with nearby structures and land uses.

(d) By protecting scenic qualities of the Olean Creek/Allegheny River Basin. The intent of this objective is to ensure that each proposed action shall be undertaken so as to protect, restore and enhance the overall scenic quality of the waterfront area. The visual and aesthetic resources of the river basin area offer critical water-enhanced opportunities. Such opportunities include recreational activities and scenic views for limited housing developments and certain commercial uses such as restaurants with broad outside vistas that can be seen from dining areas.

2. Protect Scenic Vistas Within the Olean Creek/Allegheny River Basin

The Town of Olean should prevent its Olean Creek/Allegheny River waterfront districts from losing, irretrievably, its scenic vistas and qualities.

This policy shall be implemented in the following manner:

(a) By clustering or orienting all new structures and developments, including new housing units and subdivisions, to retain views, save open space, and provide visual organization to a development. Further encroachments into the flood plain of the Olean Creek/Allegheny River, should be prohibited. These guidelines are expected to preserve open space and consolidate growth into clustered sites and planned unit developments. Sound existing structures should be incorporated into all new development schemes, and deteriorating and/or degrading elements should be removed.

(b) By removing obsolete transportation and other facilities where their presence denies full use of river bank or shoreline properties, or which is an eyesore in a scenic view.

(c) By siting all new structures and developments, such as power lines and signs along Rt. 16 or back from the creek/river bank or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore. The erection of billboards and outdoor advertising of all forms within 500 feet of the Olean Creek/Allegheny River should be prohibited.

(d) By encouraging a voluntary, community self-help campaign to clean up and maintain property, to plant vegetation and landscaping adjacent to all buildings, driveways, utility equipment and outdoor parking, loading and storage areas and public rights-of-way. Vegetation should be maintained and added to provide interest, encourage the presence of wildlife, blend structures into the site, and obscure unattractive elements, except when selective clearing created views of the river's waters. Appropriate materials, in addition to vegetation, should be used to screen unattractive elements. The scale, form and materials of buildings and other structures should be compatible with and add interest to the landscape. The original land forms should be maintained or restored, except when such changes enhance attractive elements and/or add appropriate interest. Buffers should be placed between developed areas and adjacent open spaces.

An on-going, voluntary clean-up program should also be instituted, abating pollution, litter and discoloration of the water and river-front areas, and maintaining a clean, as well as a safe environment.

P. PROMOTE LOCAL CONTROL AND DEVELOPMENT OF OIL AND GAS PRODUCTION, STORAGE, DISTRIBUTION, AND CO-GENERATION AS A MAJOR RESOURCE

It is recommended policy of the Town of Olean to encourage the development of energy resources within its municipal jurisdiction as a long-term economic development objective. This policy should be implemented in a manner that is consistent with the need for environmental protection and with the right of local communities to benefit from its local, natural resource base, and to control the future use of its land.

1. Encourage Local Control Over the Ultimate Destiny of the Local Community's Natural Resource Base

The Town of Olean should encourage whenever possible that oil and gas production, storage, distribution and co-generation remain under local control and/or ownership, to the extent that it becomes feasible given reasonable, voluntary efforts being made to achieve this end.

This policy should be implemented in the following manner:

(a) By expressing a consensus among local community interests that lands used for oil-related business within the township not to be exploited of its natural oil resources and then abandoned for others to rehabilitate and that a significant share of income and/or wealth created thereby be re-invested in the Olean metropolitan area. Once the local oil resource base is gone, depleted, extracted and used, it is gone forever, never to be available for the local community in the future. Compensation to the local community for the depletion irretrievably of one of its major resources should be made a matter of public policy concern.

(b) By expressing a public policy concern with the ultimate end-use and/or abandonment of land use for energy production. At the present time, oil is still being produced and a "spin-off" type industry is developing--a technological development enabling casing head gas to be co-generated into electricity which is produced by large capacity generators converting gas to electricity. This electricity is purchased by Niagara Mohawk and the by-product of the operation is heat. This heat is used to warm greenhouses or to heat water to inject into the ground. This injection enhances the flow of oil and gas. Such heat could be used also to create "snow-free" streets in winter and to provide central heating of new mixed-development projects.

The trend with this fairly recent economic activity is for outside interests to own and control the activity, which may lead to future problems of re-use or abandonment and minimal positive spin-off into the local economy.

2. Participate in and be Aware of New York State Energy Development Plans

The Town of Olean should not allow itself to evolve without being aware of very significant plans and actions being developed by New York State.

This policy shall be implemented in the following manner:

(a) By acknowledging that New York State has recognized the long-term need to develop new, multiple sources of indigenous energy sources. The state also recognizes that the demand for energy in New York will increase, although at a rate slower than previously predicted. The state has made known its expectation to meet these energy demands through a combination of conservation measures, traditional and alternative technologies, and use of various fuels including coal in greater proportion. This new recognition includes legislation requiring utilities to purchase locally generated electricity.

(b) By basing all public decisions, and reviews of private energy development decisions on the following considerations:

(1) An assessment of public energy needs in a state and national context (including concerns with regard to being self-sufficient in energy resources at the local level).

(2) An assessment of need for locating such development in Olean instead of elsewhere (especially for energy projects other than oil and co-generation).

(3) The compatibility of such developments with these policies.

(c) By participating in, reviewing, and commenting upon New York State's Energy Master Plan, and any amendment or revision thereto, and by presenting testimony for the public record during relevant certification proceedings under Article VII and VIII of the Public Service Law. In all such proceedings, the town should reserve its future development rights to assist state energy plans for energy production, storage and distribution.

The town and its residents also should seek to be kept informed of New York State procedures for energy development. A determination of public need for energy is the first step in the process for siting any new facilities. The directives for determining this need are contained primarily in Article 5 of the New York State Energy Law. That Article requires the preparation of a State Energy Master Plan. With respect to transmission lines and steam electric generating facilities, Article VII and VIII of the State's Public Service Law require additional forecasts and establish the basis for determining the compatibility of these facilities with the environment and the necessity for particular locations.

(d) By recognizing that development of energy resources may endanger the environment. The town should consider adopting local zoning provisions and procedures for implementing the New York State Environmental Quality Review Act (SEQR). For example, energy development can lead to the following complications:

- Adverse impact upon biological communities and water quality, including fish, wildlife, and vegetation in the town's ecosystem.
- Economic and other effects upon commercial activities.
- Impacts upon public recreational resources and opportunities.
- The potential for hazards to human life and well-being.

(e) By prohibiting the location and operation of any major energy generating and transmission facilities within the town, such as nuclear power generating plants and coal-burning plants for generating electricity. This policy does not apply to existing transmission lines and any future, appropriate-scale energy technology such as wind energy generators or co-generation from gas resources.

At present, there are no sites or plans known of within the town to build or otherwise introduce any major energy facilities. Such sites and plans should be prohibited. The environment, the Olean Creek/Allegheny River Basin's ecosystem, and the town's existing and projected quality of life are too fragile to support any type of major energy facility and related operations.

Q. PROMOTE AGRICULTURAL USES AS A MAJOR RESOURCE, AND PROTECT FARMLAND FROM ENCROACHMENT

AGRICULTURE

Efforts should be made to help farming survive in the long-term as an integral part of the commerce, life and culture of the Town of Olean.

Active farming is a declining industry in the Town. The Town lost 5% of its farmland in the past ten years (33 acres, declining from 683 acres in 1980 to 650 in 1990).

Active farming continues on farms located in the Northwestern area of the Town of Olean with small pockets bordering the Allegheny River on the South end.

It is the recommended policy of the Town of Olean to protect and preserve its remaining farmland from any type of significant loss, impairment, non-agricultural encroachment or alteration. Agricultural uses should be permitted and protected in all areas of the Town.

This policy seeks to allow development to occur within the Town without destroying the last vestige of an agricultural economy.

This policy may be carried out by implementing the following:

1. Encourage land use planning that does not take prime agricultural land.
2. Pass no regulations that interfere with agricultural activities.
3. Make sure that any major land use activity is carefully monitored to see that it does the least damage to agricultural land.
4. Do not extend public facilities into prime land areas, which would cause the erosion of agricultural activity.
5. Begin a mapping program of prime agricultural land and viable farm units.
6. Promote agricultural districts as an incentive to farming.

Data taken from Real Property Tax Rolls, Land Use Plan Year 2000, and Planning and Development Policies - Town of Allegany.

ATTACHMENT

Property-type Classification Code Breakdown

Classification Code No.	Description	Acreage
100	AGRICULTURE - PROPERTY USED FOR THE PRODUCTION OF CROPS OR LIVESTOCK (E.G., LIVESTOCK AND PRODUCTS: FIELD, TRUCK AND ORCHARD CROPS; FRUITS, NURSERY AND GREENHOUSE STOCK, FUR PRODUCTS, AND FISH AND WILDLIFE PRESERVES).	
110	Livestock and Products	217.75
111	Poultry, and poultry products, eggs, chicken, turkeys, ducks, and geese.	.31
116	Other livestock - horses, donkeys, etc.	25.13
120	Field Crops: Potatoes, wheat, hay, dry beans, corn, oats, and other field crops.	406.55
200	RESIDENTIAL - PROPERTY USED FOR HUMAN HABITATION (E.G., YEAR-ROUND RESIDENCES, RURAL RESIDENCES, WITH ACREAGE, ESTATES, SEASONAL RESIDENCES AND INDIVIDUAL MOBILE HOMES). OTHER LIVING ACCOMMODATIONS SUCH AS HOTELS, MOTELS, AND APARTMENTS ARE IN THE MAJOR DIVISION - COMMERCIAL.	11.05
210	One Family Year-Round Residence: A one family dwelling constructed accommodate year-round occupancy, i.e., adequate insulation, heating, etc.	1650.63

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220	Two Family Year-Round Residence: A two family dwelling constructed to accommodate year-round occupancy.	154.02
230	Three Family Year-Round Residence: A three family dwelling constructed to accommodate year-round occupancy.	8.36
240	Rural Residence with Acreage: A year- round residence with ten or more acres of land. May have up to three year-round dwelling units.	2120.37
250	Estate: A residential property of not less than 5 acres with a large and luxurious residence and auxiliary buildings.	18.10
260	Seasonal Residences: Dwelling units generally subject to seasonal occupancy. This structure is not constructed to accommodate year-round occupancy, i.e., inadequate insulation, heating, etc. If the value of the land and timber exceeds the value of the seasonal dwelling, the property is listed as forest land.	351.00
270	Mobile Homes: A portable structure built on a chassis and used as a permanent dwelling unit.	135.80
271	Multiple Mobile Homes: More than one mobile home on one parcel of land. (Not a commercial enterprise).	86.65
280	Multiple Residences: More than one residential dwelling on one parcel of land. May be a mixture of 210's, 220's, and 230's or all one type.	40.63

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300	VACANT LAND - PROPERTY THAT IS NOT IN USE, IN TEMPORARY USE, OR WITHOUT PERMANENT IMPROVEMENT. (I.E., RESIDENTIAL, RURAL, COMMERCIAL, INDUSTRIAL, AND URBAN DEVELOPMENT OR SLUM CLEARANCE).	
310	Residential	261.97
311	Residential Vacant Land: Vacant lots or acreage located in residential areas.	93.92
312	Residential Land including a small improvement. Not being used for living accommodations. This typically would include the private automobile garage on a parcel of land separate from the residence. This does not include a small garage where space is being rented out.	17.62
314	Rural Lots of 10 Acres or Less: Located in rural residential areas.	83.39
320	Rural	6231.57
321	Abandoned Agricultural: Non-productive; not part of an operating farm.	93.35
322	Residential Over 10 Acres: Residential property greater than 10 acres located in rural areas.	158.75
323	Other Rural Vacant Lands: Waste lands, sand dunes, salt marshes, swamps, rocky areas, and woods and brush of non-commercial tree species not associated with forest lands.	149.56

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330	Commercial: Vacant lots or acreage located in commercial areas.	78.86
340	Industrial: Vacant lots or acreage located in industrial areas.	121.90
400	COMMERCIAL - PROPERTY USED FOR THE SALE OF GOODS AND/OR SERVICES. (E.G., NON-RESIDENTIAL LIVING ACCOMMODATIONS, DINING ESTABLISHMENTS, MOTOR VEHICLE SERVICES, STORAGE WAREHOUSE AND DISTRIBUTION FACILITIES, RETAIL SERVICES, BANK AND OFFICE BUILDINGS, AND MULTI-PURPOSE BUILDINGS). A MULTI-PURPOSE BUILDING IS ONE WHICH COULD BE USED BY MORE THAN ONE OCCUPATION WITHOUT SERIOUS ALTERATION TO THE STRUCTURE. (E.G., THE SMALL RETAIL STORE COULD VERY EASILY BE CONVERTED TO A BARBERSHOP).	69.63
410	Living Accommodations	.85
411	Apartment other than condominium and co-op.	43.27
415	Motel	2.83
416	Mobile Home Parks: Also referred to as trailer parks or trailer courts. Typically, the mobile homes are owner occupied while the land and facilities are rented or leased.	61.33
417	Camps, Cottages, Bungalows: These properties are normally rented on a seasonal basis.	7.37
418	Inn, lodges, boarding and rooming houses, tourist homes, fraternity and sorority houses.	.58

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421	Restaurants: Typically those properties which provide full-course meals as well as legal beverages.	2.37
425	Bar: Typically those properties which provide only legal beverages.	.17
430	Motor Vehicle Services	1.29
431	Auto Dealers - Sales and Services - a dealership or large sales operation. Can also be a truck or farm machinery dealership, an auto or truck rental agency, or a motor home sales and service operation.	10.38
432	Service and Gas Stations: Sells gasoline and/or provides minor repairs and services.	.89
433	Auto Body, Tire Shops, Other Related Auto Sales: Specialized auto equipment and repair. An example is Goodyear Tire Company.	1.04
440	Storage, Warehouse and Distribution Facilities	1.50
441	Gasoline, Fuel, Oil, Liquid Petroleum Storage and/or Distribution	7.12
449	Other Storage, Warehouse and Distribution Facilities	11.73
450	Retail Services - Mini Mart	.85
455	Dealership - Sales and Services (other than auto with large sales operation) boat, snowmobile, garden equipment, etc.	3.45

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461	Standard bank/Single Occupant	.94
465	Professional Building	.32
473	Greenhouses	4.85
474	Billboards	.01
483	Converted Residence: Generally a building located in a residential area which has been partially converted or adapted for office space. An example would be a doctor or dentist's office with an apartment upstairs.	14.13
484	One Story Small Structure: Single occupant. Generally a small modern building adaptable for several uses such as retail clothing store, small office, and warehouse or perhaps a pet shop.	3.17
500	RECREATION & ENTERTAINMENT - PROPERTY FOR THE CONGREGATION OR GATHERING OF GROUPS FOR RECREATION, AMUSEMENT, OR ENTERTAINMENT. (E.G., ENTERTAINMENT OR SPORTS ASSEMBLIES; AMUSEMENT FACILITIES; INDOOR AND OUTDOOR SPORTS FACILITIES, IMPROVED BEACHES, MARINAS, CAMPS, RESORTS, AND PARKS).	
534	Social Organizations: Such as Elks, Moose, Eagles, and Veteran's Posts whose primary purpose is social activities for their membership.	51.43
553	Country Clubs (membership golf courses): Including those with other sports and dining facilities.	70.87

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600	COMMUNITY SERVICES - PROPERTY USED FOR THE WELL BEING OF THE COMMUNITY. (E.G., HEALTH FACILITIES, EDUCATION, CULTURAL CENTERS, CORRECTION FACILITIES, WELFARE AND GOVERNMENTAL FACILITIES).	
612	School: General, elementary and secondary.	220.50
620	Religious	4.88
632	Benevolent and Moral Associations	93.31
651	Government Highway Garages: Used for the storage and maintenance of highway equipment by any governmental jurisdiction. It includes the land surrounding which is also a part of the garage installation.	3.00
652	Governmental Buildings: Buildings and associated land owned by Federal, State, County or local government such as Post Office, Town Hall, Office Complex.	.23
662	Police and Fire Protection, Electrical Signal Equipment and other Facilities for Fire, Police, Civil Defense, etc.	10.59
694	Animal Welfare	10.79
685	Cemeteries	18.33

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700 INDUSTRIAL - LAND OCCUPIED BY AN OFFICE BUILDING LOCATED ADJACENT TO OR NEAR AN AUTOMOBILE ASSEMBLY PLANT AND USED PRINCIPALLY BY THE AUTOMOBILE MANUFACTURER FOR ITS OWN OFFICES SHOULD BE CLASSIFIED AS INDUSTRIAL LAND. HOWEVER, WHEN SUCH BUILDING IS OWNED BY THE MANUFACTURER BUT IS USED PRINCIPALLY BY TENANTS LEASING SPACE THEREIN, THE LAND SHOULD BE CODED AS COMMERCIAL. ALSO, PROPERTY OCCUPIED BY AN OFFICE BUILDING USED PRINCIPALLY BY AN INDUSTRIAL CONCERN BUT LOCATED REMOTE FROM ITS MANUFACTURING PLANT SHOULD BE CODED AS COMMERCIAL LAND RATHER THAN INDUSTRIAL. EXAMPLES OF SUCH USE ARE OFFICE BUILDINGS IN MANHATTAN OCCUPIED PRINCIPALLY BY INDUSTRIAL COMPANIES WHOSE MANUFACTURING ACTIVITIES ARE LOCATED ELSEWHERE THROUGHOUT THE COUNTRY.

710	Manufacturing and Processing	64.30
721	Sand and Gravel	18.75
729	Other Mining and Quarrying	101.17
731	Oil - Natural Flow	186 Wells
732	Oil - Forced Flow	10 Wells
733	Gas Wells	14 Wells

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800	PUBLIC SERVICE - THIS CLASS INCLUDES, BUT IS NOT LIMITED TO, LAND THAT IS USED IN OR THAT IS A NECESSARY ADJUNCT TO THE RENDITION OF PUBLIC-UTILITY SERVICES. THUS, LAND OCCUPIED BY A BUILDING USED PRINCIPALLY BY A TELEPHONE COMPANY FOR ACCOUNTING OR CUSTOMER-BILLING PURPOSES SHOULD BE CODED IN THIS CLASS NOTWITHSTANDING THE FACT THAT OTHER PROPERTY HAVING THE SAME CHARACTERISTICS BUT NOT USED BY A PUBLIC-UTILITY COMPANY WOULD USUALLY BE CLASSIFIED AS A COMMERCIAL OFFICE BUILDING. SIMILARLY, LAND OCCUPIED BY BUILDINGS IN WHICH IS STORED EQUIPMENT USED IN RENDERING THESE PUBLIC-UTILITY SERVICES OR IN WHICH THOSE BUSINESSES GARAGE OR REPAIR THEIR MOTOR VEHICLES SHOULD BE CLASSIFIED AS THE APPROPRIATE PUBLIC-SERVICE LAND AND NOT AS WAREHOUSE AND GARAGES, RESPECTIVELY.	
812	Electric Power Generation - Coal burning plant	.01
817	Electric transmission and distribution	55.14
818	Gas transmission and distribution	1.36
831	Telephone - communications	1.37
833	Radio - communications	15.78
835	Community Antenna Television - communication	.78
842	Ceiling Railroads	87.37
861	Electric and Gas - Special franchise property	.01
866	Telephone - Special franchise property	.01

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900	WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS - REFORESTED LANDS, PRESERVES, AND PRIVATE HUNTING AND FISHING CLUBS.	
910	Private Wild and Forest Lands - except for private hunting and fishing clubs: This division includes all private lands which are associate with forest land areas that do conform to any other property type classifi- cation. This is to include plantations and timber tracts having merchantable timer.	2979.94
920	Private hunting and fishing club	110.56
970	Other wild or conservation lands	2.77

